

# **OPPOSITION / CONCERNS**

**From:** [Jenna Peterson](#)  
**To:** [Jenna Peterson](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Proposed Development - NE corner of 24th Street and Arizona Biltmore Circle / 2400 Biltmore Residential PUD  
**Date:** Wednesday, October 29, 2025 9:21:59 PM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote **"No"** on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

*Jenna Peterson* | Manager, Design & Brand Development | Onboarding

**BWH® Hotels**

6201 N. 24<sup>th</sup> Parkway | Phoenix | AZ | 85016

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**BWH** | Supply & **Design.**<sup>SM</sup>

**From:** [Jody Ryan](#)  
**Subject:** Opposition to the 2400 Biltmore Residential Planned Unit Development  
**Date:** Wednesday, October 29, 2025 5:53:24 PM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

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Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,  
Jody Ryan

Jody Ryan | Managing Director, Corporate Communications and Public Relations

**BWH Hotels**

6201 N 24<sup>th</sup> Parkway | Phoenix | AZ | 85016

(602) 614-0744 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]





**From:** [Laurie Montgomery](#)  
**To:** [PDD Camelback East VPC](#); [Mayor Gallego](#); [williamf@wb-law.com](#); [Council.district1@phoenix.gov](#); [Council.district2@phoenix.gov](#); [Council.district3@phoenix.gov](#); [Council.district4@phoenix.gov](#); [Council.district5@phoenix.gov](#); [Council.district6@phoenix.gov](#); [Council.district7@phoenix.gov](#); [Council.district8@phoenix.gov](#); [Anthony M Grande](#); [Racelle Escobar Corp. Com.](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD) Feedback  
**Date:** Wednesday, October 29, 2025 8:33:02 PM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

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Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes. Notably, particularly during rush hour, traffic is already difficult to manage.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

**Laurie Montgomery** | Sr Director | Human Resources

**BWH® Hotels**

20400 N 29<sup>th</sup> Avenue | Phoenix | AZ | 85027

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**From:** [Maria Reagin](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council.district1@phoenix.gov](mailto:Council.district1@phoenix.gov); [Council.district2@phoenix.gov](mailto:Council.district2@phoenix.gov); [Council.district3@phoenix.gov](mailto:Council.district3@phoenix.gov); [Council.district4@phoenix.gov](mailto:Council.district4@phoenix.gov); [Council.district5@phoenix.gov](mailto:Council.district5@phoenix.gov); [Council.district6@phoenix.gov](mailto:Council.district6@phoenix.gov); [Council.district7@phoenix.gov](mailto:Council.district7@phoenix.gov); [Council.district8@phoenix.gov](mailto:Council.district8@phoenix.gov); [Anthony M Grande](#); [Racelle Escobar](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com); [maria.reagin@bwh.com](mailto:maria.reagin@bwh.com)  
**Subject:** Opposition to 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Wednesday, October 29, 2025 7:09:45 PM

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Dear Chairman Fischbach and Members of the Camelback East Village Planning Committee,

As someone who works, shops, dines, and spends much of my time in the Biltmore area, I am writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (“PUD”). While I support thoughtful, context-sensitive development, the current proposal is simply too large and too dense for this location.

The project’s six-story, 66-foot height—combined with substantial retaining walls along 24th Street that would make the structure appear closer to 90 feet from street level—is not consistent with the surrounding low-rise pattern. This wonderful neighborhood has been intentionally preserved with moderate building heights to protect views of the Phoenix Mountain Preserve and Piestewa Peak and to maintain a human-scale environment.

The City of Phoenix has long pursued a planning approach that concentrates height and density within designated Village Cores, gradually tapering down as development moves outward. This project directly conflicts with that principle. There are no six-story buildings of comparable scale along 24th Street south of Highland or north of Biltmore Fashion Park. Approving this proposal would set an unfortunate precedent for over-scaled development in an area intentionally designed to remain lower-rise and more livable.

Traffic and safety are also significant concerns. Arizona Biltmore Circle and nearby residential streets already experience cut-through traffic, speeding, and limited sightlines. Adding more than 200 residential units—plus associated office and restaurant uses—will increase vehicle volumes and pedestrian interactions on streets that are not designed for them. The proposed mitigation—essentially a painted stripe at an intersection—is inadequate. The traffic analysis submitted with the PUD appears to understate real-world impacts and does not sufficiently address pedestrian safety.

I am not opposed to development on this site. In fact, a thoughtfully designed,

smaller-scale project could enhance the area while respecting its character. But as currently proposed, the PUD's height, density, and massing are simply too great. A reduced height and density would better align with the surrounding one- and two-story structures, preserve important mountain views, and ensure the neighborhood remains safe, walkable, and visually cohesive.

I respectfully urge you and the Camelback East Village Planning Committee to deny the PUD in its current form or require meaningful revisions that bring the project into scale with the existing community. This neighborhood is one of Phoenix's most distinctive and desirable areas precisely because of its thoughtful design and sense of balance. Any new development should preserve those qualities—not overwhelm them.

Thank you for your time and consideration.

Sincerely,

Maria Reagin  
480-544-8550

**From:** [Amy Hulbert](#)  
**To:** [Anthony M. Grande](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 12:56:28 PM  
**Attachments:** [image001.png](#)

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Dear Mr. Grande,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD). At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve.

However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area. The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us. Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me as this is our workplace and we will be subject to the outcome of this project. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes. I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Amy Hulbert | Vice President, Boutique and Upscale Brands

BWH Hotels

6201 N 24th Parkway | Phoenix | AZ | 85016

W 602.957.5692 | C 480.544.7600

[bwh.com](http://bwh.com)



**From:** [Amy Hulbert](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Amy Hulbert](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 12:43:23 PM  
**Attachments:** [image001.png](#)

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Dear Government Official,

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Thank you for your time and for your continued service to our city.

Sincerely,

Amy Hulbert | Vice President, Boutique and Upscale Brands



BWH Hotels

6201 N 24th Parkway | Phoenix | AZ | 85016

W 602.957.5692 | C 480.544.7600

[bwh.com](http://bwh.com)



**From:** [Andrew Roundtree](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [mayor.gallego@phoenix.gob](#); [council.district1@phoenix.gov](#); [council.district2@phoenix.gov](#); [council.district3@phoenix.gov](#); [council.district4@phoenix.gov](#); [council.district5@phoenix.gov](#); [council.district6@phoenix.gov](#); [council.district7@phoenix.gov](#); [council.district8@phoenix.gov](#); [anthony.grade@phoenix.gov](#); [Racelle Escobar Corp. Com.](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 8:09:48 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

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Thank you for your time and for your continued service to our city.

Sincerely

**Andrew Roundtree** | Director | Human Resources

**BWH® Hotels**

20400 N 29<sup>th</sup> Avenue | Phoenix | AZ | 85027

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**From:** [Bethany Samaddar](#)  
**To:** [PDD Camelback East VPC](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 11:23:04 AM

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Dear Camelback East Village Planning Committee Members,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area. The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,  
Bethany

**From:** [Bethany Samaddar](#)  
**To:** [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M. Grande](#); [Racelle Escobar](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 4:55:51 PM

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Dear City Council Member,

As a proud member of the BWH Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

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I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,  
Bethany Samaddar

BWH Hotels employee based at our headquarters

**From:** [Bethany Samaddar](#)  
**To:** [PDD Camelback East VPC](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 9:51:18 AM

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Dear Camelback East Village Planning Committee Members,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

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I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,  
Bethany

**Bethany Samaddar** | Senior Director | Corporate Communications and Public Relations  
**BWH® Hotels**

6201 N. 24<sup>th</sup> Parkway | Phoenix | AZ 85016

P: 602.957.5897 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [Breia Diaz](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escolar](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** 2400 BILTMORE RESIDENTIAL PUD  
**Date:** Thursday, October 30, 2025 5:48:05 PM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

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I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Breia Diaz

Sent from my iPhone



**From:** [Brenda Martin](#)  
**To:** [Anthony M. Grande](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 10:10:39 AM

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Hello Mr. Grande,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

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I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

**Brenda Martin | Property Transition Representative**  
**Affiliation Management**

**BWH Hotels**

6201 N. 24<sup>th</sup> Parkway | Phoenix | AZ | 85016  
(602) 957-5985 direct line | [bwh.com](http://bwh.com)

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**From:** [Brenda Martin](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 8:23:06 AM

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Hello,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

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Sincerely,

**Brenda Martin | Property Transition Representative**  
**Affiliation Management**  
**BWH Hotels**

6201 N. 24<sup>th</sup> Parkway | Phoenix | AZ | 85016

(602) 957-5985 direct line | [bwh.com](http://bwh.com)



**From:** [Brian Ignacio](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Request for Consideration: Opposition to 2400 Biltmore PUD  
**Date:** Thursday, October 30, 2025 11:52:13 AM  
**Attachments:** [image001.png](#)

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Brian Ignacio | Senior Manager | Strategic Partnerships

BWH® Hotels

6201 N. 24<sup>th</sup> Pkwy | Phoenix | AZ | 85016

P: 602.957.5504 | bwh.com



**From:** [Brian Nelson](#)  
**To:** [PDD Camelback East VPC](#); [William Fischbach, Chairman, CEVPC](#); [Mayor Gallego](#); [Vice Mayor Ann O'Brien](#); [Councilmember Jim Waring](#); [Councilmember Debra Stark](#); [Council.district4@phoenix.gov](#); [Council.district5@phoenix.gov](#); [Council.district6@phoenix.gov](#); [Council.district7@phoenix.gov](#); [Washington](#); [Anthony M Grande](#); [Racelle Escolar Corp. Com.](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Concern Regarding 2400 Biltmore Residential PUD Proposal  
**Date:** Thursday, October 30, 2025 6:01:24 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I am writing to respectfully share my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle — the 2400 Biltmore Residential Planned Unit Development (PUD). At BWH Hotels, we value thoughtful progress that enhances the communities we serve. However, meaningful development should also respect the character and needs of the neighborhoods it impacts. In this case, the scale and design of the proposed PUD appear significantly inconsistent with the surrounding area.

The current plan calls for a six-story structure reaching 66 feet in height, with additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This level of density and height feels far more appropriate for a downtown core than for the Biltmore neighborhood—an area defined by the natural beauty of the Phoenix Mountain Preserve and Piestewa Peak.

Beyond aesthetic concerns, I am also deeply troubled by the traffic and safety implications of this project. The proposed mitigation—a single painted stripe at a key intersection—does not adequately address the impact of 203 residential units, an office building, and a restaurant. The accompanying traffic study appears to underestimate the risks to both pedestrians and drivers, especially on residential streets not designed to handle such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote “No” on this proposal.

Thank you for your time and for your continued service to our city.

Regards,

**Brian Nelson** | Sr. IT Business Analyst | Hotel Security Services

**BWH Hotels**

20400 N 29th Ave | Phoenix | AZ| 85027-3136

Service Desk # 800.528.1902 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



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**From:** [Christina Mitchell](#)  
**To:** [PDD Camelback East VPC](#); [william@wb-law.com](mailto:william@wb-law.com); [Mayor Gallego](#); [council.district1@phoenix.gov](mailto:council.district1@phoenix.gov); [council.district2@phoenix.gov](mailto:council.district2@phoenix.gov); [council.district3@phoenix.gov](mailto:council.district3@phoenix.gov); [council.district4@phoenix.gov](mailto:council.district4@phoenix.gov); [council.district5@phoenix.gov](mailto:council.district5@phoenix.gov); [council.district6@phoenix.gov](mailto:council.district6@phoenix.gov); [council.district7@phoenix.gov](mailto:council.district7@phoenix.gov); [council.district8@phoenix.gov](mailto:council.district8@phoenix.gov); [Anthony M Grande](#); [Racelle Escobar Corp. Com.](#)  
**Cc:**  
**Subject:** Concerns Regarding Proposed Development at 24th Street and Arizona Biltmore Circle  
**Date:** Thursday, October 30, 2025 10:16:27 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I am writing to respectfully share my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we value thoughtful progress—especially when it enhances the communities we serve. However, meaningful development should reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current plan calls for a six-story structure reaching 66 feet in height, with potential additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale feels more appropriate for a downtown setting rather than the Biltmore neighborhood, which is defined by its proximity to the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak.

Beyond aesthetic concerns, the traffic and safety implications of this project are deeply troubling. The proposed mitigation—a single painted stripe at a key intersection—falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets not designed to handle such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote “No” on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Christina Mitchell CRME, CHRM, CHIA | Manager, Revenue for Hire Programs | Revenue Management Services

**BWH Hotels**

20400 N 29<sup>th</sup> Ave | Phoenix | AZ | 85027

623.780.6476 | [bwh.com](http://bwh.com)



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**From:** [CoCo O'Connor](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council.district1@phoenix.gov](mailto:Council.district1@phoenix.gov); [Council.district2@phoenix.gov](mailto:Council.district2@phoenix.gov); [Council.district3@phoenix.gov](mailto:Council.district3@phoenix.gov); [Council.district4@phoenix.gov](mailto:Council.district4@phoenix.gov); [Council.district5@phoenix.gov](mailto:Council.district5@phoenix.gov); [Council.district6@phoenix.gov](mailto:Council.district6@phoenix.gov); [Council.district7@phoenix.gov](mailto:Council.district7@phoenix.gov); [Council.district8@phoenix.gov](mailto:Council.district8@phoenix.gov); [Anthony M Grande](#); [Racelle Escobar](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Proposed PUD  
**Date:** Thursday, October 30, 2025 6:40:53 AM  
**Attachments:** [image001.png](#)

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Dear Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

Most Sincerely,

CoCo

**CoCo O'Connor** | Contracts Administrator| Studio Design

602.957.5786

**BWH Hotels**

6201 N. 24<sup>th</sup> Pkwy. | Phoenix | AZ | 85016

[StudioDesign@bestwestern.com](mailto:StudioDesign@bestwestern.com)



**Our current lead time** to begin design work will be tentative and subject to change, pending the receipt of all deliverables requested by your project team.

As your project moves forward, your active participation is key to ensuring its completion on time, on scope, and within budget.

**From:** [Courtney McCurry](#)  
**Subject:** Concerns Regarding the 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 2:18:56 PM

---

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area. The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Respectfully,

Courtney McCurry

Courtney McCurry | Senior Manager | Marketing

BWH Hotels

6201 N. 24<sup>th</sup> Parkway | Phoenix | AZ 85016

P: 602.957.5639 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [Dawn Brubaker](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council.district1@phoenix.gov](mailto:Council.district1@phoenix.gov); [Council.district2@phoenix.gov](mailto:Council.district2@phoenix.gov); [Council.district3@phoenix.gov](mailto:Council.district3@phoenix.gov); [Council.district4@phoenix.gov](mailto:Council.district4@phoenix.gov); [Council.district5@phoenix.gov](mailto:Council.district5@phoenix.gov); [Council.district6@phoenix.gov](mailto:Council.district6@phoenix.gov); [Council.district7@phoenix.gov](mailto:Council.district7@phoenix.gov); [Council.district8@phoenix.gov](mailto:Council.district8@phoenix.gov); [Anthony M Grande](#); [racelle.escolar@phoenix.gov](mailto:racelle.escolar@phoenix.gov)  
**Cc:** [Corp. Com.](#)  
**Subject:** Proposed Development at the northeast corner of 24th Street and Arizona Biltmore Circle  
**Date:** Thursday, October 30, 2025 6:28:05 AM  
**Attachments:** [image001.png](#)

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Dear Government Official,

I am a proud member of the BWH® Hotels team and have been for the better part of three (3) decades. I love the area and especially the views and the architectural that make this area so special. I would like to express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD). At BWH Hotels, we have always valued thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. The scale and design of the proposed PUD appear to be out of place and not consistent with the surrounding area. The proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. The proposed retaining walls along 24<sup>th</sup> Street would completely eliminate our beautiful surrounding views.

Additionally, I am concerned with the traffic and safety implications of this project. With over 200 residential units, an office building and a restaurant, the additional traffic I believe will negatively affect the neighborhood. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the implications this project would bring to our neighborhood and vote “No” on this proposal. Thank you for your time and for your continued service to our city.

Sincerely

Dawn Brubaker, Manager

Affiliation Management

**BWH Hotels**

6201 N. 24<sup>th</sup> Parkway , Phoenix, AZ 85016

602.957.5789 | [Bwh.com](http://Bwh.com)



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**From:** [Dawn Brubaker](#)  
**To:** [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M. Grande](#); [Racelle Escobar](#); [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Proposed Development at the northeast corner of 24th Street and Arizona Biltmore Circle  
**Date:** Thursday, October 30, 2025 9:44:53 AM  
**Attachments:** [image001.png](#)

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I urge you to consider the implications this project would bring to our neighborhood and vote “No” on this proposal. Thank you for your time and for your continued service to our city.

Sincerely,

Dawn Brubaker, Manager

Affiliation Management

**BWH Hotels**

6201 N. 24<sup>th</sup> Parkway , Phoenix, AZ 85016

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**From:** [Dehn Blunt](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [council.district1@phoenix.gov](mailto:council.district1@phoenix.gov); [council.district2@phoenix.gov](mailto:council.district2@phoenix.gov); [council.district3@phoenix.gov](mailto:council.district3@phoenix.gov); [council.district4@phoenix.gov](mailto:council.district4@phoenix.gov); [council.district5@phoenix.gov](mailto:council.district5@phoenix.gov); [council.district6@phoenix.gov](mailto:council.district6@phoenix.gov); [council.district7@phoenix.gov](mailto:council.district7@phoenix.gov); [council.district8@phoenix.gov](mailto:council.district8@phoenix.gov); [Anthony M Grande](#); [Racelle Escobar Corp. Com.](#)  
**Cc:**  
**Subject:** Vote "No" on the 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 7:58:25 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

Warm Regards,

**Dehn Blunt** | Manager | Regional Revenue Management Services

**BWH Hotels**

6201 N. 24<sup>th</sup> Pkwy | Phoenix | AZ | 85016

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**From:** [Diane Duffey](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council.district1@phoenix.gov](mailto:Council.district1@phoenix.gov); [Council.district2@phoenix.gov](mailto:Council.district2@phoenix.gov); [Council.district3@phoenix.gov](mailto:Council.district3@phoenix.gov); [Council.district4@phoenix.gov](mailto:Council.district4@phoenix.gov); [Council.district5@phoenix.gov](mailto:Council.district5@phoenix.gov); [Council.district6@phoenix.gov](mailto:Council.district6@phoenix.gov); [Council.district7@phoenix.gov](mailto:Council.district7@phoenix.gov); [Council.district8@phoenix.gov](mailto:Council.district8@phoenix.gov); [Anthony M. Grande](#); [Racelle Escobar Corp. Com.](#)  
**Cc:** [Racelle Escobar Corp. Com.](#)  
**Subject:** Opposition to the 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 2:35:07 PM  
**Importance:** High

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Dear Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD). At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve.

However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area. The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level.

This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

*Warm Regards,*

**Diane Duffey, CHBA, CHT** | Senior Manager | Worldwide Sales | Hotel Sales Optimization  
District 2

**BWH Hotels**

20400 N 29<sup>th</sup> Ave | Phoenix | AZ | 85027

623.780.6304 | [bwh.com](http://bwh.com) [url.us.m.mimecastprotect.com]



**From:** [Diego Romero](#)  
**Subject:** Proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle  
**Date:** Thursday, October 30, 2025 4:56:58 PM

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Good evening,

As a proud member of the BWH Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

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I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,  
Diego

**From:** [Douglas Ochab](#)  
**To:** [Anthony M. Grande](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 4:24:30 PM

---

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Phoenix Village Planner,

I fully support development projects as long as the project respects the current surroundings and existing structures. I also understand why a developer would want to build in the Biltmore neighborhood given its current beauty and esthetics, where the current structures are low and maintain a welcoming character that draws people to the area.

However, the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD) does not align with the surroundings. It is too large and out of place for the neighborhood. If built, it will negatively impact the area's attraction and beauty, and it will open the door for other developments to rival in size and scope.

I strongly disagree with the planned 2400 Biltmore Residential PUD and request that you vote NO on this proposal.

Respectfully,

Doug Ochab | Director | Internal Audit  
6201 N 24<sup>th</sup> Parkway | Phoenix | AZ 85016 USA  
+1 602.957.5799 | [bwh.com](http://bwh.com) [\[bestwestern.com\]](http://bestwestern.com)

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**From:** [Douglas Ochab](#)  
**To:** [PDD Camelback East VPC](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 8:26:39 AM

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Dear Government Official,

I fully support development projects as long as the project respects the current surroundings and existing structures. I also understand why a developer would want to build in the Biltmore neighborhood given its current beauty and esthetics, where the current structures are low and maintain a welcoming character that draws people to the area.

However, the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD) does not align with the surroundings. It is too large and out of place for the neighborhood. If built, it will negatively impact the area's attraction and beauty, and it will open the door for other developments to rival in size and scope.

I strongly disagree with the planned 2400 Biltmore Residential PUD and request that you vote **NO** on this proposal.

Respectfully,

Doug Ochab | Director | Internal Audit  
6201 N 24<sup>th</sup> Parkway | Phoenix | AZ 85016 USA  
+1 602.957.5799 | [bwh.com](http://bwh.com) [\[bestwestern.com\]](http://bestwestern.com)

**BWH** | Hotels

**From:** [Erin Stephens](#)  
**To:** [Anthony M Grande](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Opposition to 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 3:36:05 PM  
**Importance:** High

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Dear Mr. Grande,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD). At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area. The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piastewa Peak surround us. Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

**I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.**

Thank you for your time and for your continued service to our city.

Sincerely,

Erin

Erin Stephens | CRME, CHBA | Senior SureStay Revenue Manager | Revenue Management Services

**BWH® Hotels**

20400 North 29<sup>th</sup> Avenue | Phoenix | AZ | 85027

P: 623 780 6836 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [Erin Stephens](#)  
**To:** [PDD\\_Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Opposition to 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 3:20:48 PM  
**Importance:** High

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD). At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area. The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piastewa Peak surround us. Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

**I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.**

Thank you for your time and for your continued service to our city.

Sincerely,

Erin

Erin Stephens | CRME, CHBA | Senior SureStay Revenue Manager | Revenue Management Services

**BWH® Hotels**

20400 North 29<sup>th</sup> Avenue | Phoenix | AZ | 85027

P: 623 780 6836 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [Heather Lowe](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com)  
**Cc:** [Corp. Com.](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 9:39:50 AM

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Dear Camelback East Village Planning Committee,

As a proud member of the team at BWH® Hotels—someone who both works and spends personal time in the Biltmore area—I want to share my concerns about the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we support responsible growth that strengthens the communities we serve. However, this proposal raises serious questions about compatibility with the surrounding neighborhood. The scale and design of the six-story structure (66 feet in height), reaching up to 90 feet from street level when accounting for retaining walls and rooftop elements, feels more aligned with a downtown skyline than the character of the Biltmore corridor. This area's building heights have always been kept deliberately low to preserve the views of the Phoenix Mountain Preserve and Piestewa Peak for all. This development is in stark contrast to those precedented measures taken so thoughtfully in the past.

