



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-56-20-4

May 4, 2021

Alhambra Village Planning Committee Meeting Date:	January 26, 2021
Planning Commission Hearing Date:	February 4, 2021 May 6, 2021
Request From:	R-3 (Multifamily Residence District) (0.18 acres) and R-5 (Multifamily Residence District) (3.11 acres)
Request To:	PUD (Planned Unit Development) (3.29 acres)
Proposed Use:	Multifamily Residential
Location:	Southeast corner of 3rd Avenue and Coolidge Street
Owner:	Donor Network of Arizona
Applicant:	Trinsic Residential Group, Todd Gosselink
Representative:	Withey Morris PLC, Jason Morris
Staff Recommendation:	Approval, subject to stipulations

BACKGROUND

The original proposal requested to rezone the subject site at the southeast corner of 3rd Avenue and Coolidge from R-3 (Multifamily Residence District) and R-5 (Multifamily Residence District) to WU Code T5:5 UT (Walkable Urban Code Transect 5:5, Uptown Transit Character Area) for multifamily residential.

The proposal was to redevelop the existing office property into a four-story multifamily structure with a limited fifth floor mezzanine. Staff recommended approval of the request subject to 13 stipulations.

On January 26, 2021, the Alhambra Village Planning Committee heard the case and recommended approval per the staff recommendation by a 15 to 1 vote. On February 4, 2021, the Planning Commission heard the case and recommended approval per the

Alhambra Village Planning Committee recommendation by a 7 to 1 vote with one additional stipulation. The added stipulation was for the execution of a Proposition 207 Waiver.

After the Planning Commission Meeting, the case was continued by the City Council on March 3rd to allow for additional communication regarding concerns. A series of meetings were then held to discuss concerns regarding height, setbacks, number of units, traffic, privacy, and flooding.

On April 7, 2021, Councilwoman Pastor moved that the case be remanded back to the Planning Commission as a Planned Unit Development (PUD) with conditions to address community concerns. The motion passed unanimously and included the following conditions for the PUD resubmittal.

1. To address all staff stipulations and the following items based on discussions with the neighborhood.
2. To include an overall maximum building height of 48 feet, except for the parking garage which shall be limited to 56 feet.
3. To include a minimum setback of 20 feet between the curb and the building faces on both Coolidge Street and 3rd Avenue.
4. To restrict the maximum number of dwelling units to 210.
5. To prohibit vehicular access to 3rd Avenue.
6. To require the applicable "frontage types" be identified along 3rd Avenue.
7. To address landscape and design features in response to neighborhood considerations on 3rd Avenue and Coolidge Street.
8. To require permit parking throughout the neighborhood.

PROPOSAL

The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped April 29, 2021. The PUD would allow the development of a five story multifamily development but with notable revisions to the original request in response to community concerns and the City Council motion.

Permitted Land Uses

The PUD utilizes the Permitted Use List found in Chapter 618 for R-5 (Multifamily Residence District) with modifications to remove specified uses for the purposes of promoting neighborhood compatibility.

The land uses prohibited by the PUD include the following: bed and breakfast establishment; boarding house; group foster home; hotel or motel; environmental remediation facility; branch offices for the following: banks, building and loan associations, brokerage houses, savings and loan associations, finance companies, title insurance companies and trust companies; and veterinary offices.

Development Standards

Density: A maximum of 210 dwelling units.

Building Height: A maximum height of 48 feet along 3rd Avenue and Coolidge Street and a maximum height of 56 feet for the parking structure. The proposed regulation in the applicant's narrative is not precisely aligned with the motion which would require all buildings be limited to 48 feet with only the parking structure being allow the 56 feet maximum. Stipulation 1.b. revises the requirement to align with the City Council motion.

Building Setbacks: A minimum setback of 20 feet from both 3rd Avenue and Coolidge Streets, as measured between the back of curb and the building front.

Landscape Setbacks: A minimum setback of 20 feet from both 3rd Avenue and Coolidge Streets, as measured between the back of curb and the building front.

Planting Standards: The planting standards meet or exceed the requirements of the Walkable Urban Code and the original stipulations for the all perimeters of the subject site.

Vehicular Access: No vehicular access is permitted from 3rd Avenue.

Detached Sidewalks and Pedestrian Ways: The PUD requires the public sidewalks be detached from the back of curb by a minimum 5 foot landscape area that will be planted with four inch caliper (25 percent), three inch caliper (25 percent) and two inch caliper (50 percent) trees at a rate of 20 feet on center. These standards will create 75 percent shade over the public sidewalk and meet or exceed the requirements of the Walkable Urban Code and the original stipulations.

Ground Level Frontage Types:

- North and West: The PUD requires that 70 percent of the ground level building face oriented to 3rd Avenue have stoops and doorwells, patios, and/or porches.
- South (Grand Canal Orientation): The PUD requires 20 percent of the ground level building face oriented to the south conform to a frontage type.

Design Guidelines

The PUD incorporates all staff stipulations detailed in the recommendations of the Alhambra Village Planning Committee and the Planning Commission. These stipulations pertained to open space design, planting standards, architectural enhancements and restrictions, and required frontage types. The PUD incorporates each of these stipulations. Additionally, the PUD prohibits balconies to the north and west unless “juliet” style.

ANALYSIS

The current rezoning request fulfills the abovementioned City Council direction of filing for a PUD and the associated requirements with the below modifications:

Height: The PUD Narrative proposes a maximum height of 48 feet along 3rd Avenue and Coolidge Street compared to the motion which would restrict all buildings to 48 feet and the parking structure to 56 feet.

- Stipulation No. 1.b revises the PUD to align with the City Council motion.

South Facing “Frontage Types” and Publicly Accessible Open Space: The PUD Narrative proposes that 20 percent of the total building face be developed with “frontage types” to activate the space between the building and the canal; while this is a reduction from the original stipulation which required 40 percent, the applicant has compensated for the change by adding publicly accessible open space along the canal as requested through the public hearing process.

In order to ensure that the publicly accessible open space is provided, a modification to the development narrative has been added to dictate requirements for a publicly accessible open space, that will be landscaped and programmed with amenities.

- Stipulation No. 1.c. revises the PUD to include additional publicly accessible open space adjacent to the canal with a depth of 25 feet for the majority of the southern property line and programmed with amenities such as benches and shade structures.

Permit Parking in the Neighborhood: The applicant has indicated their intent to implement permit parking for their residents, however, this program is off-site and therefore cannot be stipulated.

Staff recommends approval subject to the following revised stipulations:

- 1.* ~~The south facing mass of the building(s) oriented to the Grand Canal shall incorporate Walkable Urban Code Frontage Types described in Section 1305 for a minimum 40 percent of the building face(s), as approved by the Planning and Development Department. For the purpose applying the above provisions, the above shall be treated as a Secondary Frontage with regard to glazing.~~

AN UPDATED DEVELOPMENT NARRATIVE FOR THE AURA UPTOWN 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 APRIL 29, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS:

- a. FRONT COVER: REVISE THE SUBMITTAL DATE INFORMATION ON THE BOTTOM TO ADD THE FOLLOWING: CITY COUNCIL ADOPTED: [ADD ADOPTION DATE].
 - b. PAGE 8, DEVELOPMENT STANDARDS TABLE, BUILDING HEIGHT: MODIFY BUILDING HEIGHT STANDARD TO READ AS FOLLOWS: A MAXIMUM HEIGHT OF 48 FEET FOR ALL BUILDINGS EXCEPT FOR THE PARKING GARAGE WHICH SHALL BE A MAXIMUM HEIGHT OF 56 FEET.”
 - c. PAGE 9, LANDSCAPE DEVELOPMENT STANDARDS TABLE, CANALSCAPE; MODIFY THE FIRST BULLET POINT TO READ AS FOLLOWS: A PUBLICLY ACCESSIBLE LANDSCAPED GREENSPACE AREA SHALL BE PROVIDED ADJACENT TO THE ARIZONA GRAND CANAL TRAIL ON THE SOUTH SIDE OF THE PROPERTY. AT MINIMUM, THE GREEN SPACE AREA WILL MEASURE 4,800 SQUARE FEET, 15 FEET IN DEPTH FOR A DISTANCE OF 260 FEET, 7 FEET IN DEPTH FOR A DISTANCE OF 70 FEET, AND SHALL BE GENERALLY CONSISTENT WITH THE LANDSCAPE PLAN IN EXHIBIT 7. A MINIMUM OF 3 PEDESTRIAN AMENITIES, WHICH COULD INCLUDE BUT ARE NOT LIMITED TO, BENCHES AND SHADE CANOPIES SHALL BE PROVIDED WITHIN THE LANDSCAPE AREA.
2. ~~The south facing mass of the building(s) oriented to the Grand Canal shall contain architectural embellishments, design detailing, and / or space programming to activate and provide visual access onto the canal, as approved by the Planning and Development Department. Examples of appropriate enhancements may include textural changes, offsets, recesses, variation in window size and location, overhang canopies, balconies with a depth greater of than 3 feet, and amenities such as gathering spaces.~~
 3. ~~Between the southern mass of the building and the south property line (the Grand Canal right-of-way), the developer shall plant minimum 3-inch caliper, large canopy shade trees, at a minimum frequency of 25 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department.~~

4. ~~The provisions of Section 1310.A.2 of the Phoenix Zoning Ordinance shall apply to require shaded open space of which a minimum 50 percent shall be situated adjacent to the south property line (the Grand Canal right-of-way), as approved or modified by the Planning and Development Department.~~
5. ~~No solid perimeter wall greater than 36 inches in height shall be oriented to and located within 30 feet of the south property line (the Grand Canal right-of-way), as approved by the Planning and Development Department.~~
6. ~~The developer shall provide traffic calming to slow vehicle traffic exiting the property with specific regard to pedestrian safety on the public sidewalk, as approved by the Planning and Development Department.~~
7. ~~The developer shall provide a minimum of two direct and accessible pedestrian connections from the amenity areas located south of the building mass to the shared use path along the Grand Canal Trail, as approved by the Planning and Development Department.~~
8. ~~The developer shall provide and maintain the following bicycle infrastructure as described below and as approved by the Planning and Development Department.~~
 - a. ~~A bicycle repair station (fix-it station) along the southern edge of the site, visible, and accessible from the public sidewalk and / or the Grand Canal Trail. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while adjusting the bike.~~
 - b. ~~All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.~~
 - c. ~~Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1306.H. of the Phoenix Zoning Ordinance.~~
2. 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.
3. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary

limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3); this includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

- b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
4. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
 5. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
 6. 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.
 - 7.* 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

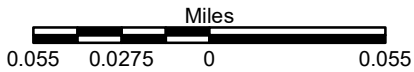
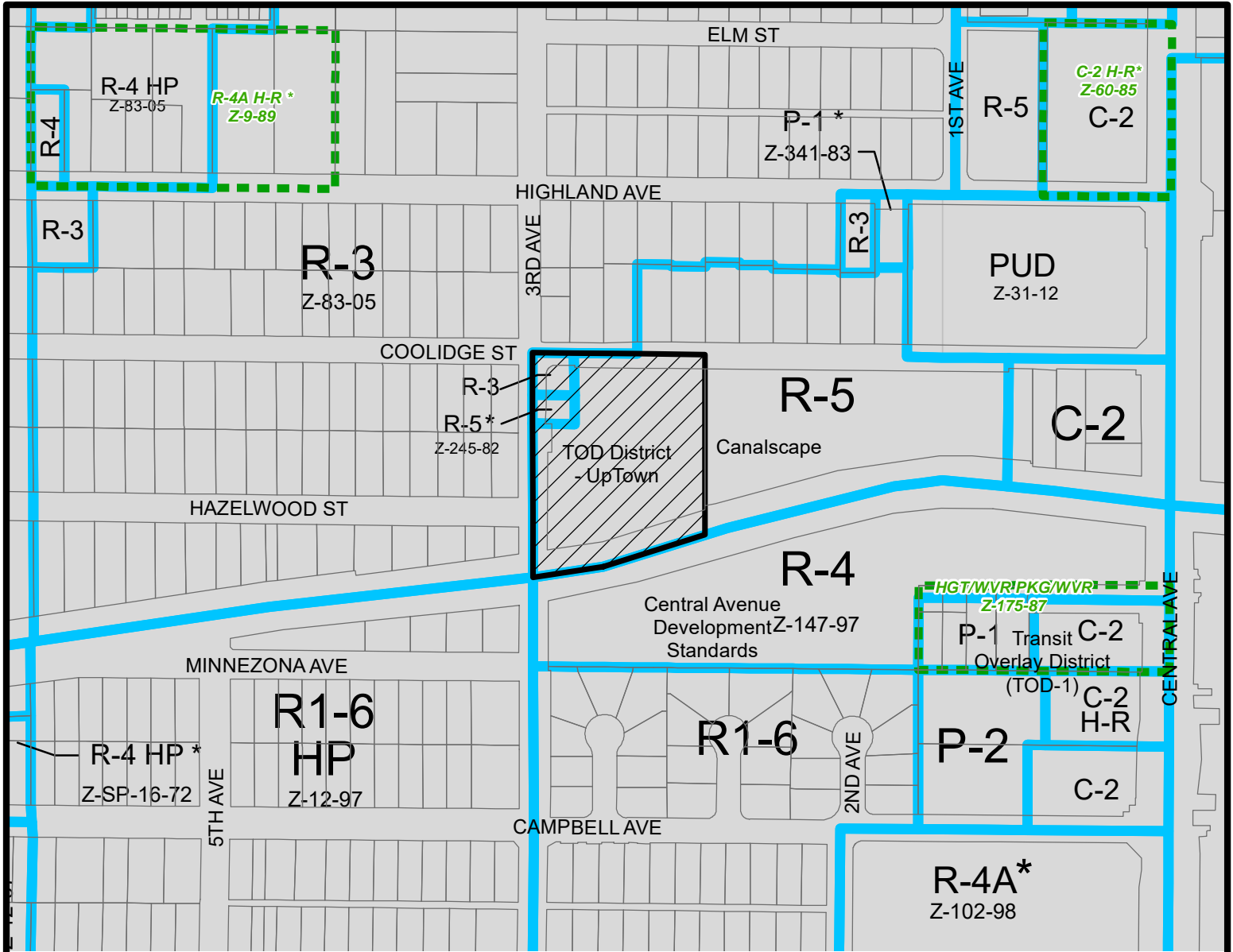
Exhibits

