



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### **ADDENDUM A**

#### **Staff Report: Z-43-20-4**

August 4, 2021

<b><u>Encanto Village Planning Committee</u></b>	June 7, 2021
<b>Meeting Date:</b>	
<b><u>Planning Commission</u> Hearing Date:</b>	August 5, 2021
<b>Request From:</b>	<u>C-2 CNSPD</u> (Intermediate Commercial, Coronado Neighborhood Special Planning District) (1.13 acres) and <u>P-1 CNSPD</u> (Parking, Coronado Neighborhood Special Planning District) (0.46 acres)
<b>Request To:</b>	<u>PUD CNSPD</u> (Planned Unit Development, Coronado Neighborhood Special Planning District) (1.59 acres)
<b>Proposed Use:</b>	Planned Unit Development to allow a hotel and other commercial uses.
<b>Location:</b>	Northwest corner of 12th Street and McDowell Road
<b>Owner:</b>	1144 McDowell Land, LLC
<b>Applicant:</b>	1144 McDowell Land, LLC
<b>Representative:</b>	Larry Lazarus, Lazarus & Silvyn P.C.
<b>Staff Recommendation:</b>	Approval, subject to stipulations

The purpose of this addendum is to provide additional community correspondence received since the Encanto Village Planning Committee on June 7, 2021, to remove a stipulation at the request of the Public Transit Department, to include a revised site plan and elevations, and to add a stipulation to allow for medical uses on the site and a stipulation requiring general conformance to the revised plans for the proposed hotel use.

The Encanto Village Planning Committee heard the above described case on June 7th, 2021 and recommended denial of the request by a vote of 5-4.

#### COMMUNITY CORRESPONDENCE:

Since the Village Planning Committee meeting on June 7th, 2021, staff has received an additional two emails in opposition, six emails in support; and two petitions in support of

the project proposed by the applicant. The referenced emails and petitions are attached to this addendum.

#### STIPULATIONS ADDITION / DELETION:

The Public Transit Department has requested Stipulation No. 2 requiring the dedication and construction of a bus stop pad along McDowell Road be deleted.

The applicant has requested additional sub-points be added to Stipulation No. 1 to allow for medical office use with the same standards proposed for the hotel use. At present and at the direction of the applicant, the Development Narrative is written to only allow for a hotel use and all uses permitted in the Walkable Urban Code Transect 4-3 District.

The applicant has also submitted a revised site plan and renderings, and has requested to add a stipulation to require general conformance to these exhibits should a hotel use be developed on the site. The site plan was updated to move trees that were located north of the sidewalk along McDowell Road to the south side of the sidewalk within the landscape planter, and to show an added porch area and stairs along the south side of the building. Renderings have been submitted that show these updates as well. The applicant has requested that a stipulation be added to require general conformance to these plans. If the PUD Narrative contains development standards or design guidelines that are more restrictive than what would otherwise be allowed by the permitted deviation relevant to general conformance, the development shall comply with the PUD Narrative. The general conformance stipulation shall not be construed to permit variations that are not in compliance with the PUD narrative or which would otherwise require an amendment per Section 671.E. of the Zoning Ordinance.

Additionally, staff has identified that an additional fence height provision will need to be added to the development standards table to allow the wall heights proposed on the revised plans.

#### STIPULATIONS

Staff recommends approval subject to the following revised stipulations:

1. An updated Development Narrative for McDowell Hotel 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 May 18, 2021, as modified by the following stipulations:
  - a. Front cover: Revise the date information on the cover page to add the following:
    - Hearing Draft: May 18, 2021
    - City Council Adopted: TBD [Add Adoption Date]
  - B. PAGE 4 AND EXHIBITS: ADD AN EXHIBIT 8 TO INCLUDE THE RENDERINGS DATE STAMPED AUGUST 4, 2021.**