Beyond aesthetics, I'm particularly concerned about the traffic and safety implications. The mitigation measures outlined—such as a single painted stripe—do not adequately address the impact of 203 residential units, an office building, and a restaurant. The traffic study seems to underestimate the strain this development would place on nearby residential streets and intersections, which are not designed for such volume, thereby introducing unnecessary safety concerns and congestion to the area.

I respectfully urge you to consider the long-term impact this project would have on our neighborhood and vote “No” on the current proposal. Thank you for your time and for your continued commitment to our city.

Sincerely,

**Heather Lowe** | Vice President Accounting & Finance

**BWH Hotels**

6201 N. 24<sup>th</sup> Parkway | Phoenix | AZ 85016

P: 602.957.5947 | [bwh.com](http://bwh.com) [\[bestwestern.com\]](http://bestwestern.com)



**From:** [Heather Lowe](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 5:21:11 PM

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Dear Camelback East Village Planning Committee,

As a proud member of the team at BWH® Hotels—someone who both works and spends personal time in the Biltmore area—I want to share my concerns about the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we support responsible growth that strengthens the communities we serve. However, this proposal raises serious questions about compatibility with the surrounding neighborhood. The scale and design of the six-story structure (66 feet in height), reaching up to 90 feet from street level when accounting for retaining walls and rooftop elements, feels more aligned with a downtown skyline than the character of the Biltmore corridor. This area's building heights have always been kept deliberately low to preserve the views of the Phoenix Mountain Preserve and Piestewa Peak for all. This development is in stark contrast to those precedented measures taken so thoughtfully in the past.

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I respectfully urge you to consider the long-term impact this project would have on our neighborhood and vote “No” on the current proposal. Thank you for your time and for your continued commitment to our city.

Sincerely,

**Heather Lowe** | Vice President Accounting & Finance

**BWH Hotels**

6201 N. 24<sup>th</sup> Parkway | Phoenix | AZ 85016

P: 602.957.5947 | [bwh.com](http://bwh.com) [bestwestern.com]



**From:** [Heather Lowe](#)  
**To:** [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Anthony M Grande](#); [Council District 4](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 5:24:01 PM

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Dear Councilmembers, Phoenix Village Planner, and Planning Commission Member,

As a proud member of the team at BWH® Hotels—someone who both works and spends personal time in the Biltmore area—I want to share my concerns about the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we support responsible growth that strengthens the communities we serve. However, this proposal raises serious questions about compatibility with the surrounding neighborhood. The scale and design of the six-story structure (66 feet in height), reaching up to 90 feet from street level when accounting for retaining walls and rooftop elements, feels more aligned with a downtown skyline than the character of the Biltmore corridor. This area's building heights have been kept deliberately low to preserve the views of the Phoenix Mountain Preserve and Piestewa Peak for all. This development is in stark contrast to those precedented measures taken so thoughtfully in the past.

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I respectfully urge you to consider the long-term impact this project would have on our neighborhood and vote “No” on the current proposal. Thank you for your time and for your continued commitment to our city.

Sincerely,

**Heather Lowe** | Vice President Accounting & Finance

**BWH Hotels**

6201 N. 24<sup>th</sup> Parkway | Phoenix | AZ 85016



P: 602.957.5947 | [bwh.com](http://bwh.com) [\[bestwestern.com\]](http://bestwestern.com)



**From:** [Heather Lowe](#)  
**To:** [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Anthony M Grande](#); [Racelle Escobar Corp. Com.](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 9:39:50 AM

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Dear Councilmembers, Phoenix Village Planner, and Planning Commission Member,

As a proud member of the team at BWH® Hotels—someone who both works and spends personal time in the Biltmore area—I want to share my concerns about the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we support responsible growth that strengthens the communities we serve. However, this proposal raises serious questions about compatibility with the surrounding neighborhood. The scale and design of the six-story structure (66 feet in height), reaching up to 90 feet from street level when accounting for retaining walls and rooftop elements, feels more aligned with a downtown skyline than the character of the Biltmore corridor. This area's building heights have been kept deliberately low to preserve the views of the Phoenix Mountain Preserve and Piestewa Peak for all. This development is in stark contrast to those preceded measures taken so thoughtfully in the past.

Beyond aesthetics, I'm particularly concerned about the traffic and safety implications. The mitigation measures outlined—such as a single painted stripe—do not adequately address the impact of 203 residential units, an office building, and a restaurant. The traffic study seems to underestimate the strain this development would place on nearby residential streets and intersections, which are not designed for such volume, thereby introducing unnecessary safety concerns and congestion to the area.

I respectfully urge you to consider the long-term impact this project would have on our neighborhood and vote “No” on the current proposal. Thank you for your time and for your continued commitment to our city.

Sincerely,

**Heather Lowe** | Vice President Accounting & Finance  
**BWH Hotels**

6201 N. 24<sup>th</sup> Parkway | Phoenix | AZ 85016

P: 602.957.5947 | [bwh.com](http://bwh.com) [\[bestwestern.com\]](http://bestwestern.com)



**From:** [Irina Thomson](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Concerns regarding 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 1:36:02 PM

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Dear Government Official,

As a member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

**Irina Thomson** | Project Manager | Property Photos

**BWH Hotels**

6201 N. 24<sup>th</sup> Pkwy | Phoenix | AZ | 85016

P: 602.957.5803 | [bwh.com](http://bwh.com) [[protect-us.mimecast.com](mailto:protect-us.mimecast.com)]

signature\_1268489921



**From:** [Irina Thomson](#)  
**To:** [Anthony M. Grande](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Concerns regarding 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 1:06:03 PM

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Dear Anthony Grande,

As a member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

**Irina Thomson** | Project Manager | Property Photos

**BWH Hotels**

6201 N. 24<sup>th</sup> Pkwy | Phoenix | AZ | 85016

P: 602.957.5803 | [bwh.com](http://bwh.com) [[protect-us.mimecast.com](mailto:protect-us.mimecast.com)]

signature\_1268489921



**From:** [James Cope](#)  
**To:** [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Vice Mayor Ann O'Brien](#); [Councilmember Jim Waring](#); [Councilmember Debra Stark](#); [Councilmember Laura Pastor](#); [Councilmember Betty Guardado](#); [Councilmember Kevin Robinson](#); [Councilmember Anna Hernandez](#); [Councilmember Kesha Hodge Washington](#); [Anthony M Grande](#); [Racelle Escobar](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 7:19:43 AM

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Dear Government Official

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD). At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area. The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes. I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

Sincerely

**James Cope**



**From:** [Jay Pricher](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar](#)  
**Cc:** [corpcom@bwh.com](#)  
**Subject:** 2400 Biltmore Residential PUD  
**Date:** Thursday, October 30, 2025 5:38:26 PM

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Dear Government Official,

As a Phoenix resident and member of the BWH® Hotels team, I'm writing to express concern about the proposed 2400 Biltmore Residential PUD at 24th Street and Arizona Biltmore Circle.

While we support thoughtful development that enhances our community, this proposal's scale and design are inconsistent with the character of the Biltmore neighborhood. A six-story structure reaching nearly 90 feet from street level is more fitting for a downtown setting than an area surrounded by the Phoenix Mountain Preserve and Piestewa Peak.

Additionally, the traffic mitigation plan—a single painted stripe—does not adequately address the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate risks to pedestrians and drivers on streets not built for such volume.

I respectfully urge you to vote “No” on this proposal to preserve the integrity and safety of our neighborhood.

Thank you for your time and service.

Regards,

Jay Pricher

**From:** [Jayne Russell](#)  
**To:** [PDD Camelback East VPC](#)  
**Subject:** PLEASE DO NOT RUIN OUR CITY  
**Date:** Thursday, October 30, 2025 11:07:40 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team and a native of Phoenix, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us. Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me.

The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

Sincerely,  
Jayne Russell

Native of Phoenix

Jayne Russell | Senior Manager | Business Travel & Affinity Partnerships

BWH Hotel Group

602.388.7573 Cell

[Jayne.russell@bwh.com](mailto:Jayne.russell@bwh.com)



**From:** [Jayne Russell](#)  
**To:** [Anthony M Grande](#)  
**Subject:** PLEASE DO NOT RUIN OUR CITY  
**Date:** Thursday, October 30, 2025 11:01:41 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team and a native of Phoenix, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us. Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me.

The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

Sincerely,

Jayne Russell

Native of Phoenix

Jayne Russell | Senior Manager | Business Travel & Affinity Partnerships  
BWH Hotel Group

602.388.7573 Cell

[Jayne.russell@bwh.com](mailto:Jayne.russell@bwh.com)



**From:** [Jody Hawkins](#)  
**To:** [Anthony M Grande](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Opposition to the Proposed 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 10:19:47 AM

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Dear Phoenix Village Planner Grande,

As a proud member of the BWH® Hotels team for the past 25 years, I am writing to respectfully share my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the *2400 Biltmore Residential Planned Unit Development (PUD)*.

At BWH Hotels, we are strong advocates for thoughtful, responsible progress, particularly when it enhances and preserves the distinctive character of the communities we serve. However, meaningful development must also align with the scale, design, and needs of its surrounding neighborhood. In this case, the proposed PUD appears significantly out of proportion with the existing environment.

The current plan calls for a six-story structure reaching 66 feet in height, with potential additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more appropriate for a downtown corridor rather than the Biltmore neighborhood, which is characterized by its proximity to the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak.

Beyond aesthetic considerations, I am also deeply concerned about the project's potential impacts on traffic and safety. The proposed mitigation, a single painted stripe at a critical intersection, appears inadequate to address the increased volume generated by 203 residential units, an office building, and a restaurant. The traffic study seems to underestimate the potential risks to both pedestrians and drivers, particularly on residential streets that were not designed to accommodate such high levels of activity.

For these reasons, I respectfully urge you to consider the long-term implications this project would have on our community and to vote **"No"** on the current proposal.

Thank you for your time, thoughtful consideration, and continued service to our city.

Sincerely,

**Jody Hawkins CEM, CFM, SFP** | Director | Administrative Services

**BWH Hotels**

6201 N 24<sup>th</sup> Pkwy | Phoenix | AZ 85016

C: 602.763.0323 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [Jody Hawkins](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Opposition to the Proposed 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 9:57:57 AM

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Dear Camelback East Village Planning Committee,

As a proud member of the BWH® Hotels team for the past 25 years, I am writing to respectfully share my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the *2400 Biltmore Residential Planned Unit Development (PUD)*.

At BWH Hotels, we are strong advocates for thoughtful, responsible progress, particularly when it enhances and preserves the distinctive character of the communities we serve. However, meaningful development must also align with the scale, design, and needs of its surrounding neighborhood. In this case, the proposed PUD appears significantly out of proportion with the existing environment.

The current plan calls for a six-story structure reaching 66 feet in height, with potential additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more appropriate for a downtown corridor rather than the Biltmore neighborhood, which is characterized by its proximity to the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak.

Beyond aesthetic considerations, I am also deeply concerned about the project's potential impacts on traffic and safety. The proposed mitigation, a single painted stripe at a critical intersection, appears inadequate to address the increased volume generated by 203 residential units, an office building, and a restaurant. The traffic study seems to underestimate the potential risks to both pedestrians and drivers, particularly on residential streets that were not designed to accommodate such high levels of activity.

For these reasons, I respectfully urge you to consider the long-term implications this project would have on our community and to vote **"No"** on the current proposal.

Thank you for your time, thoughtful consideration, and continued service to our city.

Sincerely,

**Jody Hawkins CEM, CFM, SFP** | Director | Administrative Services

**BWH Hotels**

6201 N 24<sup>th</sup> Pkwy | Phoenix | AZ 85016

C: 602.763.0323 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [Jody Ryan](#)  
**To:** [PDD Camelback East VPC](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 11:22:22 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project also concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate that much volume.

I urge you to consider the long-term implications for our neighborhood and vote **“No”** on this proposal.

Sincerely,



Jody Ryan

602.614.0744

**From:** [Jody Ryan](#)  
**To:** [PDD Camelback East VPC](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 8:54:48 AM

---

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Dear Camelback East Village Planning Committee (CEVPC),

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surrounds us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me.

The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this

proposal.

Thank you for your time and for your continued service to our city.

Sincerely,  
Jody

Jody Ryan | Managing Director, Corporate Communications and Public Relations

**BWH Hotels**

6201 N 24<sup>th</sup> Parkway | Phoenix | AZ | 85016

(602) 614-0744 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [Keith Stanton](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Opposition to 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 10:39:05 AM  
**Attachments:** [image001.png](#)

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Dear Planning Committee,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piastewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

Sincerely,  
Keith Stanton

**Keith Stanton, NCIDQ** | Manager | Studio Design Project Services

**BWH Hotels**

6201 N 24th Parkway | Phoenix | AZ 85016

P: 602.957.5898 | keith.stanton@bwh.com



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**From:** [Lisa Brunton](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council.district1@phoenix.gov](mailto:Council.district1@phoenix.gov); [Council.district2@phoenix.gov](mailto:Council.district2@phoenix.gov); [Council.district3@phoenix.gov](mailto:Council.district3@phoenix.gov); [Council.district4@phoenix.gov](mailto:Council.district4@phoenix.gov); [Council.district5@phoenix.gov](mailto:Council.district5@phoenix.gov); [Council.district6@phoenix.gov](mailto:Council.district6@phoenix.gov); [Council.district7@phoenix.gov](mailto:Council.district7@phoenix.gov); [Council.district8@phoenix.gov](mailto:Council.district8@phoenix.gov); [Anthony M Grande](#); [Racelle Escobar](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 11:41:13 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me.

The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that

are  
not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote “No” on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

**Lisa Brunton** | Lead District Management Assistant | Member Relations

**BWH Hotels**

6201 N. 24<sup>th</sup> Parkway | Phoenix | AZ 85016

P: 602.957.5823 | [bwh.com](http://bwh.com)

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**From:** [Lisa Garcia](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council.district2@phoenix.gov](mailto:Council.district2@phoenix.gov); [Council.district3@phoenix.gov](mailto:Council.district3@phoenix.gov); [Council.district4@phoenix.gov](mailto:Council.district4@phoenix.gov); [Council.district5@phoenix.gov](mailto:Council.district5@phoenix.gov); [Council.district6@phoenix.gov](mailto:Council.district6@phoenix.gov); [Council.district7@phoenix.gov](mailto:Council.district7@phoenix.gov); [Council.district8@phoenix.gov](mailto:Council.district8@phoenix.gov); [Anthony M Grande](#); [Racelle Escolar](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** VOTE NO | 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 8:33:36 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

Sincerely,



**Lisa Garcia** | Sr. Revenue Manager | Extended Stay Brands

**BWH® Hotels**

6201 N. 24<sup>th</sup> Pkwy | Phoenix | AZ 85016

P: 623.780.6088 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [Maria Reagin](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Anthony M Grande](#); [Racelle Escobar](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 7 PCC](#); [council.district.4@phoenix.gov](mailto:council.district.4@phoenix.gov); [Council District 5 PCC](#); [Council District 6 PCC](#); [council.district.8@phoenix.com](mailto:council.district.8@phoenix.com)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com); [maria.reagin@bwh.com](mailto:maria.reagin@bwh.com)  
**Subject:** Opposition to 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 10:48:23 AM

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Dear Chairman Fischbach and Members of the Camelback East Village Planning Committee,

As someone who works, shops, dines, and spends much of my time in the Biltmore area, I am writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (“PUD”). While I support thoughtful, context-sensitive development, the current proposal is simply too large and too dense for this location.

The project’s six-story, 66-foot height—combined with substantial retaining walls along 24th Street that would make the structure appear closer to 90 feet from street level—is not consistent with the surrounding low-rise pattern. This wonderful neighborhood has been intentionally preserved with moderate building heights to protect views of the Phoenix Mountain Preserve and Piestewa Peak and to maintain a human-scale environment.

The City of Phoenix has long pursued a planning approach that concentrates height and density within designated Village Cores, gradually tapering down as development moves outward. This project directly conflicts with that principle. There are no six-story buildings of comparable scale along 24th Street south of Highland or north of Biltmore Fashion Park. Approving this proposal would set an unfortunate precedent for over-scaled development in an area intentionally designed to remain lower-rise and more livable.

Traffic and safety are also significant concerns. Arizona Biltmore Circle and nearby residential streets already experience cut-through traffic, speeding, and limited sightlines. Adding more than 200 residential units—plus associated office and restaurant uses—will increase vehicle volumes and pedestrian interactions on streets that are not designed for them. The proposed mitigation—essentially a painted stripe at an intersection—is inadequate. The traffic analysis submitted with the PUD appears to understate real-world impacts and does not sufficiently address pedestrian safety.

I am not opposed to development on this site. In fact, a thoughtfully designed, smaller-scale project could enhance the area while respecting its character. But as currently proposed, the PUD’s height, density, and massing are simply too great. A

reduced height and density would better align with the surrounding one- and two-story structures, preserve important mountain views, and ensure the neighborhood remains safe, walkable, and visually cohesive.

I respectfully urge you and the Camelback East Village Planning Committee to deny the PUD in its current form or require meaningful revisions that bring the project into scale with the existing community. This neighborhood is one of Phoenix's most distinctive and desirable areas precisely because of its thoughtful design and sense of balance. Any new development should preserve those qualities—not overwhelm them.

Thank you for your time and consideration.

Sincerely,

Maria Reagin  
480-544-8550

**From:** [Marta Kovacs](#)  
**To:** [Anthony M. Grande](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Opposition to this PUD  
**Date:** Thursday, October 30, 2025 2:09:48 PM  
**Attachments:** [image001.png](#)

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Phoenix Village Planner Anthony Grande,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concerned me.

The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Marta Kovacs |Senior Support Assistant |Operations

BWH Hotels

20400 N. 29th Ave | Phoenix | AZ | 85027

P: 623.780.6298 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [Marta Kovacs](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** opposition to this PUD  
**Date:** Thursday, October 30, 2025 1:40:59 PM  
**Attachments:** [image001.png](#)

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concerned me.

The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Marta Kovacs |Senior Support Assistant |Operations

BWH Hotels

20400 N. 29th Ave | Phoenix | AZ | 85027

P: 623.780.6298 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [Marva Butler](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Regards to 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 7:18:01 AM  
**Importance:** High

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Camelback East Village Planning Committee,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes. Lives could be lost with this plan.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for caring for the people of Phoenix and for your continued service to our city.

***Make it a great day,***



**Marva Butler** | Executive Assistant | Worldwide Sales

**BWH Hotels**

20400 N 29<sup>th</sup> Ave | Phoenix | AZ | 85027

623.780.6377 | bwh.com



**From:** [Meegan Gillett](#)  
**To:** [Anthony M. Grande](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** RE: Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 3:52:00 PM  
**Attachments:** [image002.png](#)

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Dear Mr. Grande,

As a proud member of the BWH® Hotels team, I am writing to respectfully share my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we strongly support thoughtful, responsible growth that enhances the communities we serve. However, meaningful development must also reflect and preserve the character of its surrounding neighborhoods. In this case, the scale and design of the proposed PUD appear significantly inconsistent with the existing fabric of the Biltmore area.

The current plan calls for a six-story structure rising to 66 feet, with potential additional height from rooftop features. Along 24th Street, retaining walls of approximately 20 feet would create a visible height of nearly 90 feet from street level—far more characteristic of a downtown environment than our Biltmore neighborhood, which is defined by its proximity to the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak.

Beyond aesthetic concerns, the project raises serious traffic and safety issues. The proposed mitigation—a single painted traffic stripe at a key intersection—does not adequately address the impact of 203 residential units, an office building, and a restaurant. For those of us who work in the area, we are deeply concerned about increased congestion, longer commutes, and greater safety risks, especially when navigating already-busy intersections and neighborhood streets not designed for such volumes.

I respectfully urge you to consider the long-term implications for our community and for those of us who cherish the ability to work in this area and vote **“No”** on this proposal!

Thank you for your time, your attention to these concerns, and your continued service to our city.

*Warm Regards,*

**Meegan Gillett** | Product Manager | Supply & Studio Design  
**BWH Hotels**  
6201 N. 24<sup>th</sup> Parkway | Phoenix | AZ | 85016

P: 602.957.5875 | E: [meegan.gillett@bwh.com](mailto:meegan.gillett@bwh.com) | [www.bwh.com](http://www.bwh.com) [[bwh.com](http://bwh.com)]

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**BWH** | Supply  
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**From:** [Michelle Ugaste](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Mayor Gallego](#); [Council.district1@phoenix.gov](#); [Council.district2@phoenix.gov](#); [Council.district3@phoenix.gov](#); [Council.district4@phoenix.gov](#); [Council.district5@phoenix.gov](#); [Council.district6@phoenix.gov](#); [Council.district7@phoenix.gov](#); [Council.district8@phoenix.gov](#); [Anthony M. Grande](#); [Racelle Escobar Corp. Com.](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 7:58:06 AM  
**Attachments:** [image001.png](#)

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Dear Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street the addition of retaining walls reaching approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote **"No"** on this proposal.

Thank you for your time, consideration and continued service to our city.

Sincerely,

*Michelle Ugaste* (She, Her)

Michelle Ugaste | Director, Revenue for Hire Programs | Revenue Management Services

## **BWH Hotels**

20400 N 29th Avenue | Phoenix, AZ | 85027

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[My Digital Business Card](#) [[popl.co](http://popl.co)]



**From:** [Moriah Waldrop](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Proposed Development  
**Date:** Thursday, October 30, 2025 8:38:02 AM

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Dear Camelback East Village Planning Committee (CEVPC),

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surrounds us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me.

The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this

proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

**Moriah Waldrop | Lead | Marketing Promotions**

**BWH® Hotels**

20400 N. 29<sup>th</sup> Ave | Phoenix | AZ, 85027

P: 623-780-6268 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



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**Moriah Waldrop | Lead | Marketing Promotions**

**BWH® Hotels**

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**From:** [Rebecca Trumbo](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [council.district8@phoenix.gov](#); [Anthony M Grande](#); [az-phoenix-vice-mayor-d-1@app.indigov.com](#); [az-phoenix-d-3@app.indigov.com](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** 2400 Biltmore PUD  
**Date:** Thursday, October 30, 2025 4:45:43 PM  
**Attachments:** [image001.png](#)

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.