Sketch Map

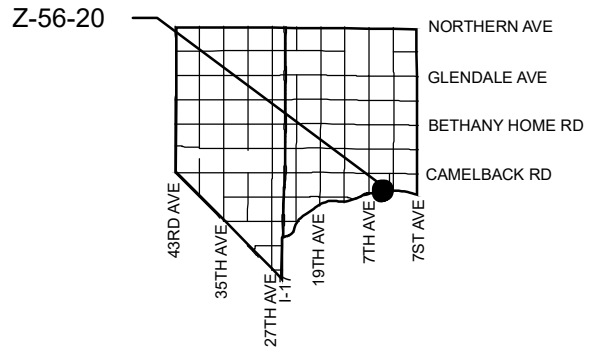
Aerial Sketch Map

Community Correspondence (105 pages)

[Z-56-20 Aura Uptown Planned Unit Development](#) date stamped April 29, 2021

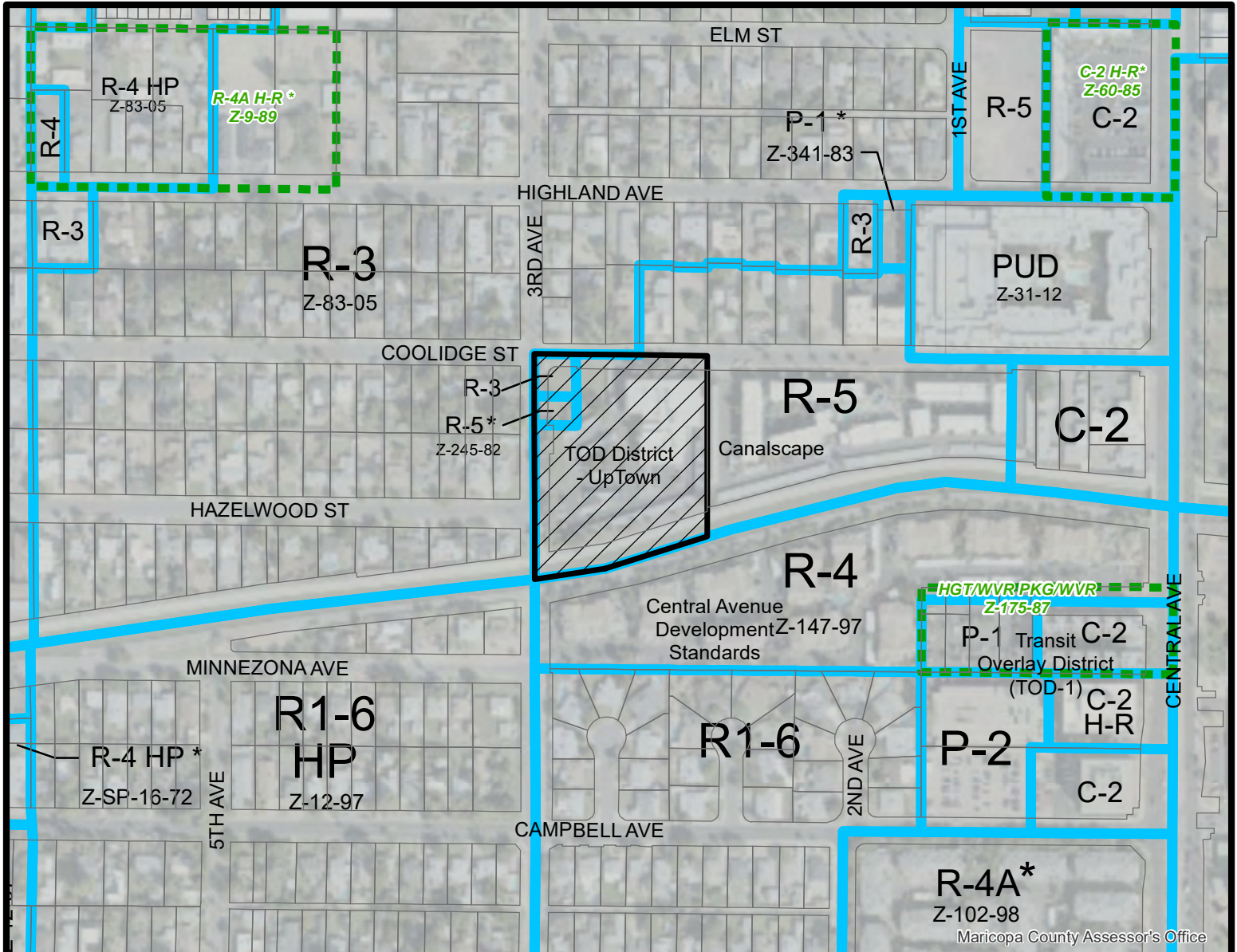


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4

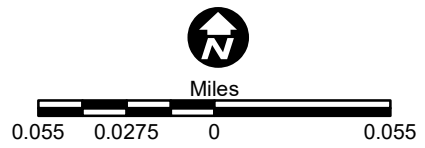


APPLICANT'S NAME: Trinsic Residential Group, Todd Gosselin		REQUESTED CHANGE:	
APPLICATION NO. Z-56-20	DATE: 10/23/2020 <small>REVISION DATES:</small>	FROM: R-3 (0.18 a.c.) R-5 (3.11 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.29 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 18-27	<small>ZONING MAP</small> H-8	TO: PUD (3.29 a.c.)
MULTIPLES PERMITTED R-3, R-5 PUD	CONVENTIONAL OPTION 2, 135 210		* UNITS P.R.D. OPTION 3, 162 N/A

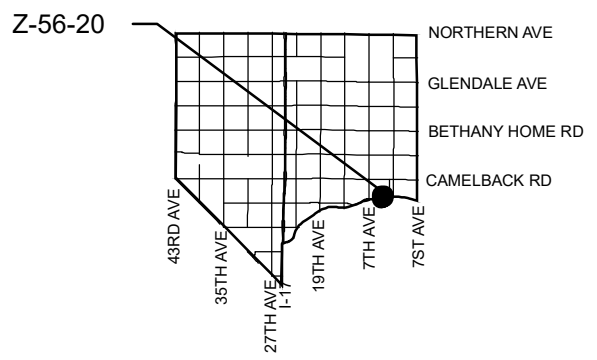
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's Office



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4



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

I Support Trinsic Residential Group as It Seeks To Create a More Walkable Phoenix!

Name:

Stefka Darnall

Address:

1205 W. Coolidge St. Phx AZ 85013

I Support Trinsic Residential Group as It Seeks To Create a More Walkable Phoenix!

Name: Cheryl Martin

Address:

933 W. Mariposa ST

I Support Trinsic Residential Group as It Seeks To Create a More Walkable Phoenix!

Name:

JEREMY HAZEN

Address:

642 W COOL RIDGE

PHOENIX AZ 85013

I Support Trinsic Residential Group as It Seeks To Create a More Walkable Phoenix!

Name:

Lance and Jill Oden

Address:

4526 N. 10th Ave Phoenix, AZ 85013

J

I Support Trinsic Residential Group as It Seeks To Create a More Walkable Phoenix!

Name:

KEVIN LOZIER

Address:

539 W. MARIPOSA ST 85013

I Support Trinsic Residential Group as It Seeks To Create a More Walkable Phoenix!

Name: *William Carmichael*

Address: *4510 N 12th Ave
Phx Az ~~8500~~ 85013*

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003


Re: Aura Uptown / Z-56-20-4

I am a resident of the Pierson Place Historic District, and I am in support of the proposed rezoning of 201 W. Coolidge Street for the development of the Aura Uptown multi-family residential project.

Aura Uptown is a beautiful, well-designed project that is appropriate for the property given the existing multi-family zoning, adjacent development, and placement within the Uptown TOD Plan. I believe this project will provide attractive, walkable, high-quality multi-family housing at a scale and density that is sensitive to the surrounding neighborhoods and community.

This is the type of pedestrian-oriented development envisioned by the Uptown TOD for this Property, and I urge the City Council to approve it.

Sincerely,

Michael T. Hunt

309 West
Pierson St.

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

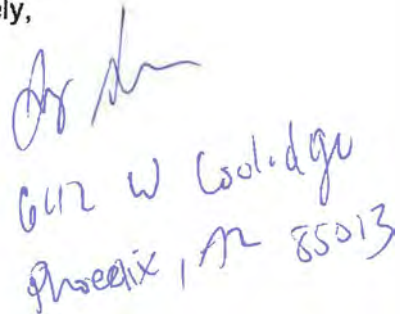
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This is the type of pedestrian-oriented development envisioned by the Uptown TOD for this Property, and I urge the City Council to approve it.

Sincerely,



A handwritten signature in blue ink, followed by the address: 642 W Coolidge, Phoenix, AZ 85013.

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

I am a resident of the Pierson Place Historic District, and I am in support of the proposed rezoning of 201 W. Coolidge Street for the development of the Aura Uptown multi-family residential project.

Aura Uptown is a beautiful, well-designed project that is appropriate for the property given the existing multi-family zoning, adjacent development, and placement within the Uptown TOD Plan. I believe this project will provide attractive, walkable, high-quality multi-family housing at a scale and density that is sensitive to the surrounding neighborhoods and community.

This is the type of pedestrian-oriented development envisioned by the Uptown TOD for this Property, and I urge the City Council to approve it.

Sincerely,

Jordan McKinney
Jordan McKinney
603 W Pierson St
Phoenix AZ 85013

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

I am a resident of the Pierson Place Historic Neighborhood, and I am writing to express my support for particular aspects of the proposed rezoning of 201 W. Coolidge Street for the development of the Aura Uptown multi-family residential project.

Though the height already zoned on this property is a bit out of step with the adjacent housing to the west, a multifamily development is in line with developments east of the site, and its proximity to strong pedestrian, bike, and transit connections makes me optimistic that access for new residents will be multimodal, and not solely auto-oriented.

The proposed project has done a good job orienting toward the canal and maintaining 3rd Ave as a bike and pedestrian space. I appreciate that the project restricts automobile access off 3rd Ave. I also encourage the consideration of a traffic circle or other traffic calming device at Coolidge and 3rd Avenue. My family, including my 3 year-old and 5 year-old, often walk or bike to/from the canal along 3rd Ave, as do many other neighbors and the general population that utilizes the 3rd Ave bike/ped corridor. Because Coolidge connects between Central and 7th Ave, cars using it as a cut through or simply speeding due to the long straight stretch often miss the stop sign at 3rd Ave, creating a dangerous situation for people (and especially children) walking and biking along 3rd Ave. I imagine the increased traffic on Coolidge due to this project will only exacerbate an already unsafe situation at that intersection. Whether this treatment could be considered as part of the upcoming city-planned 3rd Ave bike improvements for this area or included in this development, or shared by both, the quickest way to implement that safety measure would be encouraged by many in our neighborhood. Certainly it should be scheduled for completion prior to the opening of this development.

The loss of the existing mature shade trees is disappointing. If there is any way to preserve or relocate any of those trees, it should be attempted. However, I do appreciate the proposed shade trees along all walkways and the ground floor patios that add visual interest and a break in the walls. As another neighbor suggested, I would encourage confirmation that tall shade trees have enough space to grow in the available landscaping space to provide adequate shade across walkways.

I am sad to lose the big existing green space but I appreciate that the applicant has gone beyond the minimum requirements for public space. Building management is going to have to work hard to maintain all sidewalks and green spaces, but the applicant has provided a nice space along the canal for dogs and people that will be very popular with the neighborhood.

Sincerely,

Gina Thomas
102 W Elm St, Phoenix AZ 85013

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003
nick.klimek@phoenix.gov

Sent via electronic mail

Re: Aura Uptown / Z-56-20-4

I am a resident of the Carnation neighborhood, live along 3rd Avenue just south of the Grand Canal, and I am in support of the proposed rezoning of 201 W. Coolidge Street for the development of the Aura Uptown multi-family residential project.

We need more housing in Midtown/Uptown Phoenix, especially housing that brings in residents who will use public transit and support our local businesses. Aura Uptown is a well-designed project that is appropriate for our area given the existing multi-family zoning, adjacent development, and placement within the Uptown Transit-Oriented Design Plan. I believe this project will provide attractive, walkable, high-quality multi-family housing at a scale and density that is sensitive to the surrounding neighborhoods and community. I also really appreciate the bicycle-focused amenities required by the stipulations. I am concerned that if this development does not happen, with the included stipulations, that another development will just come in without the required stipulations to improve the canalscape and that is less transit and bike oriented.

The proposed canalscape improvements and amenities will provide an enormous benefit to the community. This is the type of pedestrian and bicycle-oriented development envisioned by the Uptown Transit Oriented Design Plan, and I urge the City Council to approve it.

Sincerely,

Ed Hermes
212 W. Montecito. Ave. Phoenix 85013



March 1, 2021

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown Zoning Application, Z-56-20-4

Dear Nick:

In my role as president of Pierson Place Historic District and member (and past chair) of the Alhambra Village Planning Committee - both for many years, I have seen a lot of development near light rail. But even as a private citizen, I would wholeheartedly support the Aura Uptown project.

There are several reasons for this.

1. This project will revitalize (and remove) an office building that doesn't serve any interest in the center of this residential neighborhood.
2. Some amenities in this project will engage with Canalscape and activate the canal bank for the betterment of the community.
3. The upscale nature of the proposed apartments will further revitalize the neighborhood.
4. The large number of studio and 1 bedroom apartments will attract users of public transportation.
5. The front porches at street level will provide a sense of community at this site.

