

November 15, 2010

By: Kathi Calahan, 315 N. Willow St., Prescott, AZ 86305

RE: November 18, 2010 Meeting for Prescott College

Dear City of Prescott, Community Development Department:

As a homeowner who will be greatly impacted by the proposed Prescott College building changes to their campus I would like you to know the following:

1. Not so long ago our property value was about \$260,000. With the collapse of the real estate market in Arizona our property is now worth about \$160,000. The college has told us they would like to buy our property, offering us \$1,000 for first right of refusal at Fair Market Value. We did not accept. Now that the market has become aware that a 35 foot tall building will be built blocking my East-facing views and morning sunrises, as well as numerous other building throughout their campus and the surrounding residential homes which they quietly bought up, imagine what the College's plans will further do to the Fair Market Value of my property and the neighborhood. Who would ever want to buy a home in this beautiful area once the college gets through with their plans? The only viable buyer left will of course be the college. Isn't there a word for this? Like monopoly? We chose this beautiful pine tree-laden area of Prescott in which to retire and enjoy our golden years, knowing we were in a residentially zoned area with people who take pride in their homes and surroundings. Check out Garry Hassen's photos of what our properties will look like once the dormitories are up. We've put a lot of time, love and money in to our homes. We now get to drive South on N. Willow St. to be greeted by the College's renters with a bright fluorescent orange clothesline and laundry strung across the entire front yard. Prescott College came in to our neighborhood and hurt it; we didn't come in to theirs.

2. We and our neighbors have had to call both the police department and fire department numerous times since the College arrived in our neighborhood due to late night noise, parties, fighting and fires. Although they say they have someone to watch over the students so this doesn't happen, filed reports show that what the College is doing does not work. Although they say, "Call us and we'll take care of it," our neighbors have called the College and received no help and no abatement to the ongoing problems. This shows the College's own efforts do not work. Prescott College came in to our neighborhood; we didn't come in to theirs.

3. Our streets are in terrible disrepair, thanks in part to extra college traffic and their delivery trucks getting stuck and high ended up at our corner of N. Willow St. and West Sheldon/Norris Rd.

4. The vegetation grows wild in to the streets causing a serious narrowing of drivable roads, along with the students who, all day and night walk up and down the middle of the roads, causing residents to slow, stop and wait for them to get out of the way. Imagine what an additional more than 150 students in the dormitories will do to already collapsing traffic navigation.

5. The College's proposal to block off N. Willow St. with a barricade will cause several major problems for me and my neighbors:



Looking south on North Willow St

(1) During the winter when the street ices over (and it does without fail) we will not be able to travel south to get out of our neighborhood, which results in a serious matter of life and death when a fire or other emergency occurs. In the past, our only way out has been to drive south, as the slope of N. Willow Street going north is insurmountable under icy conditions. We don't want to be imprisoned in our own neighborhood because of our "Good Neighbors," Prescott College.

(2) As students and delivery people drive south on N. Willow St., they will be unable to move forward, thus having to use our properties as turnarounds or parking spaces. We don't want the stuck traffic or the wear and tear on our properties and we do not want them using our properties for parking spaces because the college does not have enough parking. Take a look at Gary Hassen's recent photos of the College parking lots at 11:15 AM. Jam packed full. They already do not have enough parking and the additional parking they propose will still not be enough for staff, students and visitors. Remember, they came in to our neighborhood; we didn't come in to theirs.

6. How can a private company, which pays no property taxes to my city, come in to my residential neighborhood and put up private dormitories? What exactly is the zoning for that and who gets to vote as to whether this will happen or not? I cannot see who, other than Prescott College, will benefit from their proposed expansion; Taco Bell maybe, or the grocery store. Both Yavapai College and Embry Riddle had the good sense to build their campuses where they would not impact existing residential neighborhoods. They have plenty of parking spaces, traffic is well designed and homeowners are not asked to change their lifestyle to accommodate those businesses. What taxes does Prescott

College pay anyway? I'm not aware of all the privatization benefits Prescott College gleans, but who exactly benefits from the expansion of Prescott College in to, not only my neighborhood, but our community as well? It seems that the College is the ultimate conqueror, while the city and neighbors are the ultimate benefactors. I don't want to be their Santa Claus. Prescott College came in to our neighborhood; we didn't come in to theirs.

7. Why has Prescott College been quietly buying up surrounding residential homes toward their ultimate expansion plans? Hasn't their expansion intentions been known (to them only) for years? They say yes, they've known about their intentions for years. Are they trying to quietly get grandfathered in? Why the secrecy? And when they say that there has been no secrecy, why then did they not propose their plans years ago to the City of Prescott by asking for an application for a PAD, or Planned Area Development? Applying for a PAD would have been an overt action on the College's part, allowing the local residents to gain from their property by selling at a time when the market was high. Is this smart business? Only when conscience is set aside. The College has obviously never read Tom Chappell's THE SOUL OF A BUSINESS. Just telling us that they want to be "Good Neighbors" does not make it so. Their secrecy has hurt us local homeowners in our ability to get out before the expansion takes place. Hey, we didn't even want to move in the first place, but now what are we going to do?

Prescott College came in to our neighborhood; we didn't come in to theirs.

Sincerely,  
Kathi Calahan  
315 N. Willow St., Prescott, AZ 86305



Kevin M. Manley  
315 South Willow Street  
Prescott Arizona, 86305

City of Prescott  
Community Development Department  
201 South Cortez Street  
Prescott, Arizona 86303

Dear Sirs or Madams,

When I first bought the above mentioned property, it was with the intent of having a place to retire and spend my remaining years. I was happy with its location in the middle of a well established residential area. There were no PAD's either in place or proposed, and the Sun rose over South Mountain every morning. Life was good.

At that time Prescott College was considered an overpriced babysitter for people to send their unfocused children to get an obscure degree so they would no longer be underfoot. The college closed Garden Street between W. Sheldon and Western and proceeded to build a structure with inadequate parking that encroached on the Creek they originally wished to preserve.

In the last eight years this tranquil neighborhood has been anything but that. Police and fire know the address of the complaint without asking. Now the College wants to build three story Dormitories that will drastically reduce my already lessened quality of life. And they seem to be doing it in the most underhanded and Covert ways. At first it was proposed apartments within the constraints of zoning yet with total disregard to those being impacted. This was all being done with the least amount of publicity, as well as the blessing of the City of Prescott. Hardly "Open and Transparent Government". Why would the College not seek a PAD approval for expanding the campus? The answer is that they would have had to compensate property owners for the sweat equity in their property and not take advantage of declining value of a neighborhood infected with expansionist cancer.

I am being displaced. If not displaced, grossly taken advantage of. Fair Market Value is what someone trying to sell a property can hope to receive. It is not what you offer a person whose life you are intending to turn completely upside down. It does not seem to be the intent of the college to spend one more dime than absolutely necessary get what they want. The motto of Prescott College is, "For the Liberal Arts, the Environment, and Social Justice". Is it Social Justice to force old people out of their homes because life will become unbearable and their property values will continue to plummet if they do not sell at a reduced price?

Where is the City in all of this? Have I been a law abiding, Tax Paying Citizen only to fall victim to the manipulations of this college while the city stands idly by and counts the minimum additional revenue of wealthy spoiled students?

There are procedures for how things are supposed to be done. Ways for those who wish to improve their situation that does not depend on the inconvenience, displacement and suffering of others. Is this not still America where the skids of progress are not greased with those who happen to be in the way? Where lies the interests of the City of Prescott government, for those who it is supposed to protect, or to those who have the best Lawyers or most unique loopholes? This matter is only becoming a public issue now because the college already owns most of the surrounding homes. The college gave fair market value to those who wanted to sell, and now the college wants to offer the same standard of price to those who do not wish to move, thus displacing me and my neighbors through Symantec subterfuge. Ours are the four last houses un-purchased by the college.

I honestly believe that the college is most devious. If not, then why would they be employing the most covert of avenues to secure what they want? Fair market value is not what you offer someone that is being displaced not of their own free will. If the college wants to build megalithic monuments to their own importance, then they should do it in full view of God and the community. If it is such a wonderful thing, then why am I being asked to sacrifice my way of life for their betterment? Compensate me so that my life can also be improved, for I am happy the way it is. I am happy without a three story wall blotting out the sunrise over South Mountain, and without my small retirement home being swallowed by people that want me to give my all for their cause.

Kevin M. Manley



315 North Willow Street  
Prescott, Arizona 86305

11-15-2010

City of Prescott, Community Development Board of Adjustment:

As the homeowner of the property located at 647 W. Sheldon, Prescott I want you to know this:

After seeing the plans of the dormitories that Prescott College is planning to build, the backs of them are right at my front yard and 3 stories high. I'm not looking forward to that.

I've lived in this home since May of 1967 – 43 years and raised four children. I am a 77-year-old single lady who, as long as I'm healthy, does not ever plan to move. At the time I moved in there were no houses in front of me and no apartments. Now it's completely covered with houses and the College wants to build even more.

As a result of the College's influence, I occasionally have people parking in my front yard. If I see them driving in, I will go outside and tell them that this is not parking for the college. I find the students walking down the middle of the street, rather than to the side and with the speed of the cars going up and down the street I am so afraid that one of these students are going to get run over. Even when I'm trying to turn in to the alley to get in to my home, the students won't even move out of the way.

When this 3-story eyesore of a dormitory goes up, it will be a real eyesore in my front yard.

I signed the \$1,000 first right of refusal without understanding fully what their intentions were. I thought they were going to build way over by the creek, not in front of my house. They said it like it was not anything that was going to happen right away.

In order for me to move, the current market value of my home and property is just not enough.

Most Sincerely,  
Norma Ferra



647 W. Sheldon St, Prescott, AZ 86305

November 15, 2010

City of Prescott, Community Development Board of Adjustment  
About the Expansion of Prescott College

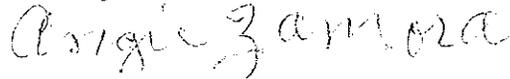
My name is Angie Zamora and I own the home and property at 311 N. Willow Street, Prescott 86305.

I am a 76-year-old widow who has lived in my home since 1962 and raised 4 children. I love my home. I don't want to move. I also don't want to be imprisoned on 2 sides with two different 3-story Prescott College dormitories. My house is cold enough without losing what sunlight I do get now.

Since the College moved in, I have lost the parking in my front yard and when my grandkids come over to visit, there's no parking for them. I hear parties late at night; we've called the police several times for noise disturbance. We've even had students come out of their house naked. My neighbor Norma even walked in to her front yard to find 2 students asleep in a sleeping bag. And across the street from her were students who slept on top of their roof in sleeping bags with recliner chairs.

If I were to sell my house to the College like they want, I would have to change my lifestyle because I couldn't buy a better house with the price they want to offer, would have to pay a moving company that I cannot afford and would have to leave the home I've always loved.

Sincerely,

A handwritten signature in cursive script that reads "Angie Zamora". The ink is dark and the handwriting is fluid and personal.

Angie Zamora  
311 N. Willow St. Prescott, AZ 86305

November 11, 2010

Dear Board of Adjustment Member,

My name is June Sherod. I live at 820 Norris Road. We built our home in 1964, having no idea that our beautiful neighborhood would be impacted in a detrimental manner on a daily basis by Prescott College.

Prescott College started out with one building on Grove Street, the old Mercy Hospital building. Since then they have now ruined neighborhood after neighborhood with no end in sight. Prescott College is like a cancer. It spreads and spreads, eating up anything in its way, destroying neighborhood after neighborhood. They are buying house after house, business building after business building, offering \$1000 to the owner for first option to buy. Not a bad idea as no one purposely would want Prescott College as a neighbor. So they would be your only prospective buyer.

As it is now Prescott College students, faculty and staff, etc., park on both sides of Garden Street from the former Stanley Lumber building to Sheldon; also on Garden from Western Ave. to Gurley Street; on both sides of Western; they are now starting to do this on Willow and on Sheldon to Willow. These are all narrow roads. There is just not enough space to safely drive on these roads now with two lanes taken up by parked cars and two-way traffic on a two-lane road. Students as a group saunter down the middle of these roads, stop their cars in the middle of the road to talk with a group of students walking, thus impeding all flow of traffic. Rarely does a car, a skateboarder, a bicyclist, walking students or faculty member ever stop at the stopsign coming out of the alley before entering Sheldon. This is to our peril as well as theirs. They also walk against the signal at Sheldon and Grove going north and south. They cross in the middle of the block on Grove. Even now they are clogging our streets in one manner or other making egress and ingress very difficult for the residents. I bring all these things to your attention so you will know what the conditions are now with the present student load of 500 undergraduates plus another 600 enrolled in other programs. What will it be like when another 104 apartment dwellers are added to the mix? President Woolever says "the public does not see the majority of Prescott College students." That is just not true if you live in our neighborhoods. We see them all day long. With their new proposal we will see and hear them all day and now long into the evening.

Their current plan is to ask for your approval to build three 3-story apartments housing 104 students on land now occupied by the residents of three houses on Sheldon and Willow. Their so-called "footprint" is on the march to continue the decimation of established, very pleasant neighborhoods. For decades the residents of these homes have enjoyed a quiet, friendly neighborhood to be envied and desired. This is all being destroyed house by house by house as Prescott College buys up everything they can with no regard whatsoever as to what they are destroying. Now within just a few feet of their homes will be <sup>THREE</sup> 3-story apartments if this is approved. Everyone's property value will decrease dramatically as the ambiance of the former neighborhoods is destroyed. No one wants Prescott College as a neighbor except Prescott College.

Bringing 104 students and their cars into these neighborhoods is unconscionable. There are insufficient places to park cars now. Where will another 100 plus cars park? On our neighborhood streets, that is where.

There will be more students who think they are entitled to build their campfires in the rocks and wooded areas behind the homes on the south side of Norris Rd. These students cross the residents' property, climb over their fences to gain access to this area and do so once again when they leave. They refuse to leave at the request of the property owners who then have to call the police to have them ejected. Heaven forbid if they leave on their own with a campfire still burning!