Sincerely,  
Rebecca Trumbo

Rebecca Trumbo | Director of Purchasing | Supply & Design

**BWH Hotels**

6201 N 24<sup>th</sup> Parkway | Phoenix | AZ 85016

P: 602-957-5932 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]

C: 970-209-2998



**From:** [Robert Downie Jr](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** PUD for 2400 BILTMORE RESIDENTIAL - CASE NO. Z-44-25-6  
**Date:** Thursday, October 30, 2025 10:43:14 AM

---

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

*Sincerely,*

**Robert Downie Jr, FMP** | Manager | Administrative Services

**BWH® Hotels**

6201 N 24<sup>th</sup> Pkwy | Phoenix | AZ 85016

P: 602.763.0334 | [robert.downiejr@bwh.com](mailto:robert.downiejr@bwh.com)



*Sincerely,*

**Robert Downie Jr, FMP** | Manager | Administrative Services

**BWH® Hotels**

6201 N 24<sup>th</sup> Pkwy | Phoenix | AZ 85016

P: 602.763.0334 | [robert.downiejr@bwh.com](mailto:robert.downiejr@bwh.com)



**From:** [Robert Downie Jr](#)  
**To:** [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [williamf@wb-law.com](#); [Mayor Gallego](#); [Racelle Escobar](#); [Anthony M Grande](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** PUD for 2400 BILTMORE RESIDENTIAL - CASE NO. Z-44-25-6  
**Date:** Thursday, October 30, 2025 11:07:08 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

*Sincerely,*

**Robert Downie Jr, FMP** | Manager | Administrative Services  
**BWH® Hotels**

6201 N 24<sup>th</sup> Pkwy | Phoenix | AZ 85016

P: 602.763.0334 | [robert.downiejr@bwh.com](mailto:robert.downiejr@bwh.com)



**From:** [Robert Downie Jr](#)  
**To:** [PDD Camelback East VPC](#); [Mayor Gallego](#); [williamf@wb-law.com](#); [Council.district1@phoenix.gov](#); [Council.district2@phoenix.gov](#); [Council.district3@phoenix.gov](#); [Council.district4@phoenix.gov](#); [Council.district5@phoenix.gov](#); [Council.district6@phoenix.gov](#); [Council.district7@phoenix.gov](#); [Council.district8@phoenix.gov](#); [Anthony M. Grande](#); [Racelle Escobar Corp. Com.](#)  
**Cc:**  
**Subject:** PUD for 2400 BILTMORE RESIDENTIAL - CASE NO. Z-44-25-6  
**Date:** Thursday, October 30, 2025 10:35:46 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

*Sincerely,*

**Robert Downie Jr, FMP** | Manager | Administrative Services  
**BWH® Hotels**

6201 N 24<sup>th</sup> Pkwy | Phoenix | AZ 85016

P: 602.763.0334 | [robert.downiejr@bwh.com](mailto:robert.downiejr@bwh.com)



**From:** [Shvonne Craig](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council.district1@phoenix.gov](mailto:Council.district1@phoenix.gov); [Council.district2@phoenix.gov](mailto:Council.district2@phoenix.gov); [Council.district3@phoenix.gov](mailto:Council.district3@phoenix.gov); [Council.district4@phoenix.gov](mailto:Council.district4@phoenix.gov); [Council.district5@phoenix.gov](mailto:Council.district5@phoenix.gov); [Council.district6@phoenix.gov](mailto:Council.district6@phoenix.gov); [Council.district7@phoenix.gov](mailto:Council.district7@phoenix.gov); [Council.district8@phoenix.gov](mailto:Council.district8@phoenix.gov); [Anthony M Grande](#); [Racelle Escobar Corp. Com.](#)  
**Subject:** Opposition to 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 12:08:41 AM  
**Attachments:** [image001.png](#)

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project also concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate that much volume.

I urge you to consider the long-term implications for our neighborhood and vote **“No”** on this proposal.



Sincerely

**Shvonne Craig** | Lead IT Technician | Best Western Service Desk

**BWH<sup>®</sup> Hotels**

6201 N. 24<sup>th</sup> Parkway | Phoenix | 85016

P: 623-780-6105 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]

**From:** [Suzanne Castle](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar](#); [az-phoenix-vice-mayor-d-1@app.indigov.com](mailto:az-phoenix-vice-mayor-d-1@app.indigov.com); [az-phoenix-d-3@app.indigov.com](mailto:az-phoenix-d-3@app.indigov.com); [az-phoenix-d-8@app.indigov.com](mailto:az-phoenix-d-8@app.indigov.com)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** Vote No - 2400 Biltmore Residential Planned Unit Development  
**Date:** Thursday, October 30, 2025 4:24:30 PM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piastewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Suzanne Castle

**From:** [Tracy DeRocher](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Please vote NO  
**Date:** Thursday, October 30, 2025 11:32:59 AM

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Dear Government Official,

As a proud representative of BWH® Hotels, I am writing to share my concerns about the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we strongly support responsible and thoughtful growth—projects that enhance our communities and respect the character of their surroundings. Unfortunately, the scale and design of this proposed development do not align with the established feel of the Biltmore area.

The plan includes a six-story building rising to 66 feet, with additional rooftop features that could make it even taller. Combined with retaining walls of roughly 20 feet along 24th Street, the overall height from street level could approach 90 feet. Such dimensions may be appropriate for a downtown setting but feel out of place in this neighborhood, which is defined by its proximity to the Phoenix Mountain Preserve and the scenic views of Piestewa Peak.

In addition to the visual impact, I am deeply concerned about the traffic and safety challenges this project could create. The proposed mitigation—a single painted lane marking—seems inadequate given the scale of the project, which includes 203 residential units, an office building, and a restaurant. The accompanying traffic analysis appears to underestimate the potential strain on nearby residential streets and the risks to pedestrians and drivers alike.

For these reasons, I respectfully urge you to consider the long-term effects this development would have on our community and vote **against** the current proposal.

Thank you for your time, attention, and dedication to serving the people of Phoenix.

Sincerely,

**Tracy DeRocher** | Brand Management Administration

**BWH Hotels**

6201 N. 24th Pkwy | Phoenix | AZ | 85016

602.957.4200 | [BWH.com](http://BWH.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [tracy derocher](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar](#)  
**Cc:** [corpcom@bwh.com](#)  
**Subject:** Please Vote No!!!!  
**Date:** Thursday, October 30, 2025 3:51:14 PM

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Dear Government Official,

As a proud representative of BWH® Hotels, I am writing to share my concerns about the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we strongly support responsible and thoughtful growth—projects that enhance our communities and respect the character of their surroundings.

Unfortunately, the scale and design of this proposed development do not align with the established feel of the Biltmore area.

The plan includes a six-story building rising to 66 feet, with additional rooftop features that could make it even taller. Combined with retaining walls of roughly 20 feet along 24th Street, the overall height from street level could approach 90 feet. Such dimensions may be appropriate for a downtown setting but feel out of place in this neighborhood, which is defined by its proximity to the Phoenix Mountain Preserve and the scenic views of Piestewa Peak.

In addition to the visual impact, I am deeply concerned about the traffic and safety challenges this project could create. The proposed mitigation—a single painted lane marking—seems inadequate given the scale of the project, which includes 203 residential units, an office building, and a restaurant. The accompanying traffic analysis appears to underestimate the potential strain on nearby residential streets and the risks to pedestrians and drivers alike.

For these reasons, I respectfully urge you to consider the long-term effects this development would have on our community and vote against the current proposal.

Thank you for your time, attention, and dedication to serving the people of Phoenix.

Sincerely,

Tracy DeRocher

**From:** [Tracy DeRocher](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council.district1@phoenix.gov](mailto:Council.district1@phoenix.gov); [Council.district2@phoenix.gov](mailto:Council.district2@phoenix.gov); [Council.district3@phoenix.gov](mailto:Council.district3@phoenix.gov); [Council.district4@phoenix.gov](mailto:Council.district4@phoenix.gov); [Council.district5@phoenix.gov](mailto:Council.district5@phoenix.gov); [Council.district6@phoenix.gov](mailto:Council.district6@phoenix.gov); [Council.district7@phoenix.gov](mailto:Council.district7@phoenix.gov); [Council.district8@phoenix.gov](mailto:Council.district8@phoenix.gov); [Anthony M Grande](#); [Racelle Escobar Corp. Com.](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Please vote NO  
**Date:** Thursday, October 30, 2025 11:27:38 AM

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Dear Government Official,

As a proud representative of BWH® Hotels, I am writing to share my concerns about the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we strongly support responsible and thoughtful growth—projects that enhance our communities and respect the character of their surroundings.

Unfortunately, the scale and design of this proposed development do not align with the established feel of the Biltmore area.

The plan includes a six-story building rising to 66 feet, with additional rooftop features that could make it even taller. Combined with retaining walls of roughly 20 feet along 24th Street, the overall height from street level could approach 90 feet. Such dimensions may be appropriate for a downtown setting but feel out of place in this neighborhood, which is defined by its proximity to the Phoenix Mountain Preserve and the scenic views of Piestewa Peak.

In addition to the visual impact, I am deeply concerned about the traffic and safety challenges this project could create. The proposed mitigation—a single painted lane marking—seems inadequate given the scale of the project, which includes 203 residential units, an office building, and a restaurant. The accompanying traffic analysis appears to underestimate the potential strain on nearby residential streets and the risks to pedestrians and drivers alike.

For these reasons, I respectfully urge you to consider the long-term effects this development would have on our community and vote **against** the current proposal.

Thank you for your time, attention, and dedication to serving the people of Phoenix.

Sincerely,

**Tracy DeRocher** | Brand Management Administration

**BWH Hotels**

6201 N. 24th Pkwy | Phoenix | AZ | 85016

602.957.4200 | [BWH.com](http://BWH.com) [[bestwestern.com](http://bestwestern.com)]





**From:** [Vicky Vaughn](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Biltmore Residential Planned Unit Development (PUD)  
**Date:** Thursday, October 30, 2025 11:28:56 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,  
Vicky Vaughn | Customer Care Rep | Reservations  
BWH® Hotels  
20400 N. 29<sup>th</sup> Ave | Phoenix | AZ | 85027  
800.528.1234 | bwh.com



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**From:** [William Frazier](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar Corp. Com.](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Planned Unit Development  
**Date:** Thursday, October 30, 2025 11:20:06 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD). At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area. The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us. Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes. I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

Sincerely,

Will Frazier | Senior Administrative Rep. | Administrative Services

**BWH® Hotels**

6201 N. 24<sup>TH</sup> Parkway | Phoenix | AZ 85016

P: 602.957.5613 | [william.frazier@bwh.com](mailto:william.frazier@bwh.com) [\[bestwestern.com\]](https://www.bestwestern.com)

**BWH<sup>®</sup> | Hotels**

**From:** [Abby M](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar](#)  
**Cc:** [corpcom@bwh.com](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Friday, October 31, 2025 8:39:19 AM

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Good Morning Government Officials,

I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Abby McCann

**From:** [Bill Ryan](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar](#)  
**Cc:** [corpcom@bwh.com](#)  
**Subject:** Request for Consideration: 2400 Biltmore PUD Impact  
**Date:** Friday, October 31, 2025 2:11:43 PM

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Dear Government Official,

As a **Phoenix resident** and a proud member of the **BWH® Hotels** team, I'm writing regarding the proposed 2400 Biltmore Residential Planned Unit Development (PUD) at the northeast corner of 24th Street and Arizona Biltmore Circle.

First and foremost, the **scale and massing** are fundamentally out of character with the Biltmore neighborhood. The plan calls for a six-story structure reaching **66 feet**, with the possibility of additional rooftop elements. Along 24th Street, **retaining walls of roughly 20 feet** would push the visible height to **nearly 90 feet** from street level. That profile may be appropriate downtown, but not in a community framed by the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak. It would overwhelm the surrounding context rather than complement it.

Second, the **traffic and safety impacts** are inadequately addressed. The current mitigation, a single painted stripe at a key intersection, does not meaningfully respond to the added load from **203 residential units, an office building, and a restaurant**. The traffic study appears to understate the risk to pedestrians and drivers, particularly on neighborhood streets not designed for this level of volume.

At BWH® Hotels, we support thoughtful progress that strengthens communities while respecting the character and needs of the places they touch. As proposed, this PUD does not meet that standard.

For these reasons, I urge you to vote **No** on the proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Bill Ryan  
Senior Vice President & Chief Technology Officer  
BWH® Hotels  
Resident, Phoenix, Arizona

**From:** [Christopher Cunneen](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Anthony M Grande](#); [Racelle Escobar](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** 2400 BILTMORE RESIDENTIAL - CASE NO. Z-44-25-6  
**Date:** Friday, October 31, 2025 9:42:53 AM

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Dear Government Officials,

My name is Chris Cunneen, but most importantly, I am a proud member of the BWH® Hotels team. I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surrounds us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me.

The proposed mitigation, a single painted stripe at a key intersection, falls far short of

addressing  
the impact of 203 residential units, an office building, and a restaurant. The traffic study  
appears to  
underestimate the risks to both pedestrians and drivers, particularly on residential  
streets that are  
not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote “No” on  
this  
proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

**Christopher Cunneen, CSSM, NREMR** | Lead Security Officer | Administrative  
Services

**BWH® Hotels**

6201 N 24<sup>th</sup> Pkwy | Phoenix | AZ 85016

P: 480.369.9496 | [christopher.cunneen@bwh.com](mailto:christopher.cunneen@bwh.com)





**From:** [Dana Kleven](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council.district1@phoenix.gov](mailto:Council.district1@phoenix.gov); [Council.district2@phoenix.gov](mailto:Council.district2@phoenix.gov); [Council.district3@phoenix.gov](mailto:Council.district3@phoenix.gov); [Council.district4@phoenix.gov](mailto:Council.district4@phoenix.gov); [Council.district5@phoenix.gov](mailto:Council.district5@phoenix.gov); [Council.district6@phoenix.gov](mailto:Council.district6@phoenix.gov); [Council.district7@phoenix.gov](mailto:Council.district7@phoenix.gov); [Council.district8@phoenix.gov](mailto:Council.district8@phoenix.gov); [Anthony M Grande](#); [Racelle Escobar](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Proposed 2400 Biltmore Residential Planned Unit Development  
**Date:** Friday, October 31, 2025 9:53:55 AM

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Dear Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to share my concerns about the proposed 2400 Biltmore Residential Planned Unit Development (PUD) at the northeast corner of 24th Street and Arizona Biltmore Circle.

At BWH Hotels, we believe in thoughtful progress—growth that enhances the communities we serve while respecting their unique character. Unfortunately, the scale and design of this proposal feel out of step with the surrounding neighborhood. A six-story building reaching 66 feet, plus rooftop elements and retaining walls along 24th Street that push the visible height to nearly 90 feet, is more fitting for downtown than for the Biltmore area, which is defined by its proximity to the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak.

Beyond aesthetics, I'm concerned about traffic and safety. The proposed mitigation—a single painted stripe at a key intersection—is inadequate given the scope of the project: 203 residential units, an office building, and a restaurant. The traffic study seems to underestimate the risks to pedestrians and drivers, especially on residential streets not designed for this level of activity.

I urge you to consider the long-term impact on our neighborhood and vote “No” on this proposal. Thank you for your time and for your continued service to our city.

Sincerely,

Dana Kleven | Director | Corporate Communications & Public Relations

BWH Hotels

6201 North 24<sup>th</sup> Parkway | Phoenix | AZ 85016

P: 602.957.5645 | [dana.kleven@bwh.com](mailto:dana.kleven@bwh.com)



**From:** [Dehn Blunt](#)  
**To:** [PDD Camelback East VPC](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [az-phoenix-vice-mayor-d-1@app.indigov.com](#); [az-phoenix-d-3@app.indigov.com](#); [az-phoenix-d-8@app.indigov.com](#)  
**Subject:** Vote "No" on the 2400 Biltmore Residential Planned Unit Development  
**Date:** Friday, October 31, 2025 7:43:04 AM  
**Attachments:** [image.png](#)

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

Warm Regards,

**Dehn Blunt** | Manager | Regional Revenue Management Services  
**BWH Hotels**

6201 N. 24th Pkwy | Phoenix | AZ | 85016

P: 623.780.6802 | **[bwh.com](http://bwh.com)** [**[bestwestern.com](http://bestwestern.com)**]

[My Digital Business Card \[poplme.co\]](#)



**From:** [Holly Stanley](#)  
**To:** [Anthony M. Grande](#)  
**Subject:** Concerns Regarding Proposed 2400 Biltmore Residential PUD  
**Date:** Friday, October 31, 2025 2:57:51 PM

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*Dear Anthony Grande, Phoenix Village Planner,*

*As a proud member of the BWH® Hotels team and a resident of the Phoenix area for over 45 years, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).*

*At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.*

*The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.*

*Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.*

*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,*

*Holly Stanley*

**From:** [Holly Stanley](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** Concerns Regarding Proposed 2400 Biltmore Residential PUD  
**Date:** Friday, October 31, 2025 2:40:54 PM

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*Dear Camelback East Village Planning Committee,*

*As a proud member of the BWH® Hotels team and a resident of the Phoenix area for over 45 years, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).*

*At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.*

*The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.*

*Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.*

*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,*

*Holly Stanley*

**From:** [Jeanine Druszcz](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council.district1@phoenix.gov](mailto:Council.district1@phoenix.gov); [Council.district2@phoenix.gov](mailto:Council.district2@phoenix.gov); [Council.district3@phoenix.gov](mailto:Council.district3@phoenix.gov); [Council.district4@phoenix.gov](mailto:Council.district4@phoenix.gov); [Council.district5@phoenix.gov](mailto:Council.district5@phoenix.gov); [Council.district6@phoenix.gov](mailto:Council.district6@phoenix.gov); [Council.district7@phoenix.gov](mailto:Council.district7@phoenix.gov); [Council.district8@phoenix.gov](mailto:Council.district8@phoenix.gov); [Anthony M Grande](#); [Racelle Escobar Corp. Com.](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** The 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Friday, October 31, 2025 8:27:31 AM  
**Attachments:** [image001.png](#)

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me.

The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to under-estimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote “No” on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

*Jeanine*

Jeanine Druszcz | IT Analyst I | eBusiness  
BWH® Hotels  
20400 N. 20<sup>th</sup> Ave | Phoenix | AZ 85027  
P: 623.780.6413 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [Martin](#)  
**To:** [Anthony M. Grande](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** Proposed 2400 Biltmore Residential Planned Unit Development (PUD) - Arizona Biltmore Circle  
**Date:** Friday, October 31, 2025 10:15:45 AM

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*Dear Phoenix Village Planner Anthony Grande,*

*As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).*

*At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.*

*The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.*

*Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.*

*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,  
Martin Norden*



**From:** [Martin](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** Proposed 2400 Biltmore Residential Planned Unit Development (PUD) - Arizona Biltmore Circle  
**Date:** Friday, October 31, 2025 10:01:58 AM

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*Dear Camelback East Village Planning Committee (CEVPC),*

*As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).*

*At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.*

*The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.*

*Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.*

*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,*

*Martin Norden*

<!--[if !supportLineBreakNewLine]-->

<!--[endif]-->

**From:** [Matthew Morelli](#)  
**To:** [Anthony M. Grande](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Opposition to 2400 Biltmore Residential PUD Proposal  
**Date:** Friday, October 31, 2025 10:07:21 AM

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**Subject:** Opposition to 2400 Biltmore Residential PUD Proposal

Dear Mr. Anthony Grande,

I hope this message finds you well. I'm writing as a proud member of the BWH® Hotels team and a concerned resident to respectfully share my opposition to the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle—formally known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we champion responsible growth that strengthens and complements the communities we serve. While we support thoughtful development, it must be in harmony with the character and infrastructure of the surrounding neighborhood. Unfortunately, the scale and design of this proposal appear inconsistent with the unique identity of the Biltmore area.

The current plan includes a six-story structure reaching 66 feet, with additional rooftop elements and retaining walls along 24th Street that could elevate the visible height to nearly 90 feet. This level of density and verticality is more appropriate for a downtown setting—not for a neighborhood framed by the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak.

Equally concerning are the traffic and safety implications. The proposed mitigation—a single painted stripe at a key intersection—does not adequately address the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to pedestrians and drivers, especially on residential streets not designed for such volume.

I respectfully urge you to consider the long-term impact this development would have on our community and vote **No** on the 2400 Biltmore Residential PUD.

Thank you for your time and for your continued dedication to our city.

Warm regards,

**Matthew Morelli**

**Matt Morelli, CHA, CHIA** | Sr. District Manager | Member Relations

**BWH® Hotels**

6201 North 24<sup>th</sup> Parkway | Phoenix | Arizona | 85016

Office: 602-957-5608 | Cell: 734-755-7195 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]



**From:** [Michael Trad](#)  
**To:** [Anthony M. Grande](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Friday, October 31, 2025 10:37:41 AM

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**Hello Phoenix Village Planner Anthony Grande,**

As a proud member of the BWH® Hotels team, I am writing to respectfully share my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle—known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we strongly support thoughtful progress that enhances the communities we serve. However, meaningful development should also honor the character and needs of the surrounding neighborhood. In this case, the scale and design of the proposed PUD appear significantly inconsistent with the existing environment.

The current plan calls for a six-story building reaching 66 feet in height, with additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would raise the total visible height to nearly 90 feet from street level. This scale feels more appropriate for a downtown setting rather than the Biltmore area, which is defined by its natural beauty, proximity to the Phoenix Mountain Preserve, and the iconic views of Piestewa Peak.

Beyond aesthetic considerations, the project's potential impact on traffic and safety is troubling. The proposed mitigation—a single painted stripe at a key intersection—appears insufficient to address the increased traffic generated by 203 residential units, an office building, and a restaurant. The traffic study underestimates the potential risks for both pedestrians and drivers, especially along residential streets not designed for such volume.

I respectfully urge you to consider the long-term impact this development would have on our neighborhood and to vote **“No”** on this proposal.

Thank you for your time, attention, and continued service to our city.

Sincerely,

Michael Trad, FMP | Sr. Facilities Representative | Administrative Services  
BWH® Hotels

6201 N 24th Pkwy. | Phoenix | AZ 85016

**From:** [Michael Trad](#)  
**To:** [PDD Camelback East VPC](#)  
**Subject:** [coprcom@bwh.com](mailto:coprcom@bwh.com)  
**Date:** Friday, October 31, 2025 10:23:04 AM

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**Hello Camelback East Village Planning Committee,**

As a proud member of the BWH® Hotels team, I am writing to respectfully share my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle—known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we strongly support thoughtful progress that enhances the communities we serve. However, meaningful development should also honor the character and needs of the surrounding neighborhood. In this case, the scale and design of the proposed PUD appear significantly inconsistent with the existing environment.

The current plan calls for a six-story building reaching 66 feet in height, with additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would raise the total visible height to nearly 90 feet from street level. This scale feels more appropriate for a downtown setting rather than the Biltmore area, which is defined by its natural beauty, proximity to the Phoenix Mountain Preserve, and the iconic views of Piestewa Peak.

Beyond aesthetic considerations, the project’s potential impact on traffic and safety is troubling. The proposed mitigation—a single painted stripe at a key intersection—appears insufficient to address the increased traffic generated by 203 residential units, an office building, and a restaurant. The traffic study underestimates the potential risks for both pedestrians and drivers, especially along residential streets not designed for such volume.

I respectfully urge you to consider the long-term impact this development would have on our neighborhood and to vote **“No”** on this proposal.

Thank you for your time, attention, and continued service to our city.

Sincerely,

**Michael Trad, FMP** | Sr. Facilities Representative | Administrative Services  
**BWH® Hotels**

6201 N 24th Pkwy. | Phoenix | AZ 85016

**From:** [Shari Heuser](#)  
**To:** [Anthony M. Grande](#)  
**Date:** Friday, October 31, 2025 1:32:08 PM

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Dear Public Official,

The purpose of this letter is to object to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

My objections to the out-of-neighborhood character of the massive, excessively high structure associated with the PUD.