The developer presented the project to our residents in several group meetings, and has met with several of them individually. They adjusted the original plan a few times to accommodate concerns from residents, and have tailored the project to the neighborhood.

Given the existing multi-family zoning, adjacent multi-family uses, and placement within the Uptown TOD Plan, this project is appropriate for the site. I believe it is well-designed and will provide attractive, walkable, high-quality multi-family housing at a scale and density that fits this community.

In short, I think it is exactly the type of development envisioned by the Uptown TOD Plan, and I urge the City Council to approve it.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Charles Jones'.

Charles Jones
CMJ/ds

CITY OF PHOENIX

MAR 18 2021

Planning & Development
Department

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

January 15, 2020

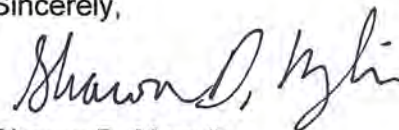
Re: Aura Uptown / Z-56-20-4

I am a resident of the Pierson Place Historic Neighborhood, and I am writing to express my support for the proposed rezoning of 201 W. Coolidge Street for the development of the Aura Uptown multi-family residential project.

Aura Uptown is a beautiful, well-designed project that is appropriate for the property given the existing multi-family zoning, adjacent development, and placement within the Uptown TOD Plan. I met with the applicant via virtual meeting to learn about the proposed development, design, and site layout. The development team spoke with me and my neighbors at length, answering our questions and explaining every detail of the development. I believe this project as briefed will provide attractive, high-quality multi-family housing at a scale and density that is sensitive to the surrounding neighborhoods and community. Their proposal as written, in my view, is more beneficial to the neighborhood than the uncertainty that could come from a new developer that could maximize bedrooms per unit and not consider the upgrades to the canal scape that will benefit the area.

On a more personal note, my family has owned and lived in Pierson Place for almost 30 years, alongside many of the neighbors that are understandably concerned with change. I moved back to Phoenix 2 years ago after years of moving around the world and seeing many large metropolitan areas, and think the changes proposed by Aura are positive ones for my neighborhood. There is a misconception amongst those concerned about this development that the green space along 3rd Avenue and Coolidge is public property and that it can somehow be maintained as a park, an unrealistic expectation. I will say as the community member who volunteers to empty the neighborhood association installed dog waste container at the former Donor Network, that it is largely filled with private picnic trash nobody packs out themselves, and beer cans/bottles presumably left by transients using the space as a hangout after hours. We were fortunate to have Donor Network maintain the green space, but the utopian view by some of this space is just that. Lastly, there are traffic concerns being discussed, but living on Hazelwood it seems most of the problem is people cutting through traffic on 7th Ave to get to Central, not necessarily to or from apartments on Central. I am not a traffic engineer, but this is a city problem to fix that already exists, not one that will come from a future development.

Sincerely,



Sharon D. Mezulis

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

I am a resident of Uptown Phoenix and I am in support of the proposed rezoning of 201 W. Coolidge Street for the development of the Aura Uptown multi-family residential project.

Aura Uptown is a well-designed project that is appropriate for the property given the existing multi-family zoning, adjacent development, and placement within the Uptown Transit Oriented Development Plan. I believe this project will provide attractive, walkable, high-quality multi-family housing at a scale and density that is sensitive to the surrounding neighborhoods and community.

The proposed canalscape improvements and amenities will provide an enormous benefit to the community. This is the type of pedestrian and bicycle-oriented development envisioned by the Uptown TOD Plan, and I urge the City Council to approve it.

Sincerely,

Signature

Printed Name

Kurt Sticker

Address

330 W. Minnesota Ave

City

Phx

State

AZ

Zip

85013

Phone Number or E-mail

602 312 0664

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003


Re: Aura Uptown / Z-56-20-4

I am a business owner in Uptown Phoenix and I am in support of the proposed rezoning of 201 W. Coolidge Street for the development of the Aura Uptown multi-family residential project.

Aura Uptown is smart development and a well-designed project that will help cultivate the walkable, vibrant environment we are trying to build in Uptown Phoenix. This area is in need of more high-quality residential development with residents that will walk and bike to local restaurants and shops, supporting the local economy and small business owners in the Uptown community.

This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature 

Printed Name Ivan O'Farrill

Address 4700 N. Central Ave Ste 100

City Phoenix

State AZ

Zip 85012

Phone Number or E-mail ivan@famecaffe.com

Fame Caffe

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

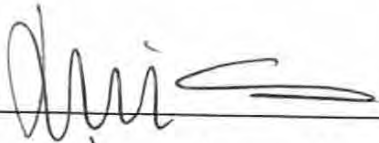
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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Jennifer Campo

Address

4620 N. Central Ave

City

Phoenix

State

AZ

Zip

85028

Phone Number or E-mail

602-279-4247

Hinkley's Lighting

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

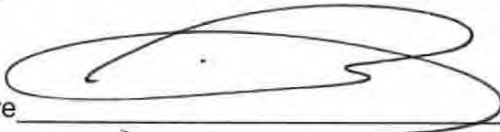
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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Ryan Durkin

Address

4130 N. 7th Ave.

City

Phoenix

State

AZ

Zip

85018

Phone Number or E-mail

602-509-7709

Modern Manor

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

BLAISE FABER

Address

4130 N 7th AVE

City

PHX

State

AZ

Zip

85013

Phone Number or E-mail

blaise @ valentinepho.com

VALENTINE

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Victoria Lindsay

Address

~~200 West~~ 100 E. Camelback Rd. #180

City

Phoenix

State

AZ

Zip

85012

Phone Number or E-mail

topmuse@stignatmuse.com

Muse

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

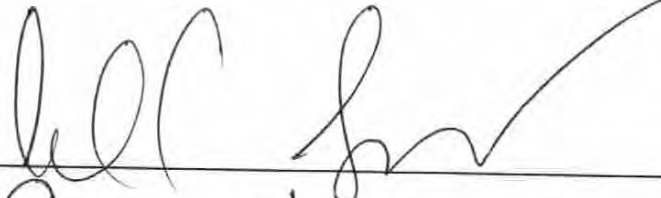
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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Carl Meyer

Address

100 E Camelback

City

PHX

State

AZ

Zip

85012

Phone Number or E-mail

~~602~~ 602 279 0906

200k2

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

William H. Sandweg

Address

4770 N 7th Avenue

City

Phoenix

State

AZ

Zip

85013

Phone Number or E-mail

COPPER STAR COFFEE

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature

Printed Name


Address

City

State

Zip

Phone Number or E-mail




Joseph Seriale

4515 N. 17th Ave

Phoenix

Arizona

85013

phxchef@aol.com
602 451-5888 cell


Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

ERIC RHOADES

Address

413 W. MORROW DR

City

PHOENIX, AZ 85027

State

AZ

Zip

85027

Phone Number or E-mail

ERHOADES@LOUMALWATIS.COM

LOU MALWATI'S

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

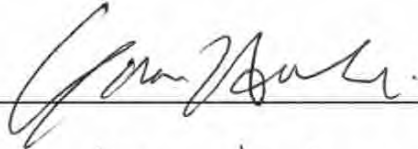
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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Yasu Hashino

Address

4700 N Central Ave

City

Phx

State

AZ

Zip

85032

Phone Number or E-mail

~~4~~ 602-628-6181

Ghost Vintage

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

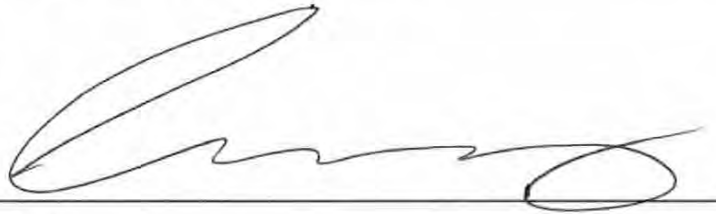
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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Gunaro Galaz

Address

6813 N 31st Ave

City

Phx

State

AZ

Zip

85017

Phone Number or E-mail

480 882-8071

Undefeated.Inc

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature 

Printed Name Lauren Danuser

Address 100 E Camelback Rd.

City Phoenix

State AZ

Zip 85012

Phone Number or E-mail ~~314 210 89~~ 602 441 4378

Local Number

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Fritz Wilson

Address

100 E Camelback rd #160

City

Phoenix

State

AZ

Zip

85012

Phone Number or E-mail

Fritz@hussbrewing.com

Huss Brewing

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

David Cheng

Address

4750 N. Central Ave

City

Phoenix

State

AZ

Zip

85012

Phone Number or E-mail

myteaaz@gmail.com

My Tea & Sweets

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Travis Boltz

Address

4236 N Central Ave #100

City

Phoenix

State

Az

Zip

85012

Phone Number or E-mail

602 222 3474

Clever Koi

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003


Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature 

Printed Name Minas Zistatsis

Address 4776 N. Central Ave

City Phoenix

State AZ

Zip 85012

Phone Number or E-mail 602-277-2402

Brother's Tailors

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Michael Robertson

Address

4429 N-7th Ave

City

Phoenix

State

AZ

Zip

85013

Phone Number or E-mail

Michael Todd Robertson@gmail.com

Michael Todd's Treasures

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Brittny Whittington

Address

4427 N 7th Ave

City

Phoenix

State

AZ

Zip

85013

Phone Number or E-mail

402-625-5527

Twigs and Twine

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

DAVID WIMBERLEY

Address

4240 N. CENTRAL AVE

City

PHOENIX

State

AZ

Zip

85012

Phone Number or E-mail

602-241-0018

GEORGE : DRAGON

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature 

Printed Name Laura Mittendorf

Address 4700 N. CENTRAL AVE

City PHOENIX AZ

State AZ

Zip 85012

Phone Number or E-mail INFO@TRUE-FEW.COM

True Few Hair Salon

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Ginalyn Halum

Address

4700 N. Central Ave, suite 105

City

Phoenix

State

Arizona

Zip

85012

Phone Number or E-mail

ginalynhalum@yahoo.com

scooptopia

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

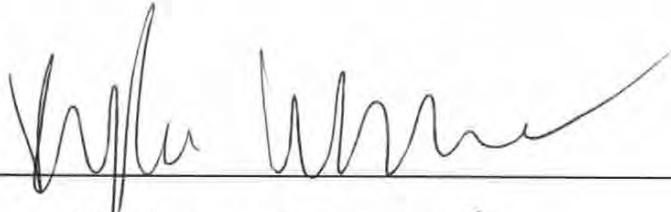
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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Kyle Werner

Address

4700 N Central ave #114

City

Phoenix

State

AZ

Zip

85012

Phone Number or E-mail

360 921 8395

PHX SOLES

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

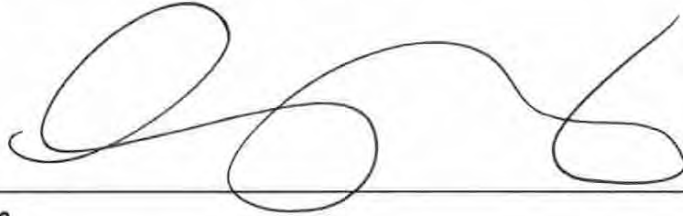
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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

PAUL WAXMAN

Address

4971 N. 7TH AVE

City

PHX

State

AZ

Zip

05013

Phone Number or E-mail

PAUL@INSTRUMENTALHOSPITALITY.COM

BELLY KITCHEN + BAR

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature



Printed Name

Connie Lee

Address

5036 N. Central ave

City

Phoenix

State

AZ

Zip

85012

Phone Number or E-mail

602-653-4220

Don's Fire Cojal

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature 

Printed Name N. Rick Mirzakarandov

Address 5028 W Central Ave

City Phoenix

State AZ

Zip 85012

Phone Number or E-mail _____

Central Shoe Repair

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature Stanley Zawatski

Printed Name Stanley Zawatski

Address 5042 N. Central Ave

City PHX

State AZ

Zip 85012

Phone Number or E-mail 602-266-3636

Deli - Cheese NSMGA

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature Gregory Roller (Fairmont Pharmacy)

Printed Name GREGORY Roller

Address 5068 N. CENTRAL AVE

City Phoenix

State AZ

Zip 85012

Phone Number or E-mail greg@FairmontPharmacy.NET

Fairmont Pharmacy

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Aura Uptown / Z-56-20-4

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Sincerely,

Signature



Printed Name

ROY ITAMASAKI

Address

5038 W. CENTRAL

City

PH

State

AZ

Zip

85012

Phone Number or E-mail

Info@CENTRALMUSICDIRECT.COM

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

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Sincerely,

Signature 

Printed Name Shawn Silberblatt

Address 5102 N. Central Ave

City Phoenix

State AZ

Zip 85012

Phone Number or E-mail 602-954-4009

FOR THE PEOPLE

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

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Sincerely,

Signature  _____

Printed Name Leslie Nunez


Address 4735 N Central Ave

City Phoenix

State AZ

Zip 85012

Phone Number or E-mail 602-410-0050

 Leslie's Thread

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

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Sincerely,

Signature



Printed Name

Jacob Zorn

Address

201 W Roma Ave

City

Phx

State

AZ

Zip

85013

Phone Number or E-mail

602-616-5031

Nick Klimek
Alhambra Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

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Sincerely,

Signature



Printed Name

AZthread21@gmail.com

Address

4733 W. Central Ave

City

Phoenix

State

AZ

Zip

85012

Phone Number or E-mail

623-277-5428

Arizona Thread

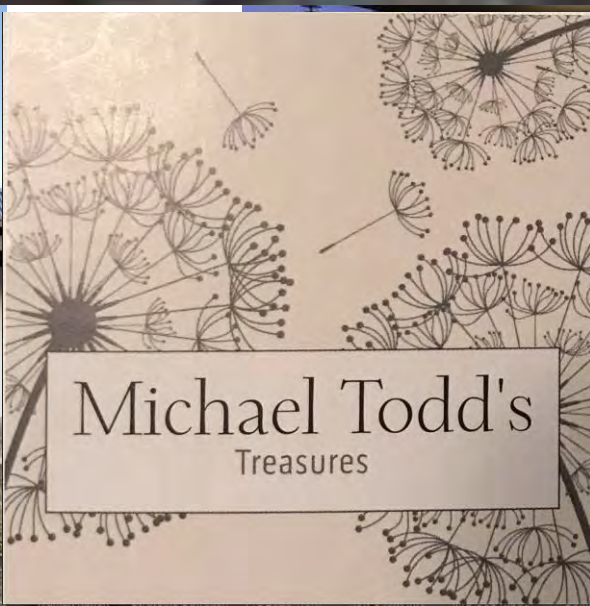








twigs and twine







Racelle Escolar

From: Lina Money <linahanni2018@gmail.com>
Sent: Thursday, May 6, 2021 11:37 AM
To: Racelle Escolar; PDD Planning Commission
Subject: In opposition / z-56-20-4

Dear members of the planning commission,

As of this morning at 11am May 6th, members of the opposition still have not seen the new site plans. We have asked for a continuance and we are surprised it has not been granted as of yet seeing how we are expected to take a stance at tonight's meeting. The PUD was remanded from City Council skipping normal steps (including Alhambra) which would have allowed us to have ample time to review the new site plans and documents. We have not asked for a single continuance up to this point.