President Woolever states, "Within 10 years I hope the college has 2500 to 3000 students." The only way that can be accommodated, if they plan to stay where they are, is to take over and decimate an ever-widening spread into more and more neighborhoods. This will result in absolutely ruining them as prime residential neighborhoods. Values of homes will plummet. The sanctity of our beautiful neighborhoods will be destroyed even more than they have been now. The only buyer will be Prescott College as no one wants Prescott College as a neighbor. If these apartments get your approval to be built here, Prescott College will have such a huge financial investment in the midst of our neighborhoods, they will be solidly here forever to the detriment of each and every resident in the neighborhoods affected. We residents also have a huge financial investment in our homes, and we were here a lot longer than Prescott College.

It is time Prescott College abandon the practice of gobbling up neighborhood after neighborhood in the middle of town and concentrate on seriously finding an already empty parcel of land on which to move and build their campus, including classrooms, staff offices, apartments and parking. There is an abundance of land available for sale. Prescott College does not belong in already densely established neighborhoods that are decades old, only to destroy these neighborhoods one by one, house by house.

When you vote whether to disapprove or approve their request, I ask that you listen to your conscience. Would you want 2500 to 3000 students, plus faculty and staff, and 3000 plus cars invading your neighborhood, clogging your streets, running your stop signs, building campfires on your property, parking on both sides of your streets, having singing and other noise keeping you awake until very late a night? I'm sure you would not vote to approve if all this were guaranteed to take place in your neighborhood. We don't want it either. How you vote is extremely crucial to us. I implore you to disapprove this request.

If approved, this will not be the last time Prescott College comes before you to continue to ask for variance after variance. Each new request continues to kill our neighborhoods which we now love and are privileged to live here. All that will be lost to us if you approve their request. Please vote NO!

President Woolever sayd "the college must expand its image locally. Prescott College has a better reputation out of state than here." I'm sure their brochure is very esoteric and paints a lovely picture of Prescott. It is a lovely town. We know it does not address how the expansion and continual growth is killing our neighborhoods. If she wants to seriously improve their image locally, start by moving their campus out of town into an unpopulated area.

Does the city of Prescott, meaning actual persons who represent the city, not owe allegiance to the residents of the city? Should we not come first? We have been contributing citizens to the city of Prescott. We pay our property taxes. We pay our sales taxes everytime we shop in town. We volunteer our services. We have helped and are still helping make Prescott what it is today. Please do not let Prescott College take away our beautiful way of life. We deserve better. We are talking about real people here with real true concerns about saving our way of life.

Please vote NO, just as you would do if your neighborhood were to be sacrificed for Prescott College. A lot is at stake here for us. Once gone, it is gone forever, never to be returned.

Thank you for taking your time to read this. I appreciate it.

June Sherod  
445-2739

Karen Mayer  
445-1639

She has decided to write  
her own letter.

# The Norris Road/Murphy's Fifth Community Organization

317 N WILLOW STREET PRESCOTT, ARIZONA 86305 928-445-0805

November 16, 2010

MR GEORGE WORSLEY

Assistant Director—City of Prescott Planning and Zoning Department

RE: Board of Adjustment Meeting 11/18/2010 Prescott College Student Housing

Dear George,

This letter is a follow up to our letter of October 26, 2010 voicing our neighborhood concerns about the proposed project captioned above. We want to advise you that none of the concerns that were outlined in our previous letter have had any subsequent follow up by the college's designer or their administration since the neighborhood meeting of October 26. Nothing but silence.

We are enclosing photographs of all parking areas available on the Prescott College campus. These photographs were taken on October 21, 2010 between 11.00 AM and 11:30 AM. As you can see when you view all of the photographs, little, if any, parking is available. You may also notice that street parking is also being used, and double parking on some of the lots. We have reviewed the new parking plan submitted by the college, and do not see where 104 new students will park on this very congested campus. Perhaps a parking garage is needed.

Our opinion is that this project is too large, too high, too close, out of context, and simply out of place. The shoehorning of these buildings, with no regard for the adjacent property owners is not acceptable by our organization. The college's lack of regard for their neighbors is unfortunate.

We hope that the Board of Adjustment will vote to postpone any decision regarding this Use Permit. Further study is needed. The college must talk with the neighborhood to resolve the many issues that were voiced at the neighborhood meeting on October 26. We are willing to work with the College to find viable solutions for their student housing needs, but by their silence and stonewalling, the College is transmitting an attitude of arrogance and ambivalence.

Sincerely,

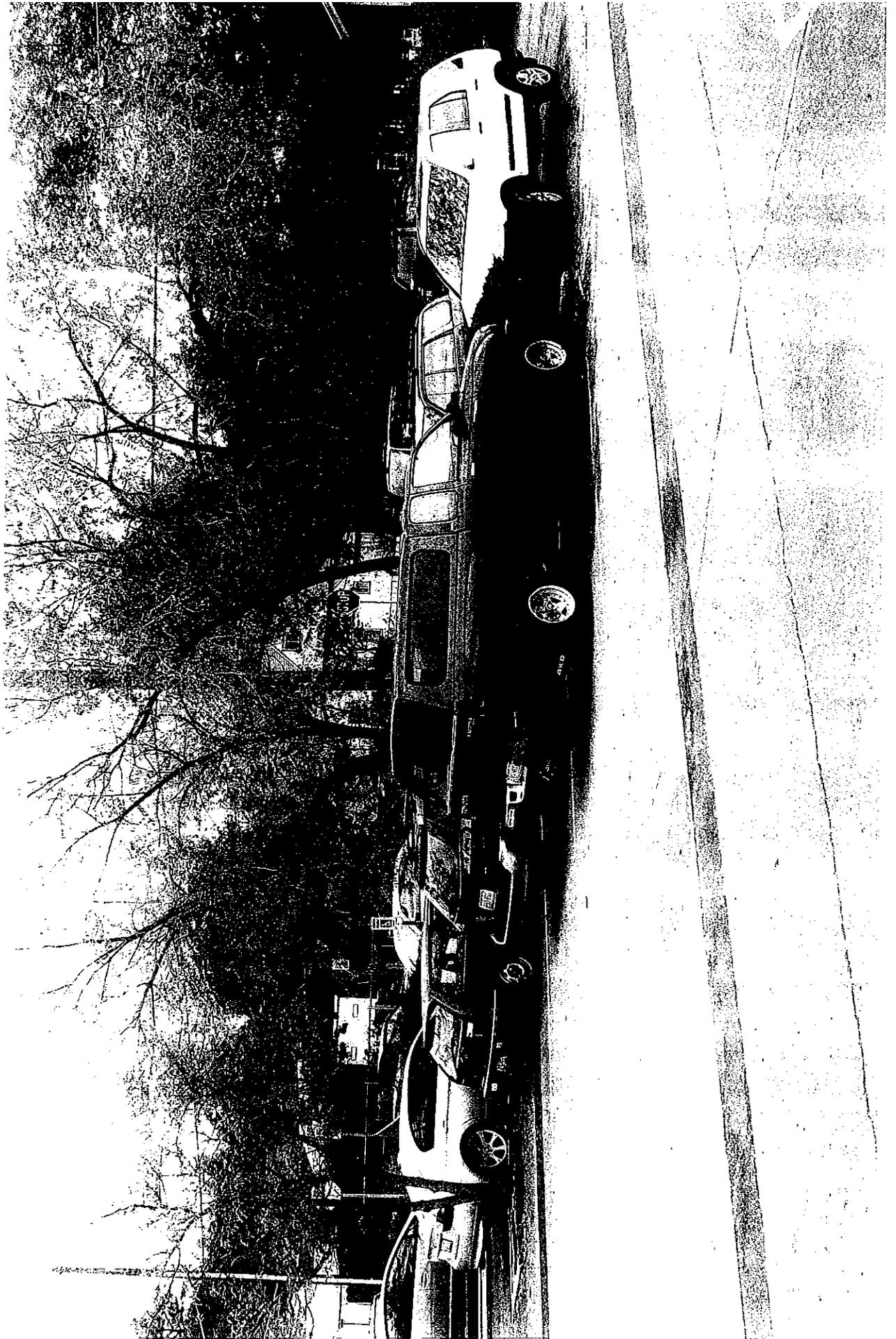


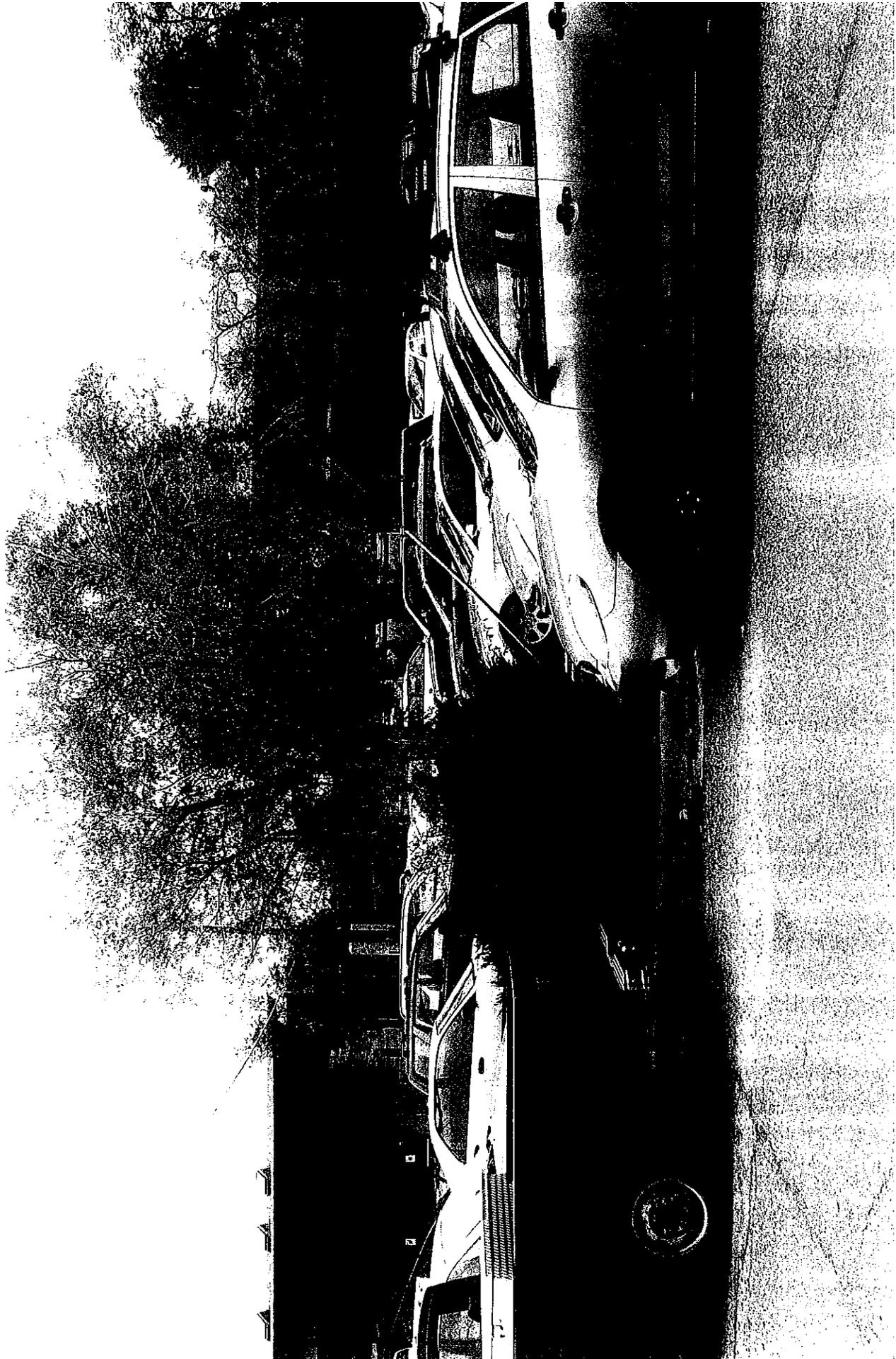
Gary Hassen 928-445-3600

The Norris Road/Murphy's Fifth Community Organization

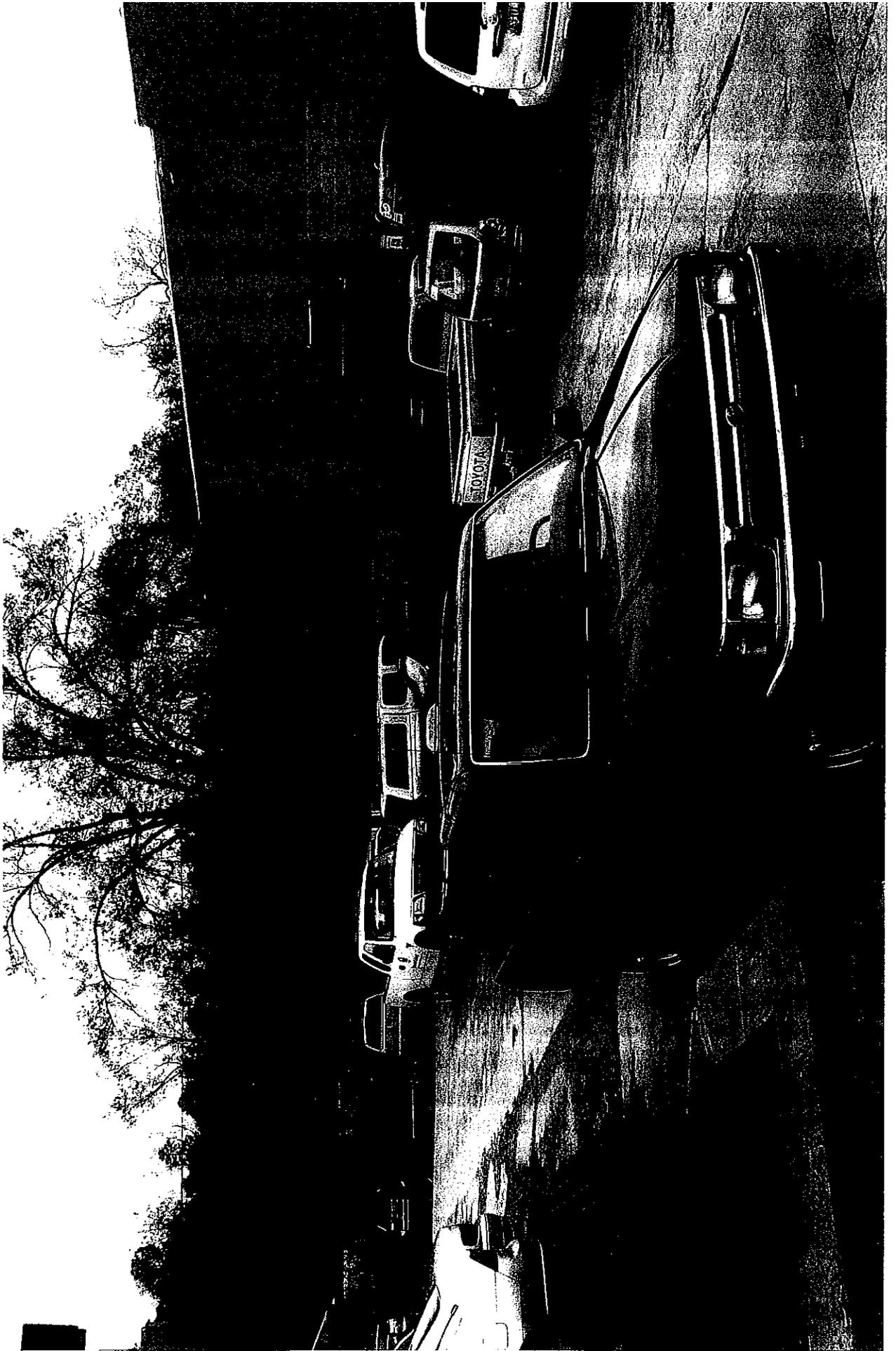
Enclosures: Parking Photographs (28)