As detailed in the PUD, it will have six (6) stories with a height of sixty-six (66) feet (which may be increased depending on what is placed on the rooftop deck). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty (20) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain preserve, Piastewa Peak, and their respective beauty and views.

Additionally, we have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. Their “plan” is an accident waiting to happen. The traffic study is fatally flawed and disregards the impact it will have on residential streets and pedestrians in our Biltmore community.

My opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community – please vote “No.”

Thank you,  
Shari Heuser  
Biltmore Gates #12

**From:** [Shari Heuser](#)  
**To:** [PDD Camelback East VPC](#)  
**Date:** Friday, October 31, 2025 1:30:36 PM

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Dear Public Official,

The purpose of this letter is to object to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

My objections to the out-of-neighborhood character of the massive, excessively high structure associated with the PUD.

As detailed in the PUD, it will have six (6) stories with a height of sixty-six (66) feet (which may be increased depending on what is placed on the rooftop deck). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty (20) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain preserve, Piastewa Peak, and their respective beauty and views.

Additionally, we have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. Their “plan” is an accident waiting to happen. The traffic study is fatally flawed and disregards the impact it will have on residential streets and pedestrians in our Biltmore community.

My opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community – please vote “No.”

Thank you,  
Shari Heuser  
Biltmore Gates #12

**From:** [Tamarra Lundberg](#)  
**To:** [Anthony M. Grande](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Request for Consideration: Opposition to 2400 Biltmore PUD  
**Date:** Friday, October 31, 2025 10:54:26 AM

---

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.



Sincerely,

**Tamarra Lundberg**

Associate Program Manager | **OTA Strategic Partnerships**  
**BWH Hotels**

6201 N 24<sup>th</sup> Pkwy | Phoenix| 85016

P: 602-957-5923 | bwh.com



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**From:** [Tamarra Lundberg](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Request for Consideration: Opposition to 2400 Biltmore PUD  
**Date:** Friday, October 31, 2025 10:53:10 AM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

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The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an on-site building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

**Tamarra Lundberg**

Associate Program Manager | **OTA Strategic Partnerships**  
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**From:** [Shelia Riley](#)  
**To:** [williamf@wb-law.com](mailto:williamf@wb-law.com)  
**Cc:** [Council District 6 PCC](#); [Anthony M Grande](#); [PDD Camelback East VPC](#); [William Auther](#)  
**Subject:** Biltmore Square Association - Case No. Z-44-25-6 (2400 Biltmore Residential)  
**Date:** Friday, October 31, 2025 12:14:52 PM  
**Attachments:** [image001.png](#)  
[2025-10-31: Biltmore Sq Assoc's request for denial of 66" and 6 story buildings.pdf](#)

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Please see attached letter from William Auther, President, Biltmore Square Association regarding Case No. Z-44-25-6 (2400 Biltmore Residential).

**Shelia T. Riley**

Senior Legal Administrative Assistant

+1 602-643-2466 | [Shelia.Riley@bowmanandbrooke.com](mailto:Shelia.Riley@bowmanandbrooke.com)

[\[bowmanandbrooke.com\]](http://bowmanandbrooke.com)



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# **BILTMORE SQUARE ASSOCIATION**

2626 E. Arizona Biltmore Circle  
Phoenix, Arizona 85016

October 31, 2025

William M. Fischbach, Chair  
Camelback East Village Planning and Zoning Committee

Via Email: [williamf@wb-law.com](mailto:williamf@wb-law.com)

Re: Case No. Z-44-25-6 (2400 Biltmore Residential)

Dear Chair Fischbach:

I write to you on behalf of Biltmore Square Association (Association). The Association is the closest Biltmore community to the proposed project next to the east boundary of the project across 25<sup>th</sup> Street. There is a substantial difference in natural grade between the project and the Association, making the Association the most affected by the proposed height of the project. The proposed buildings will be towering over the Association especially where the grade of the project increases well above the grade of the Association, giving a visual effect far higher than the proposed height of the buildings. For example, with a 20-foot grade difference, the proposed project building height of 80 feet will appear to be 100 feet high from the Association.

The Association as a whole is not opposed to a luxury condominium project proper in mass and scale with the surrounding one- and two-story buildings and proper in density with manageable traffic impacts. We understand that another floor is being added making the proposed height approximately 80 feet. Further, we understand the proposed density is more than double what is currently allowed. Even at the prior proposed 66 feet height, the project is far too impactful for our predominantly low height and density residential area. The sloping grade must be considered as adding to the overall height and visual impact especially from our adjacent Association where the impact will be greatest. Further, the project will be inconsistent with the character and nature of the buildings in the immediate area and the community as a whole. In fact, there is nothing similar to the proposed scope for more than a mile of the project.

The City of Phoenix has a longstanding policy of putting greater height and density at its Village Cores and reducing both as development moves away from the Core. This is most clear with the buildings in the area surrounding the project and goes back decades when American Express brought its headquarters to 24<sup>th</sup> and Lincoln. The American Express complex was limited in height so as not to impede views of downtown Phoenix from 24<sup>th</sup> Street or Lincoln and to minimize impacts on the surrounding area which remain largely residential to this day. The height restriction remained when Schwab bought the American Express complex several years ago. While it was allowed to construct a two-story tower at the entrance of the complex, no further height was allowed. There simply is no reason to allow a project right across the street to greatly exceed the longstanding height of the other commercial properties surrounding it. Those building heights were carefully considered and required by City of Phoenix planners decades ago. Because the reasons the City imposed them still exist today, the City should not give up the fight to preserve the nature of the community by reversing course now.

Additionally, there are no 66' and 6 story buildings outside the Village Core. You will not find such buildings on 24<sup>th</sup> street south of Highland or north of Biltmore Fashion Park. Nor will you find such buildings on Camelback east of 26<sup>th</sup> street or west of 22<sup>nd</sup> street. But even in the Village Cores of 24<sup>th</sup> and Camelback and 44<sup>th</sup> and Camelback, the City has a long history of reducing height to support the nature

# **BILTMORE SQUARE ASSOCIATION**

2626 E. Arizona Biltmore Circle  
Phoenix, Arizona 85016

and character of the community. For example, when Fife Symington was developing Esplanade, the City did not allow the requested height. Rather, there was a negotiated reduction in height to accommodate the surrounding neighborhoods. Similarly, when Global Ambassador and others were developed, the City did not allow the requested height as it was out of character even for the Village Core at 44<sup>th</sup> and Camelback. Allowing a 66' and 6 story building north of Arizona Biltmore Circle so far removed from the Core at 24th and Camelback would violate the City's longstanding development practice and policy.

The Association is opposed to the scale, size and height of the project because it is inconsistent with the much less intense, dense and lower scale Biltmore communities. The proposed project is undeniably out-of-character with the surrounding one- and two-story homes and buildings which the City fought so hard to keep against other developer demands.

As shown above, the building heights in this area have always intentionally been kept low so as not to detract from the Phoenix Mountain Preserve and Piestewa Peak. From the very first American Express building (now Charles Schwab) to the buildings east of 24th and along Arizona Biltmore Circle, all of the buildings have been kept to primarily two stories in recognition of the City's landmark Mountain Preserve to the north.

The Association and its members have relied on the City's practice and policy of putting height and density only in Cores and its policy of preservation of visual access to the Phoenix Mountain Preserve in the 24th and Lincoln area. There simply are no tall buildings south of Lincoln or Glendale to the east and west. This is by the design of the City planners who put in place the practice and policy to preserve enjoyment of the views of Piestewa Peak and the mountains. The City should not abandon this longstanding practice and policy but should continue the practice and policy put in place decades ago to preserve the visual access for the benefit of all Phoenix residents.

The Association also is concerned about the projected traffic on a private road that does not meet City standards for the amount of traffic the project will bring. There are many issues with the road such as speeding, limited sight lines, and cut through traffic. There also is the question of whether the project and its residents have the right to use the private road at all. These concerns simply have not been addressed. But one thing is certain. Striping and signage will not take care of them.

For the above reasons, the Association requests that you deny approval of the rezoning for this project and continue to collaborate with residents on a more suitably scaled luxury condominium project.

Very truly yours,



William F. Auther, President

cc: Kevin Robinson, Councilman (via email [council.district.6@phoenix.gov](mailto:council.district.6@phoenix.gov))  
Anthony Grande (via email [Anthony.grande@phoenix.gov](mailto:Anthony.grande@phoenix.gov))  
[camelbackeastvpc@phoenix.gov](mailto:camelbackeastvpc@phoenix.gov)

**From:** [Kathy Hagberg](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escolar](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** Proposed Planned Unit Development adjacent to BWH Hotels  
**Date:** Friday, October 31, 2025 3:15:50 PM

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As a proud member of the BWH® Hotels team, I'm writing to formally express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. Such a scale is characteristic of urban cores and stands in stark contrast to the low-profile, scenic character of the Biltmore neighborhood.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed traffic mitigation -- a single painted stripe at a key intersection -- is grossly inadequate given the anticipated volume from 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes. As an employee who commutes to the office five days a week, I do not appreciate the additional traffic during rush hour.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Best regards,  
Kathy Hagberg

**From:** [Marcel Alvarez](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD).  
**Date:** Friday, October 31, 2025 3:56:45 PM

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*Dear Government Official,*

*As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).*

*At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.*

*The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.*

*Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.*

*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,*

*Marcelo Alvarez*



**From:** [MARVA BUTLER](#)  
**To:** [Anthony M. Grande](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Regarding to 2400 Biltmore Residential Planned Unit Development  
**Date:** Friday, October 31, 2025 4:32:52 PM

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Dear Mr. Grande,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate

such high volumes. Lives could be in lost with this plan.

I urge you to consider the long-term implications for our neighborhood and vote “No” on this proposal.

Thank you for your time and for caring for the people of Phoenix.

Thank you for your time,

Marva Butler

**From:** [MARVA BUTLER](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [Corp. Com.](#)  
**Subject:** Regarding 2400 Biltmore Residential Planned Unit Development  
**Date:** Friday, October 31, 2025 4:19:42 PM

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Camelback East Village Planning Committee,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes. Lives could be lost with this plan.

I urge you to consider the long-term implications for our neighborhood and vote “No” on this proposal.

Thank you for your time and for caring for the people of Phoenix and for your continued service to our city.

Thank you for your time,

Marva Butler

**From:** [smcginley13](#)  
**To:** [Anthony M. Grande](#)  
**Subject:** Vote NO on the Planned Unit Development at 24th Street and Biltmore Circle  
**Date:** Friday, October 31, 2025 3:46:59 PM

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October 31, 2025

Dear Government Official,

As a proud member of the BWH® Hotels team and a long-time resident of Phoenix, I'm writing to respectfully urge you to vote **against** the proposed 2400 Biltmore Residential Planned Unit Development (PUD) at the northeast corner of 24th Street and Arizona Biltmore Circle.

At BWH Hotels, we believe in progress that strengthens our city while preserving the unique character of our neighborhoods. This proposal, however, represents a significant departure from the thoughtful, balanced development that Phoenix residents expect and deserve.

The proposed six-story structure—reaching 66 feet tall, with retaining walls adding up to 90 feet of visible height—would dramatically alter the landscape of the Biltmore area. This scale is more appropriate for a dense urban core than for a neighborhood defined by its proximity to the Phoenix Mountain Preserve and the serene beauty of Piestewa Peak. Approving this project risks setting a precedent that could erode the very qualities that make our community special.

The traffic impact of this development is deeply troubling. According to the developer's own traffic engineer, the proposed mitigation includes **a single painted stripe at a key intersection**, which is grossly inadequate given the expected increase in traffic volume.

Residents already report difficulty navigating intersections such as Bethany Home Road and 24th Street, and congestion along Camelback Road is a persistent issue. The traffic study appears to underestimate the cumulative impact of this and nearby developments, failing to account for peak-hour congestion, pedestrian safety, and emergency vehicle access.

This development would funnel hundreds of additional daily vehicle trips into a residential area not designed to handle such volume. Without robust mitigation—such as signal upgrades, turn lanes, or pedestrian infrastructure—the safety of both residents and visitors is at risk.

Equally concerning are the traffic and safety implications. The mitigation plan—a single painted stripe at a key intersection—is woefully inadequate given the scope of the development: 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the strain on local infrastructure and the risks to pedestrians and drivers, especially on streets not designed for such volume.

This is not just about one building—it's about the long-term vision for Phoenix. We ask you to consider whether this project aligns with the values of sustainable growth, neighborhood integrity, and public safety. Your vote carries the power to protect the character of our community and ensure that future development reflects the thoughtful planning our city is known for.

Please vote **No** on the 2400 Biltmore Residential PUD.

Thank you for your leadership and your commitment to our city.

Warm regards,  
Sue McGinley  
Managing Director, Corporate Controller  
BWH® Hotels

**From:** [Todd Thrall](#)  
**To:** [PDD Camelback East VPC](#)  
**Subject:** Objection to the 2400 Biltmore Residential PUD  
**Date:** Friday, October 31, 2025 3:49:52 PM

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*As a proud member of the BWH® Hotels team (and as someone who has worked in this neighborhood for nearly 40 years and lived in the city of Phoenix for 35 years), I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).*

*At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.*

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*Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.*

*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,*

Todd Thrall

**From:** [Todd Thrall](#)  
**To:** [Anthony M. Grande](#)  
**Subject:** Objection to the 2400 Biltmore Residential PUD  
**Date:** Friday, October 31, 2025 4:03:15 PM

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*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,*

Todd Thrall



**From:** [Allison Wiener](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar](#)  
**Subject:** Objection Letter-2400 Biltmore Residential Planned Unit Development (PUD) Application NO: Z-44-25-6.  
**Date:** Saturday, November 1, 2025 5:03:33 PM

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November 1, 2025

To:  
City of Phoenix Planning and Zoning Committee  
City Council Members and Mayor  
Camelback East Village Planning Committee

Dear Council Members, Mayor and Planning and Zoning Committee Members,

I am writing to express my strong opposition to the proposed residential development at 2400 Biltmore Residential Planned Unit Development (PUD) Application NO: Z-44-25-6. I live in the community that will be most impacted by this development. Please note, I am not opposed to development of the lot into luxury condominiums, but I DO OBJECT to the mass and scale of the proposed project, feel that it is very misleading and therefore, I must object to it entirely.

This project is incompatible with the physical conditions of the site, disregards the character of the surrounding Biltmore neighborhood, and conflicts with the City's long-standing approach to scale-sensitive development and when applicable hillside development.

The applicant's renderings and materials are misleading in their representation. At first glance and without really noticing the scale of the project, the renderings make the lot seem flat. In reality, the property sits on a hillside with approximately thirty (30) feet of elevation above the adjacent roadway and neighboring homes. The proposed building itself would be sixty-six (66) feet tall, resulting in a total elevation of nearly one hundred (100) feet above surrounding properties and the street below. This exaggerated height would dominate the skyline and drastically alter the visual and environmental character of the area. The developer has not provided a sight-line analysis from any perspective and I strongly urge you to consider that our community will look up at 100 feet of building. All views, not matter the angle or direction, will be blocked.

Equally concerning, the application fails to acknowledge or address in any manner that this property may qualify as a hillside lot under City of Phoenix hillside building ordinances. The omission of any hillside analysis or demonstration of compliance with hillside development restrictions is a serious deficiency and warrants automatic rejection of the proposal. They cannot "zone" their way out of hillside ordinances, if these are applicable which is their burden to address.

The scale and massing of this project are wholly inconsistent with the surrounding neighborhood. The Biltmore area is defined by its natural integration with topography, open views, and modestly scaled architecture. A structure of this size, placed atop an elevated site, would permanently disrupt those defining qualities.

In addition, the proposed development—with approximately 200 residents—would introduce more than 300+ vehicles into the area. This increase in traffic would send cars streaming through Arizona Biltmore Circle, assuming they have the right to use the private road at all, threatening pedestrian safety, degrading the peaceful character of the neighborhood, and drastically increasing noise levels along what is now a calm and walkable residential corridor.

This is not without precedent. In past years, entities such as American Express, Best Western and Charles Schwab have proposed similar large-scale or tall developments in this vicinity. Each of those proposals was flatly rejected by the City and the Planning and Development Committees in recognition of both the hillside's sensitivity and the neighborhood's established character. The Planning and Zoning Committee should continue to honor that history of sound, consistent decision-making.

In summary, this proposal:

- The rendering misrepresents the view of the lot as flat when it is, in fact, a hillside;
- Fails to address hillside zoning regulations and restrictions;
- Proposes a building mass approximately 100 feet above adjacent homes and streets;
- Adds significant traffic, safety risks, and noise impacts with 300+ vehicles on Arizona Biltmore Circle;
- Contradicts decades of prior City decisions rejecting similar over-scaled projects; and
- Conflicts with the established character of the Biltmore neighborhood.

For these reasons, I respectfully urge the Planning and Zoning Committee to deny this application and reaffirm the City's commitment to responsible, context-sensitive development that protects our hillsides, ensures neighborhood safety, and preserves the integrity of the Biltmore Community.

Thank you for your attention and consideration.

Allison Wiener

2626 E. Arizona Biltmore Circle, Unit 37

Phoenix, AZ 85016

[allisonhwiener@gmail.com](mailto:allisonhwiener@gmail.com)

**From:** [TIFFANY VUK](#)  
**To:** [Anthony M Grande](#)  
**Subject:** Vote No on Proposed Development at 24th Street and Arizona Biltmore Circle  
**Date:** Saturday, November 1, 2025 3:09:38 PM

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*Dear Phoenix Village Planner Anthony Grande,*

*As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).*

*At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.*

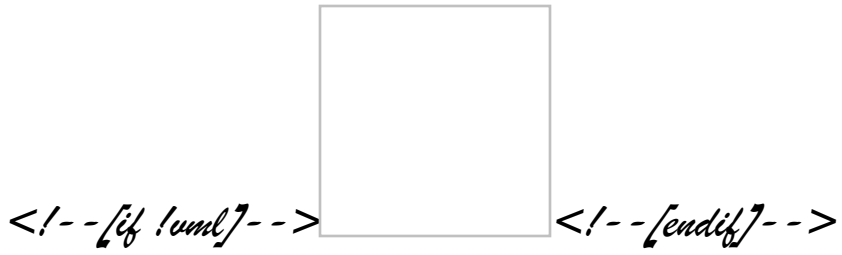
*The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.*

*Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.*

*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,*



*Tiffany Vuk*

*Senior Manager Marketing*

*BWH Hotels*

<!--[if !supportLineBreakNewLine]-->

<!--[endif]-->

**From:** [TIFFANY VUK](#)  
**To:** [PDD Camelback East VPC](#)  
**Subject:** Vote No on Proposed Development at 24th Street and Arizona Biltmore Circle  
**Date:** Saturday, November 1, 2025 2:47:43 PM

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*Dear Camelback East Village Planning Committee (CEVPC),*

*As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).*

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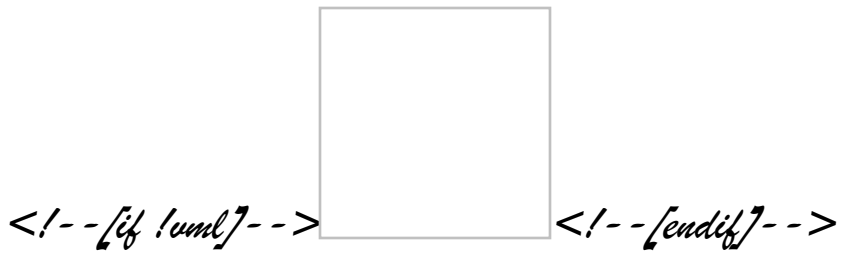
*The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.*

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*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,*



*Tiffany Vuk*

*Senior Manager Marketing*

*BWH Hotels*

<!--[if !supportLineBreakNewLine]-->

<!--[endif]-->

**From:** [Beth Delci](#)  
**To:** [Racelle Escobar](#); [Anthony M. Grande](#); [Council District 8 PCC](#); [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#)  
**Cc:** [corpcom@bwh.com](#)  
**Subject:** Vote No - 2400 Biltmore Residential Planned Unit Development  
**Date:** Sunday, November 2, 2025 3:01:51 PM

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*Dear Government Official,*

*As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).*

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*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,  
Beth Delci*

**From:** [BRAD LEBLANC](#)  
**To:** [Anthony M. Grande](#); [Racelle Escolar](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** Objection to PUD Development 24th and Arizona Biltmore Circle  
**Date:** Sunday, November 2, 2025 5:12:41 PM  
**Attachments:** [image001.png](#)

---

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*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city,*

Best Regards,

*Brad*

**Brad LeBlanc | CDO**

813-335-2800



# DEVELOPMENT BY BWH HOTELS



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**From:** [BRAD LEBLANC](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** Objection to PUD Development 24th and Arizona Biltmore Circle  
**Date:** Sunday, November 2, 2025 4:51:19 PM  
**Attachments:** [image001.png](#)

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Dear Government Official,

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*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,*

*Brad*

**Brad LeBlanc | CDO**

813-335-2800

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**From:** [Gina Houghton-Larsen](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escolar](#)  
**Cc:** [Rick Houghton- larsen](#); [Gina Houghton-Larsen](#)  
**Subject:** 2400 Biltmore Residential Planned Development Concern  
**Date:** Sunday, November 2, 2025 6:28:31 AM

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Good Day Council Members,

At first glance, new condo development seems like a reasonable ‘add’ and upgrade along the West side of Arizona Biltmore Circle/24th Street. However, the current proposal—at 66 feet in height (and on a hill!), six stories tall, and with double the allowable density— is simply far too impactful for our predominantly low-rise, low-density historic residential neighborhood.

The City of Phoenix has long followed a planning policy of concentrating height and density within its Village Cores, and gradually reducing both as development moves away from those areas. We understand that at present there are no 66-foot, six-story buildings on 24th Street south of Highland or north of Biltmore Fashion Park. Similarly, no buildings of that height on Camelback Road east of 26th Street or west of 22nd Street. Placing a six-story building north of Arizona Biltmore Circle—far removed from the 24th Street and Camelback Core—would directly contradict this established policy.

Clearly this is a departure and deviation from sound city planning. The proposed building's height, massing, and scale would introduce Camelback Corridor-style development into the Biltmore neighborhood, which is far less intense, dense, and vertical. The project is undeniably out of character with the surrounding one- and two-story homes and buildings.

This area's building heights have always been deliberately kept low to preserve views of the Phoenix Mountain Preserve and Piestewa Peak. From the original American Express campus (now Charles Schwab) to developments east of 24th Street and along Arizona Biltmore Circle, building heights have generally been limited to two stories out of respect for this landmark natural feature.

Residents have relied on the City's commitment to both concentrating height and

density in designated Core areas and preserving the visual integrity of the Mountain Preserve. There are no tall buildings south of Lincoln Drive or Glendale Avenue that obstruct these views, and maintaining that visual access should remain a citywide priority.

