



Jeff Barton, City Manager
City of Phoenix
200 W. Washington, 12th Floor
Phoenix, AZ 85003
jeffrey.barton@phoenix.gov

Dear Mr. Barton,

On behalf of the Willo Neighborhood Association, I am writing to express our concern over the upcoming "Missing Middle" text amendment, which I understand is currently being drafted pursuant to A.R.S. §9-462.13. I request the Willo Neighborhood be included in this process and public meetings be held to clearly explain to our residents the ramifications of the "Missing Middle" housing law and the potential impacts to the Willo neighborhood.

The Willo Conservation Plan, adopted by the Phoenix City Council in 1986, explicitly states Willo be retained as a single-family residential neighborhood and the unique architectural and historic character be preserved. Homeowners in Willo have made financial investments in rehabilitating and preserving homes based the strength of the Willo Conservation Plan with confidence the City of Phoenix would comply and support the Plan.

Now, we are informed townhomes, duplexes, triplexes, and even fourplexes will be allowed on lots currently zoned for single-family residential homes within one mile of the Central Business District, including in historic districts such as Willo. These new structures cannot be limited to less than two stories while the vast majority of homes in Willo are one-story. This law could dramatically and irreversibly alter the landscape and living conditions in our area and puts our life-long investments and status as a historic district at risk.

The Willo Neighborhood Association has respected and followed the Conservation Plan by maintaining excellent stewardship over Willo – the largest and most stable single-family neighborhood in Central Phoenix for over four decades.

We have worked with the City Leaders supporting Light Rail, the development of McDowell and 7th Avenues, collaborating with all the high-density apartment complexes built around Willo, support of Central/Thomas NW corner redevelopment, Award winning Annual Home Tour, Financial, and Legal support against the FAA, Willo Kids Club, Willo Block Watch, Annual Luminarias Celebration, and have one of the most successful inclusive neighborhoods in the “middle” one of America’s fastest growing cities.

Willo’s future is now in question. Does the City want to stand by and be witness to its largest and most active historic neighborhoods be dismantled?

We look forward to hearing to a response by March 10, 2025.

Sincerely,

Authentic
Bradley B Brauer

02/19/25

Brad Brauer, President

Willo Neighborhood Association

cc: Mayor Kate Gallego
Councilwoman Laura Pastor
Joshua Bednarek, Planning Department Director
Inger Erickson, Deputy City Manager