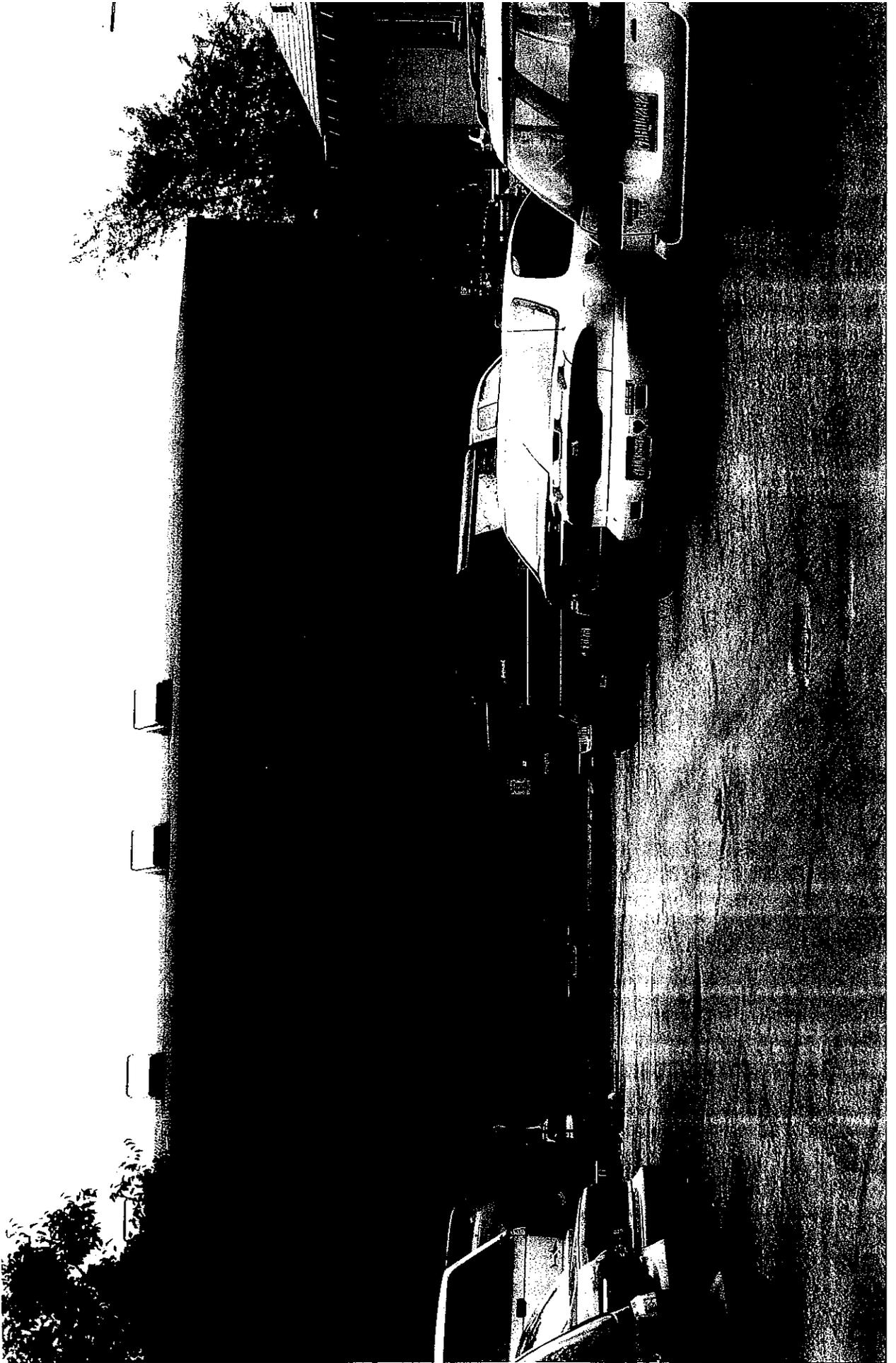
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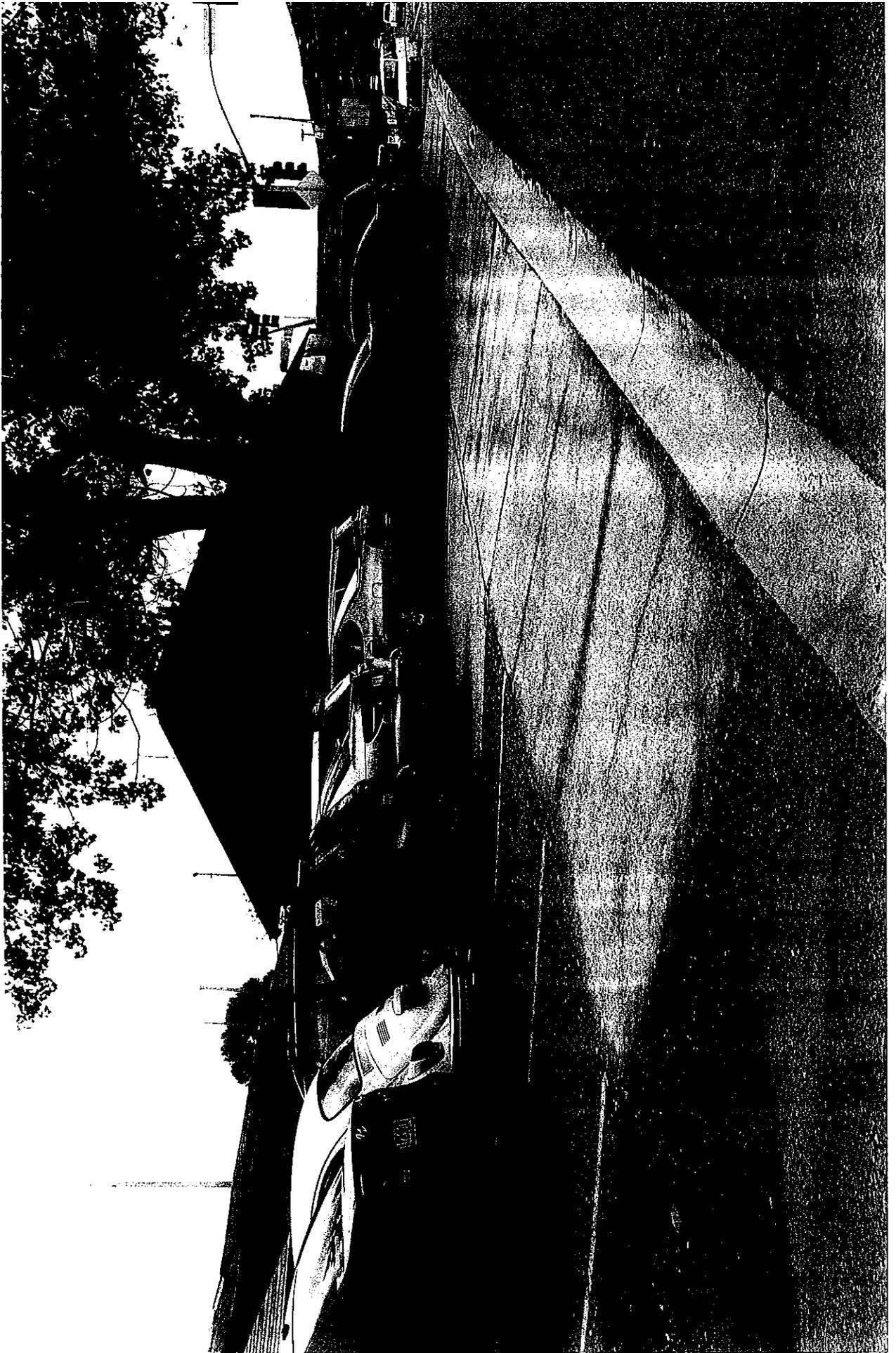