And let's talk about traffic impacts! Arizona Biltmore Circle already experiences significant cut-through traffic from Lincoln to 24th Street, often at excessive speeds. The street is narrow, privately maintained, and winds through the neighborhood with multiple blind curves. Speeding cars frequently create safety hazards, and current measures-such as 25 mph signage and modest speed bumps-have proven ineffective.

This issue remains unaddressed in the current proposal.

The proposed 'restriping' at the intersection of 24th Street and Arizona Biltmore Circle offers no real traffic mitigation. Residents already form separate lanes to turn left and right; the planned striping would change nothing.

In conclusion, the current proposal is too tall, too massive, out-of-scale and out-of-character with the area. It violates the City's longstanding planning policies and would add more traffic than Arizona Biltmore Circle was designed to accommodate. For these reasons, we respectfully request that you deny approval of the rezoning application, or at minimum, continue the matter to allow time for residents to work with the developer on a more appropriately scaled project.

Let's work together to build a forward thinking long term plan to add value to our historic community in a meaningful way for all!

Thank you,

Gina and Rick Houghton-Larsen  
2626 East Arizona Biltmore Circle, #9

**From:** [Joelle Park](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Sunday, November 2, 2025 5:02:38 PM

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Dear Government Official,

Thank you for your time and for your continued service to our city. As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Sincerely,

*Joelle Park*

**From:** [Mark Straszynski](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar](#)  
**Subject:** 2400 Biltmore Residential PUD  
**Date:** Sunday, November 2, 2025 4:04:47 PM

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Dear Government Official,

As a long-standing resident of Phoenix, Arizona, I respectfully share concerns about the proposed development at 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential PUD.

While I support thoughtful growth, this proposal is **too tall, too massive, and out of scale and character with the Biltmore neighborhood**. Key issues include:

- **Height & Massing:** A six-story structure reaching 66 feet, plus rooftop elements and 20-foot retaining walls, creates a visible height of nearly 90 feet—far exceeding the area’s scale and harmony with the Phoenix Mountain Preserve and Piestewa Peak.
- **Traffic & Safety:** The mitigation plan—a single painted stripe—does not address the impact of 203 residential units, an office building, and a restaurant. The traffic study underestimates risks to pedestrians and drivers on streets not designed for such volume.

This project resembles downtown density, not the Biltmore community. **I urge you to consider the long-term impact and vote “No” on this proposal.**

Thank you for your time and commitment to preserving the character and safety of our city.

Sincerely,

Mark Straszynski

Cell: 602-430-2431

**From:** [Wes McKeage](#)  
**To:** [Anthony M. Grande](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Sunday, November 2, 2025 6:50:00 AM

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Dear Phoenix Village Planner Anthony Grande,

I am writing you today to express my concern over the proposed 2400 Biltmore Residential Planned Unit Development (PUD). This concern is being expressed not only as concerned resident that lives very near to this proposed development, but as an employee of a proud Phoenix based company that has deep ties to this location.

For over 45 years, I have been a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD). I am distraught over what you are considering permitting to a location that has been such an important part of my life for nearly half a century. The scale of this proposed development is out of place and will forever blemish this beautiful area.

I plan on attending the Camelback East Village Planning Committee Meeting on November 4<sup>th</sup> to express in person my concern over this proposal.

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

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I urge you to consider the long-term implications for our neighborhood and vote “No” on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Wes McKeage  
(480) 229-4071

**From:** [Wes McKeage](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Sunday, November 2, 2025 6:33:40 AM

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Dear Camelback East Village Planning Committee (CEVPC),

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I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Wes McKeage  
(480) 229-4071

**From:** [andrew.waite@nexzuspublishing.com](mailto:andrew.waite@nexzuspublishing.com)  
**To:** [Anthony M. Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)  
**Cc:** [Rana Lashgari](#)  
**Subject:** 2400 Biltmore Residential  
**Date:** Monday, November 3, 2025 1:05:37 PM

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I am against this development as it is completely out of character for this area of 24<sup>th</sup> Street and The Biltmore Hotel and immediately nearby residences. Thank you. A

I am proud my client relationships transcend the transaction & last long after money has changed hands. Once we have successfully bought or sold your home, this is my next goal in serving you.

Sincerely:

Andrew J. Waite

Realtor - 2024 Luxury Home Tour Director. (LHT is nation's leading tour covering Paradise Valley, Scottsdale, Arcadia & AZ Biltmore.)

Coldwell Banker Realty

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Cell 602-317-0700

Publisher & President NEXZUS Publishing Group

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**From:** [Brenda Lane](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escolar](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** Oppose PUD Building  
**Date:** Monday, November 3, 2025 4:01:01 PM

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I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal. Thank you for your time and for your continued service to our city.

Sincerely,  
Brenda Middleton

**From:** [Rana Lashgari](#)  
**To:** [Anthony M. Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)  
**Subject:** Fw: 2400 Biltmore Residential  
**Date:** Monday, November 3, 2025 10:38:30 PM

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Hi,

Please see the email below from Bruce Blumberg- a homeowner in Biltmore Square.

Thank you,

Rana

Rana Lashgari, Esq.

*Executive Director*

*Arizona Biltmore Neighborhood Association*

---

**From:** bruceblumberg <bruceblumberg@ymail.com>

**Sent:** Monday, November 3, 2025 8:27 PM

**To:** Rana Lashgari <info@azbna.com>

**Subject:** FW: 2400 Biltmore Residential

Rana,

I sent the below email to the designated recipients and they were returned as undeliverable. Can you see that my email gets to the appropriate persons? Please confirm.

Bruce Blumberg

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Bruce Blumberg <bruceblumberg@ymail.com>

Date: 11/3/25 2:24 PM (GMT-07:00)

To: Anthony.Grande@phoenix.gov, CamelbackEastVPC@phoenix.gov,  
Council.District.6@phoenix.gov

Subject: 2400 Biltmore Residential

This letter pertains to the proposal of the JDMD Biltmore, LLC to rezone the Arizona Biltmore Circle area. My name is Bruce Blumberg. My wife, Cindy and my Mother-in-Law,

Marion own and reside in two individual units at the Biltmore Square location, immediately east of the proposed location of the proposed multi-unit development project. We strenuously object to the proposal to build a 66-foot project with 203 multi-family units with shopping and restaurants. When any of the local residents purchased their homes, they envisioned a quiet, serene, community where they could enjoy themselves and their families. The anticipated increase in traffic alone is frightening. It is my understanding that the construction will bring in 2100 more vehicles daily! Can you imagine just trying to get home. If one wanted to force the sale of the homes that have been here for 60 or so years at a drastically reduced rate, this would be the way to do it. It will certainly drive the value of our homes down, quickly. If it were up to us and I'm certain, many of our neighbors, the permission to rezone the area for such a large project would be denied.

Bruce E. Blumberg



**From:** [Bruce Blumberg](#)  
**To:** [Anthony M. Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)  
**Subject:** 2400 Biltmore Residential  
**Date:** Monday, November 3, 2025 2:24:34 PM

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This letter pertains to the proposal of the JDMD Biltmore, LLC to rezone the Arizona Biltmore Circle area. My name is Bruce Blumberg. My wife, Cindy and my Mother-in-Law, Marion own and reside in two individual units at the Biltmore Square location, immediately east of the proposed location of the proposed multi-unit development project. We strenuously object to the proposal to build a 66-foot project with 203 multi-family units with shopping and restaurants. When any of the local residents purchased their homes, they envisioned a quiet, serene, community where they could enjoy themselves and their families. The anticipated increase in traffic alone is frightening. It is my understanding that the construction will bring in 2100 more vehicles daily! Can you imagine just trying to get home. If one wanted to force the sale of the homes that have been here for 60 or so years at a drastically reduced rate, this would be the way to do it. It will certainly drive the value of our homes down, quickly. If it were up to us and I'm certain, many of our neighbors, the permission to rezone the area for such a large project would be denied.

Bruce E. Blumberg

**From:** [Caroline Carmer Haspel](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Monday, November 3, 2025 3:26:55 PM

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Dear Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,  
Caroline

Caroline Carmer Haspel  
480.747.3411  
ccarmer@gmail.com

Sent from my iPhone

**From:** [Cheryl Hintzen](#)  
**To:** [Anthony M. Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)  
**Subject:** 2400 Biltmore Residential  
**Date:** Monday, November 3, 2025 1:29:49 PM

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WE DO NOT NEED ANOTHER CONDO OR APARTMENT CONDO ON 24TH ST AND LINCOLN....WE ARE SOOO OVER CROWDED IN THE BILTMORE AREA ALREADY...WE NEED NOT TO HAVE THIS GO THROUGH AS WE LIVE IN THE BILTMORE AND WE ARE JAMMED PACKED...THAT AREA HAS SOO MUCH CAR TRAFFIC ALREADY AND TO ADD HUNDRED MORE CARS TO THAT AREA IS UNTHINKABLE....PLEASE PLEASE DO NOT PASS THIS FOR MORE BULIDING AND A UNTHINKABLE UNNESSARY HIGHT AS WELL. WE HERE AT THE BILTMORE DO NOT WANT THIS NOR IS IT NECESSARY....WE NEED TO SEE THE BEAUTY THAT NOW EXISTS....NO BUILDING NO TALL HIGH BUILDINGS ON SUCH A SMALL BUSY AREA....THANK YOU...WE VOTE NO NO...CHERYL HINTZEN AND IRA GAINES BILTMORE RESIDENTS FOR 30 YEARS.....ENOUGH IS ENOUGH.. PLEASE NO NO....Thank You

**From:** [David Panas](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar](#)  
**Cc:** [corpcom@bwh.com](#)  
**Subject:** Planned Unit Development  
**Date:** Monday, November 3, 2025 8:36:38 AM

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*As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).*

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*The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.*

*Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.*

*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,*

*Dave Panas*

**From:** [David Thornton](#)  
**To:** [Anthony M. Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)  
**Subject:** 2400 Biltmore Residential  
**Date:** Monday, November 3, 2025 1:00:05 PM

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Talk about overkill. This is way too much density for this part of town. Not only that, what happened to the drought that we're in, I would vote. No, for this project.

**From:** [Esther B](#)  
**To:** [Anthony M Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)  
**Subject:** 2400 Biltmore Residential  
**Date:** Monday, November 3, 2025 1:50:37 PM

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Mr. Grande,

I live in Biltmore Square, the closest community next to the 2400 Biltmore Residential development. This 6 ft building will be looming over my house.

For the following reasons, I am urging you to vote no on this project.

- It is contradictory to all current village and community standards

- It will overrun, overpower our houses by completely blocking our views and affect our home values. Remember we are literally in the shadow of this too tall building. There is no consideration for the difference in elevation. We are lower so the number of stories is amplified next to us.

- There is already too much traffic on Arizona Biltmore Circle. Big trucks come day and night to the hotel service entrance. I am 5 ft from the street and hear everything. The density of this building will create more traffic. The street cannot handle additional traffic without the increasing noise, erosion of the road and risk to pedestrians.

- Many community members walk the peaceful 24th pkwy with the incline and nature feeling since the buildings are very low profile. Adding over 200 more units will change the community density and safety.

- There is selfishness and greed behind this project. While I agree something needs to be done on this property which JDM has ignored for years and let decay and left vacant, the proposed project will only bring millions to JDM. The project does not offer any benefit to the community. One proposed restaurant is nothing. There is no park, available amenities to the community, no shops or areas for the community to enjoy and gather to be a part of the development taking over that corner.

- Every current development fits in. We have all worked together for years to maintain the look and feel of our community. There is extreme opposition by the surrounding corporate buildings and residential. This project can potentially cause these corporations and homeowners to leave and flee when it becomes too busy, unsafe and any eyesore.

Please take this feedback seriously and not give in to JDM who has too much influence. Please enforce everything that makes our community safe, comfortable and appealing to everyone. The current buildings do need to go but not at the expense of the neighbors who have put up with this abandoned property for a project that 100% does not fit.

--

Esther Battock, resident of Biltmore Square

**From:** [Jason Wolf](#)  
**To:** [Anthony M. Grande](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Monday, November 3, 2025 10:48:26 AM

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*Dear Government Official,*

*As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).*

*At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.*

*The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.*

*Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.*

*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,  
Jason Wolf*



**From:** [Jason Wolf](#)  
**To:** [PDD Camelback East VPC](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Monday, November 3, 2025 10:41:40 AM

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*Dear Government Official,*

*As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).*

*At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.*

*The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.*

*Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.*

*I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.*

*Thank you for your time and for your continued service to our city.*

*Sincerely,  
Jason Wolf*

**From:** [Jody Ryan](#)  
**Subject:** Letter Opposing 2400 Biltmore Residential Planned Unit Development  
**Date:** Monday, November 3, 2025 12:05:27 PM  
**Attachments:** [Ltr to Mayor Kate Gallego.pdf](#)

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Hello, please find attached a letter from the BWH Hotels Executive Team expressing their opposition to 2400 Biltmore Residential Planned Unit Development.

Sincerely,  
Jody Ryan  
Managing Director, Corporate Communications and Public Relations  
BWH Hotels



The Honorable Kate Gallego  
Phoenix City Hall  
200 W. Washington Street  
Phoenix, Arizona 85003

November 3, 2025

Dear Mayor Gallego,

Best Western International, Inc. dba BWH® Hotels has been located at 6201 N. 24<sup>th</sup> Parkway in the Biltmore area for over 47 years. As members of the Executive Committee and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is our objection to the proposed project on the northeast corner of 24<sup>th</sup> Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (the “PUD”).

BWH Hotels is proud to employ over 1,700 team members, with more than 800 residing and working in the Phoenix area. Together, we make a significant contribution to the local economy, both as a company and as taxpayers. We’ve built a strong, award-winning culture at our global Headquarters, which has been recognized for years by the Phoenix Business Journal as one of the Valley’s Best Places to Work. Importantly, our Headquarters is an important part of our culture. We are proud that we have embraced “Earth, People, and Community” as our values. Our Headquarters and its identity are a valued part of our “Community.”

We care deeply about our neighborhood and have always taken great pride in maintaining our property and being respectful stewards of the community. We host partners and employees from around the world at our Headquarters, to include recent business partners like Amazon and Expedia. Everyone who visits our campus is impressed by its beautiful and locally relevant southwestern-style – of which we are proud.

Our objections to the PUD are not to the development of the land adjacent to our Headquarters; rather, our objections are to the extreme size, height, density, and unreasonable twelve (12) foot setback adjacent to our property. Our campus, which is consistent with the character of the Biltmore area, would irresponsibly be enveloped by this overbearing project.

As detailed in the PUD, the project will have six (6) stories with a proposed height of sixty-six (66) feet (which will actually be higher noting the equipment that will be placed on the rooftop). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24<sup>th</sup> Street, there will be retaining walls of approximately twenty-four (24) feet high, such that the totality of the height along 24<sup>th</sup> Street will be ninety (90) feet from street level. The PUD proposes a setback variance such that just twelve (12) feet from our property, the sixty-six (66) foot building would be built. While there are locations in Phoenix where a PUD of this size, scope and height

might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain Preserve, Piestewa Peak, and their respective beauty and views.

Additionally, we have serious traffic and safety concerns. Apparently, the developers believe that painting a single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. The traffic study is fatally flawed and disregards the impact it will have on our Headquarters, global visitors, residential streets, and pedestrians in our Biltmore community.

Our opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers and our over 1,700 employees, we ask that you not allow this PUD to occur. Please vote “No” to the PUD as presented.

Respectfully Offered,



Ron Pohl  
President of International  
Operations and  
President of WorldHotels™



Mark Straszynski  
Senior Vice President and  
Chief Financial Officer



Brad LeBlanc  
Senior Vice President and  
Chief Development Officer



Jay Pricher  
Senior Vice President  
General Counsel



Joelle Park  
Senior Vice President and  
Chief Marketing Officer



Michael Morton  
Senior Vice President  
Brand Management and  
Member Services



Bill Ryan  
Senior Vice President and  
Chief Technology Officer



Chad Fletcher  
Senior Vice President  
Worldwide Sales



Rachel Austin  
Vice President  
Human Resources

Cc: Phoenix City Council

Camelback East Village Planning Committee (CEVPC)

Mr. William Fischbach, Chairman, CEVPC

Mr. Anthony Grande, Phoenix Village Planner

Ms. Racelle Escobar, Planning Commission

**From:** [Keith Costello](#)  
**To:** [Anthony M. Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)  
**Cc:** [marcellecostello1@gmail.com](mailto:marcellecostello1@gmail.com); [info@azbna.com](mailto:info@azbna.com)  
**Subject:** 2400 Biltmore Residential  
**Date:** Monday, November 3, 2025 3:02:31 PM

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Dear Anthony,

I have some serious concerns about the proposed development project. Unfortunately, I cannot attend the hearing but wanted to make my concerns known.

1. Project height: The project dwarfs the existing structures and those nearby. It is both taller and significantly expands on the existing footprint. It will block existing views of many residents and will create a structure that towers over the neighborhood.
2. Density: the project is proposed at 750,000 sq. ft. while the current office space is 66,000 sq. Ft.
3. Traffic: another major problem with this project is the renderings imply that Biltmore Circle will be the principal entrance and exit for the property, which is entirely unacceptable. Biltmore Circle is a private road, and JDM's proposal would have the traffic from this massive expansion saturating a road which is not intended for massive commercial use.

While I do not notionally reject the use of the property for residential use, the proposed structure and use are entirely out of character for the surrounding neighborhood. I wish I could trust JDM to work with the neighborhood on this proposed project, but they have a track record with the golf course project where they misrepresented their intentions more than once.

The planning commission should reject any re-zoning requirements for this project until JDM comes back with a plan that is more representative of the surrounding neighborhood. Thank you.

Keith

Keith Costello

Mobile: +1-650-430-1423  
3057 E. Claremont Avenue  
Phoenix, Arizona 85016

**From:** [Kelley Brooks](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Monday, November 3, 2025 2:11:55 PM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,  
Kelley Brooks-Phillips  
[kebrooks11@gmail.com](mailto:kebrooks11@gmail.com)

**From:** [Kimberley Kushner](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escolar](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** Planned Unit Development @ 24th St. & Biltmore Circle  
**Date:** Monday, November 3, 2025 9:23:55 AM  
**Attachments:** [Biltmore Area Development proposal.pdf](#)

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Good day,

I am writing in reference to the proposed Planned Unit Development that is intended for the intersection of 24th St and Biltmore Circle. I have serious concerns about several aspects of this proposal, please refer to my attached letter.

Thank you for your consideration.  
Kimberley Kushner



**Dear Phoenix Government Official,**

November 3, 2025

As Vice President of Supply & Design at BWH® Hotels and a long-time Phoenix resident, I'm writing to share my deep concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle—known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we champion responsible growth that enhances the communities we serve. I believe strongly in development that respects the unique character of its surroundings. In this case, the scale and design of the proposed PUD feel misaligned with the Biltmore neighborhood's identity and natural beauty.

The proposed six-story structure, reaching 66 feet with potential rooftop additions, combined with retaining walls along 24th Street that elevate the visible height to nearly 90 feet, would dramatically alter the streetscape. This kind of vertical density may be appropriate downtown, but it risks overwhelming the charm and scale of our neighborhood—especially given its proximity to the Phoenix Mountain Preserve and Piestewa Peak.

Beyond aesthetics, I'm particularly concerned about the traffic and safety implications. A single painted stripe at a key intersection is an inadequate response to the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to pedestrians and drivers alike, especially on residential streets not designed for such volume.

As someone who works closely with community-facing projects and understands the importance of thoughtful design, I urge you to consider the long-term implications this development could have on our neighborhood's livability and character. I respectfully ask that you vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

**Warm regards,**



Kimberley Kushner

Vice President, Supply & Design

BWH® Hotels

[Kimberleyannkushner@yahoo.com](mailto:Kimberleyannkushner@yahoo.com)

[Kimberley.kushner@bwh.com](mailto:Kimberley.kushner@bwh.com)

480-797-3774

**From:** [Kristin](#)  
**To:** [PDD Camelback East VPC](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Monday, November 3, 2025 2:56:46 PM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

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I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Kristin Goodman

**From:** [Lanny Harmon](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council.district1@phoenix.gov](mailto:Council.district1@phoenix.gov); [Council.district2@phoenix.gov](mailto:Council.district2@phoenix.gov); [Council.district3@phoenix.gov](mailto:Council.district3@phoenix.gov); [Council.district4@phoenix.gov](mailto:Council.district4@phoenix.gov); [Council.district5@phoenix.gov](mailto:Council.district5@phoenix.gov); [Council.district6@phoenix.gov](mailto:Council.district6@phoenix.gov); [Council.district7@phoenix.gov](mailto:Council.district7@phoenix.gov); [Council.district8@phoenix.gov](mailto:Council.district8@phoenix.gov); [Anthony M Grande](#); [Racelle Escobar](#)  
**Cc:** [corpcom@bestwestern.com](mailto:corpcom@bestwestern.com)  
**Subject:** Proposed Development Adjacent to BWH® HQ on 24th Street and Biltmore Circle  
**Date:** Monday, November 3, 2025 10:37:34 AM

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Dear Government Officials,

As a proud member of Phoenix community and the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

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Thank you for your time and for your continued service to our city and neighborhood. We appreciate you all and your service to Phoenix.

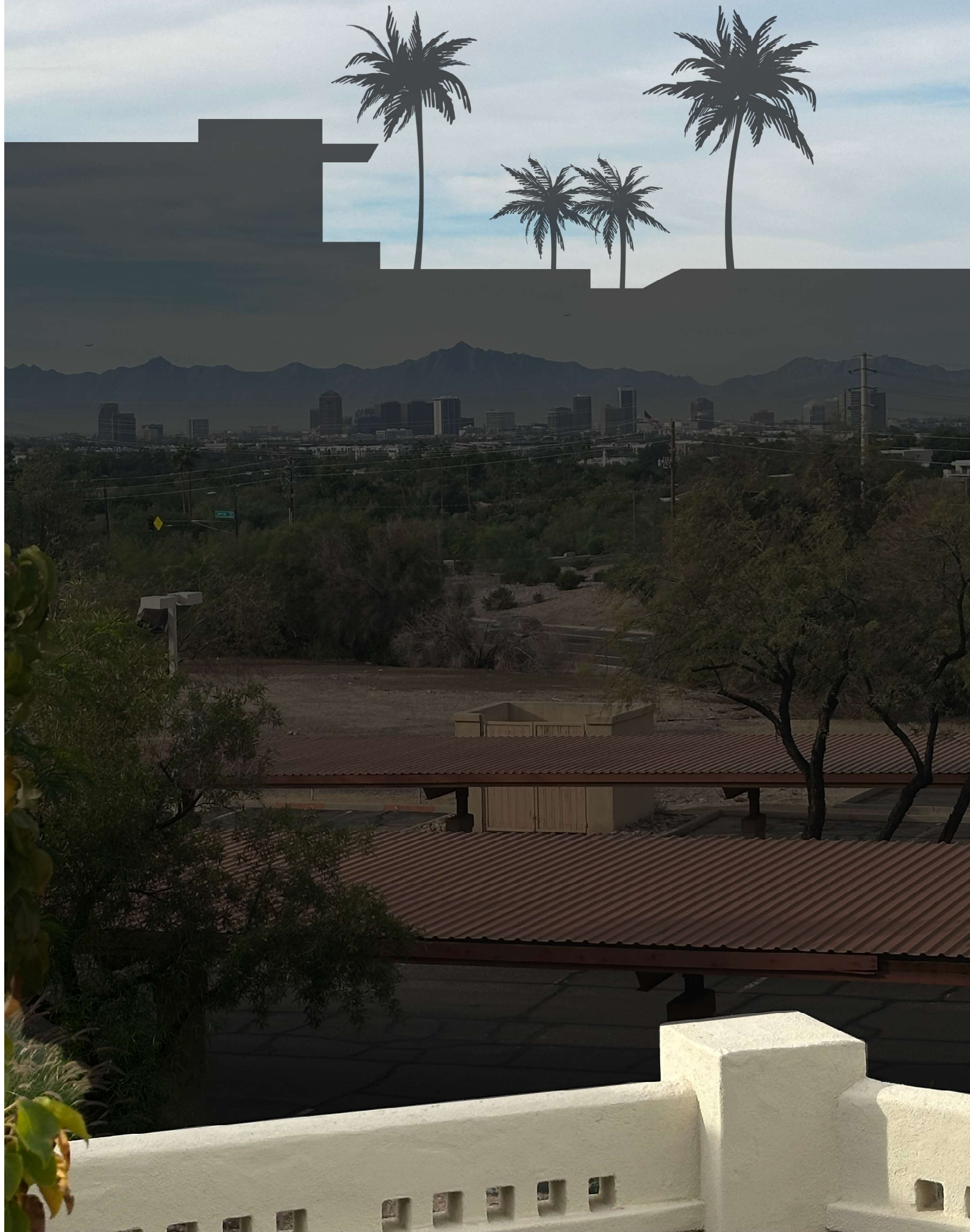
*As a visual person I decided to simply take a quick shot on my phone and show the impact and implications this has to us here at our HQ. This is my favorite view in Phoenix. It would be a shame to lose it.*

Sincerely,

Lanny Harmon

Art Director & Brand Designer at BWH Hotels

A 90' tall structure would completely envelop any current existing view.