We are hoping the PUD can work as it has the potential to benefit everyone including the city's vision of the Grand Canal-scape. As the PUD stands, it does not work for the neighborhood. It is still very close to the WU T5:5 in density, vehicles, units, height of the parking garage, and lack of appropriate parking spaces.

Trinsic has gained 45 units from the R3/R5. They have gone from 218 to 210 with 165 being the maximum are R5 would allow. That is not a compromise. They have gained a 56 foot parking structure but they have REDUCED the number of parking spots since the City Council Meeting from 303 to 292. At 266 beds (210 units), that leaves 26 parking spots for couples and guests. That is unacceptable as this development is deep within our neighborhood. We agreed to 20 foot setbacks with the understanding we were gaining 8 to 10 feet in setbacks (north and west sides) from the previous rendering but this does not look to be the case based on a graphic that was sent to us a day ago. We need to see those site plans.

If you have not received ample letters of opposition, it is because we were trying to work with the PUD but at this point Trinsic is content with what they have and will not further reduce their density. The Dwelling Unit Density maximum for an R5 with bonuses is 52.20. Currently Trinsic is at a dwelling urban density of 63.63. In order for the Dwelling Urban Density to be at the maximum R5 with bonuses, Trinsic would have to bring their unit count down to 173.

210 units / 3.3 gross acres = 63.63 dwelling unit density
174 units / 3.3 gross acres = 52.72 dwelling urban density

We are open to working with this PUD as we do believe it could benefit all parties involved, but as of right now it hurts the neighborhood and we are forced to look back at the R3/R5. If we could get further concessions on unit counts/ parking spots in the PUD we could come back to the table. Without seeing a site plan, you are allowing us to go into this blind.

Please give us our continuance,

Vincent Bachelot

Racelle Escolar

From: R S <pjharveytrack12@yahoo.com>
Sent: Thursday, May 6, 2021 11:39 AM
To: Racelle Escolar
Subject: Please submit to planning commission

Dear members of the planning commission,

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Please give us our continuance,

Ron Szematowicz

From: Lina Money <linamoney1@mac.com>
Sent: Thursday, May 6, 2021 11:32 AM
To: Racelle Escolar; PDD Planning Commission
Subject: In opposition / z-56-20-4

Dear Commissioners,

The proposal before you today purports to be an acceptable compromise brokered between community opposition and Trinsic Residential Group.

The reality, however, is to the **contrary**. As of 10:30AM this morning, opposition has yet to receive a revised site plan detailing the proposed development. We are also yet to hear back from the Streets Transportation Department regarding the traffic study submitted by the developer.

These procedural failures take backseat, however, to the fundamental shortcomings of this settlement proposal.

- I. **Setbacks are still insufficient** to obtain outright neighborhood support. Set backs must be contiguous with surrounding developments, viz.- 30' on North side. The offer of 20' on the West is much appreciated. The additional 10' along the North side will preserve the surrounding setbacks and guarantee visibility for pedestrians, bikes and drivers at the intersection of 3rd Ave and Coolidge.
*It should be noted that renderings that were received by a member of the opposition this week showing the buildings redesign **do not** appear to include the 20' as proposed by the developer.
- II. The **Number of Units** must be further reduced to prevent over-densification congestion and vehicular traffic. R5 allows for 165 units; TRG seeks 210 units; the neighborhood believes a unit count of 180-90 units is more appropriate in this setting and is a meaningful increase above R5 entitlements.
- III. The **Number of Parking Slips** remains insufficient to guarantee that surrounding property owners not incur injury to their property enjoyment and quality of life. Parking is of course, a function of the number of units proposed.
- IV. The **Parking Structure is Unacceptable** as it creates blight to surrounding neighbors. The parking structure must needs be the same height as the residential structure (48'). Additionally, stipulations must be included which prohibit the possibility of roof-top parking or the installation of lighting assemblies atop the parking structure. This is to prevent light pollution and preserve the aesthetic integrity for members of the public utilizing the canalscape for recreation.
- V. The failure to arrive at an acceptable arrangement comes as a great disappointment to the neighborhood. A PUD, if created according to the process stipulated by the PUD manual, guarantees the community multiple, face-to-face meetings with the developer to broker

concession in an orderly and meaningful way. We met with the developer in a dark parking lot the night before the city council meeting in a most unorthodox and surely ex-parte fashion that left me ill to my stomach. This can not be allowed to become a permissible way by which the city allows controversial development cases to be resolved. If PPD believes that a PUD is the appropriate vehicle to broker a settlement, then the PUD must go through the normal, prescribed PUD process.

Because what you see before you today is not acceptable to opposition, be it known that opposition has submitted a request for continuance. We believe that arriving at an acceptable compromise is still possible and would like the commission to support the neighborhood in bringing TRG to the table in a meaningful way. If this is denied and the PUD is subsequently recommended to the City Council without the inclusion of stipulations ameliorating the above referenced concerns, opposition intends to further appeal.

With respect,

Lina Money

Dear Commissioners,

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Respectfully,

Dillon Hall
324 W. Minnezona Ave.
PHX, AZ 85013

Rcvd. 5/5/2021

To whom it may concern,

We, the neighborhood, request a continuance for case 56-20-4 to go on to the next planning commission meeting.

Vital information has not been received or it has not been received with sufficient time to review. We received images from Mr. Gosselink today 5-4 as to the redesign however it does not look like it incorporated the 20 foot setbacks. We need to see the official new site plan which we have not seen yet. Additionally we also have not received a confirmation whether the traffic study submitted on April 8th was approved or denied by the street transportation department.

This has been remanded from City Council and did not go through the normal PUD process including the Alhambra committee. Because of this, we did not have the usual opportunity to review site plans and documents. We have not asked for a single continuance up to this point. We feel it is the utmost importance to do so as it's a critical time.

Thank you

Sincerely
Ron Szematowicz

Racelle Escolar

From: Kenny W <kennywaters602@gmail.com>
Sent: Tuesday, May 4, 2021 11:07 AM
To: Racelle Escolar
Subject: Please Forward to all 9 Planning Commissioners re Agenda Item #15 (May 6th)

Re: Agenda Item #15 "Aura Uptown" (Donor Network 3.29 Gross Acre Site)
May 6th, Thursday 6pm VIRTUAL Webex Planning Comm Meeting
Pierson Place Historic District
2 Video segments
1 Aerial Photo
Park: 0.44 Acre
Old Growth Trees: (25 along streets & canal)

Hi Racelle,

Can you please forward this email asap with its two relevant **video links** (to all 9 Planning Commissioners) of **Channel 3 News' "Phoenix Community Fights to Keep Neighborhood Park" coverage** re the proposed Aura Uptown project @SEC of 3rd Ave & Coolidge,

... along with the video link of **City Council's 92-minute hearing of this case** that produced 43 minutes of strong neighborhood opposition comments, with 21 neighbors speaking against - just a tip of the iceberg.

Donor Network office was a .44 acre park and M-F 9-5 greatest neighbor *EVER*.

The Pierson Place neighborhood really didn't awaken to this loss of park & neighbor - to be replaced by yet another "**aggregating**" compounding 24/7 traffic nightmare coming into the deep interior of our neighborhood (NO arterial streets) till AFTER the Planning Commission voted on it. The City Council found that neighborhood "awakening" out the hard way - 92 minutes worth. Thus, it's back for hopefully much different PC reconsideration and 2nd thoughts ... this time around.

Thank you!

Ken Waters
Pierson Place, 27-yr resident

Channel 3 News clip (97 second segment) that aired March 2, 2021:

<https://www.youtube.com/watch?v=JgHI0aGl7Fk> [youtube.com]

April 7th City Council Hearing:

<https://www.youtube.com/watch?v=oaTww7Gpli4&t=12254s> [youtube.com]

(Agenda item #114, Aura Uptown project that lasted **1hr, 32 mins**):

Agenda Item Started at the 3:02:05 mark
Public Comments started at the 3:23:40 mark
Public Comments ended at the 4:11:00 mark
Item Ended at the 4:34:00 mark
92 Minutes total

<iframe width="560" height="315" src="https://www.youtube.com/embed/oaTww7Gpli4?start=12220 [youtube.com]" title="YouTube video player" frameborder="0" allow="accelerometer; autoplay; clipboard-write; encrypted-media; gyroscope; picture-in-picture" allowfullscreen></iframe>



----- Forwarded message -----

From: **DIANE L MIHALSKY** <dmihalsky@msn.com>

Date: Sun, Feb 28, 2021 at 5:42 PM

Subject: Z-56-20-4

To: council.district.4@phoenix.gov <council.district.4@phoenix.gov>

Cc: mayor.gallego@phoenix.gov <mayor.gallego@phoenix.gov>, council.district.1@phoenix.gov <council.district.1@phoenix.gov>, council.district.2@phoenix.gov <council.district.2@phoenix.gov>, council.district.3@phoenix.gov <council.district.3@phoenix.gov>, council.district.5@phoenix.gov <council.district.5@phoenix.gov>, council.district.6@phoenix.gov <council.district.6@phoenix.gov>, council.district.7@phoenix.gov <council.district.7@phoenix.gov>, council.district.8@phoenix.gov <council.district.8@phoenix.gov>

Councilperson Pastor:

My name is Diane Mihalsky. I live at 304 W. Campbell Ave. in the Yapple Park historic neighborhood in mid-town Phoenix. I bought my house in 1986 and have lived here since that time.

For several years, I sat on the Encanto Village Planning Committee. The proposed development on the southeast corner of N. 3rd Ave. and W. Coolidge St., **Z-56-20-4**, is the first proposed development in the neighborhood that I have ever opposed.

The site is located along the Grand Canal on the south and the Sonoran bikeway on the west, in the middle of two irrigated historic neighborhoods. This is a relatively small site, between 2.30 acres (sale advertisement), 2.6 acres (County Assessor's website), and 3.29 acres (Trinsic's submission to City staff). It presently has an approximately 30' wide retention basin along the bikeway with a row of 10 mature olive trees. Neighbors meet each other and walk with their children and dogs in the shaded green area on this unique property.

According to the staff report, Trinsic plans to build a 218-unit, 4-story with mezzanine "luxury apartment" with only 10' setbacks, on which it has promised to plant 3" caliper shade trees, 20' on center, between the minimum 5' wide sidewalk and building. Based on over 30 years gardening on an irrigated lot, these trees will never provide the coolness and shade that the olive trees provide, if they survive at all in the increased heat island that this project will cause.

Because the parcel is on a flood hazard area on the north side of Grand Canal, Trinsic has promised to show that it has complied with FEMA regulations to protect the proposed development, not surrounding streets or properties. Although there was some mention at the Alhambra Village Planning Committee meeting that the City engineer considered Trinsic's removal of the retention basin on neighboring streets and properties, no report is mentioned in the staff report. We don't know whether the City considered the impact of the kind of 100-year rain or flood that has been become more common in Phoenix.

The staff report does not mention that Trinsic will take any measures to mitigate the increased traffic and parking that this project will cause on narrow streets in the middle of a residential neighborhood. Trinsic has suggested that, if parking becomes a problem, it might require permits for

the south side of Coolidge, in front of the development, but not across the street, where single-family homes are located. The only concession that Trinsic has made to the site of the plan on the canal requires shaded open space and installation of bicycle parking for residents and guests and a publicly accessible bicycle repair station, subject to SRP's approval of these uses of its right-of-way. Not only is Trinsic not using its own property for these features that it brags will bring a significant benefit to the City, but it has not bothered to ascertain whether it can actually construct these improvements.

The planned development is a cookie cutter replication of the numerous mid-rise blocks that seem to have sprouted on large parcels on the arterial streets surrounding neighborhoods. These dense mid-rise developments are appropriate for large parcels on arterial streets on the edge of existing neighborhoods, not this small, unique property located between two thriving single-family neighborhoods.

I support the City's goal of achieving more density in my mid-town neighborhood. But I oppose this ill-conceived, third-rate project because I think the City can do better by the residents who have helped make this area so desirable. If the City approves Trinsic's proposed development on this small, unique parcel, it will place a developer's short-term profits over long-term value for the City and its long-term residents. I beg you to use your sound discretion to denying the zoning changes that Trinsic requests.

Diane Mihalsky

cc: Mayor Gallego and Councilpersons Williams, Waring, Stark, Guardado, DiCiccio, Nowakowski, and Garcia

Dear Councilperson Pastor,

I am a resident & property owner in Yapple Park Historic Neighborhood, and I write to express my strongest disapproval of Rezoning Case No: Z-56-20-4.

