

March 29, 2020

Dear Councilwoman Pastor,

Thank you for your time Wednesday morning for the conference call. I would like to recap some items and to offer a timeline of events as they relate to the Phoenix Country Club (PCC) Tower project, new Case # Z-51-19-4. My guess is that you may be hearing only one side of the "events" from Jason Morris, John Graham, and/or perhaps Jim Mahoney. I apologize in advance if this letter turns out longer than anticipated, however it is written not just to go on record for myself, but also for many friends and neighbors.

Your original motion a year ago on Case # Z-41-18-4 included numerous items or stipulations put in to **placate** and **appease** residents in the neighborhoods closest to the PCC Tower project, and basically to **mollify** all the Phoenix area residents who were opposed to the project.

The PUD (new Case # Z-51-19-4) was filed in mid-September (2019) with the City. Jim Mahoney, PCC member and Principal of Trammel Crow, was brought in new and was responsible for the PUD application. Withey-Morris law firm was brought in new as well. Neither had been involved with the original zoning application under Case # Z-41-18-4.

Prior to the PUD submittal, there had been no neighborhood outreach, no effort to contact Robert Warnicke, Tom Chauncey, or me, (the neighborhood leaders), no architectural design committee, and no neighborhood in-put. In their first communication to nearby residents in October, Withey-Morris claimed that all the stipulations from your March 2019 motion had been met. Not so....

Robert W. and I met with Jim Mahoney on October 30 to discuss the items that appeared to not have been met, in particular, the architectural design committee. To our surprise, Jim informed us that there was an architectural committee, and added... ***Why would they want anyone who was opposed to the original project on the committee!?*** *Your whole point and our understanding was for both sides to come and work together.* At our request, Artie Vigil was added to the architectural committee (AC) in November. A copy of the actual transcript of your March motion was forwarded to Jim after that meeting. Jim had only seen the stipulations as recorded in the March 21, 2019 document.

Continuing on with dates and meetings:

February 3rd - Encanto Village Planning Committee (EVPC), PCC Tower project presentation, public comments, and recommendation for denial of the PUD by the Village. One Village member inquired about what the minimum number of parking spaces the City required the Club to have for its members and guests. An excellent question, but not answered.

February 7th - Robert Warnicke sent a letter to you requesting a meeting to discuss the PUD.

February 20th - meeting at Withey-Morris with Jason Morris, Jim Mahoney, John Graham, Robert W., Tom C., and me. Meeting requested by Robert. We were reaching out to them. Jason began the meeting by proclaiming that the PUD was a brand **new** project and this zoning case had **nothing** to do with the prior project and zoning matter under Z-41-18-4. (REALLY? It has **everything** to do with it. All of the stipulations put forth by Planning and Development and by you pertained to Z-41-18-4.) After Jason's ridiculous opening statement, Robert brought up two important topics he wanted to discuss: the podium and height. Graham shut that down by immediately stating neither the height nor the podium were negotiable. Robert left after being shut down; Tom and I stayed to continue the meeting. Their lack of reaching out to the neighborhoods from the get-go was one of the topics. The meeting ended with John asking for feedback, ideas to take to his architect...

February 22nd - meeting with Artie Vigil, Robert W., and me. Discussed the architectural committee (AC)... Artie participated in 4 meetings, each with poor attendance, where the topics included landscaping, lighting, parking podium and walls, however, no real discussion about the Tower on top

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of the parking podium. The day prior John had reached out to Artie for his input and ideas, and mentioned having a follow-up AC meeting.

March 3rd - Your Community Coffee at Joe's Diner. Robert Warnicke and Tom Chauncey attended and asked for a time to meet with you.

March 3rd - meeting with John Graham, Robert W., Tom C., Artie V., and me. Meeting seemed productive, John willing to continue with our input on the project, even after the Council votes. *It's hard not to be skeptical when your March 2019 motion stipulated the Applicant (developer and his team) to include neighborhood involvement and which was only done **after** they got caught in October.*

March 5 - Email to John Graham from me, outlining ideas for altering the amenities deck and its location, enlarging the footprint of the Tower portion that sits on the parking podium, allowing for the height to be brought down to a less egregious height of **85 feet**, while maintaining the same number of condo units. It seemed like a win-win for both sides.

March 5th - Planning Commission (PC), Tower project presentation, public comments, recommendation to approve. PC member comment: **Right project but wrong location!** Question again... what is the minimum number of parking spaces the City requires the Club to have for its members and guests? No answer to that question.

March 13th - Meeting with John Graham, Jason Morris, Ben Tate (associate of Jason's), Jim Mahoney, Robert W., Tom C., and me. The meeting seemed productive, John willing to continue with our input on the project. *HOWEVER, it's hard not to be skeptical when your March 2019 motion stipulated the Applicant (developer and his team) to include neighborhood involvement which was only done **after** they got caught in October. Again, Jason brought up that the PUD was a brand **new** project and had **nothing** to do with the prior zoning matter under Z-41-18-4. By the way, a copy of the transcript from your March motion was given to Jason and Ben at the end of the meeting.*

March 18th - City Council vote on Case Z-51-19-4 postponed, now on the agenda for April 1st.

*In view of being ignored from the get-go and in spite of what was spelled out in your actual March 2019 motion, here we are in the 11th hour. This is not where or what we wanted nor what you wanted. A second correspondence with a summary about the stipulations you included in the March 20, 2019 motion meant to **appease** everyone will be forthcoming.*

Thank you for your time.

Respectfully,

Jeanne Yawger

One of the Neighborhood Leaders