**From:** [Larry Erickson](#)  
**To:** [Anthony M. Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)  
**Subject:** 2400 Biltmore Residential  
**Date:** Monday, November 3, 2025 3:07:39 PM

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I believe this proposed project is much too large for the area suggested in the proposal. We live in the Biltmore Greens III. The increased traffic/activity would significantly reduce the safety and quality of life in this neighborhood.

Respectfully submitted,  
Larry & Suzy Erickson  
602-509-5379

Sent from my iPhone

**From:** [MARK LETENDRE](#)  
**To:** [Council District 6 PCC](#); [Anthony M Grande](#)  
**Cc:** [\\*Mark A. Letendre](#)  
**Subject:** PUD Opposition  
**Date:** Monday, November 3, 2025 10:11:15 AM

---

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Dear Public Official,

I recognize that progress typically includes change. However, any progress needs to reasonably consider the impact that the proposed change has on people, neighborhoods, and communities.

The purpose of this letter is to object to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

My objections are not to the development of the land (which has been neglected by the owners for many years). My objections are to the out-of-neighborhood character of the massive, excessively high structure associated with the PUD.

As detailed in the PUD, it will have six (6) stories with a height of sixty-six (66) feet (which may be increased depending on what is placed on the rooftop deck). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty (20) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain preserve, Piestewa Peak, and their respective beauty and views.

Additionally, we have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. Their “plan” is an accident waiting to happen. The traffic study is fatally flawed and disregards the impact it will have on residential streets and pedestrians in our Biltmore community.

My opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community – please vote “No.”



Mark & Judy Letendre  
2626 E. Arizona Biltmore Cr.  
# 12  
Phoenix, AZ 85016-2123

Please excuse brevity and typos.  
Sent from my iPhone

**From:** [MARK LETENDRE](#)  
**To:** [Council District 6 PCC](#); [Anthony M Grande](#)  
**Cc:** [\\*Mark A. Letendre](#)  
**Subject:** PUD Opposition  
**Date:** Monday, November 3, 2025 10:11:37 AM

---

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As detailed in the PUD, it will have six (6) stories with a height of sixty-six (66) feet (which may be increased depending on what is placed on the rooftop deck). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty (20) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain preserve, Piastewa Peak, and their respective beauty and views.

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Mark & Judy Letendre  
2626 E. Arizona Biltmore Cr.  
# 12  
Phoenix, AZ 85016-2123

Please excuse brevity and typos.  
Sent from my iPhone

**From:** [MARK LETENDRE](#)  
**To:** [Mayor Gallego](#); [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com)  
**Cc:** [\\*Mark A. Letendre](#)  
**Subject:** PUD Opposition  
**Date:** Monday, November 3, 2025 10:16:20 AM

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Dear Public Official,

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My opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community – please vote “No.”

Mark & Judy Letendre

2626 E. Arizona Biltmore Cr.  
# 12  
Phoenix, AZ 85016-2123

Please excuse brevity and typos.  
Sent from my iPhone

**From:** [MARK LETENDRE](#)  
**To:** [Council District 6 PCC](#); [Anthony M Grande](#)  
**Cc:** [\\*Mark A. Letendre](#)  
**Subject:** PUD Opposition  
**Date:** Monday, November 3, 2025 10:16:43 AM

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As detailed in the PUD, it will have six (6) stories with a height of sixty-six (66) feet (which may be increased depending on what is placed on the rooftop deck). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty (20) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain preserve, Piestewa Peak, and their respective beauty and views.

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My opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community – please vote “No.”

Mark & Judy Letendre  
2626 E. Arizona Biltmore Cr.  
# 12  
Phoenix, AZ 85016-2123

Please excuse brevity and typos.  
Sent from my iPhone

**From:** [MARK LETENDRE](#)  
**To:** [Council District 6 PCC](#); [Anthony M Grande](#)  
**Cc:** [\\*Mark A. Letendre](#)  
**Subject:** PUD Opposition  
**Date:** Monday, November 3, 2025 10:11:00 AM

---

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As detailed in the PUD, it will have six (6) stories with a height of sixty-six (66) feet (which may be increased depending on what is placed on the rooftop deck). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty (20) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain preserve, Piastewa Peak, and their respective beauty and views.

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Mark & Judy Letendre



2626 E. Arizona Biltmore Cr.  
# 12  
Phoenix, AZ 85016-2123

Please excuse brevity and typos.  
Sent from my iPhone

**From:** [Rachel Austin](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escolar](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development (PUD)  
**Date:** Monday, November 3, 2025 10:17:24 AM

---

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Dear Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Rachel Austin-Rudenberg

BWH Hotels

**From:** [Shannon Scola](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Monday, November 3, 2025 5:07:24 PM

---

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Dear Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,  
Shannon

Shannon M. Scola  
480.773.9088  
[shannonscola@gmail.com](mailto:shannonscola@gmail.com)

**From:** [tricia.fischenich](#)  
**To:** [PDD Camelback East VPC](#)  
**Date:** Monday, November 3, 2025 2:23:59 PM

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Camelback East Village Planning committee (CEVPC),

As a proud member of the BWH® Hotels team and a neighbor who cares deeply about our community, I want to share my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle — the 2400 Biltmore Residential Planned Unit Development (PUD).

While I fully support thoughtful growth and projects that enhance our neighborhoods, development should also reflect the character, scale, and spirit of the area it's joining. Unfortunately, this proposal does not.

A six-story structure rising to 66 feet — and nearly 90 feet from street level when factoring in the retaining walls — feels completely out of step with the surrounding Biltmore landscape. Our neighborhood is known for its natural beauty and its harmony with the Phoenix Mountain Preserve and Piestewa Peak. This project's size and urban design would dramatically alter that balance.

Beyond how it looks, I'm also deeply concerned about traffic and safety. The idea that a single painted stripe could offset the increased traffic from 203 residential units, plus an office and restaurant, simply doesn't add up. The traffic study seems to underestimate the impact on our smaller residential streets, which were never intended to handle that level of congestion.

I urge you to carefully consider the long-term effects this project would have on our neighborhood's character, safety, and quality of life — and to vote **No** on the proposal.

Thank you for your time, and for your continued commitment to protecting the integrity of our city's communities.

Warm regards,

Tricia Fischenich

**From:** [William Daniels](#)  
**To:** [Anthony M. Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)  
**Subject:** 2400 Biltmore Residential  
**Date:** Tuesday, November 4, 2025 11:56:29 AM

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I am against the proposal for an 8 story building at 24th st and Biltmore Circle. It is clearly inconsistent with the size and height of the current structures near the proposed site.

Bill Daniels  
5132 N. 31st Way

**From:** [Cheryl Hintzen](#)  
**To:** [Anthony M. Grande](#)  
**Subject:** Re: 2400 Biltmore Residential  
**Date:** Tuesday, November 4, 2025 12:09:27 PM

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Thank you Anthony...WE CAN'T PASS THIS REDICILIOUS ASK FROM JERRY MEL AND D...WE ARE CHOCKING HERE IN THE BILTMORE...MELIS MY NEIGHBOR JERRY LIVES AT PHOENIX COUNTY CLUB AND EATON LIVES AT MONTALUCIA....LET THEM BUILD AT THE WIGWAM WHICH THEY OWN IN LITCHFIELD WHICH HAS TONS OF UNUSED ARACREGE....THE BILTMORE IS NECK TO NECK OVER CROWDED....THAT WILL RUIN THE CORNER AND CROWDED INTERSECTION THAT IT IS NOW...MORE TRAFFIC TO GO NOWHERE...ITS NOW A BOTTLE NECK....ENOUGH BUILDING....THEY ARE OLD MEN AND WEALTHY ALREADY....

On Tue, Nov 4, 2025, 10:07 AM Anthony M Grande <[anthony.grande@phoenix.gov](mailto:anthony.grande@phoenix.gov)> wrote:

Thank you. I have saved this additional comment as well.

**Anthony Grande, AICP**

Planner II – Village Planner

City of Phoenix

Planning & Development Department

Long Range Planning

Office: 602-256-5648

200 West Washington Street

Phoenix, AZ 85003



---

**From:** Cheryl Hintzen <[missbiltmore@gmail.com](mailto:missbiltmore@gmail.com)>  
**Sent:** Tuesday, November 4, 2025 8:09 AM  
**To:** Anthony M Grande <[anthony.grande@phoenix.gov](mailto:anthony.grande@phoenix.gov)>  
**Subject:** Re: 2400 Biltmore Residential

Also Anthony besides the horrible traffic it will take on at 24th st and Lincoln there will be MANY MANY LIGHTS COMING FROM THAT PROPERTY WHICH WE NEVER HAD A D MAJOR TRAFFIC...WE have ENOUGH OF THAT ALREADY..IT IS UNCALLED FOR IN THE WHAT IS VERY BUSY ALREADY ONLY TO HAVE MORE ACCIDENTS ACOURE IN THIS AREA. NO ONE NEEDS TO HAVE BLAZING LIGHTS FROM THOSE APARTMENTS 24/7. IT HAS BEEN PEACEFUL AND QUIET IN THAT AREA ALL THESE YEARS. WE DON'T WANT MORE TRAFFIC OR BLAZING LIGHTS ON 24/7...ITS WAY TOO MUCH AND WAY TOO BUSY.....THANK YOU CHERYL HINTZEN AND IRA GAINES BILTMORE RESIDENTS OF 30 YEARS.....WE HAVE SEEN GROWTH NON STOP FOR YEARS....WE NEED SOME OPEN SPACES WITH LESS ACCIDENTS AND ACTIVITIES....WE NEED QUIET PLEASE.....CHERYL HINTZEN AND IRA GAINES BILTMORE RESIDENTS OF 30 YEARS.

On Mon, Nov 3, 2025, 1:40 PM Anthony M Grande <[anthony.grande@phoenix.gov](mailto:anthony.grande@phoenix.gov)> wrote:

Hello,

Thank you for submitting the comment. It has been saved in the case file and will be provided to the Village Planning Committee before the public hearing.

Thank you,

Anthony



**Anthony Grande, AICP**

Planner II – Village Planner

City of Phoenix

Planning & Development Department

Long Range Planning

Office: 602-256-5648

200 West Washington Street

Phoenix, AZ 85003



---

**From:** Cheryl Hintzen <[missbiltmore@gmail.com](mailto:missbiltmore@gmail.com)>

**Sent:** Monday, November 3, 2025 1:30 PM

**To:** Anthony M Grande <[anthony.grande@phoenix.gov](mailto:anthony.grande@phoenix.gov)>; PDD Camelback East VPC <[camelbackeastvpc@phoenix.gov](mailto:camelbackeastvpc@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>

**Subject:** 2400 Biltmore Residential

WE DO NOT NEED ANOTHER CONDO OR APARTMENT CONDO ON 24TH ST AND LINCOLN....WE ARE SOOO OVER CROWDED IN THE BILTMORE AREA ALREADY...WE NEED NOT TO HAVE THIS GO THROUGH AS WE LIVE IN THE BILTMORE AND WE ARE JAMMED PACKED...THAT AREA HAS SOO MUCH CAR TRAFFIC ALREADY AND TO ADD HUNDRED MORE CARS TO THAT AREA IS UNTHINKABLE....PLEASE PLEASE DO NOT PASS THIS FOR MORE BULIDING AND A UNTHINKABLE UNNESSARY HIGHT AS WELL. WE HERE AT THE BILTMORE DO NOT WANT THIS NOR IS IT NECESSARY....WE NEED TO SEE THE BEAUTY THAT NOW EXISTS....NO BUILDING NO TALL HIGH BUILDINGS ON SUCH A SMALL BUSY AREA....THANK YOU...WE VOTE NO NO...CHERYL HINTZEN AND IRA GAINES BILTMORE RESIDENTS FOR 30 YEARS.....ENOUGH IS ENOUGH..

PLEASE NO NO....Thank You



**From:** [Cheryl Hintzen](#)  
**To:** [Anthony M Grande](#)  
**Subject:** Re: 2400 Biltmore Residential  
**Date:** Tuesday, November 4, 2025 8:09:17 AM

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Anthony

**Anthony Grande, AICP**

Planner II – Village Planner

City of Phoenix

Planning & Development Department

Long Range Planning

Office: 602-256-5648

200 West Washington Street

Phoenix, AZ 85003



---

**From:** Cheryl Hintzen <[missbiltmore@gmail.com](mailto:missbiltmore@gmail.com)>

**Sent:** Monday, November 3, 2025 1:30 PM

**To:** Anthony M Grande <[anthony.grande@phoenix.gov](mailto:anthony.grande@phoenix.gov)>; PDD Camelback East VPC <[camelbackeastvpc@phoenix.gov](mailto:camelbackeastvpc@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>

**Subject:** 2400 Biltmore Residential

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PLEASE NO NO....Thank You

**From:** [Joy Bahmer](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Anthony M Grande](#); [Racelle Escobar](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [az-phoenix-vice-mayor-d-1@app.indigov.com](mailto:az-phoenix-vice-mayor-d-1@app.indigov.com); [az-phoenix-d-3@app.indigov.com](mailto:az-phoenix-d-3@app.indigov.com); [az-phoenix-d-8@app.indigov.com](mailto:az-phoenix-d-8@app.indigov.com)  
**Cc:** [Corp. Com.](#)  
**Subject:** Proposed Development - NE corner of 24th Street and Arizona Biltmore Circle / 2400 Biltmore Residential PUD  
**Date:** Tuesday, November 4, 2025 11:21:49 AM  
**Attachments:** [Outlook-wre2mdjf.png](#)

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Dear Arizona Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote **"No"** on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

*Joy Bahmer* | Onboarding Design Project Manager FF&E Review

**BWH® Hotels**

6201 N. 24<sup>th</sup> Parkway | Phoenix | AZ | 85016

P: 602.957.5910 | [bwh.com](http://bwh.com) [[bestwestern.com](http://bestwestern.com)]

**BWH** | Hotels    **WORLDHOTELS™**   **BW** | **Best Western.**  
Hotels & Resorts    **SureStay.**  
HOTELS

**BWH** | Supply & Design.™



**From:** [Karen Kemper](#)  
**To:** [Anthony M. Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)  
**Subject:** 2400 Biltmore Residential  
**Date:** Tuesday, November 4, 2025 12:15:45 PM

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As an ABEVA resident, and someone whose family has lived in this area since 1967, the proposed 6-story tower is a departure from what once was the prevailing Biltmore standard of lower structures that both preserve our mountain views and blend into the Biltmore Fashion Park's aesthetic. No doubt this sentiment is unlikely to carry the day, but I would have been remiss had I not lodged my objection.

Sincerely,  
Karen Kemper Decker  
Biltmore Greens  
Sent from my iPad

**From:** [acavazos@wowway.com](mailto:acavazos@wowway.com)  
**To:** [Anthony M. Grande](#); [PDD Zoning](#); [nwood@swlaw.com](mailto:nwood@swlaw.com); [brooke.kemper@fsresidential.com](mailto:brooke.kemper@fsresidential.com)  
**Cc:** [acavazos@wowway.com](mailto:acavazos@wowway.com); ["Anita Best"](#); ["Kathleen Vangordon"](#); ["Choice Community Association Management, Inc."](#); [GPC.Nephews@gmail.com](mailto:GPC.Nephews@gmail.com)  
**Subject:** 2400 Biltmore Res. PUD Zoning Request--App#Z-44-25-6  
**Date:** Tuesday, November 4, 2025 11:39:59 AM  
**Attachments:** [Bilt Crts --PUD.docx](#)

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Attached is our letter opposing the current PUD request---App # Z-44-25-6. Peace Kathy & Armando



Re: 2400 Biltmore Residential-PUD zoning request—App # Z-44-25-6

We have been ABEVA members for thirty years, owners of Biltmore Courts II Vistas (21 years) 6134 Nth 28<sup>th</sup> Street, Phoenix 85016 located on the 13<sup>th</sup> fairway of the Links Course, directly across from the proposed project. Recently, I served four years as Treasurer on our HOA board. Listed below are the reasons--- we do not support the current request:

Structure---The six story (66-foot massive structure) is extremely out of the architectural ambiance and character of the ABEVA communities' premier location (which is the essence of its character and market value proposition). Additionally, rooftop amenities (pool, outdoor seating etc.) will increase the height. The only current condos located on the Estate Course are architecturally appropriate three stories and underground parking (which is associated with high end condos not a parking garage). The current proposal will not as noted "reinvigorate" the area but denigrate the "Jewel of the Desert"!

The proposed structure is appropriate for the 24<sup>th</sup> and Camelback vicinity which currently has like properties.

Traffic and Safety --- With the proposed additional 203 upscale units and assuming a fifty-percentage occupancy (101 units) and 1-2 cars per condo would create an additional traffic usage of an additional 100 cars per day. Note—during prime season –we could have an additional 200 cars on the road. The current infrastructure does not support the additional traffic. My experience as a runner (Biltmore Circle route) over the last 20 years noticed a significant increase (Missouri—Cars cutting through the Biltmore Hotel to the Az Biltmore Circle and heading to Lincoln or 24<sup>th</sup> street and speeding. The safety impact of the additional traffic on our bikers, runners and walkers is a severe accident waiting to happen-  
- would only increase with the proposal.

Our opposition to the proposed PUD and others in our community is too tall, massive, out of architectural ambiance/character and a traffic disaster.

Respectfully

Kathy & Armando Cavazos (248-321-4977) [acavazos@wowway.com](mailto:acavazos@wowway.com)

18 Norwich, Pleasant Ridge, Mi. 48069

**From:** [miholt18@cox.net](mailto:miholt18@cox.net)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escolar](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** 2400 Biltmore Residential PUD  
**Date:** Tuesday, November 4, 2025 8:18:10 AM

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Dear Government Official,

As a proud long-time member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piastewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for the neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Maureen Holt

**From:** [Michael Leeman](#)  
**To:** [williamf@wb-law.com](mailto:williamf@wb-law.com)  
**Cc:** [Council District 6 PCC](#); [Anthony M Grande](#); [PDD Camelback East VPC](#); [Will Auther](#)  
**Subject:** Re: Case No. Z-44-25-6 (2400 Biltmore Residential)  
**Date:** Tuesday, November 4, 2025 1:37:07 PM  
**Attachments:** [Letter re JDM Proposal.pdf](#)

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Thank you for your prompt consideration of this letter Re: Case No. Z-44-25-6 (2400 Biltmore Residential).

November 4, 2025

William M. Fischbach, Chair  
Camelback East Village Planning and Zoning Committee

Re: Case No. Z-44-25-6 (2400 Biltmore Residential)

Dear Chair Fischbach:

My name is Michael Leeman. I am a past President of the Biltmore Square Association and past Vice-President of ABEVA.

My wife and I have lived at the west end of Biltmore Square, just around the corner from the proposed JDM development, for seventeen years. Over that time we've had a good view of the evolution of Biltmore Estates as a community.

We moved here because we were confident the City would not allow developers to destroy the aesthetics of this historic community, nestled in the foothills of the Phoenix Mountain Preserve. In his recent letter to you, my neighbor William Auther has done a nice job reviewing past decisions by the City that have supported and sustained those aesthetics.

Now we are faced with yet another attempt by a developer to severely compromise the quality of life in Biltmore Estates. My wife and I have two specific objections to the proposed development.

1) SCALE. Ever since JDM acquired the property in question, we knew that they were going to build something there. They have floated various plans in the past, including some kind of JV with Best Western that was scrapped.

But we never imagined that JDM would want to build something that large in that space. The height alone is ridiculous and totally out of place in this community. They have every right to build on their property, but whatever they build needs to be in the context of the surrounding area. *The proposed building is not and is unacceptable for that reason.*

2) TRAFFIC. Over the years we have lived here, the intersection at E. Arizona Biltmore Circle and 24<sup>th</sup> Street has become more and more congested. The newly commercialized Wrigley Mansion alone has created much more congestion, not only from customers but also from truck traffic at all times. We also have observed increased truck traffic in and out of the Arizona Biltmore on ABC.

It is now common to sit through two or three traffic light cycles waiting to turn south on 24<sup>th</sup> Street. Another 300 or so cars using that intersection is unacceptable.

*I understand the City has accepted JDM's traffic assessment, and that is also unacceptable. The City needs to do it's own traffic study, including the feasibility of access directly from 24<sup>th</sup> Street.*

In the past, the Camelback East Village Planning and Zoning Committee has done a good job of advocating for residents and protecting communities. We ask you again to help us protect our quality of life by rejecting JDM's proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Leeman', with a stylized, cursive script.