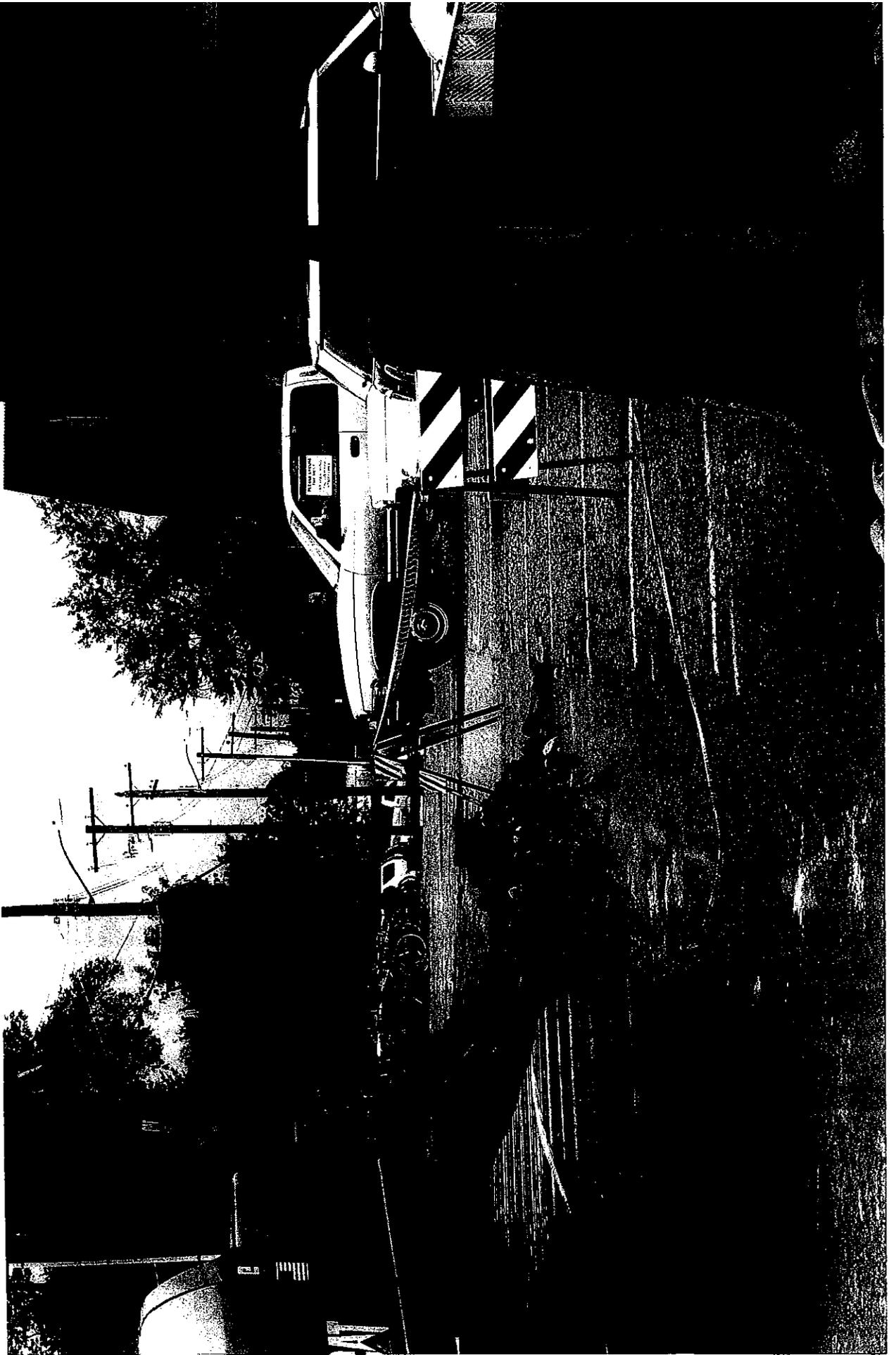




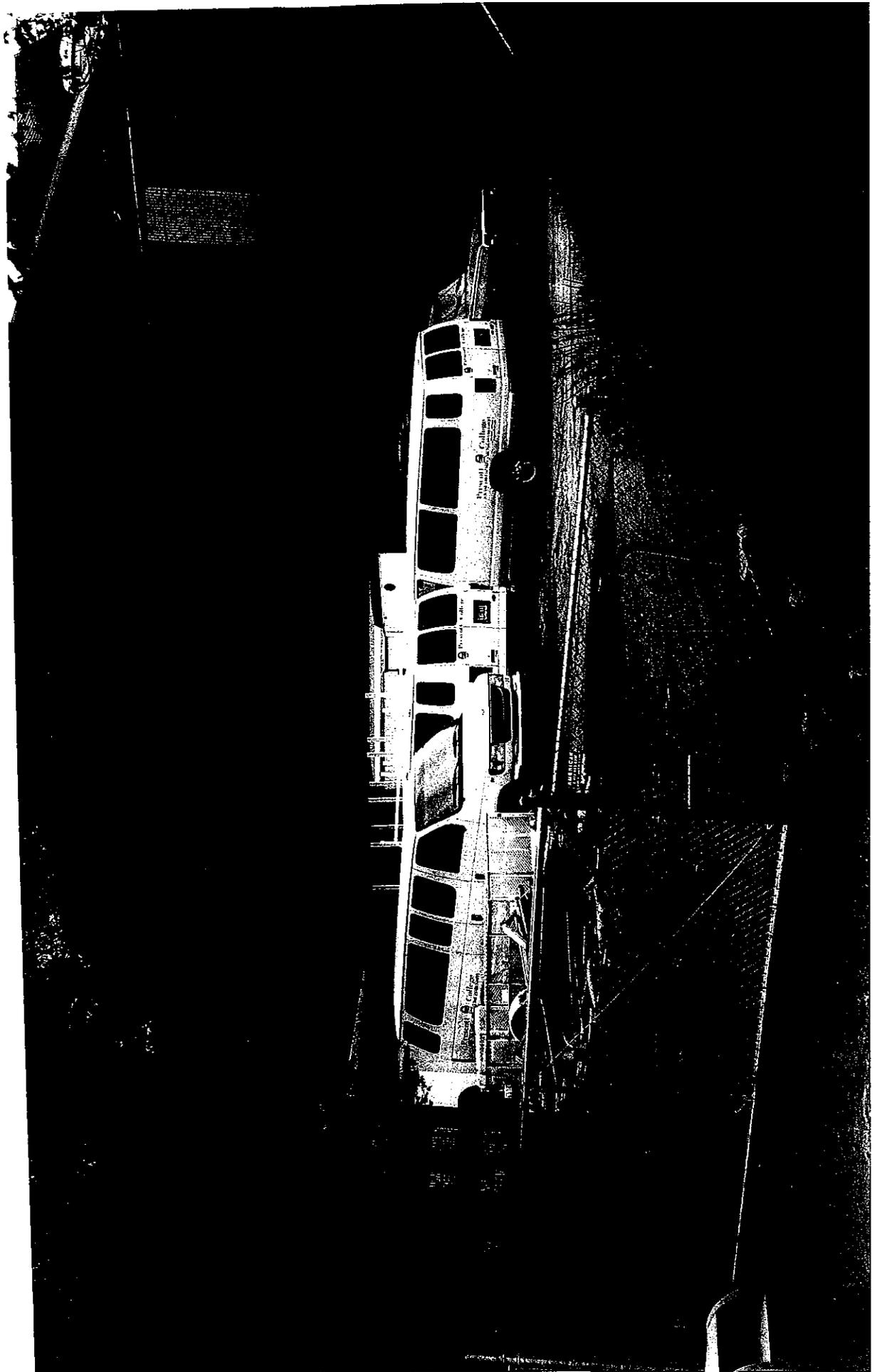


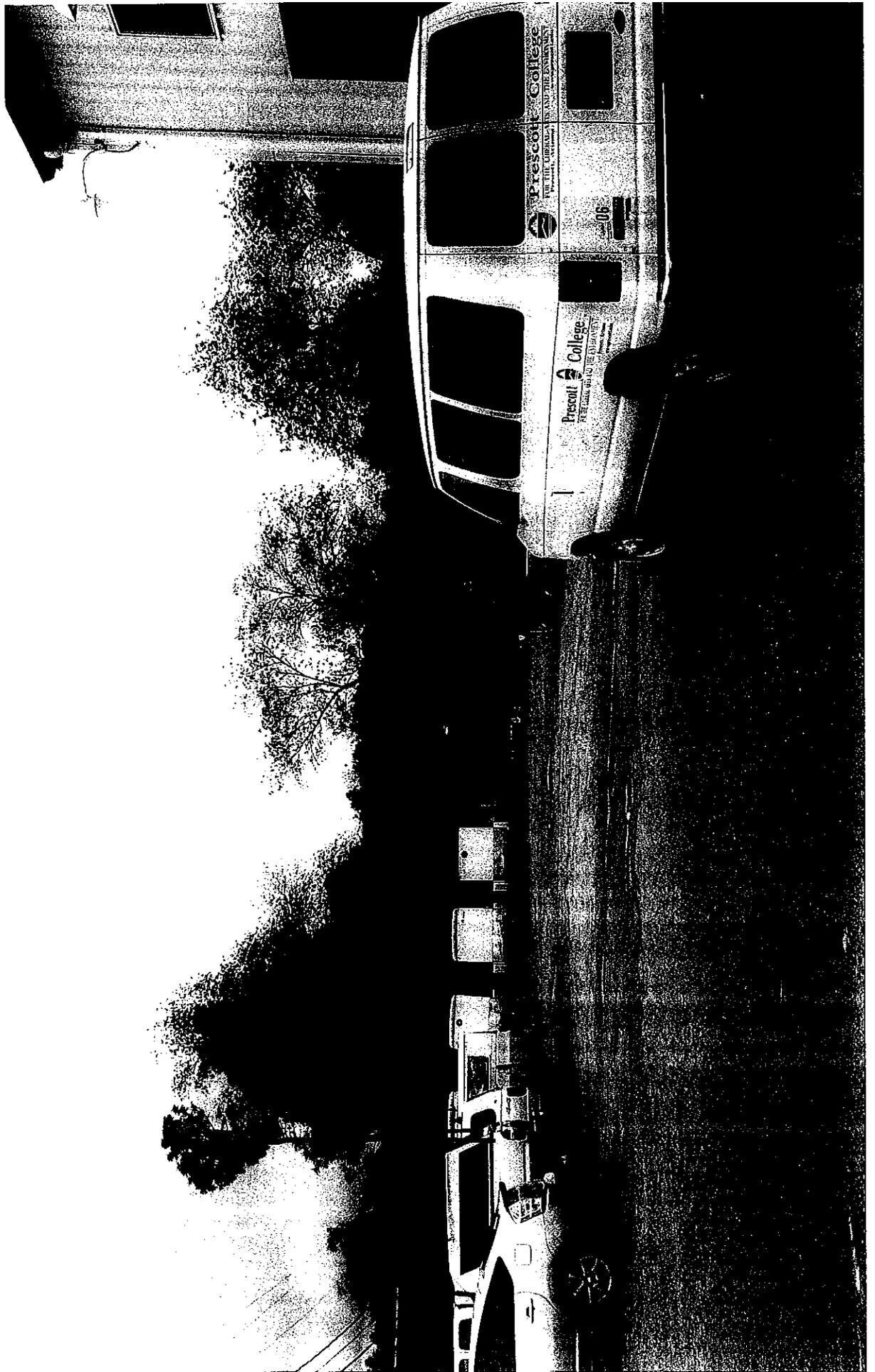




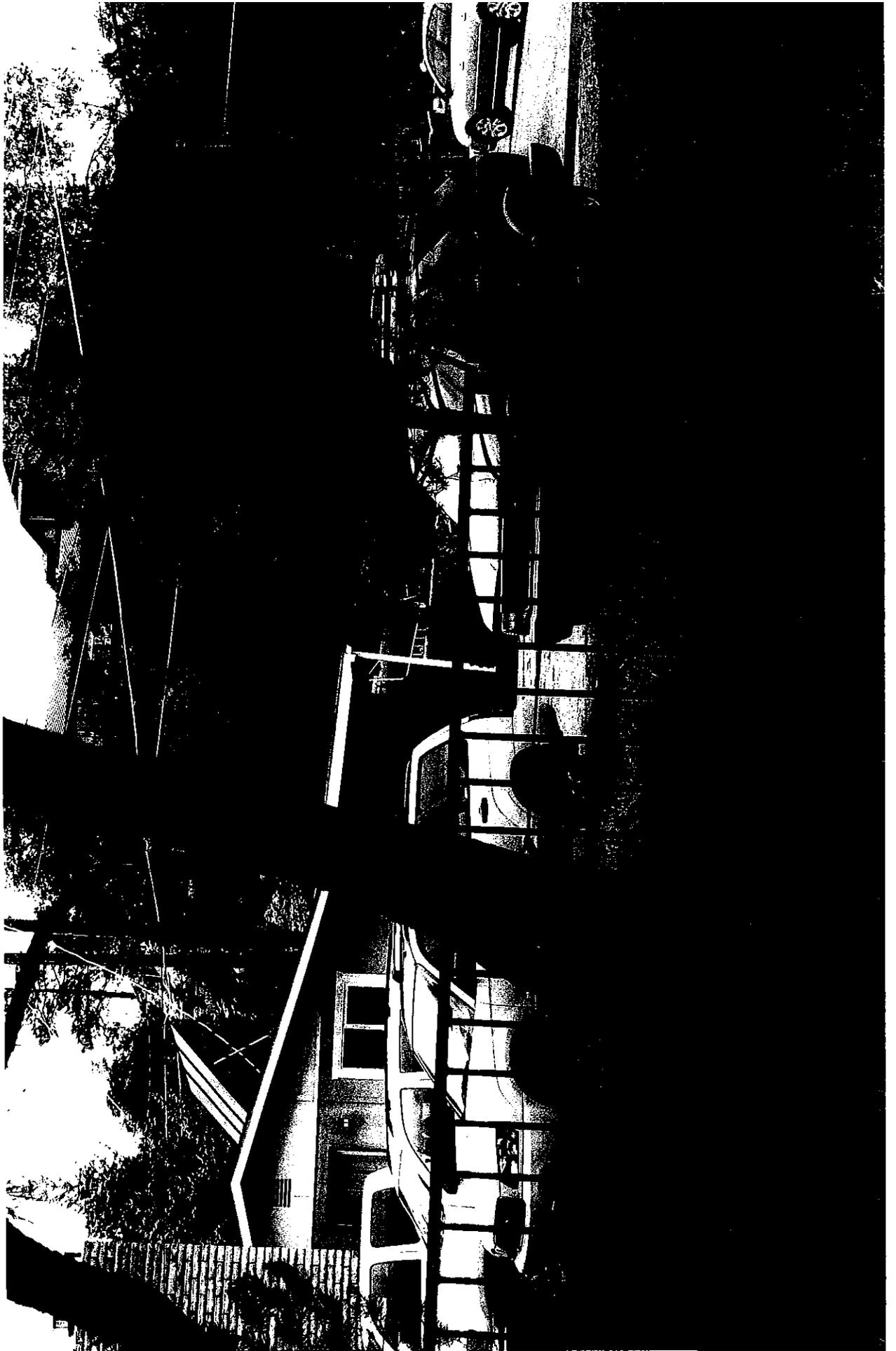


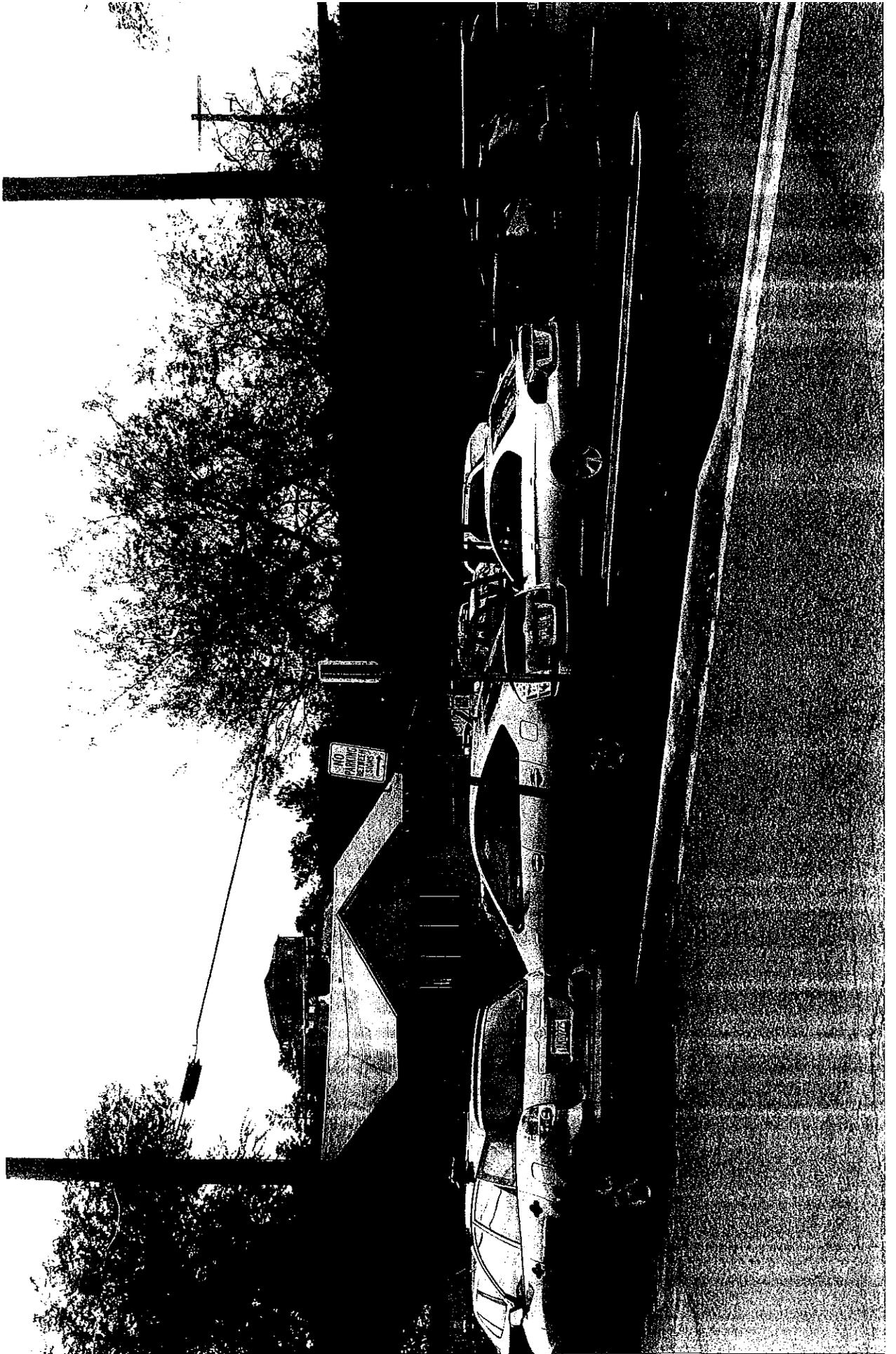


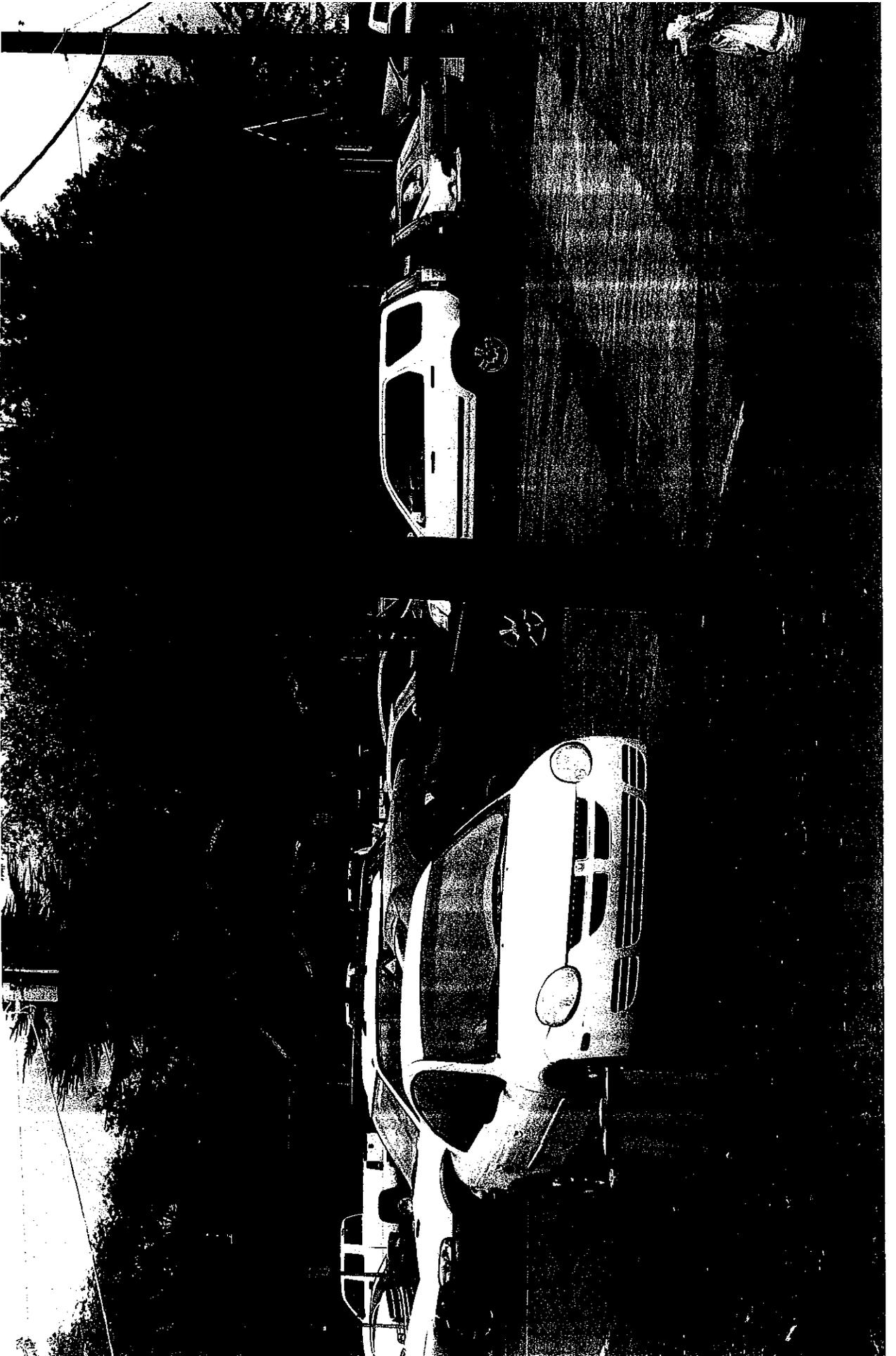


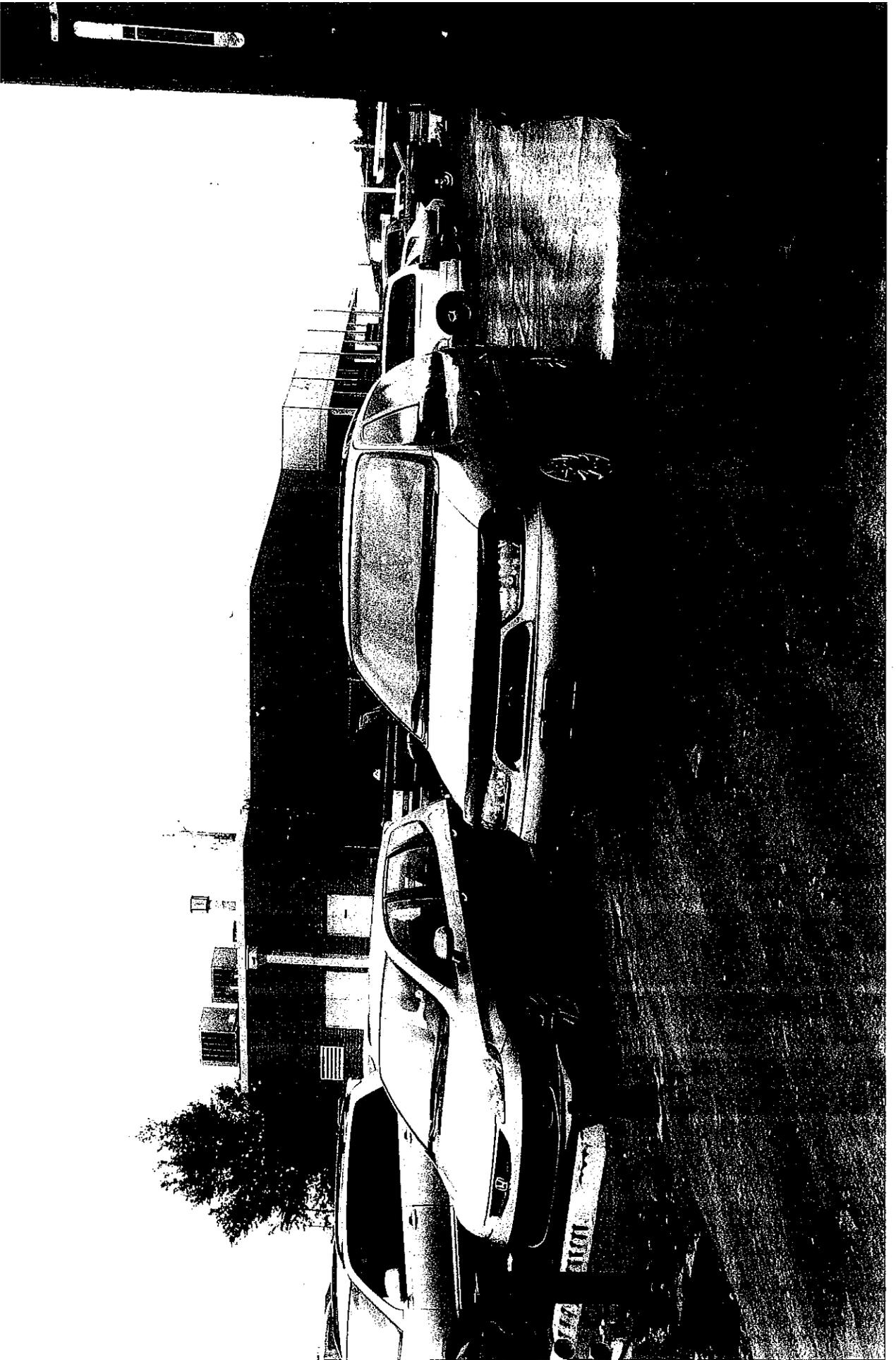


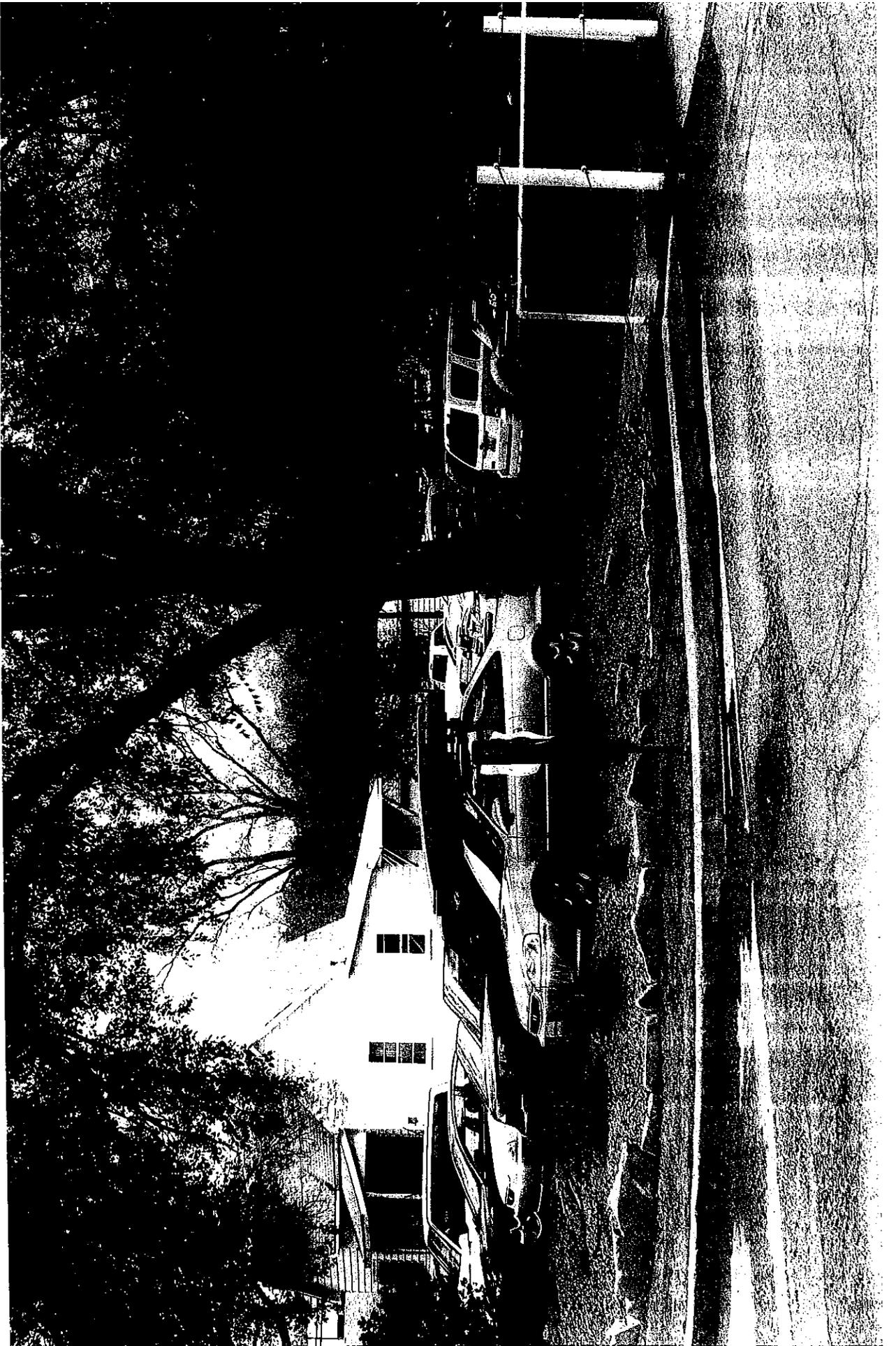


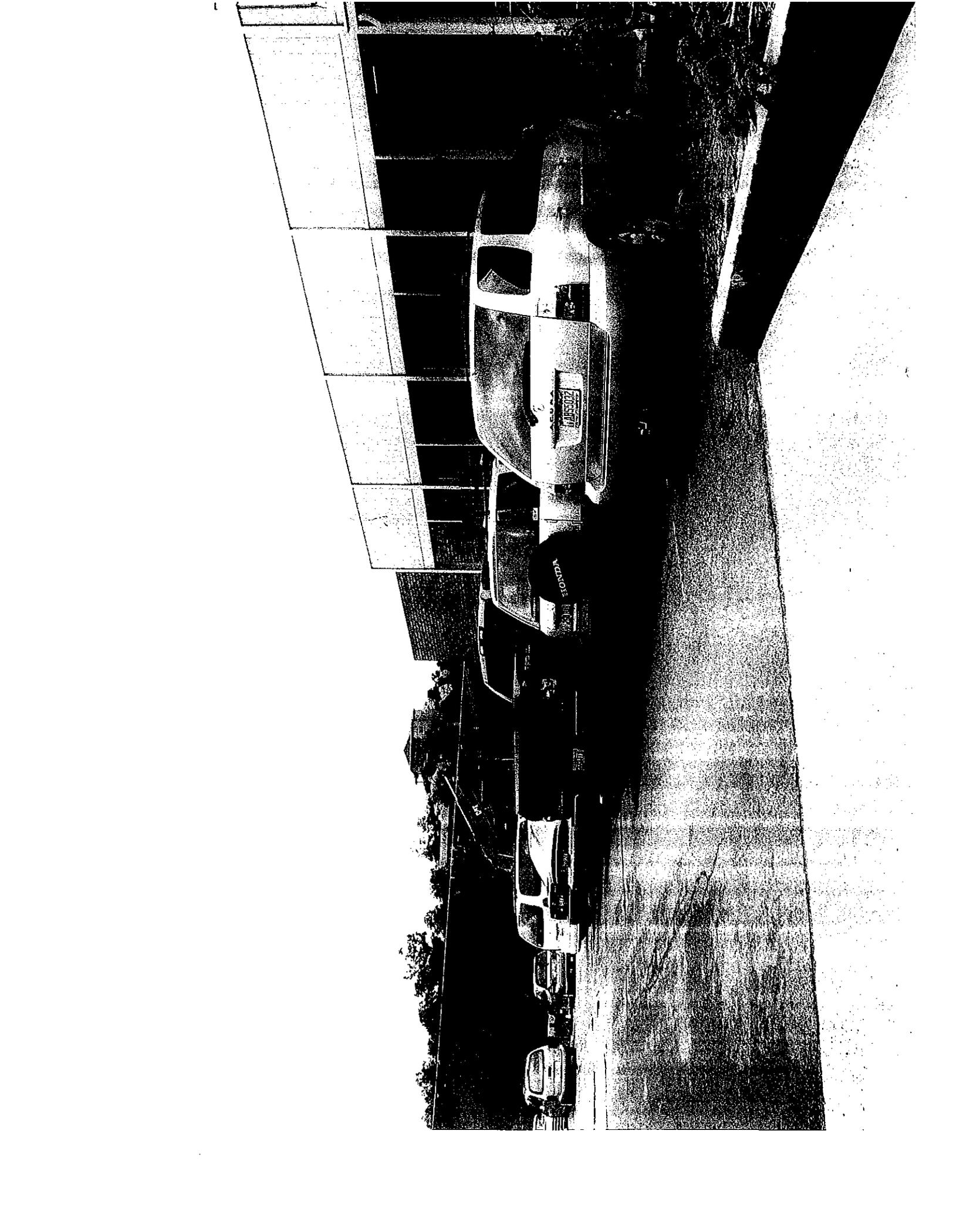


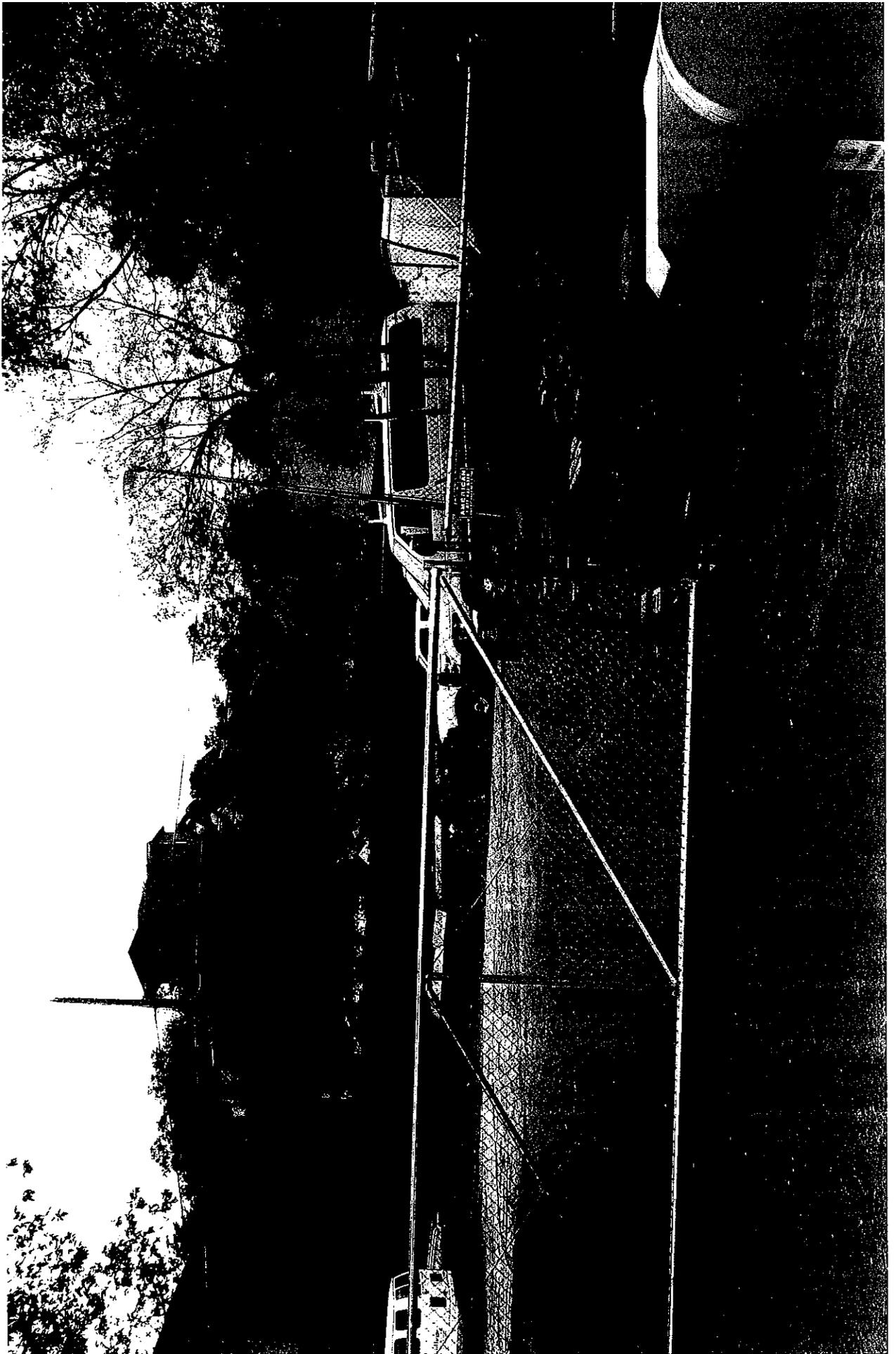




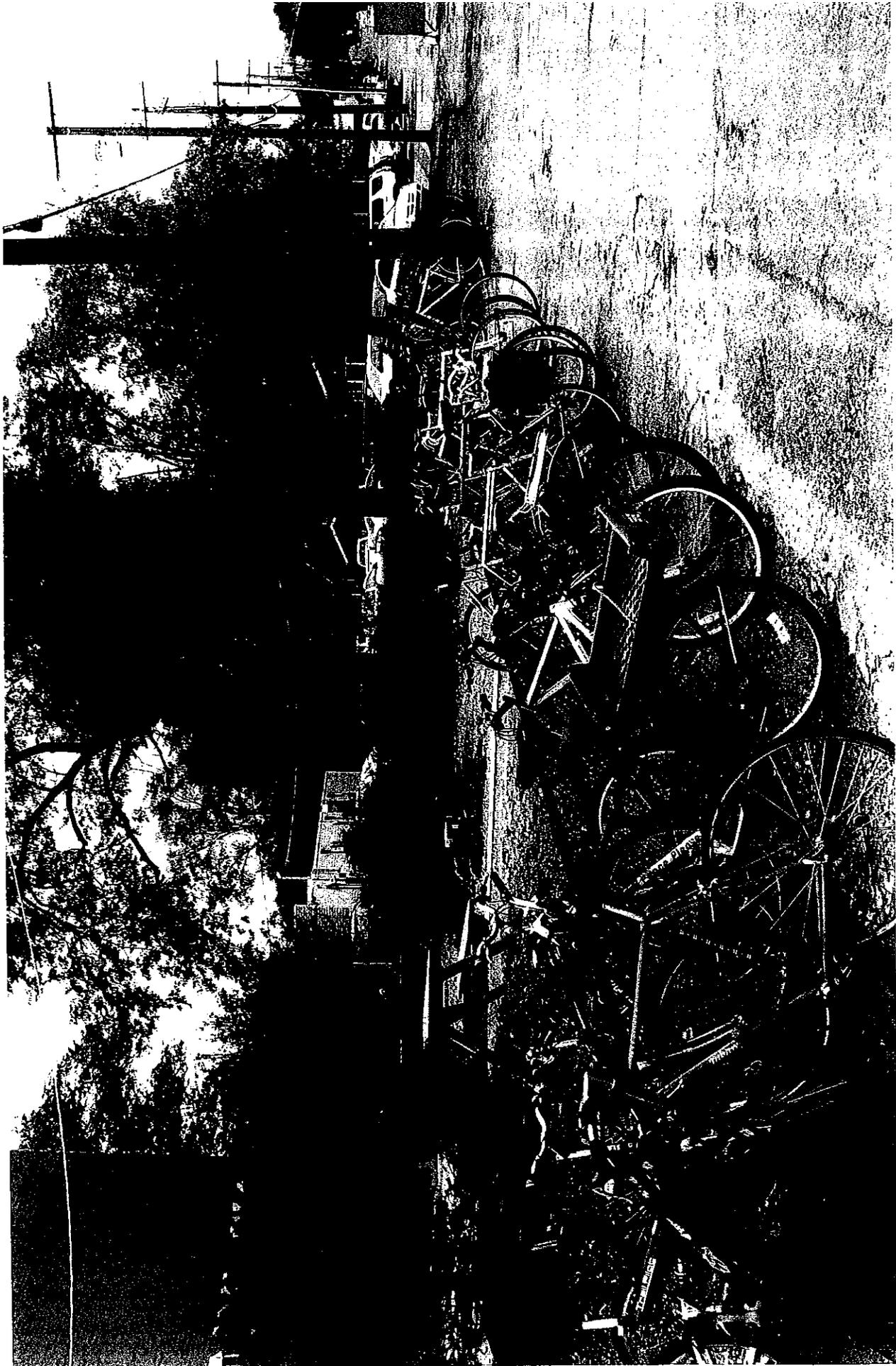


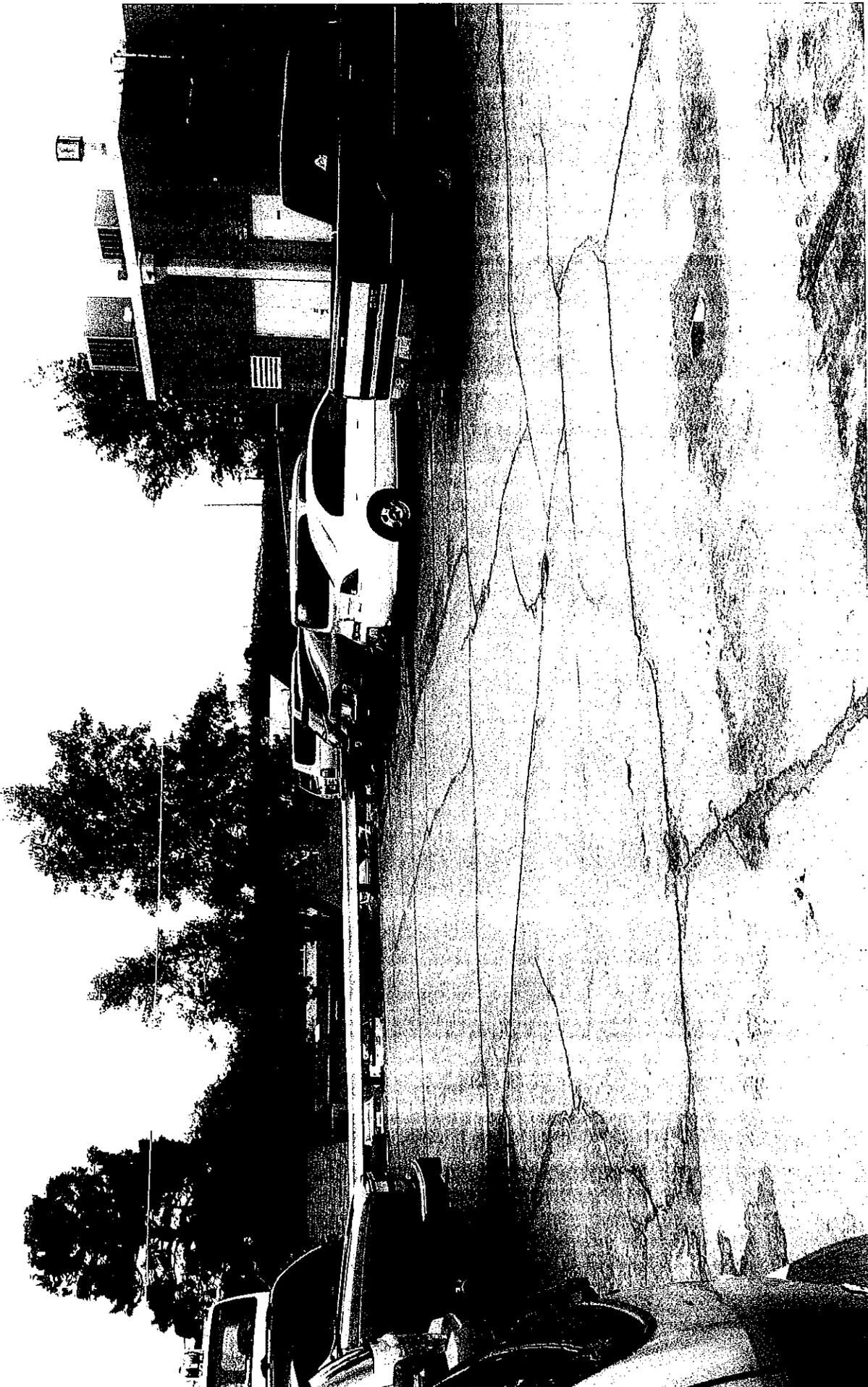


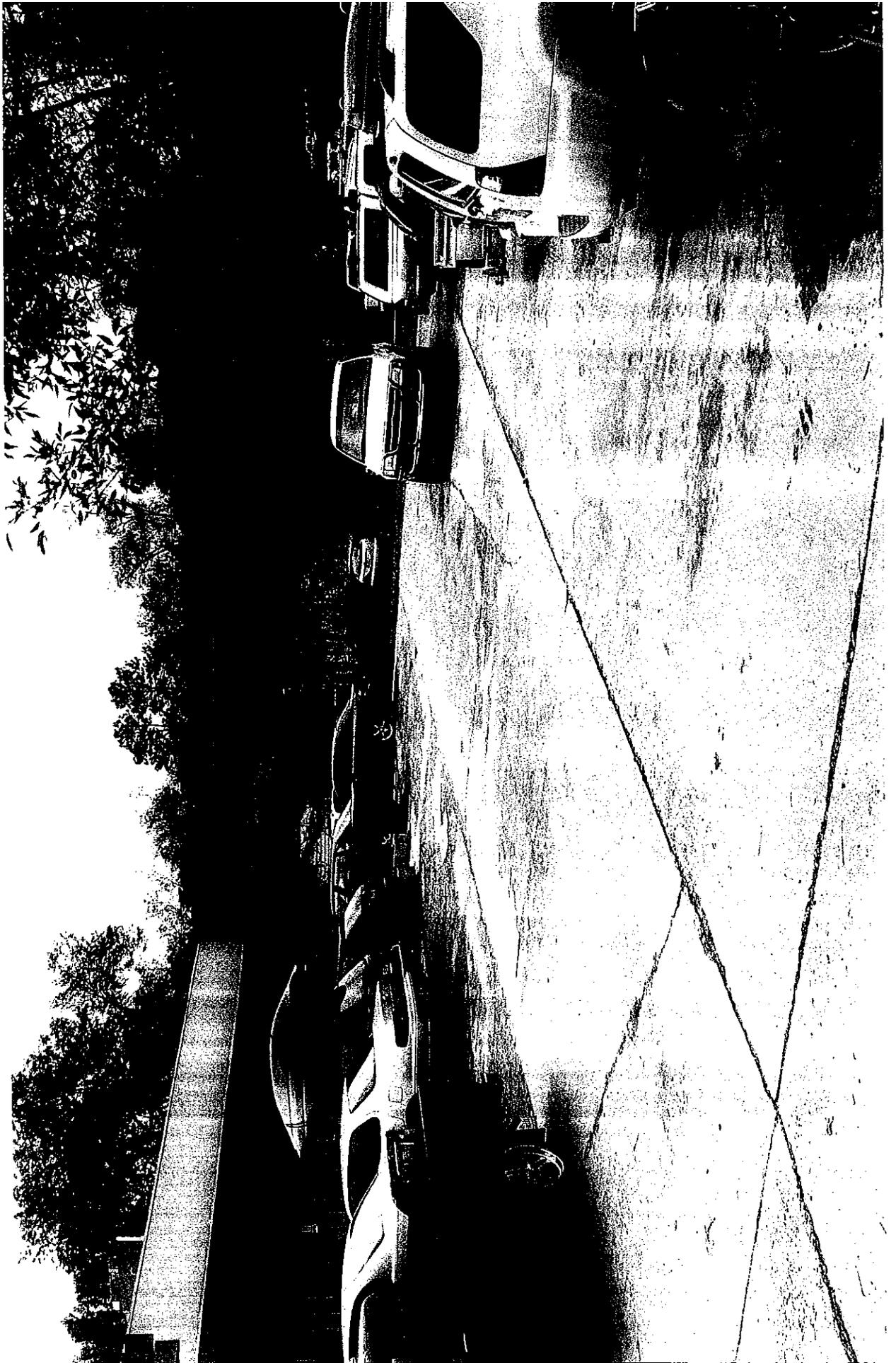


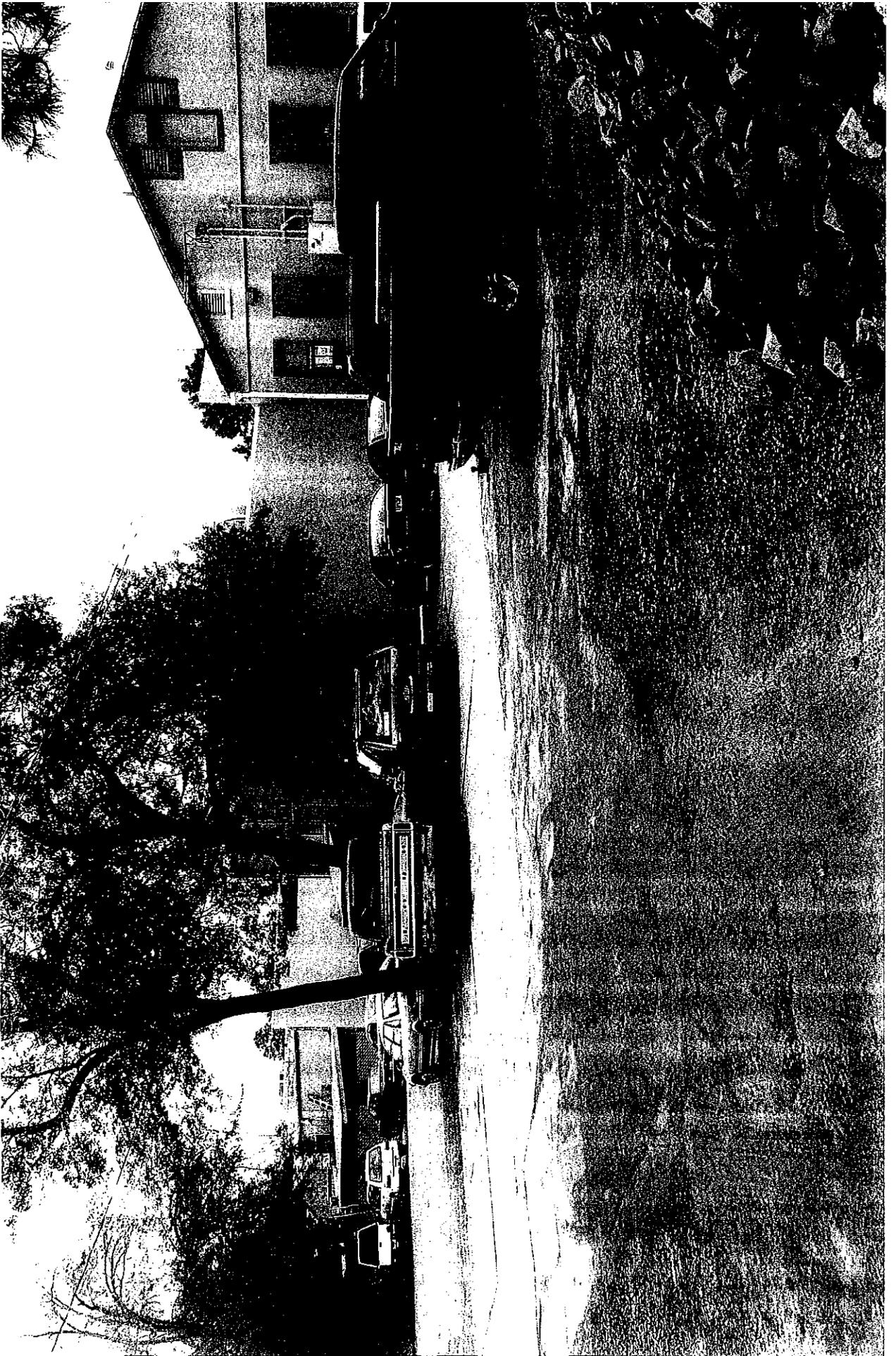


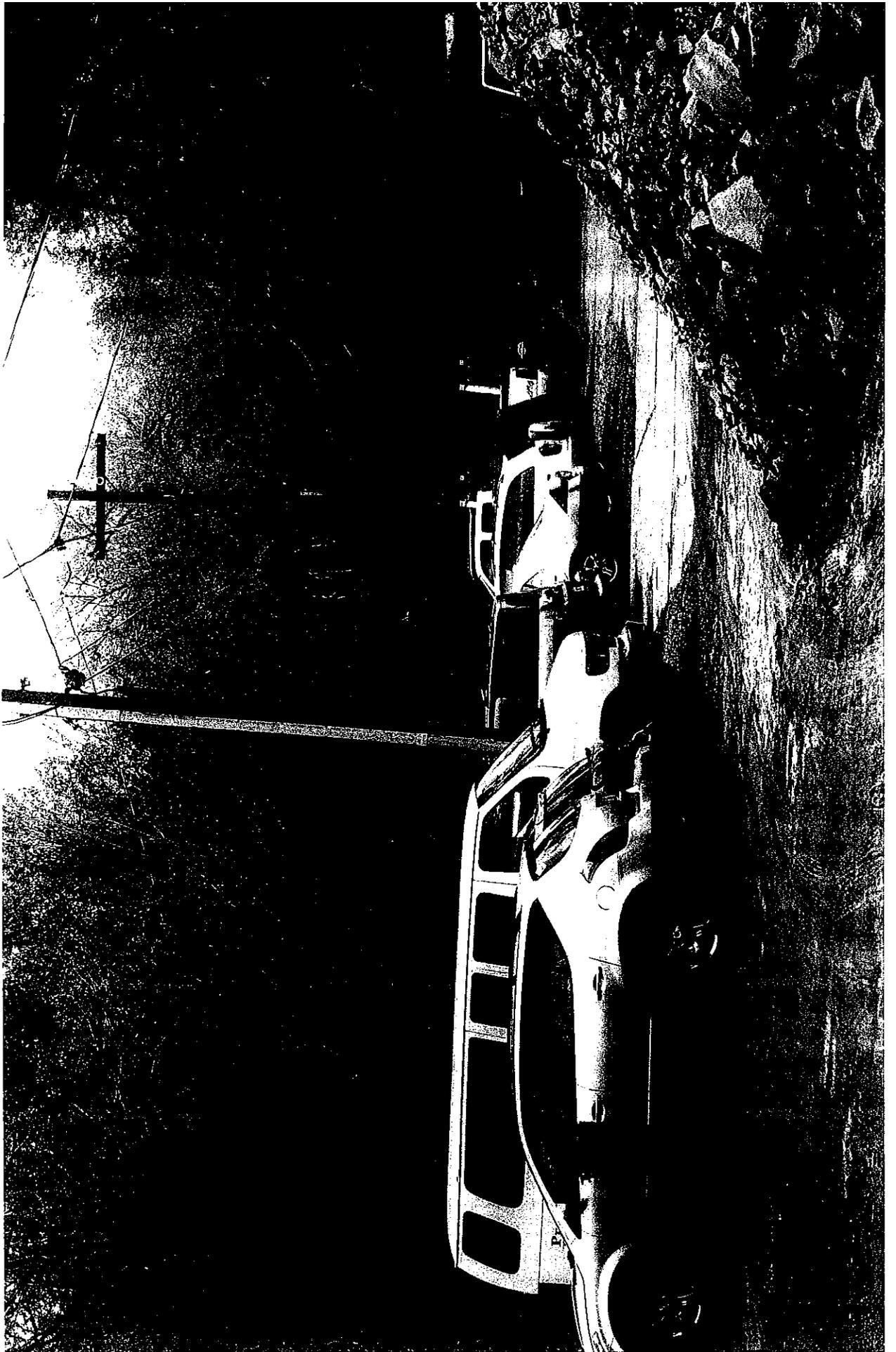


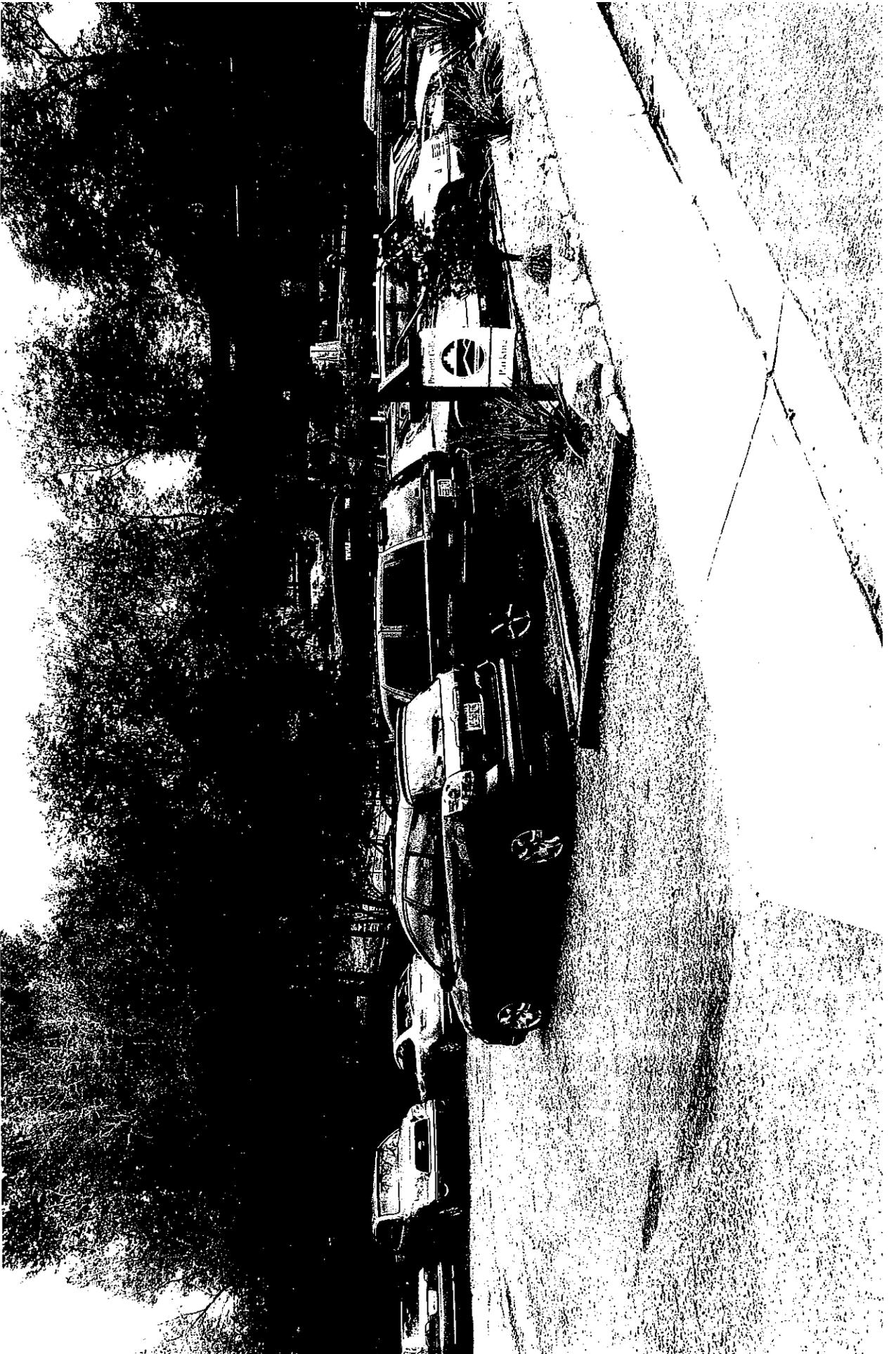


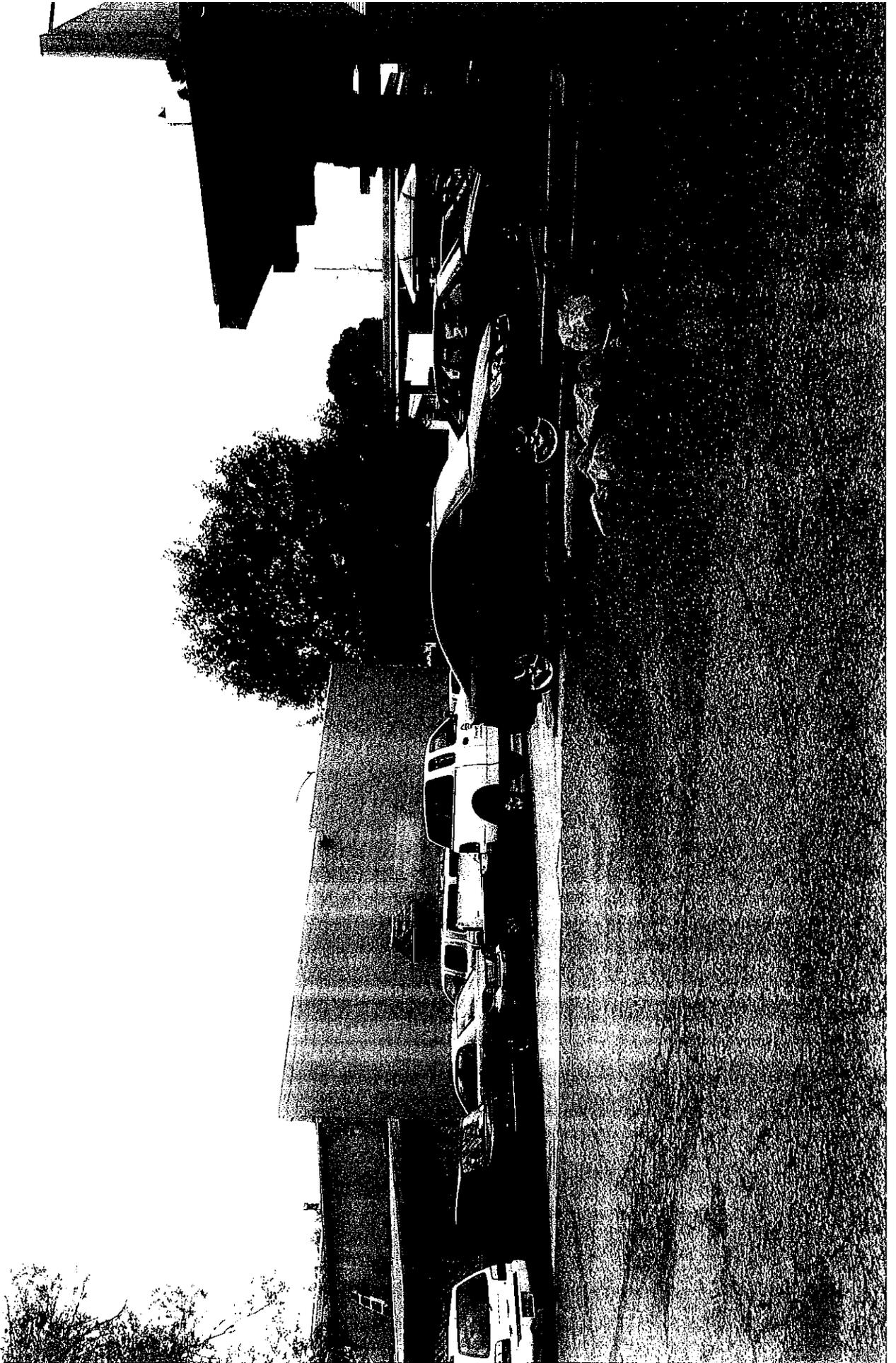