- C. **PAGE 8: UPDATE FIGURE 2 TO MATCH THE SITE PLAN DATE STAMPED AUGUST 4, 2021.**
- D. **PAGE 14; WALKABLE URBAN CODE: APPLICATIONS AND MODIFICATIONS TABLE: CHANGE THE COLUMN HEADER FROM “COLUMN B: STANDARDS FOR HOTEL USE ONLY” TO “COLUMN B: STANDARDS FOR HOTEL AND MEDICAL OFFICE USE ONLY”**
- be. Page 14: Change “1303 General Site Development Standards” to “1304 General Site Development Standards”.
- F. **PAGE 15, 1305 FRONTAGE STANDARDS, FENCE STANDARDS: ADD AN ADDITIONAL BULLET TO INCLUDE THE FOLLOWING PROVISION UNDER THE FIRST BULLET:**
  - o **DECORATIVE SCREENING OR OPEN FENCING ON TOP OF SOLID WALLS SHALL BE LIMITED TO 66 INCHES, WITH A COMBINED HEIGHT NOT TO EXCEED 78 INCHES.**
- G. **PAGE 15; WALKABLE URBAN CODE: APPLICATIONS AND MODIFICATIONS TABLE. 1306 LAND USE MATRIX IN COLUMN B: ADD “CLINIC, MEDICAL OR DENTAL; LABORATORY, MEDICAL, DENTAL OR CLINICAL; MEDICAL OR DENTAL OFFICE; PER SECTION 1306 LAND USE MATRIX.”**
- eh. Page 20; Site; 1st Paragraph: Add the following language “proposals for non-standard material in the public right-of-way shall require approval from the Street Transportation Department”

- 2. ~~The developer shall dedicate right-of-way and construct a bus stop pad along westbound McDowell Road west of 12th Street. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus bay shall be spaced from the intersection of McDowell Road and 12th Street according to City of Phoenix Standard Detail P1258.~~

**THE SITE SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED AUGUST 4, 2021 SHOULD A HOTEL USE BE DEVELOPED ON THE SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

- 3. The developer shall dedicate 35-feet of right-of-way for the north side of McDowell Road, as approved by the Planning and Development Department.
- 4. The developer shall dedicate a 10-foot sidewalk easement for the north half of McDowell Road, as approved by the Planning and Development Department.

5. The driveway along McDowell Road shall be restricted to three quarter access per City of Phoenix standard detail, as approved by the Street Transportation Department.
6. 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.
7. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
8. 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.
9. The developer shall grant and record an aviation 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.
10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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.

### **Exhibits**

Community Correspondence (15 pages)

Site Plan date stamped August 4, 2021

Renderings date stamped August 4, 2021 (10 pages)

[\*\*McDowell Hotel PUD\*\*](#) date stamped May 18, 2021

**From:** [Karen Voyer-Caravona](#)  
**To:** [Nick Klimek](#)  
**Cc:** [Matteo Moric](#); [Pradeep.Tiwarie@phoenix.gov](mailto:Pradeep.Tiwarie@phoenix.gov); [Mayor Gallego](#); [Council District 4](#)  
**Subject:** 1144 E McDowell pre-application question  
**Date:** Wednesday, July 8, 2020 9:58:14 AM

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Mr. Klimek:

My home is at 1144 E Almeria Rd, directly behind 1144 E McDowell ((2008640, Kiva Project # 20-590) address, which is planned for redevelopment as a hotel. I would like to know the current status of this application and to request notification on any public meetings pertaining to the development.

The outreach provided by the applicant's neighborhood representative was not forthcoming, which I can only assume was due to the knowledge that my husband, an AICP with over 25 years experience in both the public and private sector, would object strongly to pre-application currently on file. We do not object to the redevelopment itself but the numerous exemptions they are seeking related to setback, height, parking, etc. The impact on traffic and the fact that the current plans do not align with the Neighborhood Conservation Plan for the Coronado Neighborhood are of great concern. Although the applicant was invited to attend the July meeting of the Coronado Neighborhood General Meeting to present, it was reported that the applicant declined until the August meeting, seeking to integrate feedback received from effected residents in Coronado neighborhood. However, I am concerned decisions will be made at the City of Phoenix before sufficient notification and input from neighborhood residents, who are understandably less able to participate in the public process due to pandemic conditions.

We have not received any written notification from the applicant. The informal outreach by the applicant's liaison was not forthcoming with any project details despite the fact that a presentation had already been made before the McDowell merchants group and, the pre-application was on file with the city. It is worth noting that the copy of the presentation given to the Coronado Neighborhood Association for distribution was not only limited to pretty elevation drawings but that all the data in the margins was completely obscured. The set back information, an issue of special concern to all residents of Coronado's perimeter streets, was not provided. No staff comments were included, nor was any information provided about how to contact City planning staff to give feedback or ask questions.