Michael Leeman  
Annette Leeman  
2626 E Arizona Biltmore Cir #43  
Phoenix 85016

**From:** [Michelle Zajac](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar](#); [Cc](#);  
**Cc:** [Cc](#); [Michelle Zajac](#)  
**Subject:** 2400 Biltmore Residential Planned Unit Development  
**Date:** Tuesday, November 4, 2025 1:57:34 PM

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Dear Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Best,

Michelle Zajac

602-790-6724

[michelle@cidplanning.com](mailto:michelle@cidplanning.com)



**From:** [Monte Gardiner](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council.district1@phoenix.gov](mailto:Council.district1@phoenix.gov); [Council.district2@phoenix.gov](mailto:Council.district2@phoenix.gov); [Council.district3@phoenix.gov](mailto:Council.district3@phoenix.gov); [Council.district4@phoenix.gov](mailto:Council.district4@phoenix.gov); [Council.district5@phoenix.gov](mailto:Council.district5@phoenix.gov); [Council.district6@phoenix.gov](mailto:Council.district6@phoenix.gov); [Council.district7@phoenix.gov](mailto:Council.district7@phoenix.gov); [Council.district8@phoenix.gov](mailto:Council.district8@phoenix.gov); [Anthony M Grande](#)  
**Cc:** [corpcom@bwh.com](mailto:corpcom@bwh.com)  
**Subject:** Proposed Development  
**Date:** Tuesday, November 4, 2025 8:48:16 AM

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Dear Camelback East Village Planning Committee,

I am writing as a concerned member of the community to express my strong disapproval of the proposed Planned Unit Development (PUD) at the intersection of 24th Street and Biltmore Circle, adjacent to the BWH® Hotels Headquarters. After careful review of the proposal, I believe the project, in its current form, is inconsistent with the character, scale, and values of our community. I urge you to reconsider or substantially amend this development.

Our community's identity is closely tied to its open vistas, thoughtful architecture, and sense of place. The PUD's sheer size and proximity—allowing a sixty-six (66) foot tall building just twelve (12) feet from the BWH® Hotels Headquarters—will severely impact views and diminish the pride we take in our neighborhood. The proposal, as it stands, threatens to envelop existing properties in a way that is both overbearing and oppressive.

While the developer's traffic study claims that the project will generate minimal additional traffic, this conclusion does not align with reality. The density of 203 new units will undoubtedly increase vehicle traffic and place additional strain on already-busy roadways. This will exacerbate congestion, compromise pedestrian safety, and degrade the walkability that so many of us value. The study appears to prioritize the developer's interests over those of the community.

The proposed setbacks—particularly the twelve (12) foot separation from neighboring properties—are unacceptable for a structure of this magnitude. If approved, this development would set a dangerous precedent, paving the way for further urbanization and large-scale projects that are incompatible with our neighborhood's character.

Progress often necessitates change, but it must be undertaken responsibly, with full consideration for the impact on people, neighborhoods, and communities. The current PUD proposal fails to strike this balance. We are not opposed to thoughtful development, but we insist that any project "fit into" our community, respecting its scale, density, and the quality of life we have worked hard to achieve.

I respectfully urge you to reject the PUD in its current form. Instead, please work with the community and stakeholders to develop a plan that aligns with the established character and long-term well-being of the Biltmore area. I hope you will take these concerns seriously as you deliberate on this critical issue.

Thank you for your attention and commitment to our neighborhood's future.

Sincerely,

Monte Gardiner

(602) 930.1661



**From:** [Stephen Gushee](#)  
**To:** [PDD Camelback East VPC](#); [williamf@wb-law.com](mailto:williamf@wb-law.com); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escobar](#)  
**Subject:** Re: Objection to PUD Application NO: Z-44- 25-6  
**Date:** Tuesday, November 4, 2025 10:56:08 AM  
**Attachments:** [Opposition Letter to Biltmore PUD.pdf](#)

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To Whom it May Concern,

Please discard the previously sent letter that was attached to the email below and remove it from the public record. Replace it with the new letter that is attached here. Excuse the inconvenience.

Best regards,  
Steve

On Nov 4, 2025, at 11:10 AM, Stephen Gushee <[stevegushee@icloud.com](mailto:stevegushee@icloud.com)> wrote:

To Whom it May Concern,

Please see the attached letter of objection to PUD Application NO: Z-44- 25-6.

Thank you, in advance, for you time and consideration.

Best regards,  
Steve

Steve Gushée, Managing Partner  
Caldera Investment Partners, LLC

[stevegushee@me.com](mailto:stevegushee@me.com)  
(917) 673-3237

<Opposition Letter to Biltmore PUD.pdf>

**Stephen B. Gushée | 80 N. Moore St. Apt 38L, New York, NY 10013**

Dear Public Official,

I recognize that progress typically includes change. However, any progress needs to reasonably consider the impact that the proposed change has on people, neighborhoods, and communities.

The purpose of this letter is to object to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

My objections are not to the development of the land. My objections are to the out-of-neighborhood character of the excessively high structure associated with the PUD.

As detailed in the PUD, it will have six (6) stories with a height of sixty-six (66) feet (which may be increased depending on what is placed on the rooftop deck). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty (20) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain preserve, Piestewa Peak, and their respective beauty and views.

Additionally, there are traffic and safety concerns. The road plan for the intersection where 203 residences, an office building and a restaurant will be built does not seem sufficient to handle the anticipated volume of traffic and the impact the development will have on residential streets and pedestrians in the Biltmore community.

My opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this PUD is not in the best interests of our community – please vote “No.”

Thank you for your time and consideration of this request.

Sincerely,

Stephen B. Gushée

Managing Partner, Caldera Investment Partners, LLC

**From:** [Colleen Nathan](#)  
**To:** [Anthony M. Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)  
**Subject:** 2400 Biltmore Residential  
**Date:** Tuesday, November 4, 2025 6:57:53 AM

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My husband and I live at 3061/3063 E.Rose Lane, owning two units at Courts I, in the Arizona Biltmore grounds area.

We would like to object to this building being granted a 'go ahead' to build by the City of Phoenix.

Our concern is the traffic AND the noise that will be associated with this building. It is entirely too large of a project, creating unnecessary traffic flow in and out of the Arizona Biltmore grounds.

It is already too congested at this corner 24th/ABC, without this building, as there are already numerous businesses at that location, and the Hotel uses this road for all of their deliveries and their staff. It can get unbelievable noisy from all of this traffic.

There are already beautiful buildings that could be renovated and used for the next 'project'...why not use those?

Sincerely,

Tom and Colleen Nathan

Sent from my iPad



**CITY OF PHOENIX**

November 3, 2025

**NOV 4 2025**

**Planning & Development  
Department**

The Honorable Kate Gallego  
Phoenix City Hall  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor Kate Gallego,

BWH® Hotels has been located at 6201 N. 24<sup>th</sup> Parkway in the Biltmore area for over 47 years. As the Board of Directors, and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development ("PUD").

BWH Hotels has always been a respectful neighbor, taking meticulous care of the property and buildings. We employ over 1,700 employees (with over 800 living and working in the Phoenix area) and pay significant taxes – our Company as well as our employees. Our objections to the PUD are not to the development of the land adjacent to our Headquarters; rather, our objections are to the unreasonable size, height, density, and unreasonable twelve (12) foot setback adjacent to our property. Our beautiful BWH Hotels campus, which is consistent with the character of the Biltmore area, would irresponsibly be enveloped by this overbearing project.

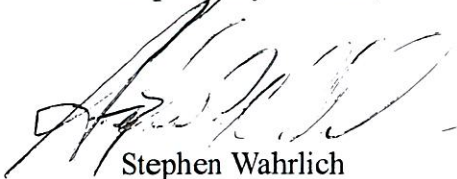
As detailed in the PUD, it will have six (6) stories with a proposed height of sixty-six (66) feet (which would actually be higher noting the equipment that would be placed on the rooftop). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty-four (24) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. The PUD proposes a setback variance such that just twelve (12) feet from our property, the sixty-six (66) foot building would be built. While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain Preserve, Piastewa Peak, and their respective beauty and views.

Additionally, we have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. The traffic

study is fatally flawed and disregards the impact it will have on our Headquarters, global visitors, residential streets, and pedestrians in our Biltmore community.

Our opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers and our over 1,700 employees, we ask that you not allow this PUD to occur. Please vote “No” to the PUD as presented.

Respectfully Offered,



Stephen Wahrlich  
Chairman  
District II Director



Viral “Victor” Patel  
Vice-Chairman  
District III Director



Rajesh Patel  
Secretary/Treasurer  
District IV Director



Philip Payne  
District I Director

Santosh Kanjee  
District V Director



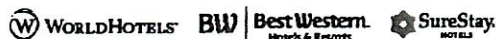
Mike Merchant  
District VI Director



Steven Angeline  
District VII Director

cc: Phoenix City Council  
Camelback East Village Planning Committee (CEVPC)  
Mr. William Fischbach, Chairman, CEVPC  
Mr. Anthony Grande, Phoenix Village Planner  
Ms. Racelle Escolar, Planning Commission





The Honorable Kate Gallego  
Phoenix City Hall  
200 W. Washington Street  
Phoenix, Arizona 85003

November 3, 2025

Dear Mayor Gallego,

Best Western International, Inc. dba BWH® Hotels has been located at 6201 N. 24<sup>th</sup> Parkway in the Biltmore area for over 47 years. As members of the Executive Committee and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is our objection to the proposed project on the northeast corner of 24<sup>th</sup> Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (the "PUD").

BWH Hotels is proud to employ over 1,700 team members, with more than 800 residing and working in the Phoenix area. Together, we make a significant contribution to the local economy, both as a company and as taxpayers. We've built a strong, award-winning culture at our global Headquarters, which has been recognized for years by the Phoenix Business Journal as one of the Valley's Best Places to Work. Importantly, our Headquarters is an important part of our culture. We are proud that we have embraced "Earth, People, and Community" as our values. Our Headquarters and its identity are a valued part of our "Community."

We care deeply about our neighborhood and have always taken great pride in maintaining our property and being respectful stewards of the community. We host partners and employees from around the world at our Headquarters, to include recent business partners like Amazon and Expedia. Everyone who visits our campus is impressed by its beautiful and locally relevant southwestern-style – of which we are proud.

Our objections to the PUD are not to the development of the land adjacent to our Headquarters; rather, our objections are to the extreme size, height, density, and unreasonable twelve (12) foot setback adjacent to our property. Our campus, which is consistent with the character of the Biltmore area, would irresponsibly be enveloped by this overbearing project.

As detailed in the PUD, the project will have six (6) stories with a proposed height of sixty-six (66) feet (which will actually be higher noting the equipment that will be placed on the rooftop). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24<sup>th</sup> Street, there will be retaining walls of approximately twenty-four (24) feet high, such that the totality of the height along 24<sup>th</sup> Street will be ninety (90) feet from street level. The PUD proposes a setback variance such that just twelve (12) feet from our property, the sixty-six (66) foot building would be built. While there are locations in Phoenix where a PUD of this size, scope and height



might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain Preserve, Piestewa Peak, and their respective beauty and views.

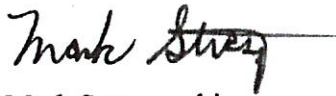
Additionally, we have serious traffic and safety concerns. Apparently, the developers believe that painting a single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. The traffic study is fatally flawed and disregards the impact it will have on our Headquarters, global visitors, residential streets, and pedestrians in our Biltmore community.

Our opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers and our over 1,700 employees, we ask that you not allow this PUD to occur. Please vote “No” to the PUD as presented.

Respectfully Offered,



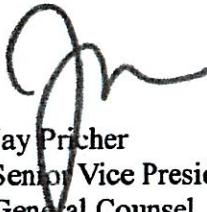
Ron Pohl  
President of International  
Operations and  
President of WorldHotels™



Mark Straszynski  
Senior Vice President and  
Chief Financial Officer



Brad LeBlanc  
Senior Vice President and  
Chief Development Officer



Jay Pricher  
Senior Vice President  
General Counsel



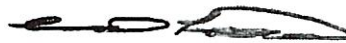
Joelle Park  
Senior Vice President and  
Chief Marketing Officer



Michael Morton  
Senior Vice President  
Brand Management and  
Member Services



Bill Ryan  
Senior Vice President and  
Chief Technology Officer



Chad Fletcher  
Senior Vice President  
Worldwide Sales



Rachel Austin  
Vice President  
Human Resources

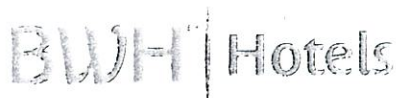
Cc: Phoenix City Council

Camelback East Village Planning Committee (CEVPC)

Mr. William Fischbach, Chairman, CEVPC

Mr. Anthony Grande, Phoenix Village Planner

Ms. Racelle Escolar, Planning Commission



**Larry Cuculic**  
President and Chief Executive Officer

November 3, 2025

The Honorable Kate Gallego  
Phoenix City Hall  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor Gallego,

Best Western International, Inc. dba BWH® Hotels has been located at 6201 N. 24<sup>th</sup> Parkway in the Biltmore area for over 47 years. As the President and CEO of BWH Hotels, and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is our objection to the proposed project on the northeast corner of 24<sup>th</sup> Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development ("PUD").

*For additional context, my spouse (Mary Jo) and I live in the Biltmore Hillside Villas. This is our personal objection to the PUD as well.*

BWH Hotels employs over 1,700 employees (with over 800 living and working in the Phoenix area) and pays significant taxes – our Company as well as our employees. We're proud of the culture we've built at our Headquarters, which has been recognized for years by the Phoenix Business Journal as one of the Best Places to Work in the Valley. We have always been respectful stewards of this neighborhood, taking meticulous care of our property and buildings.

My objections, and that of Mary Jo as well, are not to the development of the land adjacent to our Headquarters *and near our home*; rather, our objections are to the unreasonable size, height, density, and unreasonable setbacks, to include the twelve (12) foot setback adjacent to BWH Hotels' property.

*The character of the Biltmore area, to include our beautiful BWH Hotels campus and our home, would irresponsibly be enveloped by this overbearing project.*

As detailed in the PUD, the project will have six (6) stories with a proposed height of sixty-six (66) feet (which would actually be higher noting the equipment that would be placed on the rooftop). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24<sup>th</sup> Street, there will be retaining walls of approximately twenty-four (24) feet high, such that the totality of the height along 24<sup>th</sup> Street will be ninety (90) feet from street level.

*While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate, the Biltmore area, to include our home, is not the place.*

*We respect and appreciate the Phoenix Mountain Preserve, Piastewa Peak, and their respective beauty and views.*

Additionally, I have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. The traffic study is fatally flawed and disregards the impact it will have on our Headquarters, global visitors, residential streets, and pedestrians in our Biltmore community.

Our opposition and that of others is that the PUD is "too tall, too massive, out-of-scale, and out of character." Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers, our over 1,700 employees, and our neighborhoods, we ask that you not allow this PUD to occur. Please vote "No" to the PUD as presented.

Respectfully Offered,



Larry Cuculic

cc: Phoenix City Council  
Camelback East Village Planning Committee (CEVPC)  
Mr. William Fischbach, Chairman, CEVPC  
Mr. Anthony Grande, Phoenix Village Planner  
Ms. Racelle Escobar, Planning Commission





**DRAFT**

**FOR IMMEDIATE RELEASE**

**MEDIA CONTACT**

Praytell

[bwh@praytelligence.com](mailto:bwh@praytelligence.com)

**Best Western® Hotels & Resorts Included in the TIME World's Best Brands 2025 Ranking**  
*Named the No. 2 Hospitality and Travel Brand for the second consecutive year, this recognition underscores enduring guest trust, brand consistency and commitment to exceptional hospitality*

**Phoenix, Arizona (November XX, 2025)** – [Best Western Hotels & Resorts](#) is proud to be recognized as one of the World's Best Brands 2025, a prestigious global ranking presented by TIME in partnership with Statista, a leading provider of market and consumer data. This marks the second year in a row the brand has achieved this top-tier distinction. The full list is now available on [Time.com](https://www.time.com).

The World's Best Brands list is the result of an independent global survey, which gathered insights from over 90,000 consumers across the world. Respondents evaluated brands based on key criteria including awareness, social buzz, likability, usage and loyalty. Only the top-rated brands in each category earned a spot on the final list.

This ranking offers valuable insight for consumers, spotlighting the companies that consistently deliver quality, innovation and trust.

"Earning this recognition from TIME for the second consecutive year reflects the enduring trust guests place in Best Western," said Larry Cuculic, President and Chief Executive Officer of BWH® Hotels. "It's a testament to the dedication of our hoteliers and team members who consistently deliver exceptional hospitality to travelers around the world."

Best Western Hotels & Resorts, part of BWH Hotels, offers a global network of hotels in nearly 100 countries and territories. BWH Hotels is a collection of more than 4,000 hotels globally, delivering dependable quality and value for a wide range of travel needs and earning travelers' trust through reliable service and welcoming hospitality. Ongoing investments in guest experience, digital innovation and the Best Western Rewards® loyalty program further strengthen the brand's leadership in the travel industry.

###



### **About BWH® Hotels**

BWH Hotels is a leading, global hospitality enterprise comprised of three hotel companies, including WorldHotels™, Best Western® Hotels & Resorts and SureStay® Hotels. The global enterprise boasts approximately 4,300 hotels in over 100 countries and territories worldwide.\* With 18 brands across every chain scale segment, from economy to luxury, BWH Hotels suits the needs of developers and guests in every market. For more information, visit [bwhhotels.com](http://bwhhotels.com).

*\*Numbers are approximate, may fluctuate, and include hotels currently in the development pipeline.*

### **About Statista**

Statista publishes hundreds of worldwide industry rankings and company listings with high-profile media partners. This research and analysis service is based on the success of statista.com, the leading data and business intelligence portal that provides statistics, business-relevant data, and various market and consumer studies and surveys.



BWH | Hotels

# HQTS Committee Presentation

Larry Cuculic, BWH Hotels  
President and CEO

INSPIRING TRAVEL THROUGH UNIQUE EXPERIENCES







## OUR MISSION

**Deliver trusted guest experiences,  
drive hotel success,  
and foster a caring inclusive culture  
that respects the environment.**



# BWH Hotels Global Headquarters





# BWH Hotels

4,300

Hotels Globally

100+

Countries




65M

Best Western  
Rewards®  
Members

\$8.5B

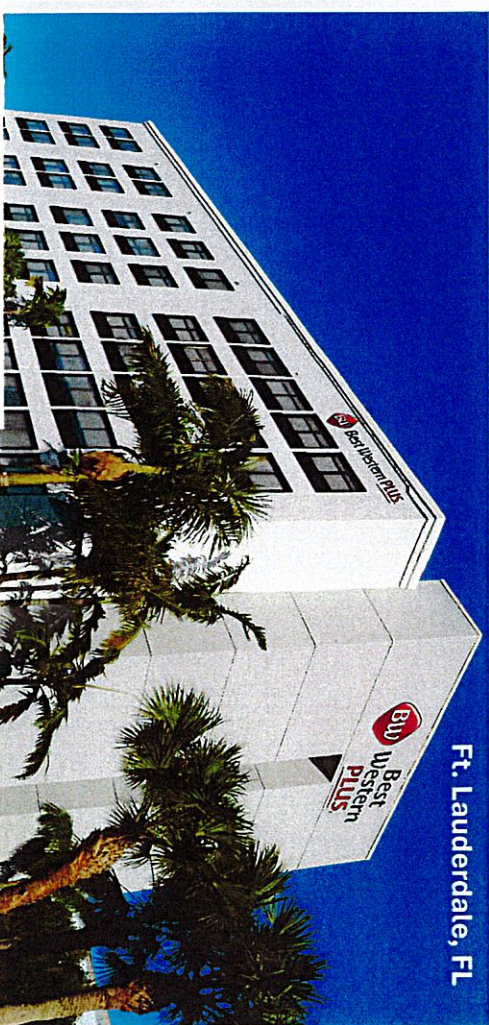
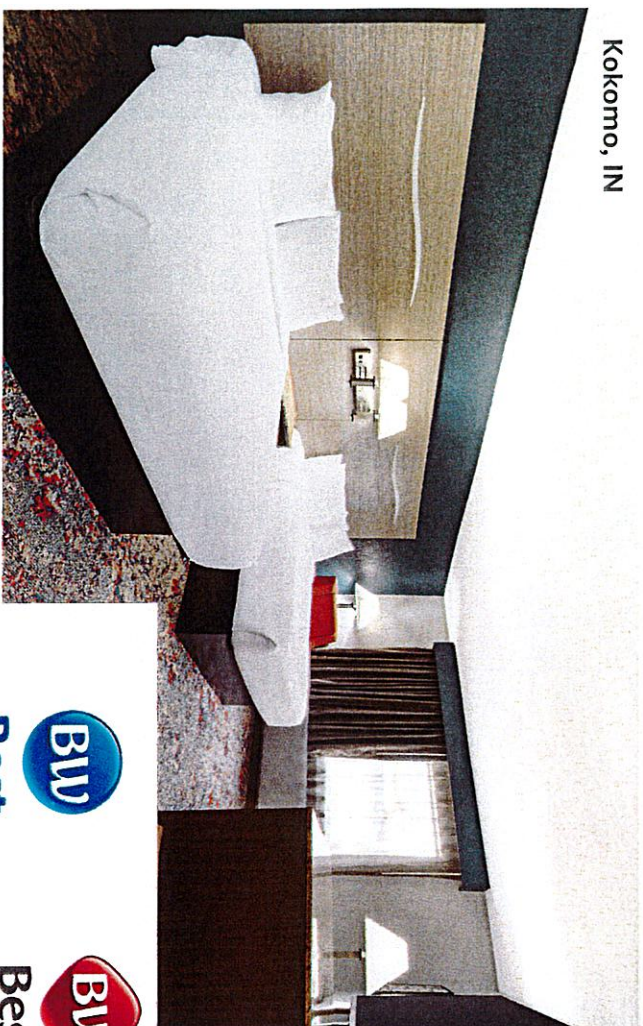
Global  
Revenue

# BWH Hotels and Our 18 Brands

BWH Hotels					
_____	ASPIRATIONAL _____	_____	COLLECTION _____	_____	BOUTIQUE _____
WORLDHOTELS <sup>®</sup> <b>LUXURY</b>	WORLDHOTELS <sup>®</sup> <b>Distinctive</b>	WORLDHOTELS <sup>®</sup> <b>Elite</b>	WORLDHOTELS <sup>®</sup> <b>CRAFTED</b>	BW Premier COLLECTION <small>by BEST WESTERN</small>	BW SIGNATURE COLLECTION <small>by BEST WESTERN</small>
_____	TIMELESS _____	_____	VALUE _____	_____	EXTENDED STAY _____
 <b>PREMIER</b> <small>BEST WESTERN</small>	 <b>Best Western PLUS</b>	 <b>Best Western</b>		 <b>SureStay</b> <small>by BEST WESTERN</small>	 <b>SureStay PLUS</b> <small>by BEST WESTERN</small>
				 <b>SureStay COLLECTION</b> <small>by BEST WESTERN</small>	 <b>Residency</b>
				 <b>@HOME</b> <small>Best Western</small>	 <b>SureStay STUDIO</b> <small>by BEST WESTERN</small>



Kokomo, IN

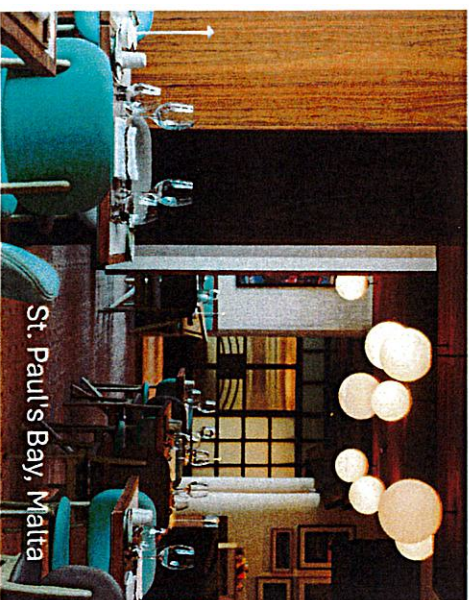


Ft. Lauderdale, FL

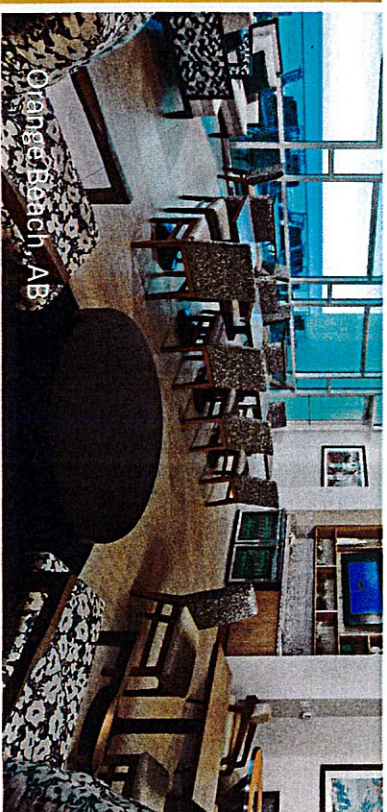
**BW**  
Best Western.