Z-56-20-4 seeks to permit the construction of a 4 + story mid-rise on the Southeast corner of 3rd Avenue and Coolidge Street in Midtown Phoenix (the former offices of the Donor Network of AZ at 201 W. Coolidge). The complex will have a minimum of 218 units (275 beds), will be set a mere 10 feet back from the street, and effectively will blanket the entire 2.6 acre parcel with a 60 foot structure that will tower over existing homes in every direction.

That the proposed development will damage the surrounding area is the widely-held and affirmed belief of surrounding homeowners, residents, and private businesses.

I have joined the more than one hundred property owners and residents of the surrounding neighborhoods in signing petitions against Z-56-20-4 to make clear our opposition to the proposed changes. These are families and futures belonging to your constituents of which I am only one and I respectfully implore you to consider voting against the rezoning request.

The Alhambra Village Planning Committee and City of Phoenix Planning Committee have both voted in favor of this zoning change, thus allowing for the proposed development to proceed. Present at both meetings, however, were a large contingent of community members all of whom stood in opposition and all of whom were prevented from meaningful participation in either public process.

These proceedings were contrary to our democratic principles, and were most especially egregious as we made repeated attempts to voice our concerns and were given no reasonable accommodation. **The truth is that the surrounding residents are the individuals who will suffer irreversible life changes, and so ought to have been guaranteed a meaningful role in the decision making process. The process, thus far, has not afforded any role to them.**

Like many of my neighbors, I am concerned that **the proposed building will diminish property values within the two adjacent historic neighborhoods¹ and will create an unsafe and dangerous traffic environment in an area in which ingress and egress are already highly restricted.** This is compounded by the fact that there will be insufficient parking to accommodate the total number of residents, guests and service providers to the building. The surrounding infrastructure of the neighborhood is not such that it can accommodate an expected increase to vehicular activity without systemic improvements such as sidewalks none of which are part of the proposed development.

Congestion is further compounded by the fact that Pierson Place is bordered on two sides by the Light Rail and on a third by the Grand Canal, leaving residents (1) No interior South-Bound Exits, (2) a single Northern exit at Camelback and 3rd Avenue, and (3) a single Eastern exit at the light on Highland and Central Avenue to head North. This last intersection is already utilized by, as a necessity, the more than 3,500 students attending St. Francis Xavier School, Brophy College Preparatory, Xavier College Preparatory and the clergy of the Parish grounds².

¹ **Yaple Park**, which is 108 residences 103 of which are single-family-homes & **Pierson Place**, which is composed of more than 150 residences, 85% of which are single-family-homes.

² coming and going both at peak traffic hours and throughout the day.

Many neighbors have expressed their concerns as ADA residents and as parents of young children who will now be forced to compete with car traffic on the surface streets. Our neighborhoods have very, very few sidewalks and we fear losing our pedestrian culture to densification. Our ability to park in front of our own homes will also be compromised. The stress on existing utilities is an additional concern, as this is a neighborhood built up in the early 1930's then again in the post-war 40's-60's.

Our sewer lines have been failing for a decade and effectively doubling demand on them immediately will likely greatly accelerate the failure of this system which is now at the end of its projected life cycle, according to the city's own data. This is yet another major cost to be born by existing property owners and is a financial burden that gives sole accommodation to the development in-question. If the City approves the development, it *will* shift the cost of supporting the development onto existing individual property owners.

Arguably just as important is our belief that this development will decrease our property enjoyment, stifle our historical identity, and gravely undermine the independence of our community to influence much less chart our own futures.

Forcing this drastic and arguably inappropriate development upon existing property owners will cause general injury to our financial positions and social fabric. Of specific concern are traffic/parking hazards, the degree of density relative to surrounding properties and frankly the aesthetically vacuous character of the proposed building. This area and this site in particular deserves something better and ought to be developed in such a way as to amplify the special nature of the surrounding historic neighborhoods.

This is a large development smack-dab in the middle of two traditional, working-class residential neighborhoods that are on their way up. This development brings our community nothing of tangible value and, in fact, seriously undermines our expectation as property owners to continue along an upward trajectory that has proven to be an asset to the city, and will rationally be expected to continue. This development should be curtailed to benefit and preserve the greater midtown area in the short-term, mid-term and long-term futures as sought-after historic residential areas.

Put frankly, this development will transfer the hard-earned wealth generated by individual homeowners and families to a Wall Street Corporation. This is not a case of xenophobia or of anti-progressivism; this is a case of decades of hard working, mortgage paying and free-holding individuals and families who have struggled to ensure that these communities would not only survive but would flourish seeking to preserve what we have built. Now we are trying to avoid collision with a powerful single interest, the impact of which we will likely not survive at least not recognizably at the onset of our real prosperity.

I could go on and on, but I think I've expressed enough of your constituents' feelings in this matter to inform you of our committed sentiment that this development should not go ahead.

Thank you for your time and consideration. Please keep up the good work, Councilperson
Pastor!

Sincerely,

Dillon Hall
324 West Minnezona
Phoenix, Arizona, 85013
Dillon.Hall.MTAZ@gmail.com
602.758.2241

The Urban Walkable Code is inappropriate for the site at 3rd Ave & Coolidge St. This site is away from all arterial roads and is in the heart of a historic neighborhood that is cut off to the south by the canal, has limited access to the east and the north because of the light rail, and contends with suicide lanes on 7th Ave to the west. Adding this much traffic along the 3rd Ave bike path and within this neighborhood is bad for safety and overall city development. This development in this area is inconsistent with the very premise of a walkable code.

Trinsic Development group has applied for a zoning change from a historic R3/R5 to a WU T5:5 which is the same zoning as the NW corner of Indian School and Central Ave.

A T5:5 is characterized by “a broad mix of buildings that integrate retail, offices, live-work and residential”.¹ They average in 56 to 100 feet in height. There is nothing close to this height anywhere near this development or within the historic neighborhood, away from arterial roads. The majority of the buildings in the surrounding area are single family homes on a single floor and some two story residential buildings. The average height in the area is LESS than 30 feet, somewhere between one and two story residential.

A T5:2 and T5:3 is the next step down and we still are not anywhere near its characterization. “A low intensity mixed use fabric characterized by a SMALL MAIN STREET SCALE COMMERCIAL AREAS, adaptive reuse of single-family homes to retail, office uses and dining establishments and mixed use residential developments incorporating a BROAD mix of frontage types averaging 30 to 48 feet in height.”² All the “main street commercial” streets are arterial roads. 3rd Ave is completely residential and we have no retail or dining away from arterial roads. Again we are between one and two stories with the majority of the area a historic one story neighborhood. We are well below the average height of 30-48’.

Even the T4:2 and T4:3 discuss an average of 30-40 feet in height. We do not have close to this average either.

I have been through much of the “Vision and Master Plan” Uptown section city pamphlet that Trinsic has used to tout this zoning change to planning commissions and the neighborhood and it clearly states “The plan serves as a guide and is not regulatory. Additional outreach and research on underlying entitlements and appropriateness of specific properties will be conducted during the rezoning process³” (page 77 uptown section). I have found plenty of maps within this pamphlet that show this property outside the appropriateness of a WU code zone.

¹ <https://phoenix.municipal.codes/ZO/1302>

² <https://phoenix.municipal.codes/ZO/1302>

³ <https://www.phoenix.gov/pdds/Document/PZ/ReinventPHX%20UPTOWN%20TOD%20Policy%20Plan%2011X17.pdf> page 77

Screen shot from City of Phoenix municipal codes section 1302.

- A. 2. **T4:2 and T4:3 Districts.** Low-intensity urban residential fabric characterized by single-family homes, duplexes, single-family attached and small multifamily developments, averaging 30 feet to 40 feet in height. Home occupations are permitted.
3. **T5:2 and T5:3 Districts.** Low-intensity urban mixed-use fabric characterized by small main street scale commercial areas, adaptive reuse of single-family homes to retail, office uses and dining establishments, and mixed-use residential developments incorporating a broad mix of frontage types, averaging 30 feet to 48 feet in height.
4. **T5:5, T5:6 and T5:7 Districts.** A medium-high-intensity mixed-use fabric characterized by a broad mix of buildings that integrate retail, offices, live-work and residential units adjacent to the Light Rail Corridor, averaging 56 feet to 100 feet in height.
5. **T6:7, T6:15 and T6:22 Districts.** A high-intensity mixed-use urban fabric characterized by large footprint high rise buildings averaging 100 feet to 250 feet in height adjacent to the Light Rail Corridor. Buildings have the highest intensity of uses, integrating office, commercial and residential uses. Development may incorporate forecourts and open spaces available to the public.
6. **T6:HWR District.** A height waiver, high-intensity fabric characterized by mixed-use buildings with large footprints and/or towers with existing and any new height waiver entitlements beyond T6:22.

LOW-INTENSITY RESIDENTIAL DISTRICTS

T3:2 Residential, characterized by single-family homes and duplexes, home occupations permitted.
Maximum height: 30-feet.

T4:2 T4:3
Residential with a mix of housing types: single-family, duplexes, multi-family and single-family attached (townhouses). Home occupations and professional offices permitted.
Maximum height: 30-ft (T4:2) and 40-ft (T4:3)



LOW INTENSITY MIXED-USE DISTRICTS

T5:2 T5:3 T5:5
Characterized by adaptive reuse of existing single-family homes to dining, retail and office uses.
New developments incorporates a mix of uses, such as residential & offices with retail on the ground floor, live-work, multi family and single-family attached.
Maximum Height: 30-ft (T5-2), 48-ft (T5:3) 56-ft (T5:5)



Note: The property in question is NOT part of the urban walkable code. These are not supposed to be taken verbatim.

Uptown Tomorrow

MASTER PLAN | WALKABLE URBAN CODE

















The Walkable Urban Code plan guides rezoning to the new WU Code. The plan identifies the rezoning locations and intensity level Transit sub-districts that are consistent with the Vision and Master Plan.

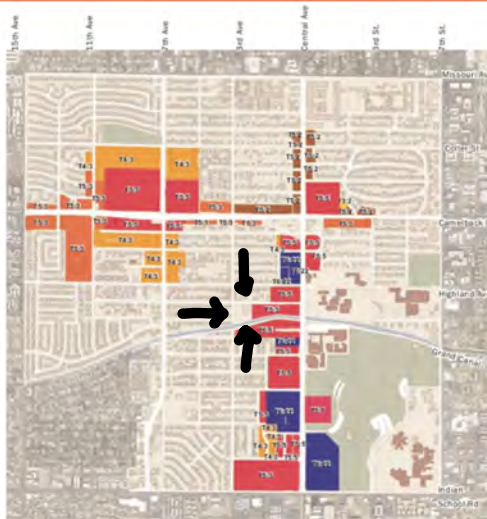
The plan serves as policy guidance and is not regulatory. Additional outreach and research on underlying entitlements and appropriateness of specific properties will be conducted during the rezoning process.

Framework
The Transit Oriented Development Strategic Policy Framework document identifies the Planetype for certain light rail stops within the District.

Like the Conceptual Master Plan, the Planetype models inform the proper scale and character of the Districts, which is then recorded in the Regulating Plan.

↓

INDIAN SCHOOL ROAD & CENTRAL AVENUE	CAMPBELL AVENUE & CENTRAL AVENUE	CENTRAL AVENUE & CAMPBELL ROAD	7TH AVENUE & CAMPBELL ROAD
   	   	   	   



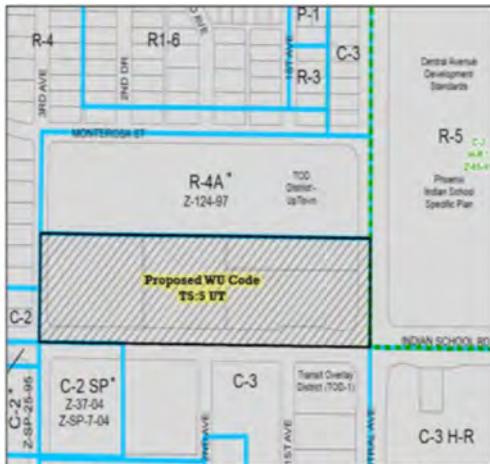
Belmont/PHX Conceptual Zoning Plan

77 VISION AND MASTER PLAN

VISION AND MASTER PLAN 78

A T5:5 is the type of zoning that TWO arterial roads just received on the Northwest corner of Indian School and Central Ave.

WU T5:5 Indian School and Central Ave

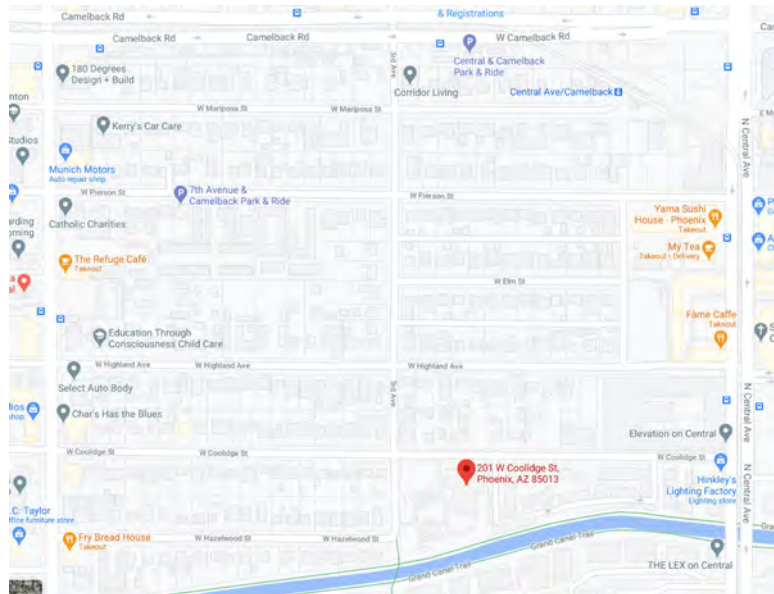


Source: City of Phoenix Planning and Development Department



We are RESIDENTIAL. A look at businesses via Google maps. Note they are all within one house of arterial roads. No dining no retail away from Central or 7th Ave. 3rd Ave is strictly residential.