The conservation plan, which was approved by the Phoenix City Council on May 21, 1986, repeatedly refers to the potential for Banner Hospital to encroach upon Coronado's residential character. It is my understanding that Banner is pushing for the approval of this plan and that one of the applicant's representatives is a member of Banner's Board of Directors. The developer purchased this property before the successful completion of the entitlement process, which I understand to be risky and somewhat unusual. For this reason, some residents speculate that the project in its current form is a done deal. I hope this is not the case.

**Karen Voyer-Caravona**  
**1144 E Almeria Rd**  
**928.814.8497**

### **Background**

The developer submitted for a Preapplication (2008640, Kiva Project # 20-590) and received staff comments on 3/17/2020. Preapplication meetings are useful to inform the developer of relevant codes and regulations to the proposed project. After receiving the Pre-application comments, the developer undertakes studies, performs outreach and revises plans as necessary responding to staff comments in preparation to submit the formal application for rezoning and design entitlements. The attached files were provided by the developer's liaison and are also available through public record requests. A follow-up phone call to Matteo Moric, Planner II, occurred on June 1, 2020 to receive application status and processing information. A PUD application has not been submitted. The Village Planner who coordinates with applicants on Zoning Applications in this area of the City is Nick Klimek and he can be reached at [nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov) or 602-534-7696. An application to combine lots with Project Number 00-2913 has a Plan Review Status as Open.

In addition to the zoning code, the subject site is must conform to the Coronado Neighborhood Conservation Plan. [https://www.phoenix.gov/pddsite/Documents/PZ/pdd\\_pz\\_pdf\\_00300.pdf](https://www.phoenix.gov/pddsite/Documents/PZ/pdd_pz_pdf_00300.pdf)

Neighborhood Conservation Plan for the Coronado Neighborhood:  
[https://www.phoenix.gov/villagessite/Documents/pdd\\_pz\\_pdf\\_00094.pdf](https://www.phoenix.gov/villagessite/Documents/pdd_pz_pdf_00094.pdf)

Here you will find additional goals, policies and land use information.

A Powerpoint presentation "1144 E. McDowell Road, Hotel, PUD application, May 21, 2020" was provided that contained two slides of building elevations and a Site Plan. Due to the blurred condition of the Site Plan, and reduced image extent that eliminated the required and proposed development standards and parking requirements, it cannot be determine if the developer responded to any of the preapplication staff comments. To be fair to the developer's representative, the blurred depiction may be an issue of copying and pasting an image into the Powerpoint. However, this is easily overcome by inserting and common practice to insert a .pdf image file directly into the Powerpoint presentation. The availability of complete, clear, decipherable plans, project information and nature of request relevant to current zoning and proposed entitlements should not be glossed-over. If the Developer is genuinely engaging a Neighborhood Association and community to incorporate meaningful feedback and buy-in, at a minimum clear documentation should be provided. Second, the proposal is a complicated PUD application with stipulated requests to reduce development standards and parking requirements. The provided presentation does not outline the detail of the request nor discusses the rational that the proposed development should be granted. With the stipulated reduction in development standards, is the community receiving a better design or does the resulting development place the developer's burdend upon the community? For example, through a reduction of required parking on-site, where does the overflow of parking get displaced? Third, it would be respectful of the Developer to provide the Neighborhood Association Board complete plans and documentation in advance of the presentation such the Neighborhood Association Board has ample time to review, analyze and prepare concerns and meaningful questions, rather than merely having the Board respond to pretty pictures from an abbreviated presentation.

After receiving the Board's comments, what is the public participation plan to receive feedback from the Board and community? What is the notification procedure? Where can plans be reviewed? Will there be a public presentation?

### **Initial Concerns**

### **1. Parking shortage.**

105 spaces are required and only 64 spaces are provided. This leaves a shortfall of 41 spaces. This burden then becomes the neighborhood's as the shortfall in parking spaces have to be located elsewhere such as on neighboring streets. In other words, the Hotel operator strives to have full booking of 103 rooms. When this occurs, the operator has only 64 spaces. 41 spaces need to be made-up elsewhere.

