



Proposed High Rise Raises Neighborhood Opposition; Planned Development Wanted Instead of Willy Nilly Zoning Variances

Rezoning Request Seeks 25 Story Tower

“This request is objectionable for several reasons, including its failure to comply with existing planning priorities for this location; the failure of staff to adequately assess the proposed application’s impact on nearby neighborhoods; and the negative precedent that approval of the spot-zoning request would establish.”

-Stan Watts

The appropriateness of a 250 foot high residential tower has been questioned by nearby residents and neighborhood organizations. The Windsor Square Historic Special Planning District and the Medlock Place Neighborhood Association have consistently voted to oppose the project.

Proposed by Omnet Capital for a location on Central Avenue, one street south of Camelback Road, 5,000 square feet of first floor commercial space is designed to be topped by over 200 residential units. In addition to 18 town homes facing the St. Francis neighborhood, the plan is to include a 6 level parking facility.

The building site is bounded east and west by St. Francis and Central Avenue and north and south by Mariposa Street and Pierson Street.

Citing, among other issues, that the proposal ignores a citizen approved 1985 Alhambra Village Plan supporting only mid-rise construction on that area of Central north of the Grand Canal, the neighborhood organizations are asking area residents to make their opinion of the project known to the Mayor and City Council.

According to Rick DeGraw, Chairman of the MPNA Zoning and Development

Committee, “. . . the Transit Overlay for the light rail line corridor was approved to increase the likelihood of light rail success and to improve the cityscape along the light rail line. This building adds nothing to the light rail or cityscape image. Only 1,000 square feet is set aside for a pedestrian mall, basically an area 20’ x 50’ with the possibility of mostly concrete and maybe a few benches. This adds nothing to the streetscape and provides nothing of real value to the neighborhoods.”

In a letter of opposition, the Windsor Square board of directors stated, **“This rezoning request, if granted, will have**

a dramatic impact on our neighborhood, property values, and quality of life. This high-rise is expected to generate 30,000 additional vehicle trips a month entering and leaving the building. This situation, along with other light rail-related development, threatens to create major traffic backups on Camelback, resulting in cut-through traffic entering Windsor Square at 2nd and 6th Streets . . .”

The developer of the project, Omnet Capital, represented locally by Lazarus and Associates, P.C.,* has over the last year presented the project to select members of the surrounding neighborhoods. However, despite

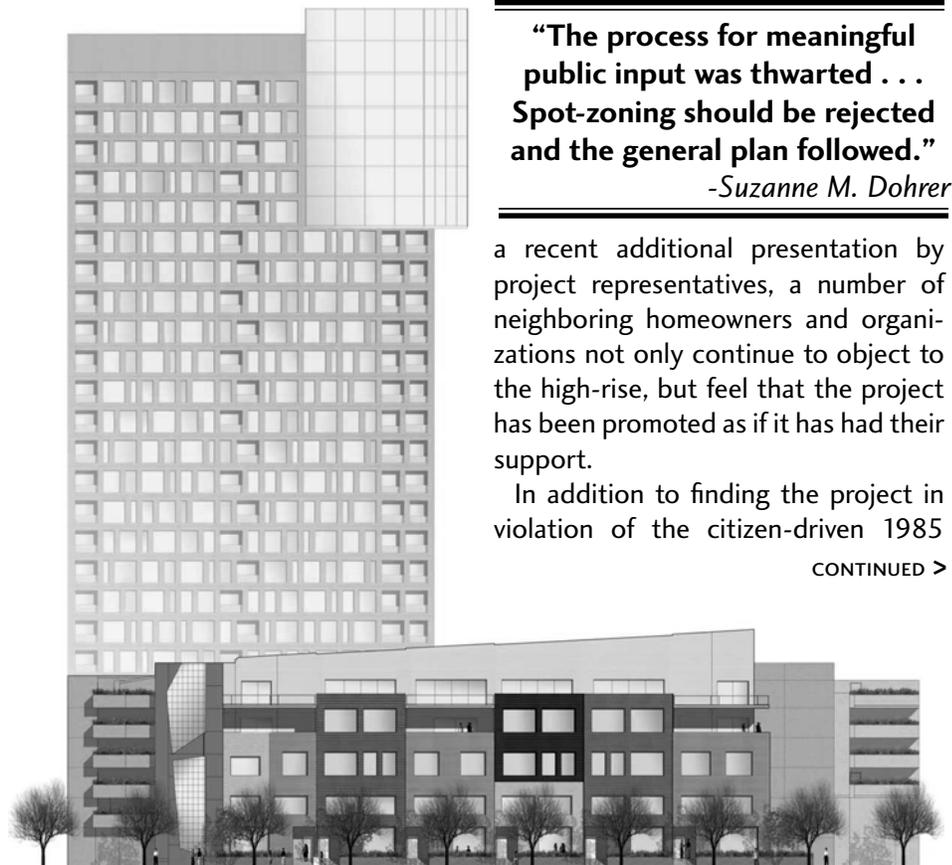
“The process for meaningful public input was thwarted . . . Spot-zoning should be rejected and the general plan followed.”

-Suzanne M. Dohrer

a recent additional presentation by project representatives, a number of neighboring homeowners and organizations not only continue to object to the high-rise, but feel that the project has been promoted as if it has had their support.

In addition to finding the project in violation of the citizen-driven 1985

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Along with 222 residential suites situated to rise above Central Avenue, Saint Francis cathedral and the Saint Francis neighborhood, 18 town homes, some as high as 5 stories, would overlook neighboring residences. Shown is the east elevation along Saint Francis Street.