Google maps shows no businesses away from arterial roads, no dining and no retail
No businesses on 3rd Ave at all



Rcvd 3/24/2021

The neighborhood surrounding the property to the west and to the north. Note: away from arterial roads.

Oksane's property and Monica's house to the north



Adam and Paula's looking west from the development. Adam in particular is very concerned with the proposed height and the invasion of privacy into his yard.



Looking west on the south side of Hazelwood. Kim and Karen's houses.



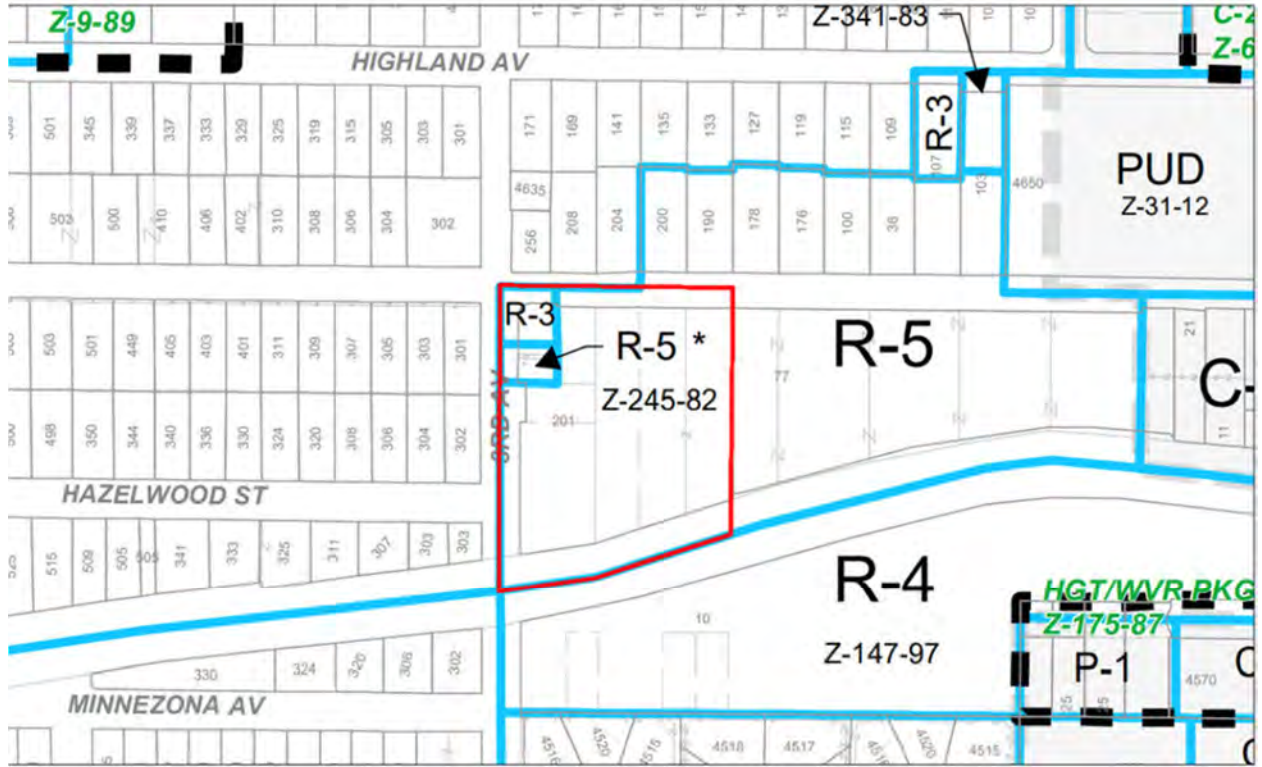
Teresa and Monica's house directly across the street to the north of the development.



Monica's house with Teresa's next door to the north of the property.



Zoning map



SEC 3rd Avenue & Coolidge Street – Phoenix, AZ





Traffic and parking concerns.

We have heard from Jason Morris that this development will be the same traffic as a 34,000 sq ft office complex that had a 108 parking spaces. This proposed building is going close to the curb on 115,000 sq ft block and will be 4 stories. At 218 units with 46 studios, 116 one bedrooms and 56 two bedroom that gives us 274 beds with only 303 parking spots. That is 1.1 parking spots per bed. That leaves 29 spaces for other halves of couples and guests. This is not enough parking.

This neighborhood is cut off to the south by the canal, has limited access to the north and east by the light rail and contends with suicide lanes to the west. 3rd Ave is a bike path and a traffic increase will reduce safety. A parking increase will reduce visibility.

108 parking spaces vs 303 parking spaces.... 34,387 Sq feet of 2 story building vs 115, 133 sq foot lot size which will be mostly 4 story building

EXECUTIVE SUMMARY

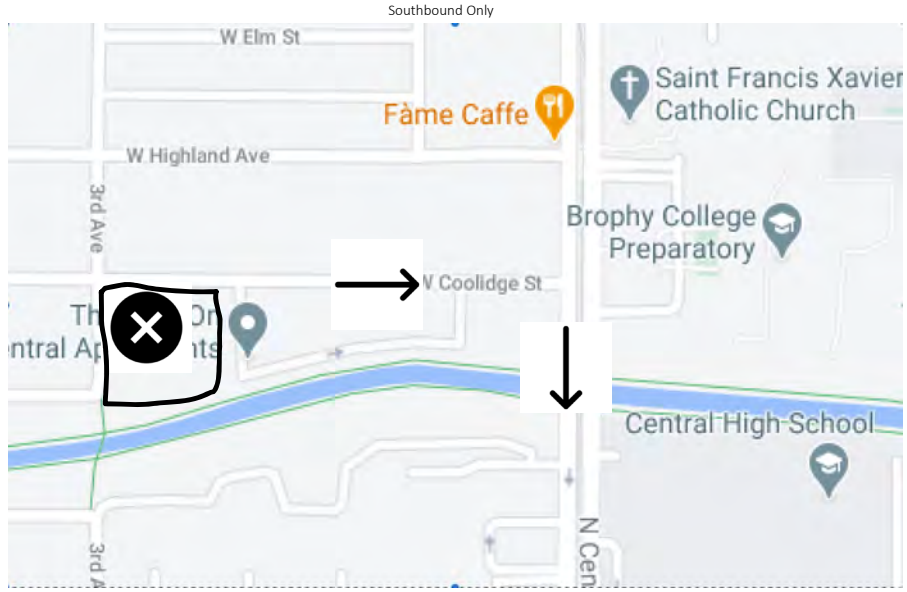
- Existing Improvements: 2-Story Office Building (34,387 SF) with 3,141,000 Parking - expandable to +/- 4.5:1000
- Lot Size: 11,133 SF (+/- 2.3 Acres) with R-5 Zoning
- Moments from Central Avenue and Camelback Road
- Lushly landscaped property situated on the significantly improved Arizona Grand Canal

PROPERTY FACTS

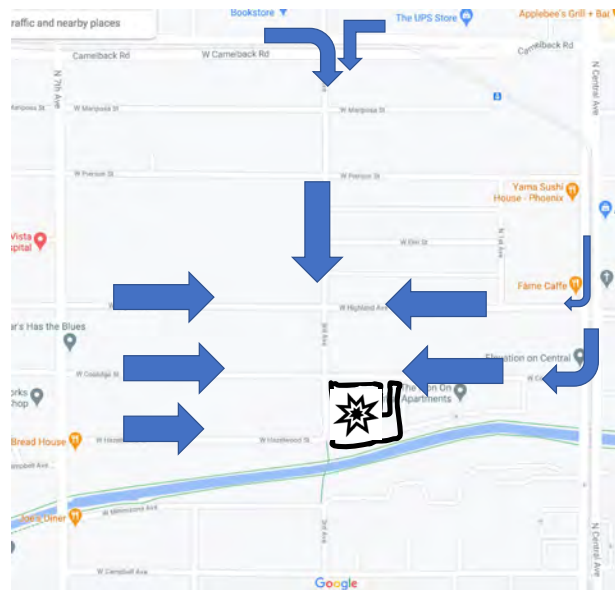
Sale Type	Investment or Owner User	Year Built	1984	Building Height	2 Stories
Sale Condition	Redevelopment Project	Price	\$4,950,000	Typical Floor Size	17,194 SF
Property Type	Office	Price Per SF	\$144	Building FAR	0.34
Building Size	34,387 SF	Tenancy	Single	Land Acres	2.30 AC
Building Class	B				
Zoning	R-5/R-3, Phoenix				
Parking	108 Spaces (3.14 Spaces per 1,000 SF Leased)				
Opportunity Zone	No				

The parking garage with its single entrance and exit is going to be toward the east of the property to encourage cars to head toward Central Ave. Central is right turn only heading south.

Central Ave is right turn only from Coolidge St



Coming back into the neighborhood



Sufficient parking matters for safety and aesthetics



Rcvd 3/24/2021

We have not seen an appropriate drainage plan for the surrounding area or the development's impact on drainage. The following photos were taken by Karen McCasland after one of our monsoons at the property. This area is a floodplain. The project will be built on this area.



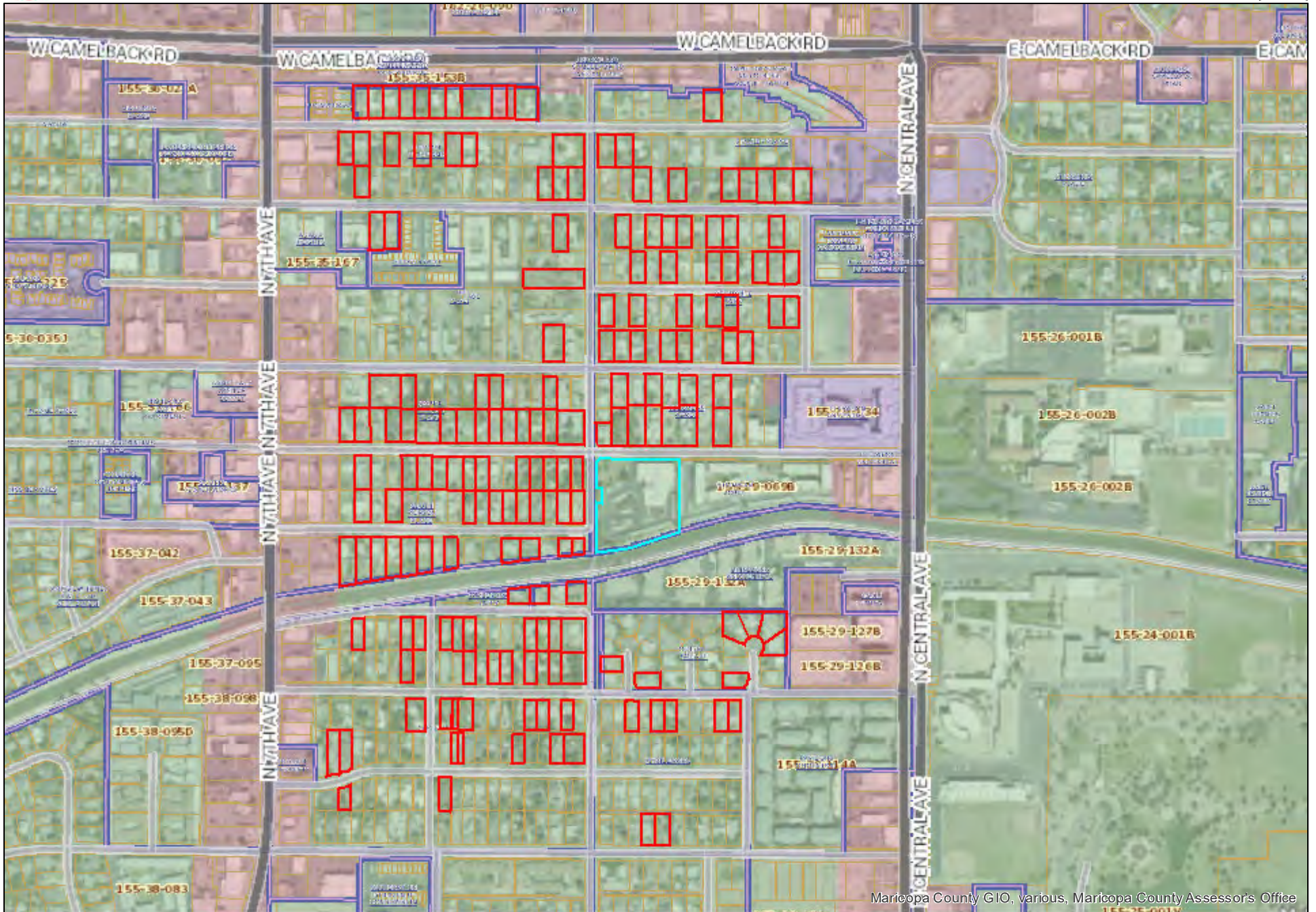


I took this photo of the property.





Map



Maricopa County GIO, various, Maricopa County Assessor's Office

Petition AGAINST rezoning from R3/R5 to WU
REZONING APPLICATION # Z-56-20-4

Request: R3/R5 - WU

Location: SE Corner of 3rd Ave and Coolidge St

We the undersigned are OWNERS of property within the Pierson Place and Yapple Park historic neighborhoods. We stand AGAINST the rezoning effort by the developers to increase the number of units, increase height, decrease of ample parking and decrease ingress(easement).

This type of zoning belongs on a major road like Camelback or Central Ave not in the heart of a historic neighborhood. The neighborhood, Pierson Place, is closed to the south by the canal, has limited access to the east and north by the light rail and has suicide lanes to the west during peak times of day. We ask the zoning remain at the historic R3/R5.