Based upon a 41 parking space shortfall with curbside parking spaces at 23' in length, 943 feet of curbside parking would need to be found somewhere in the neighborhood. Almeria's block length between 11th and 12th Streets is approximately 635'. There are code provisions for shared parking but it is believed the proposed development meets the criteria. Code requirements <https://phoenix.municipal.codes/ZO/702>

Other concern is whether parking code requires spaces for the bar and conference facilities. Typically, hotels rent conference space for clients who are not guests (business meetings, wedding receptions, etc.) The developer should provide a Parking Management Plan addressing these shortfalls and/other studies if Shared Parking is being requested.

### **2. Request reduction in setbacks, parking and landscaping yards**

The decreased setback will create an urban curtain along 12th and Almeria which, in turn, changes the neighborhood characteristic along 12th and Almeria. The precedent will be set - likely allowing future development to build to this reduced setback. If the developer desires to build to the setbacks of the C-2 district, it is their right. A PUD application would change these minimum requirements to the developer's request..

This is important because these required setback and landscape yards buffer commercial uses from residential. The required North property line setback is 30'. The developer proposes providing a 4' average and 2'.2 ft. minimum. The setback along the east property line is required to have 30ft. The developer proposes 13ft. These setbacks and landscape areas are not adequate. The building plans (walls) are imposed upon street and adjacent residential neighborhood residences without adequate landscaping to soften the transition and provide human scale. Plant material cannot grow within a 2' area. Again, the proposal displaces the burden of landscaping into the public realm (ie. public right-of-way) rather than include the required landscaping on the privately owned lot.

You may find the Development Standards required and provided setbacks/parking on sheet A0.4. The development setback information was missing in the presentation. The developer's representation should have these readily available and able to address the impacts, rationale and justification behind the setback and yard reduction.

### **3. Public Participation Plan**

What is the Public Participation Plan to receive property owner comments within the notification distance and broader neighborhood comments?

**Z-43-20n - PUD - 12TH AND MCDOWELL  
ENCANTO VILLAGE PLANNING APPEAL LETTER**

project: Z-43-20N  
date: 2021-07-29  
to: Nick Klimek, AICP  
Encanto Village Planner  
City of Phoenix  
Planning and Development Department  
200 W. Washington St  
Phoenix, AZ 85003  
from: Arthur (Artie) Vigil  
Coronado 17 year resident,  
NCARB Architect, CNU-accredited, LEED AP  
2026 N 10th street  
Phoenix AZ, 85006

Dear Mr. Nick Klimek and Phoenix Planning Commission Members,

I am resident of Coronado Neighborhood and an architect. I am in favor of this property being redeveloped. However, **not in favor** of the PUD as current written and design.

The design is not compatible with the Coronado Neighborhood and the 1986 Conservation Plan. This PUD is requesting substantial parking and setback variances for a suburban styled national chain hotel. The building design ignores the context of the existing historic neighborhood. PUD zoning applications should require developers to be build better quality projects than required with standard zoning. Instead we are presented with building materials and erratic building facade patterns that are typical for fast food chains and suburban hotel chain developments. Approving this PUD without a requirement for compatible architecture would set a terrible precedent for future PUD's around the perimeter of the Coronado Neighborhood.

I'd like to encourage you to vote against this PUD as designed and have the developer go back to the drawing board with the following suggestions/stipulations.

- 1) Building setback should be 30' along Almeria.**
- 2) McDowell Street frontage should be revised to reflect the goals of the WU code. No Pool, Main Street frontage design standards.**
- 3) Parking should be parked at 1 space per room. (currently 0.67 spaces per room)**
- 4) Architecture should be revised to be compatible with the 1920's - 40's main street architectural character of Coronado and Miracle Mile.**

**1)Building Setback:**

The Almeria building setback should match the 30' that currently exists for the adjacent homes along the street. Current proposal is at 17' and would negatively affect the existing alignment of homes and buildings on the street.



The current 17' setback along Almeria does not meet the PUD (zoning code requirements) which state that development standards will be established to compliment the dimensions and physical features of a site and the character of the neighborhood.

The current PUD is modeled after the WU Code - T4 district. This form based code for T4 requires that building setbacks match the building height when adjacent to historic districts and R1-6 zoning. The WU code would require the building setback be 56' along Almeria.

The current zoning is C-2 Commercial zoning. The setback along Almeria is 30' for this zoning.