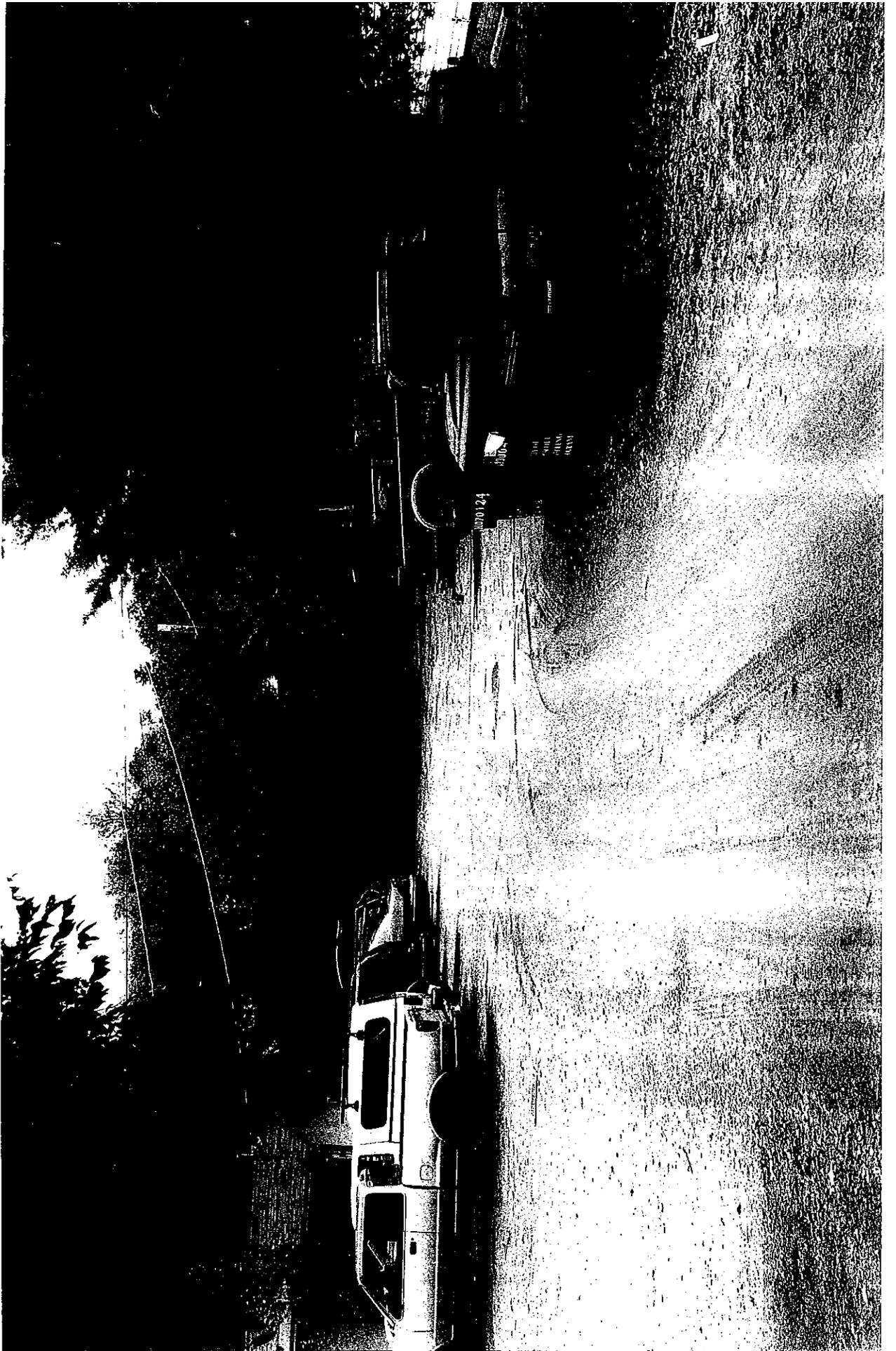


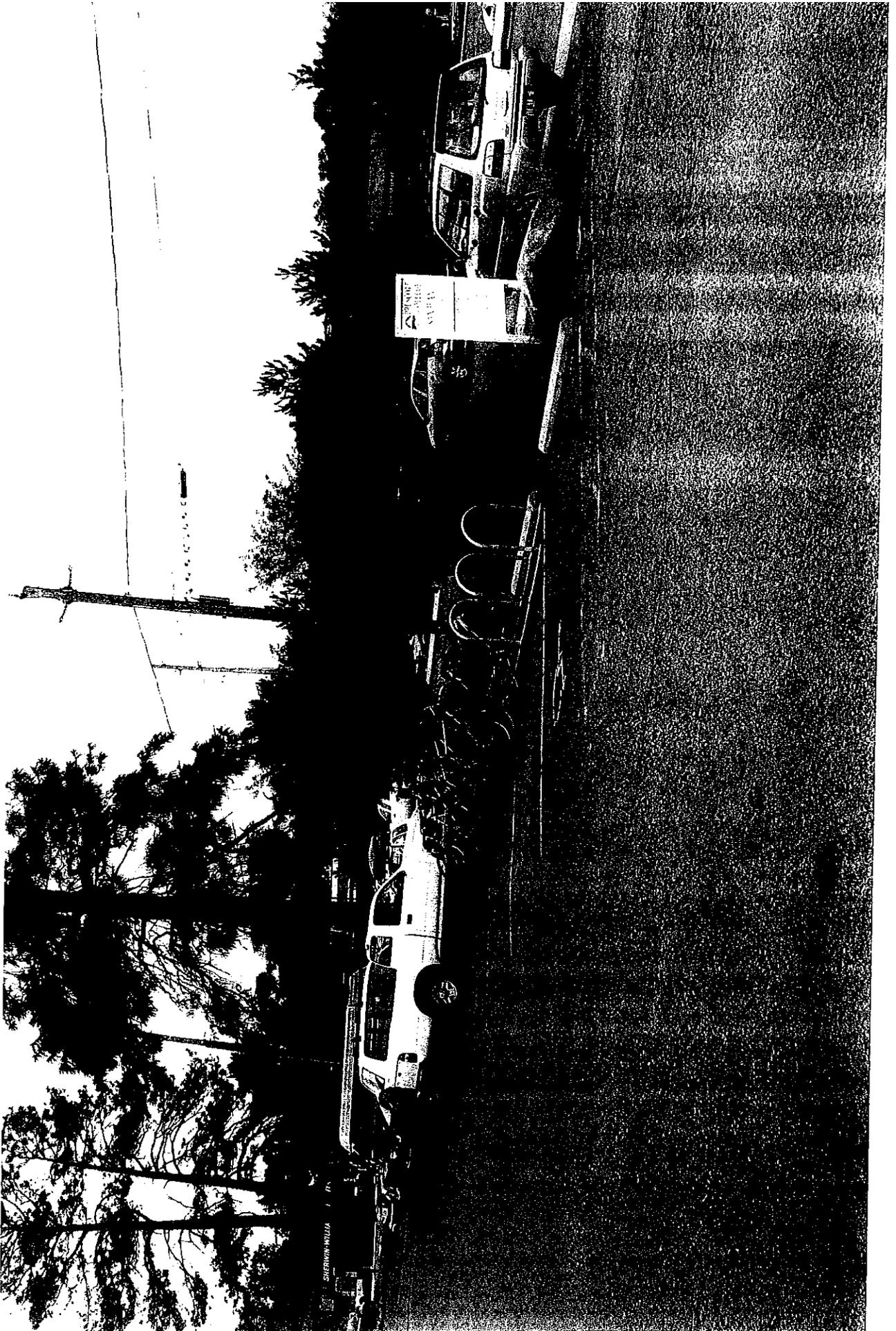














POLITICAL and PUBLIC CONSULTING  
CONSTRUCTION REVIEW and EXPERT TESTIMONY

November 16, 2010

City of Prescott  
Board of Adjustment

Dear Board Members,

I am unable to attend your meeting, so I am writing this letter in support of Prescott College's application CUP10-004.

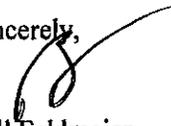
I have been a supporter of the College's efforts to expand and serve, not only its students but our community for many years. Under very difficult circumstances, they have succeeded when many have forecasted failure. Their commitment to succeed has resulted in numerous building endeavors over the years and those programs have established a strong, positive influence in the Fleury Neighborhood.