Date Signature Print Name Address APN

FOR SEVIGNE LLC :

02/15/2021



TANIA PETKOVA-BACHELOT



VINCENT BACHELOT

506 W. COOLIDGE ST

85013 PHOENIX, AZ

APN

155-34-024

Petition AGAINST rezoning from R3/R5 to WU
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Request: **R3/R5 - WU**
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Date	Signature	Print Name	Address	APN
2-15-21	[Signature]	RON SZEMATOWICZ	308 W. COOLIDGE ST	155-34-010
2-16-21	[Signature]	William Robert Demet	403 W Coolidge St.	155-34-054
2/16/21	[Signature]	Henry L Harding	309 W Coolidge St	155-34-006
2/16/21	[Signature]	Kostadin Petkov	505 W Coolidge st	155-34-063
2/16/21	[Signature]	GARY NOONAN	610 W HAZELWOOD	155-34-075
2/16/21	[Signature]	Stephen Young	639 W Hazelwood St	155-34-099
2-16	[Signature]	TAMARA NEWLIN	585 W Hazelwood	155-34-098
2-16	[Signature]	Zach Wins	525 W Hazelwood	155-34-095
2-16	[Signature]	Thomas D. Rice	370 W Hazelwood st	155-34-050
2-16	[Signature]	Matthew Bailey	325 W Hazelwood St	155-34-087A
2-17	[Signature]	CHRIS GONZALEZ	310 W. COOLIDGE ST	155-34-011
2-17	[Signature]	Adam Frum	405 W Coolidge ST	155-34-053
2-17	[Signature]	K FRANK KAOLETTI	449 W. Cool. St	155-34-060
2/17	[Signature]	Jeremy Hahn	642 W Coolidge	155-34-027
2-17	[Signature]	Ejin Strass	644 W Coolidge	155-34-028
2/18	[Signature]	Jeff Kahn	506 W Coolidge	155-34-007
2/18	[Signature]	Pamela L. Perry	304 W Coolidge	155-34-006
2/18	[Signature]	Taylor Stavers	307 W Coolidge	155-34-045
2-19	[Signature]	Karen Mc Casland	309 W Coolidge	155-34-048
2/20	[Signature]	Ryan Hanson	523 W Coolidge	155-34-072
2/20	[Signature]	John McLean	311 W Hazelwood	155-34-058
2/20	[Signature]	Al E. Marada	505 W Hazelwood	155-34-093
2/20	[Signature]	Wanda Huntley	324 W Hazelwood St.	155-34-051
2/20	[Signature]	Tsvetelina Manly	510 W Coolidge St	155-34-027
2/21	[Signature]	Genny Madison	501 W Coolidge St	155-34-059
2/21	[Signature]	JAY BROWN	582 W Coolidge St	155-34-022
2/22	[Signature]	Nina Lantz	503 W Coolidge St	155-34-064

Petition AGAINST rezoning from R3/R5 to WU
 REZONING APPLICATION # Z-56-20-4

Request: R3/R5 - WU
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Date	Signature	Print Name	Address	APN
2-17-21	[Signature]	Maria Prickett	125 W. Highland	155-34-030
2/17/21	[Signature]	Paul Bang	174 W. Highland	155-34-028
2/17/21	[Signature]	James F. Brown	135 W. Highland	155-34-072
2-17-21	[Signature]	Louanna R. Abernethy	150 W. Highland Ave Ph	155-34-036
2-17-21	[Signature]	Phyllis Bartsberger	144 W. Highland	155-34-038
2-17-21	[Signature]	Mallory Leman	115 W. Highland	155-34-061
2-17-21	[Signature]	Melode Eskner	108 W. Elm St	
2-17-21	[Signature]	WENDY LOCHER	107 W. ELM ST.	
2-17-21	[Signature]	Christopher Marks	114 W. Elm St	
10 2-18-21	[Signature]	BARBARA BACKWARD	307 W. Highland	155-34-022
2-18-21	[Signature]	Joey Alford	321 W. Highland Ave	155-34-012
2-18-21	[Signature]	Jessie Gibbs	553 W. Highland Ave	155-34-014
2/18/21	[Signature]	Jessie Gibbs	509 W. Highland Ave	155-34-023
2/18/21	[Signature]	BARBARA MITCHELL	515 W. HIGHLAND AVE	155-34-025
2/19/21	[Signature]	TRICIA MANLEY	193 W. ELM ST PH 85013	
2/19/21	[Signature]	BRIAN CRAWFORD	150 W. ELM ST PH 85013	
2/19/21	[Signature]	JESSE GIBBS	132 W. ELM ST PH 85013	
2/19/21	[Signature]	ANDREW HENNING	161 W. ELM ST PH 85013	
2/19/21	[Signature]	ANTHONY CASTELLO	162 W. ELM ST PH 85013	
20 2/2/21	[Signature]	Alicia Widener	143 W. ELM ST 85013	
2-21-21	[Signature]	ERIN KLUIS	126 W. ELM ST 85013	
2-21-21	[Signature]	ERIN KLUIS	101 W. ELM ST 85013	
2-21-21	[Signature]	GAIL HENNING	161 W. ELM ST 85013	
2/20/21	[Signature]	Cynthia Swasey	131 W. ELM ST 85013	
2/21/21	[Signature]	ALAN SLOGER	135 W. ELM ST. 85013	
2/21/21	[Signature]	Janet Davidson	107 W. Pierson St 85013	
2/21/21	[Signature]	Devon Judge	110 W. Pierson 85013	

Petition AGAINST rezoning from R3/R5 to WU
REZONING APPLICATION # Z-56-20-4

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Date	Signature	Print Name	Address	APN
2/7/21	[Signature]	EDMUNDON CASTRO	114 W. PIERSON ST	
2/21/21	Wally R. Kamt	WALKER R KAMT	125 W. PIERSON	
2/21/21	[Signature]	Joanne Winter	118 W. Pierson	
2/21/21	[Signature]	Dolores A Garcia	131 W. Pierson St	
2/21/21	[Signature]	Richard Jackson	149 W. PIERSON ST	
2/21/21	[Signature]	Susan L Gordon	130 W Pierson St	
2/21/21	Holly Mitchell	Holly Mitchell	155 W Pierson St	
2/21/21	Rolando Rojas	Rolando Rojas	635 W. Hazelwood ST	155-34-100
2/21/21	[Signature]	Lynnia Spawson	635 W. Hazelwood ST	155-34-100
2/23/21	Patricia Pace Anderson	Patricia Pace Anderson	143 West Pierson St	
2/23/21	Sativa Peterson	Sativa Peterson	140 W. Pierson St.	
2/23/21	[Signature]	Joe Doe	167 W Pierson St.	
2/23/21	[Signature]	Gretchen Smith	306 W. Pierson St.	
2/23/21	[Signature]	Hardy, Justin	310 W. Pierson St	
2/23/21	[Signature]	AL GUERRERAMA	601 W. PIERSON ST	
2/23/21	[Signature]	Jordan [unclear]	603 W Pierson St	
2/25/21	[Signature]	William [unclear]	54 W Mariposa St	
2/25/21	[Signature]	Colleen LaRose	515 N. Mariposa St #4	
2/25	[Signature]	Tom Lawley	312 W MARIPOSA ST	
2/25	[Signature]	DAVID WAWCER	312 W MARIPOSA ST.	
2/25	[Signature]	DAVE DAWIELS	314 W MARIPOSA ST	
2/25	[Signature]	PEANIE DAWICKS	214 W MARIPOSA ST	
2/25	[Signature]	Great Peppy	515 W Mariposa ST	
2/25	[Signature]	Sarah Marmaduke	317 W. Mariposa St.	
2/25	[Signature]	Jill HASSSETT	316 W. Mariposa	
2/25	[Signature]	MICHAEL HASSSETT	316 W MARIPOSA	
2/25	[Signature]	Raymond Peterson	521 W Mariposa St	

Dillon Hall
324 West Minnezona Avenue
Phoenix, Arizona 85013
March 29, 2021

Phoenix City Council
c/o
Racelle Escolar, Planner III
PDD, Planning Division
(602) 534-2864

Re: Analysis of WU Code as it related to the Council's consideration of
Z-56-20-4

Dear Councilperson Pastor,

This letter is submitted to clarify and expound upon the analysis previously submitted by Ron Szmatoiwicz, the appellant in Case Z-56-20-4, and to provide additional authorities that are relevant to Trinsic Residential Group's ("Trinsic's") application to rezone approximately 3 acres at the southeast corner of N. 3rd Ave. and W. Coolidge St. ("subject site") from multifamily R-3 and R-5 to Walkable Urban Code ("WU Code") Transect 5:5. The application must be denied because (1) The subject property is not located within the area circumscribed by City's current Transportation Overlay District ("TOD") or Master Plan/Walkable Urban Code ("Master Plan") and (2) Even if the site were located in the TOD or an area that is subject to the WU Code, the proposed development's scale and density are not consistent with the surrounding 1- and 2-story historic structures and setbacks of surrounding properties.

I. The City should deny Trinsic's application under the WU Code because the subject site was excluded from the City's most recent iterations of the TOD and Master Plan.

When the City constructed the light rail, it designated the area on either side of the light rail route as the TOD, which was intended for higher density development to promote ridership on the light rail. In 2015, Chapter 13 was added to the City Code to create a Walkable Urban Code "to implement the vision and policies of the [TOD] Policy Plans" for certain neighborhoods,

including Uptown, where the subject site is located, and to “encourage an appropriate mixture and density of activity around transit stations” Code Section 1301(B). A map appended to the 2015 version of Chapter 13 showed the TOD extending from N. 3rd Ave. to N. 3rd St. along N. Central Ave. in the Uptown Transect District, between Indian School and Camelback Rds. The map also included the disclaimer: “The City Clerk’s Office has the official version of the Phoenix Zoning Ordinance. Users should contact the City Clerk’s Office for ordinances passed subsequent to the ordinance cited above.”

The Staff Report for Z-56-20-4 stated that Trinsic’s plan would serve the goals of the TOD and WU Code. See Staff Report at 7-8, Background Items Nos. 5 and 6. Since 2015, however, the City has refined the crude map appended to Chapter 13 to exclude certain sites, including the subject site, from the TOD. See Exhibit 1 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)). Similarly, the City’s current Master Plan excludes the subject site from the Master Plan. See Exhibits 2, 3, 4 (Master Plan, Uptown-TOD Policy Plan and Walkable Urban Code fo the Uptown District).

Developers should not be allowed unilaterally to set the course of the City’s development against the City’s plan to preserve certain areas for other uses, to the detriment of well-established residential neighborhoods. Because the subject site is not included in the current TOD or Walkable Urban Code area, the City should deny Trinsic’s application to rezone the site to WU Code T5:5.

2. The City should deny Trinsic’s application because the proposed development’s scale and density are not consistent with the surrounding 1- and 2-story historic structures and setbacks of surrounding properties.

Trinsic plans to construct a 4-story + mezzanine, 218-unit luxury apartment complex with only a 10’ setback from N. 3rd Ave. and W. Coolidge, which are small local streets. The WU Code provides for a “[m]inimum ten-foot landscape setback” Section 1303(A)(2)(a).

The Staff Report for Z-56-20-4 describes the neighborhoods surrounding the proposed development, in relevant part as follows:

East: Immediately east of the subject site is a multifamily complex which is zoned R-5 (Multifamily Residence District). . . . [T]he existing buildings do not exceed **three stories in height**.

West: West of the subject site across 3rd Avenue are **residential structures of a single-story and single-family detached character**...

North: North of the subject site across Coolidge Street are **various residential structures ranging from a single-family detached character to small apartment complex, with neither type exceeding two stories**...

South (the Grand Canal): South of the subject site is the Grand Canal

Staff Report at 6 (emphasis added). The Report notes that the subject site is located “within one-quarter mile from two light rail stations,” not adjacent to the light rail corridor. See *id.* at 8.

The WU Code’s transect districts “vary by the level and intensity of their physical and social character, providing immersive contexts from less intense to more intense urban development.” Section 1302(A). The T5:5 Transect district, which designation Trinsic seeks for the parcel, as “[a] **medium-high intensity mixed-use fabric characterized by a broad mix of buildings that integrate retail, offices, live-work and residential units adjacent to the Light Rail Corridor, averaging 56 to 100 feet in height**.” Section 1302(A)(4) (emphasis added). According to the Staff Report, the subject site is surrounded on two sides by predominantly one-story single-family dwellings, a small two-story apartment complex, and, to the east, a three-story apartment complex, averaging, at most, 15 to 35 feet in height. The light rail corridor is at least three blocks away. The subject site does not meet Code requirements for WU Code T5:5.

Chapter 13 does recognize the T3-2 Transect District as “[l]ow-intensity residential fabric characterized primarily by single-family homes and duplexes in relatively large lots with deep setbacks.” Section 1302(A)(1). Although this

characterization may fit the neighborhood surrounding the subject site, Trinsic has not requested this zoning classification. Moreover, as noted above, Trinsic's proposed Aura Uptown project has only 10' setbacks from the local streets on which it is located. The 3-story apartment complex on the east has at least 30' setbacks; the setbacks for the single-family detached structures and small apartment complexes surrounding the proposed development have at least 25' to 40' setbacks. Although Chapter 13 provides that "[f]rontage setbacks maybe expanded . . . by 20 percent in order to match adjacent frontage setbacks," Section 1304(B)(1), that would only bring the proposed development's setbacks to 12'. The proposed development would stick out like a sore thumb from adjacent properties.

Conclusion

We do not oppose development in areas that that been designated as the TOD or Walkable Urban Code along the arterial streets on the edges of the Pierson Place and Carnation residential neighborhoods.¹ But Trinsic application in Z-56-20-4 must be denied because (1) The subject property is not located within the area circumscribed by City's current TOD or Master Plan and (2) Even if the site were located in the TOD or an area located in an area that is subject to the WU Code, the proposed development is not consistent with the surrounding 1- and 2-story historic structures and setbacks of surrounding properties.