This property is within the 1986 Coronado Conservation plan. The primary objective of the plan is to promote development at a scale, quality and at locations where it will not adversely affect residents and their homes. Regarding building setback, the Coronado Conservation plan states that setbacks should be commensurate with the height of the building and adjacent uses. Further stating that this provision will not reduce any setback required by existing zoning ordinance. Reminder that the Coronado Conservation plan was established in reaction to the building that is being remodeled.

The 2015 General Plan, states that Areas of Preservation are meant to maintain established character and scale of a neighborhood or place. Planning should be employed to ensure those places are protected and enhanced.

On page 65 of the General Plan. Underdeveloped land in older parts of the city should be developed in a manner that is compatible with viable existing development and the long term character and goals for the area.

## **2) Walkable Main Street Frontage**

The zoning code for a PUD requests that the development should have standards that will compliment the dimensions and physical features of a site and the character of a neighborhood. The developer would understand the goals of the Miracle Mile in re-establishing Main Street Architecture which defined the street from the 1920' through '40's.

The WU code states that building facades shall be designed to provide a sense of human scale at the ground level by providing a clear architectural distinction between the ground floor and additional stories. This proposal does not meet this objective in the design.

The WU code states that all pedestrian entrances should be defined by their distinctive use of materials an architectural elements. The primary building entry should be located within the primary frontage. Building frontages on arterials should be orientated to the arterial frontage. The preferred arrangement is to front facades directly adjacent to the sidewalk. The current design has the entrance elevated and hidden behind a courtyard and pool area under the building near the porte-cochere which does not promote a safe walk-able frontage.

## **3) Parking.**

The PUD is requesting 0.67 spaces per room, the current zoning is 1 space per room. The PUD makes no mention for how the deficient parking will be accounted for.

Parking Required:

105 guestrooms x 1 space per room = 105 parking spaces

Parking Provided: 64 parking spaces

Deficient: 41 parking spaces.

The existing zoning is C-3 which would require 1 parking space per room.

The WU code which is being used as a reference requires 0.75 spaces per room. The WU code is only limited to within the Reinvent PHX transit orientated district policy areas. This property is not adjacent to transit stations. Therefore the burden of the missing parking would be placed onto the neighborhood when the hotel is booked.

There has been mention of a cross access agreements with the hospital. However the parking must be located within 300', and cannot cross an Arterial or Collector Street. Therefore the only offsite parking that would be available would be to share the parking with the office buildings to the west. This is not clarified in the PUD.

The Coronado Conservation plan on page 28 encourages underground parking for new commercial development.

## **4) Architecture**

The architecture that is proposed is not compatible with the character of Coronado Neighborhood.

The 2015 General Plan under a goal for Certainty and Character on page 106, that Every Neighborhood and Community should have a level of certainty. Ensure that development, redevelopment and infrastructure supports and reinforces the character and identify of each unique community and neighborhood. This PUD design does not speak to the character of Coronado. Its neither referenced or studied.

On page 110, these goals are continued for Historic Districts. This goal states that New Development and Infill should be responsive to the historic surroundings and is compatible in size, scale, massing, proportion and materials.

The Encanto Village plan further states these goals. Page 12. New Development should be compatible in scale, design and appearance. Page 13....Promote neighborhood identity through planning that reinforces the existing landscaping and character area. Page 15...it is important to preserve this historic character to be cohesive with the existing neighborhoods.

The Coronado Conservation plan also states that a USE permit is required for hotel uses. The current PUD is requesting that this use permit requirement is removed.

**Conclusion:**

The General Plan, Encanto Village Plan, Coronado Conservation Plan, WU code, C3 zoning all guide development that is compatible and in harmony with the neighborhood. This would be the first PUD approved within the Coronado Conservation Plan. Please vote against this PUD or recommend the following stipulations.

- 1) Building setback should be 30' along Almeria.**
- 2) McDowell Street frontage should be revised to reflect the goals of the WU code. No Pool at street frontage, WU code Main Street frontage design standards.**
- 3) Parking should be parked at 1 space per room. (currently 0.67 spaces per room)**
- 4) Architecture should be revised to be compatible with the 1920's - 40's main street architecture of Coronado.**

Thank You!



**Artie A. Vigil III**, ncarb . leed ap . cnu-a

**From:** [Krista Norton](#)  
**To:** [Council District 4](#)  
**Cc:** [Nick Klimek](#)  
**Subject:** RE: Z-43-20-4 McDowell Hotel PUD  
**Date:** Tuesday, July 20, 2021 2:05:50 PM

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Good Afternoon Councilmember Pastor:

I have been a live-in homeowner in the Garfield historic neighborhood since 2009. I am thrilled to see all the development and improvements coming into the McDowell Road Corridor, as this is one of the reasons I chose to purchase my home in Garfield in the first place.