I have reviewed the Staff Packet provided you and believe that, although the information provided by Staff is straight forward, there are elements of this new project that will drastically improve the neighborhood. As an example, two of the buildings that face Willow Street are to be removed; they are old, tattered and do not portray the neighborhood's characteristics well. The former group housing project for the Hozhoni Foundation of Prescott will also be removed. That group's dormitory type housing had existed in this location for many years, so this type of housing is nothing new to the area. Within the confines of that area, and shaded by the creek, is where this project will be constructed. It has been planned to meet the criteria of the MF-H zoning district related to setbacks and the building's overall height would be less than what is required if an apartment building was constructed. They intend to comply with exterior lighting, will upgrade water and sewer lines and these buildings will be sprinkled to meet the Fire Code. In short, every effort is being made to develop the College's campus in such a way that will complement the neighborhood and the City.

I have listened to the arguments from negative voices in the neighborhood before. Respectfully, they have tossed out arguments of opposition related to parking, noise, pedestrian traffic, property ownership and student personality types, to mention only a few. Frankly, it wouldn't matter what the College desired, they would not approve; in fact, they have made suggestions that the College should relocate.

Prescott College is maturing and part of the process comes with the knowledge that there must be some give and take by everyone in order for all to succeed. The College has done their part to be good neighbors and approval by your Board will improve the neighborhood, not detract from it.

Sincerely,



Bill Feldmeier

Bill Feldmeier  
P.O. Box 2102  
Prescott, Arizona 86302

Cell: 928-925-4110  
E-Mail: [bfeld@cableone.net](mailto:bfeld@cableone.net)  
Fax: 928-443-1040

ROC# 163269  
(Inactive Status)