Respectfully,

Dillon Hall

Ron Szmatoiwicz

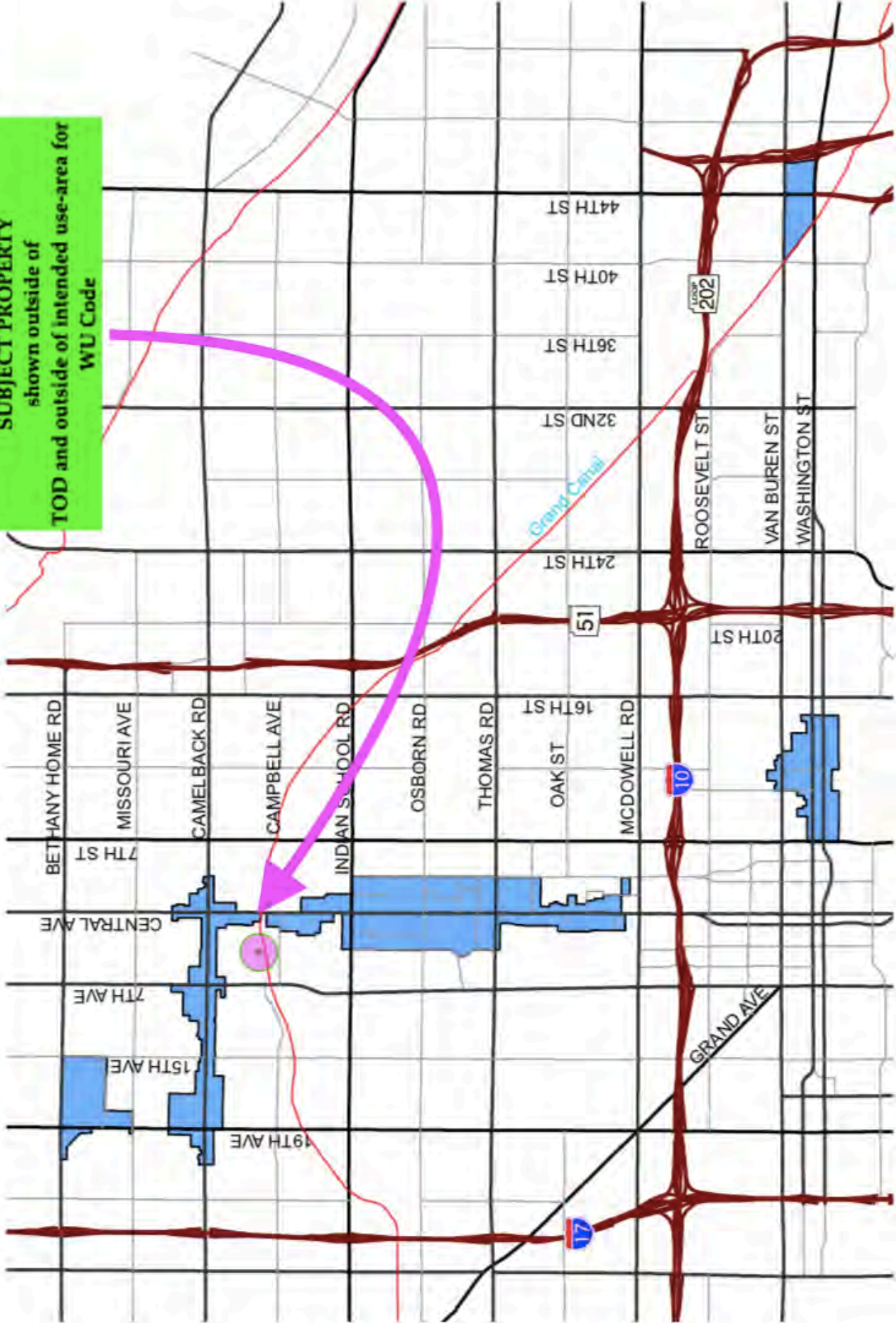
A handwritten signature in black ink, appearing to read 'Ron Szmatoiwicz', written over a large, circular scribble.

¹ See project at southeast corner of N. 3rd Ave. and W. Indian School Rd. (height & number of towers); other projects?

EXHIBIT

I

SUBJECT PROPERTY
shown outside of
TOD and outside of intended use-area for
WU Code



Interim Transit-Oriented Zoning Overlay District One (TOD-1)

Regulatory Provisions Include: Prohibited uses, conditional and use permits, non-conforming uses, development standards, street and sidewalk regulations, signage and parking and loading regulations. See Section 662 of the Zoning Ordinance.

For more information - Call the City of Phoenix Planning and Development Department (602) 262-7811

**EXHIBIT
II**

MASTER PLAN | WALKABLE URBAN CODE

The Walkable Urban Code plan guides rezoning to the new WU Code. The plan identifies the rezoning locations and intensity level Transect sub-districts that are consistent with the Vision and Master Plan.

The plan serves as policy guidance and is not regulatory. Additional outreach and research on underlying entitlements and appropriateness of specific properties will be conducted during the rezoning process.

Framework

The Transit Oriented Development Strategic Policy Framework document identifies the Placetype for certain light-rail stops within the District.

Like the Conceptual Master Plan, the Placetype models inform the proper scale and character of the Districts, which is then encoded in the Regulating Plan.



INDIAN SCHOOL ROAD & CENTRAL AVENUE

	Major Urban Center	<ul style="list-style-type: none"> Entertainment Destination Retail Destination Mid Rise Living Office Employment 	<ul style="list-style-type: none"> Mid Rise Apartment Town house Row house 	<ul style="list-style-type: none"> Mid-Rise Office & Hotel Under 40,000 sq. ft. single tenant retail footprint Incentive: 60,000 sq. ft. 	<ul style="list-style-type: none"> Regional Destination High Regional Accessibility 		<ul style="list-style-type: none"> Medium-High Intensity 4-8 Stories Incentive: 15 Stories
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CAMPBELL AVENUE & CENTRAL AVENUE

	Minor Urban Center	<ul style="list-style-type: none"> Balanced Commercial & Residential Retail Destination Entertainment Destination Some Employment 	<ul style="list-style-type: none"> Mid Rise Apartment Town house Row house Live/Work 	<ul style="list-style-type: none"> Low-Rise Office Under 40,000 sq. ft. single tenant retail footprint Incentive: 60,000 sq. ft. 	<ul style="list-style-type: none"> Sub-Regional Destination Medium Regional Accessibility 		<ul style="list-style-type: none"> Medium-Low Intensity 2-5 Stories Incentive: 7 Stories
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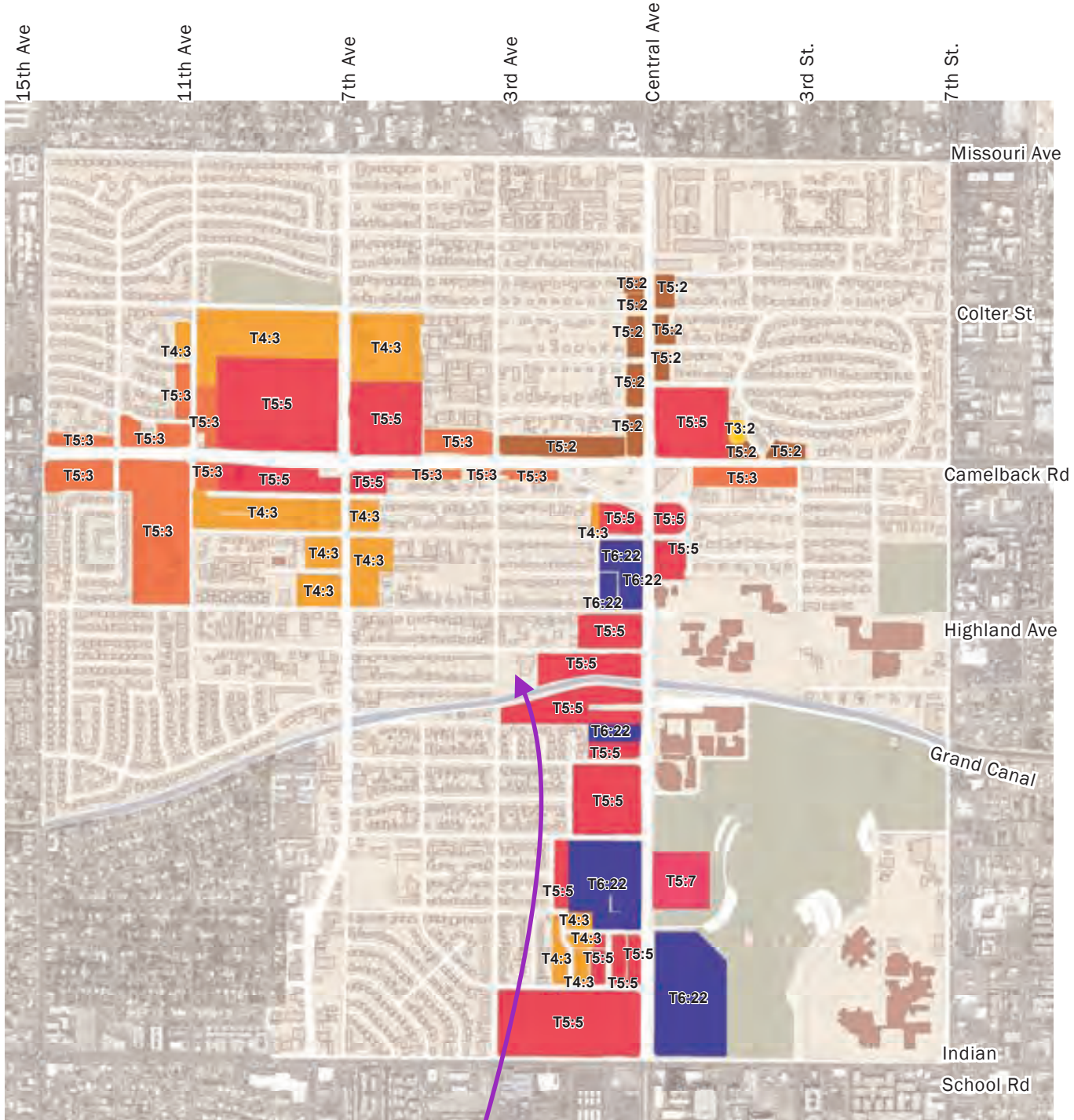
CENTRAL AVENUE & CAMELBACK ROAD

	Historic Neighborhood Center	<ul style="list-style-type: none"> Primarily Residential Neighborhood serving retail Limited employment 	<ul style="list-style-type: none"> Apartment Town/Row Home Live/Work 2 or 3 unit Single Unit 	<ul style="list-style-type: none"> Low-Rise office Under 20,000 sq. ft. single tenant retail footprint 	<ul style="list-style-type: none"> Neighborhood Destination Less Regional Accessibility 		<ul style="list-style-type: none"> Low Intensity 2-4 Stories Incentive: 5 Stories
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7TH AVENUE & CAMELBACK ROAD

	Medium Urban Center	<ul style="list-style-type: none"> Balanced Commercial & Residential Retail Destination Entertainment Destination Some Employment 	<ul style="list-style-type: none"> Mid Rise Apartment Town house Row house Live/Work 	<ul style="list-style-type: none"> Low-Rise Office Under 40,000 sq. ft. single tenant retail footprint Incentive: 80,000 sq. ft. 	<ul style="list-style-type: none"> Sub-Regional Destination Medium Regional Accessibility 		<ul style="list-style-type: none"> Medium Intensity 3-6 Stories Incentive: 10 Stories
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**EXHIBIT
III**



ReinventPHX Conceptual Zoning Plan



SUBJECT PROPERTY



From: [DIANE L MIHALSKY](#)
To: [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Nick Klimek](#)
Subject: Z-56-20-4 (scheduled for 4/7 at 2:30 p.m., item 114)
Date: Monday, April 5, 2021 10:16:08 AM

My name is Diane Mihalsky. I have lived at 304 W. Campbell Ave., across the canal from Trinsic's proposed development, since 1986. This is the first time I have ever formally opposed a proposed development.

I oppose Trinsic's request for Walkable Urban ("WU") Code T5:5 zoning because the proposed 56' high project (4 stories + a mezzanine) with 10' setbacks is too tall and has insufficient setbacks to fit in with the mostly single-story homes with large, lush irrigated lots on two sides of the proposed development under the City's own WU Code. The development will line Trinsic's pockets while undermining the long-term efforts and investment of homeowners adjacent to and near the property. The WU Code recognizes the value that established, vibrant small scale neighborhoods bring to the City. Trinsic will sell its property and move on, while those of us who are most invested in the neighborhood will be stuck with the detritus of the City's zoning mistake. Potential residents are not looking to purchase or move into properties across the street from such an imposing and glaringly inappropriate structure.

Because the proposed project does not comply with the WU Code, I do not understand why staff approved Trinsic's application. On January 26, 2021, the Alhambra Village Planning Committee ("VPC") also approved Trinsic's request for rezoning in a 15-1-0 vote. On March 12, 2021, I filed an ethics complaint against Charley Jones, a member of the Alhambra VPC, because he voted to grant Trinsic's application, even though he owned and was attempting to sell for a substantial profit three small commercial properties up the street. These properties' value has been increased by the Alhambra VPC's and Planning Commission's preliminary grant of Trinsic's rezoning application. As of this date, my ethics complaint is still pending. I have been told that the City Council will consider the ethics complaint a week after it determines the merits of Trinsic's application.

I am confounded by the City's scheduling of consideration of the ethics complaint after the rezoning application. Charley Jones' conflict of interest taints the entire proceeding. If the City Council determines to grant Trinsic's rezoning application, despite Trinsic's failure to comply with the WU Code and Charley Jones' involvement in the City's adjudication of Trinsic's application, the Council will perform a grave disservice to the homeowners who have done their best to make Uptown a desirable place to live. We support the City's desire to bring 170,000 new residents within a 30-minute drive of the light rail. But there are more appropriate ways to increase housing along the light rail that complies with the WU Code, respects current residents, and reflects the area's historic status. Not only have local homeowners accepted many other larger developments in the area, but if the City allowed them to build accessory mother-in-law suites or guesthouses on their properties, owners who are committed to the area would build many more rental units than the 218 units that Trinsic proposes to build.

Thank you for considering this email.