Today I write to you in regards to the Z-43-20-4 McDowell Hotel PUD.

My son was born prematurely at Banner Good Samaritan, now Banner University, in 2011. I was fortunate to live right around the corner from the hospital so that my extended family, friends and visitors could easily go between the locations in order to help my immediate family and I with anything we needed. Not everyone who uses Banner University's Nicu or any urgent service for that matter, has that luxury. I can only imagine how difficult it must be for families needing a place to stay when visiting their loved ones. I was incredibly happy to hear about a planned hotel coming to the intersection of 12<sup>th</sup> Street and McDowell that families could easily utilize when their loved ones are at the hospital.

I have reviewed the zoning application for a Hotel, including the site plan and elevations, and I am in support of the project. I believe that it will be a benefit to the McDowell Road Corridor, the community, and both the Garfield and Coronado neighborhoods.

Thank you for your time.

Sincerely,

Krista Norton & Family  
1230 E. Roosevelt Street  
Phoenix, AZ 85006  
[k7norton@gmail.com](mailto:k7norton@gmail.com)

**From:** [James McDougall](#)  
**To:** [Nick Klimek](#)  
**Cc:** [Terrence Plas](#)  
**Subject:** Fwd: Zoning Case Z-43-20-4  
**Date:** Wednesday, July 21, 2021 12:45:14 PM

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

From: **James McDougall** <[jrmcii@gmail.com](mailto:jrmcii@gmail.com)>  
Date: Tue, Jul 20, 2021 at 8:37 PM  
Subject: Zoning Case Z-43-20-4  
To: [Council.district.4@phoenix.gov](mailto:Council.district.4@phoenix.gov) <[Council.district.4@phoenix.gov](mailto:Council.district.4@phoenix.gov)>  
CC: [Nick.klimeck@phoenix.gov](mailto:Nick.klimeck@phoenix.gov) <[Nick.klimeck@phoenix.gov](mailto:Nick.klimeck@phoenix.gov)>, [terrence@plasinvestments.com](mailto:terrence@plasinvestments.com) <[terrence@plasinvestments.com](mailto:terrence@plasinvestments.com)>

Dear Councilmember Pastor,

I am a resident in the area, and I support Zoning Case Z-43-20-4 - McDowell Hotel at 12th St & McDowell Rd.

I have lived at 42 W Willetta St, Phoenix, AZ 85003 since early 2017. I would like to see this project move forward, and I believe it will have a positive impact on my neighborhood and the area surrounding it.

Thank you for your consideration.

Sincerely,

Jim McDougall

**From:** [Salem Elia](#)  
**To:** [Nick Klimek](#)  
**Cc:** [Nick Klimek](#)  
**Subject:** Zoning Case # Z-43-20-4 Hotel @ 1144 E. McDowell Road  
**Date:** Thursday, July 22, 2021 5:01:05 PM

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Miss. Laura Pastor

Please note , as an owner of a property( 1609 N. 12<sup>th</sup> Street ) just east of the above project, I am in favor of the development, thanks.

Salem D. Elia  
The Salem D. Elia Family Trust  
10090 E. Evans Dr  
Scottsdale, Arizona 85260  
salemelia@qwestoffice.net

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10

Laura Pastor, Councilmember District 4  
City of Phoenix  
200 W. Washington St.  
Phoenix AZ 85003

Zoning Case #Z-43-20-4 for a hotel at 1144 E. McDowell Road

Councilwoman Pastor,

I am a homeowner in the Coronado neighborhood and over the past year have followed the project's evolution in response to concerns and suggestions made by my fellow Coronado residents and other community stakeholders.

As a professional sustainable urban planning professional, I support this project. I have reviewed the PUD Narrative, including the revised site plan, landscape plan, circulation plan, open space plan, architectural renderings and traffic study. I believe the project will help activate a property that is currently, from my perspective in the neighborhood, a large vacant parking lot. The proposed hotel will activate the site and is located in a spot well suited to integrate into our community's fabric, as Coronado Park is just north of the site and several restaurants and businesses are in close proximity as well.