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BATTLE LOOMS: HOMEOWNERS OBJECT TO HIGH-RISE

Plan, adverse effects to the surrounding neighborhoods have been mentioned. They include: “**loss of property values; loss of privacy; increased noise and air pollution; heat island effects; traffic and parking congestion; shadows and obstruction of daylight; night sky obstruction and light emissions; noise related to commercial and maintenance activities (e.g., early morning truck traffic; mechanized sweeping and vacuuming of parking structures, the sound of which can travel several hundred feet).**” †

Neighborhood organization opposition letters can be reviewed at medlockplace.com. Project plans, elevations and renderings can be viewed at windsorsquarephoenix.org.

“Development is fine, but not at the expense of existing neighborhoods.”

-Bernie Gellner

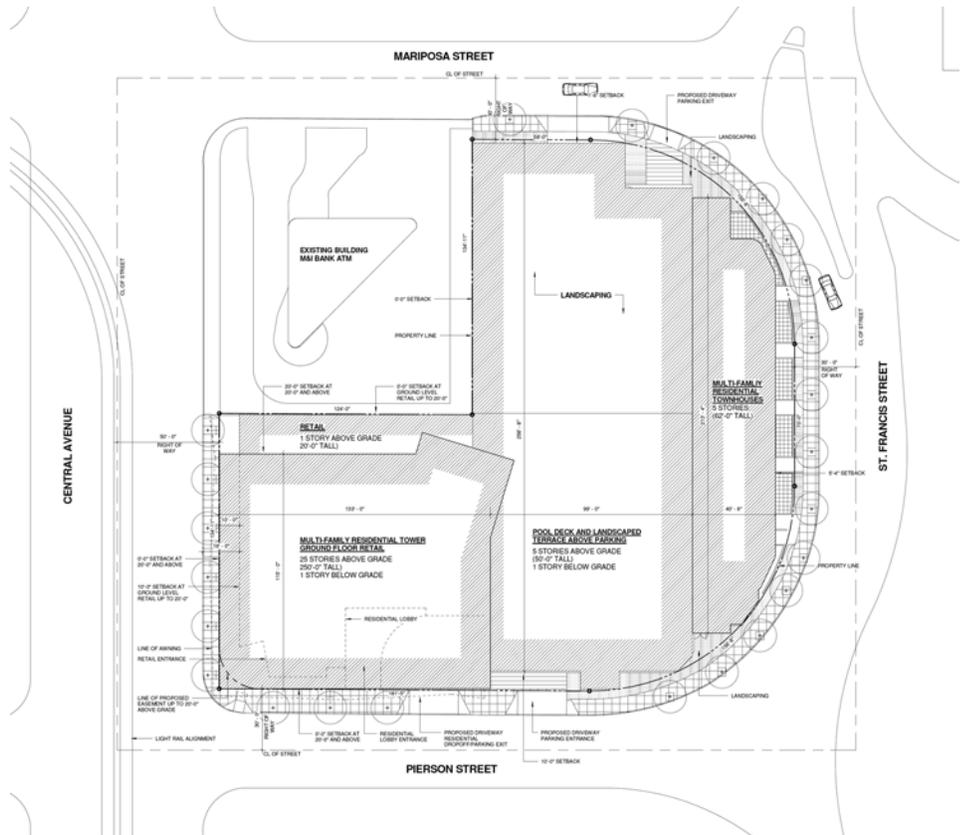
* For developer oriented details regarding Omnet Capital and this project contact Marci Rosenberg; Land Use Planner, Lazarus & Associates, P.C.: 602-340-0900; email: mrosenberg@lazaruslaw.com.

† From the Windsor Square Historic Special Planning District letter of opposition. The complete letter can be accessed at medlockplace.com.

Image Courtesy of Omnet Capital & Destefano + Partners



As envisioned by its developer, the view north along Central Avenue just south of Camelback of the Omnet Phoenix 2.2 acre project.



Plans indicate that the 25 story, 222 residential unit high-rise, along with 18 townhouses and a 6 story garage, will result in obliterating neighboring residential privacy and cast a very real shadow over adjacent single family home property value.

Image Courtesy of Omnet Capital & Destefano + Partners

**Protect your family, your home, & your neighborhood
Attend: Make Your Opinion Count**

The City Council Hearing in the Application of Omnet Phoenix, LP to rezone a 2.1 acre parcel on First Street between Pierson and Mariposa Streets (just south of the M&I Bank building) for a high-rise (a 25 story residential tower) is set for **Wednesday, October 3, 2007 after 5 p.m.** at City Council Chambers, 200 West Jefferson. **Once there, be sure to fill out an opinion card for item Z-116-06-4 and hand it to the City Clerk.** This is the 8th and last agenda item. The first agenda item begins at 5 p.m. Therefore, those who wish to address the Council in addition to filling out an opinion card need to be present later in the evening.

Your attendance will make a difference!

The Medlock Pages

Medlock Place Neighborhood Association

5025 North Central, #323
Phoenix, AZ 85012

President
Bruce Bilbrey: 279-1406
Secretary
Anu LoVecchio: 870-0207

Treasurer
Douglas Harter: 266-7167
Members at Large

Ellen Bilbrey: 279-1406
Kerry Moss: 266-2627
JB Runyon: jbrunyon@getnet.net
Terri Schouten: 265-0710

Important Numbers

- Sanitation 262-7251
- Gas Leaks 271-4277
- Poison Control 253-3334
- APS Power Outage 371-7171
- Water Services 261-8000
- Graffiti Removal 495-7014
- Animal Control 506-7387
- Humane Society 997-7585
- Litter Hotline 712-4683

**Crime Stop
602-262-6151**

