

# Neighbors boo development plan in historic area

By Kristena Hansen  
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Nearby historic neighborhoods call a central-Phoenix apartment complex an eyesore, but fear their quality of life is threatened by the redevelopment plan at the Seventh Street and Earll Drive location.

Developers propose to demolish the shabby 1950s Country Club Apartments, 3030 N. Seventh St., and replace it with mixed-use buildings, including residential, commercial and retail shops. Phoenix City Council is expected to vote on it Wednesday.

"It's like a choice here for survival," said Jean Switzer, 61, resident of La Hacienda Historic District, which is south of the site. "I have two parents that are in their 80s, and for me to think of moving them ... it would be traumatic."

Switzer's 1931 home sits across the street from the apartments, where her parents have lived for more than 56 years.

Country Club Homes LLC plans to almost double the existing 221 units to 430 and triple the height to a maximum of seven stories.

"The property there right now is a total disaster," said Mike Curley, the attorney representing Country Club Homes.

Curley said this type of redevelopment is necessary to the expansion of the downtown area.

Residents agree that the apartments need to be torn down, but argue that the plan is too dense and will reduce their privacy, increase traffic and lower prop-



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erty values.

"We'll have a whole bunch of people staring down into our sense of privacy," said Tom Chauncey, 62, who lives in the North Country Club Drive neighborhood, directly east of the site. Chauncey has lived in his home, built in 1922, for 30 years.

But the new proposal, called the Planned Unit Development, or PUD, has the support and recommendation for approval by the Village Planning Committee, the Planning and Zoning Commission and city planners.

The plan, a first for Phoenix, requires a collaborative effort from all parties in-

volved, giving leeway to make its own standards for the site as far as height, setbacks, parking and density restrictions are concerned.

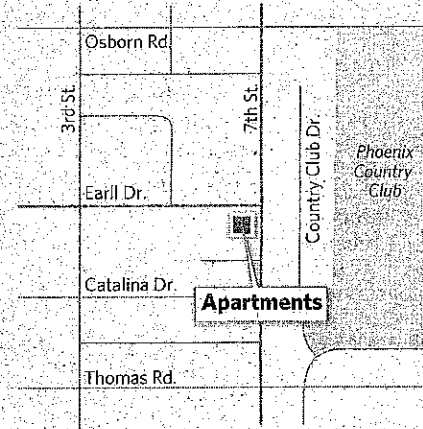
But the residents argue that normal procedure hasn't been followed in this case and the plan is essentially the same as previous submissions.

"This might be the first PUD in Phoenix, but it's been hijacked," Switzer said. "That may be a strong word, but it's not a collaborative effort. It's the same plan we rejected."

The PUD is the third application filed since the initial proposal in September 2007. More than 300 residents have

## Neighbors uneasy over mixed-use plan

Neighbors in historical districts near Seventh Street and Earll Drive believe their quality of life could be threatened if a proposed mixed-use project were to replace Country Club Apartments.



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signed petitions against it.

"No matter what we've done, every plan we submit they find at fault," said Curley, adding that he hopes both parties can find common ground.

"My hope is always that we can find some common ground," said Councilman Tom Simplot, who represents the area and once lived in the La Hacienda neighborhood. "My heart is still in that neighborhood and the developers know that as well."

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