The adaptive reuse of this long-vacant office building will unquestionably contribute to the revitalization and walkability of McDowell Road, and greatly enhance the southern entry into Coronado.

I urge you to approve the rezoning to allow this transformation to happen.

Rebecca Santiago

Signature

2018 N 10<sup>th</sup> St Phoenix AZ, 85006

Address

7/24/21

Date

To: Laura Pastor, [council.district.4@phoenix.gov](mailto:council.district.4@phoenix.gov)

Cc: Nick Klimek, [nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov)

## Racelle Escolar

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**Subject:** FW: Support for Zoning Case #Z-43-20-4

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**From:** Michelle Green <mgreen@lslawaz.com>  
**Sent:** Saturday, July 31, 2021 9:24 AM  
**To:** Racelle Escolar <racelle.escolar@phoenix.gov>  
**Subject:** Fwd: Support for Zoning Case #Z-43-20-4  
Sent from my iPhone

Begin forwarded message:

**From:** Marci Rosenberg <[marcizrosenberg@gmail.com](mailto:marcizrosenberg@gmail.com)>  
**Date:** July 31, 2021 at 8:44:06 AM MST  
**To:** Larry Lazarus <[llazarus@lslawaz.com](mailto:llazarus@lslawaz.com)>, Michelle Green <[mgreen@lslawaz.com](mailto:mgreen@lslawaz.com)>  
**Subject:** Fwd: Support for Zoning Case #Z-43-20-4

This came in yesterday from my friend and very respected neighbor here in Coronado. He is also willing to speak at the hearings. Will keep you posted on progress with residents along the primary Almeria block over the weekend...

--Marci

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

**From:** Brad Bridwell <[bbridwell78@gmail.com](mailto:bbridwell78@gmail.com)>  
**Date:** Fri, Jul 30, 2021 at 8:45 PM  
**Subject:** Support for Zoning Case #Z-43-20-4  
**To:** [nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov) <[nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov)>, [council.district.4@phoenix.gov](mailto:council.district.4@phoenix.gov) <[council.district.4@phoenix.gov](mailto:council.district.4@phoenix.gov)>

Mr. Klimek and Councilwoman Pastor:

I am writing to express my support for the above referenced zoning case for the addition of a hotel on the corner of 12th street and McDowell Road. The McDowell hotel will add considerable walkability, shade, and security to the Coronado and Garfield neighborhoods which surround it by adaptively reusing a vacant medical office building. The butterfly garden, the pool location on the McDowell side, and the walking paths are all well placed and the exterior facade will make a great addition as a southern entrance into the Coronado neighborhood. Additionally, we have several small businesses operating in and around Coronado that will benefit from the added hotel guests that it will attract.

I have a large family spread out all across the state and we had the unfortunate events of caring for our mother and father as they both passed in Banner Good Sam just 13 months apart from each other. In each case, their deaths occurred over an elongated period of time of several weeks where family were traveling from Casa Grande, Tucson, Scottsdale, Chandler, Flagstaff, and Prescott. It would have been nice to have had such an easily accessible hotel room or rooms to give family members a place to rest, recuperate, and get their strength back together to walk into such trying times.

Last thing I will say is that the existing building has no historic value, the redesigned and new sections of this proposed building look great and do not, in any way, shape, or form, need to conform to the historic preservation (because there's nothing to preserve) we have come to expect on the interior of our historic neighborhoods. This development will only benefit our neighborhoods and the critical hospital infrastructure just across the street.

Thank You,

Brad Bridwell  
Coronado Resident  
2313 N Evergreen St  
Phoenix, AZ 85006  
602-317-8582

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a neighborhood alliance

Garfield Organization  
Lupe Sisneros Safe Haven  
1029 E. Garfield Street  
Phoenix, AZ 85006  
garfieldorganization.com

July 30, 2021

RE: Z-43-20-4

To whom it may concern:

On behalf of Garfield Organization, I would like to recommend approval of this zoning change.

The proposal was presented at our Garfield Revitalization & Economic Development committee. Residents were happy to see proposal for improving the intersection and providing a service for Banner University Medical Center Phoenix. There were no oppositions by any residents.

We look forward to the new proposed hotel and the grand improvement it will bring to our McDowell streetscape.

Thank you,

Dana Johnson  
president







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*The McDowell Hotel*

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