**BW**  
Best Western **PLUS**.

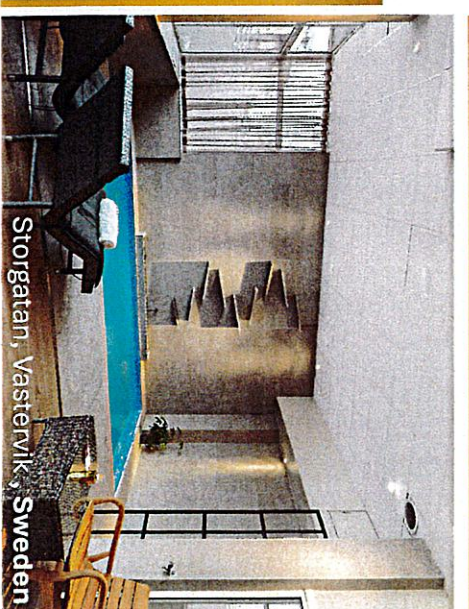
**BWP**  
**PREMIER**  
BEST WESTERN.



St. Paul's Bay, Malta



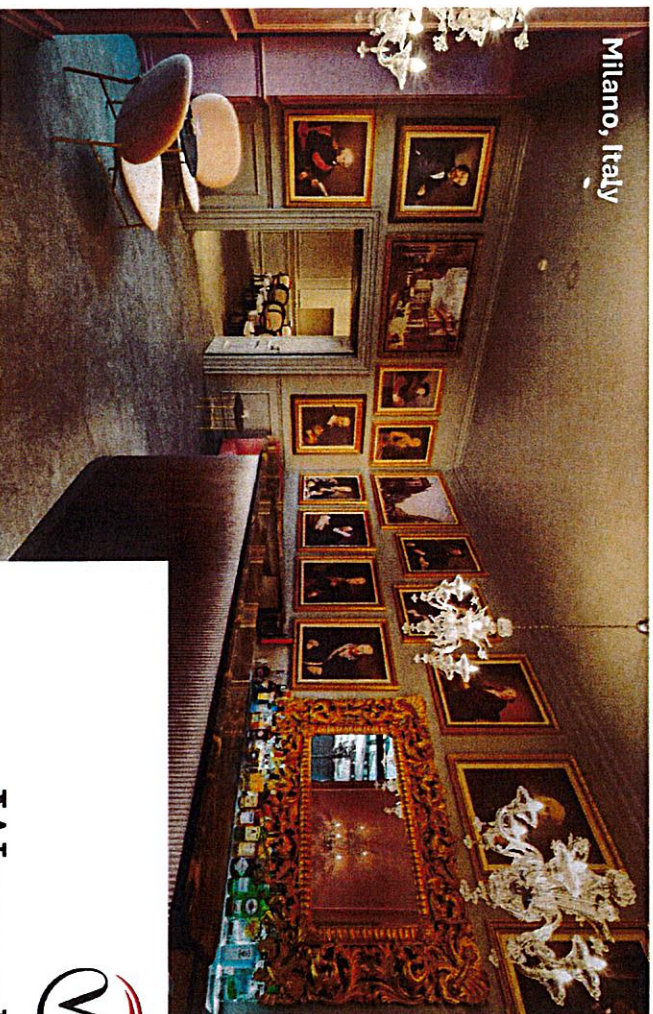
Orange Beach, AL



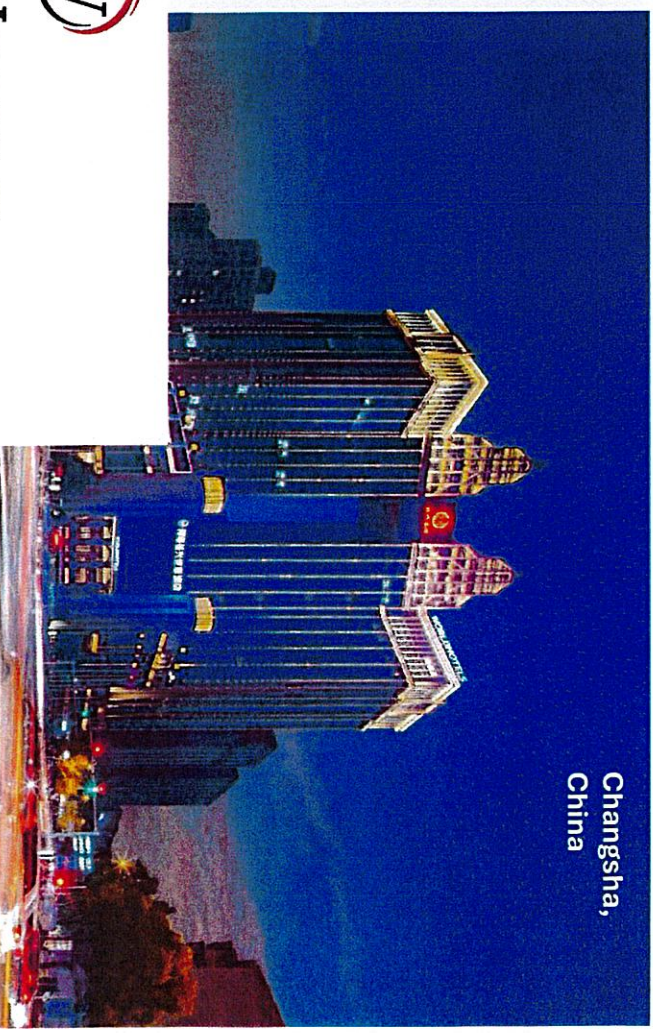
Storgatan, Vastervik, Sweden



Milano, Italy

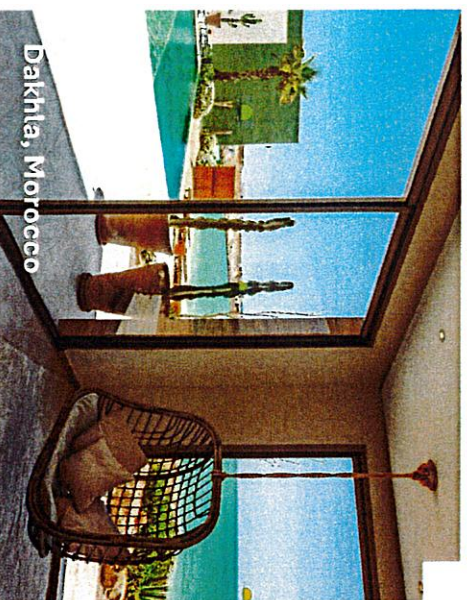


Changsha,  
China

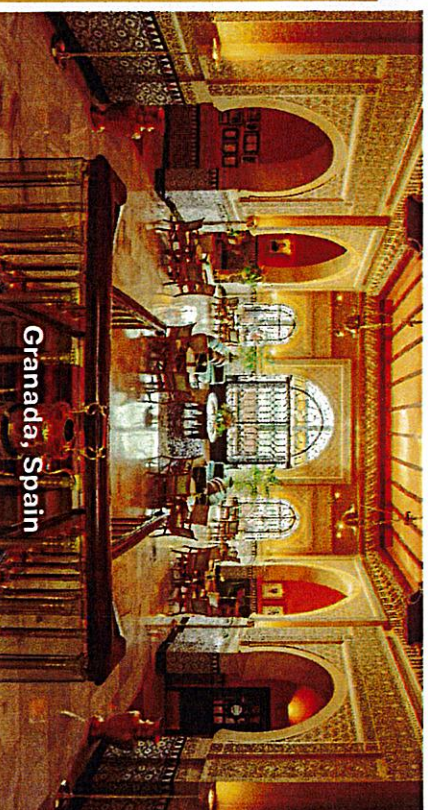


WORLDHOTELS™

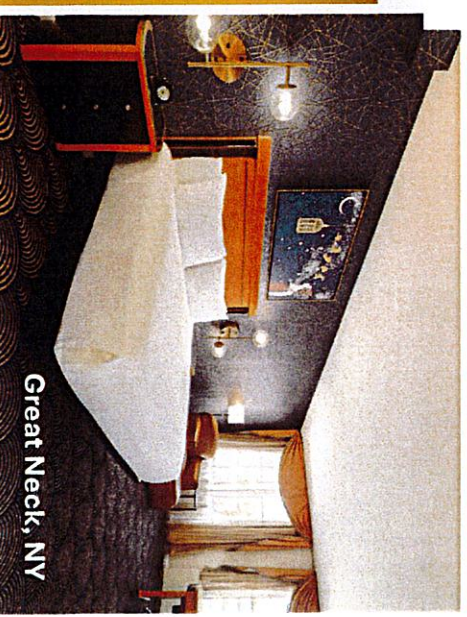
Dakhla, Morocco



Granada, Spain



Great Neck, NY

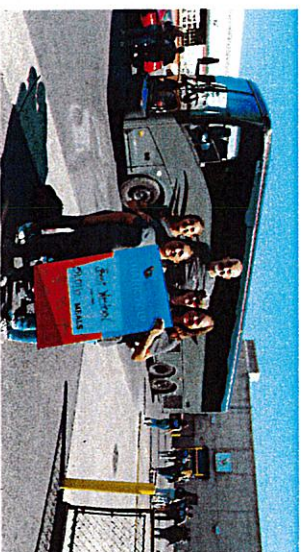




# BWH Hotels Global Headquarters



Consistently recognized as a  
Best Places to Work  
and Top Company to Work For



1,700+ Company  
Employees



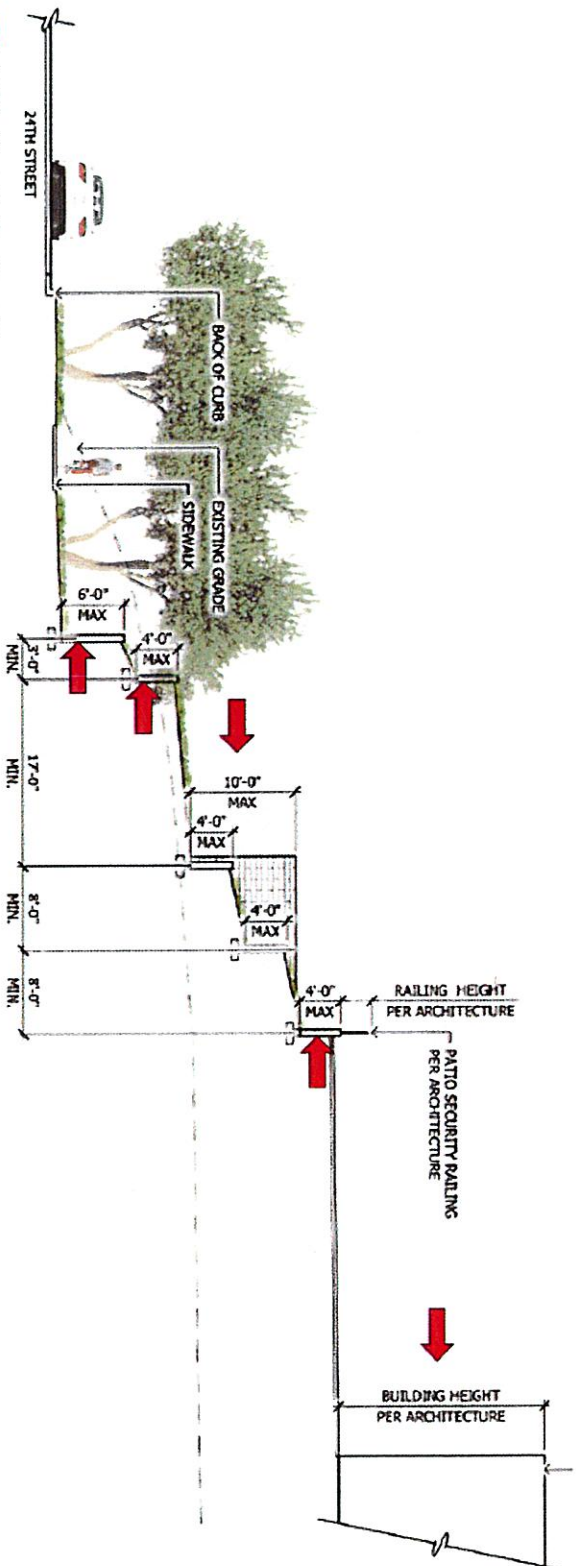
We welcome visitors  
from around the world  
to our Headquarters  
every year

## Our Opposition for Your Consideration

- A request that what is developed is consistent with our neighborhood
  - This PUD is not
- A notice that if you allow it:
  - You will live with it forever: its vertical size, its massive horizontal scope, its magnitude, and its traffic and safety issues
  - It will be the precedent of what is allowable in our neighborhood: 6+ stories (90 feet above street level) with a minimum setback of 12 feet on the east

# Three Perspectives

First Perspective – 24<sup>th</sup> Street (6' + 4' + 10' + 4' + 66' = 90')



**B** 24th Street Section B  
SCALE: 1/8"=1'-0"

# Three Perspectives

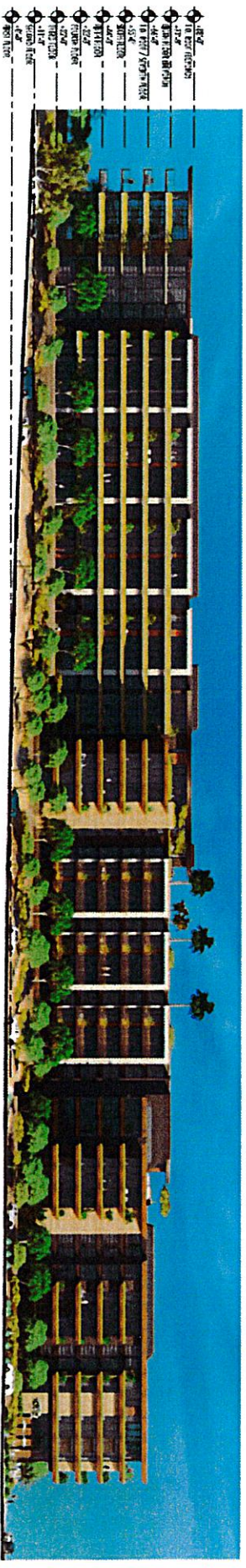
Second Perspective – The Massive Size and “Stepped-Up” Height





# Three Perspectives

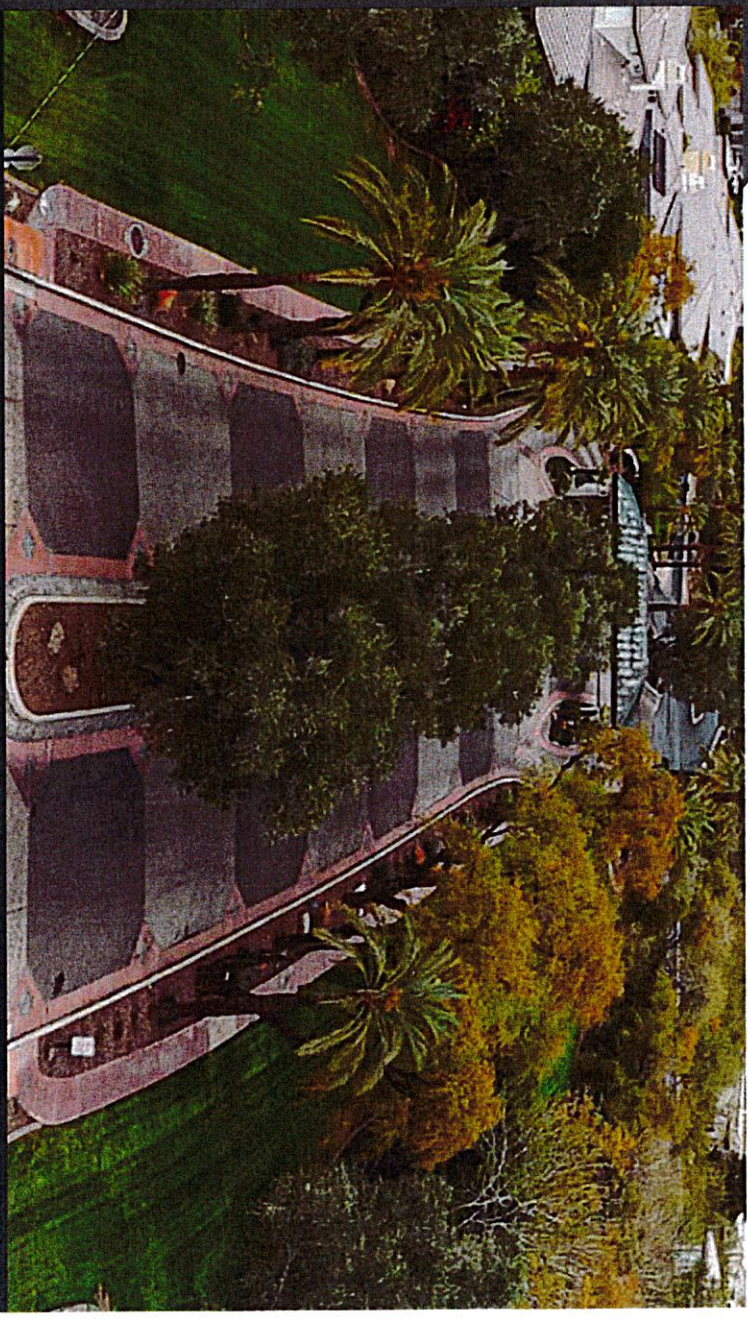
Third Perspective – We Are “Lost” and the Neighborhood and Community Lose Their Identity



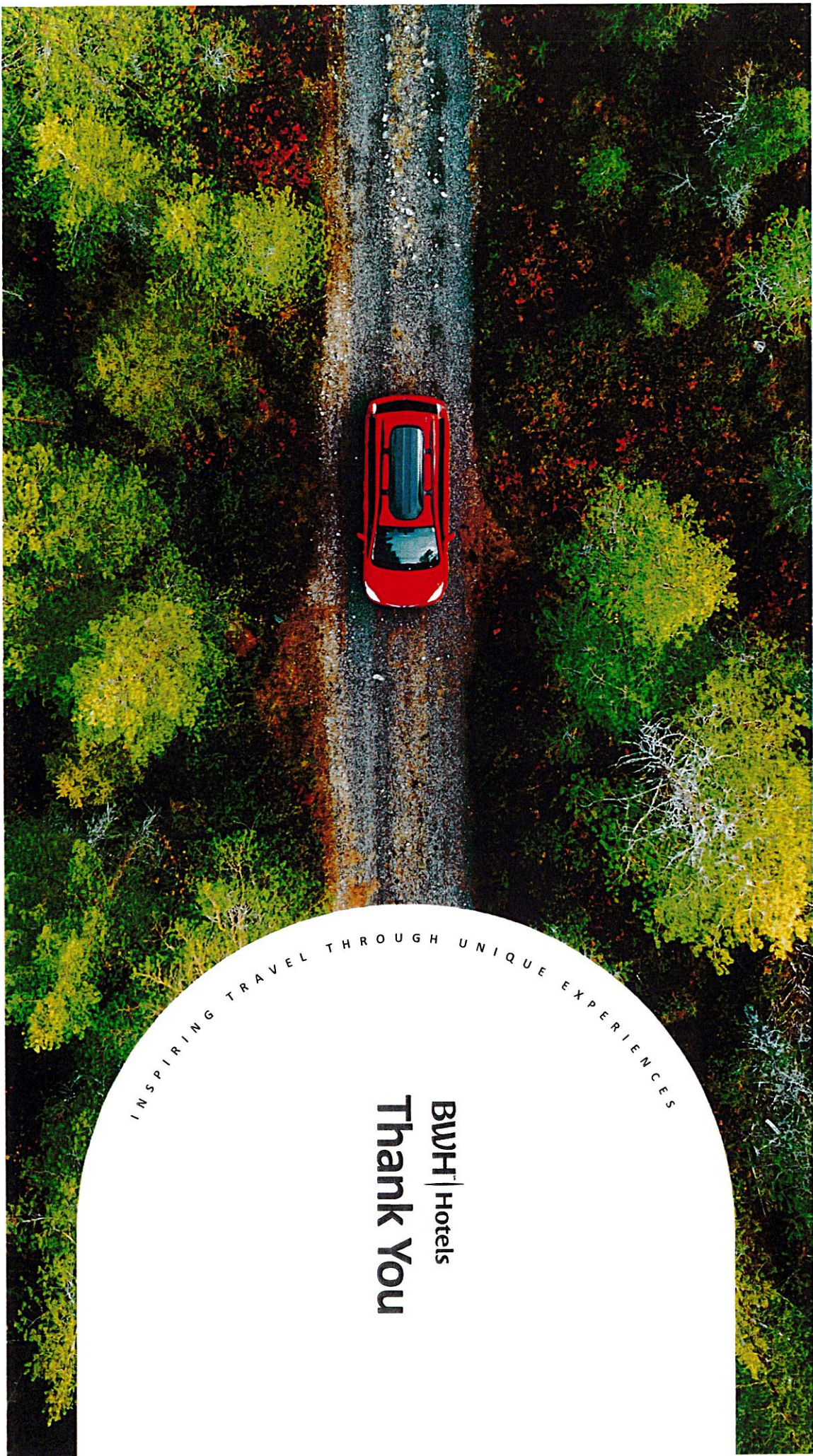
03 WEST EXTERIOR ELEVATION [24TH STREET VIEW] 1/32" = 1'-0"



# Where I Live Biltmore Hillside Villas







INSPIRING TRAVEL THROUGH UNIQUE EXPERIENCES

**BWH** | Hotels  
**Thank You**



NOV 4 2025

NOV 4 2025

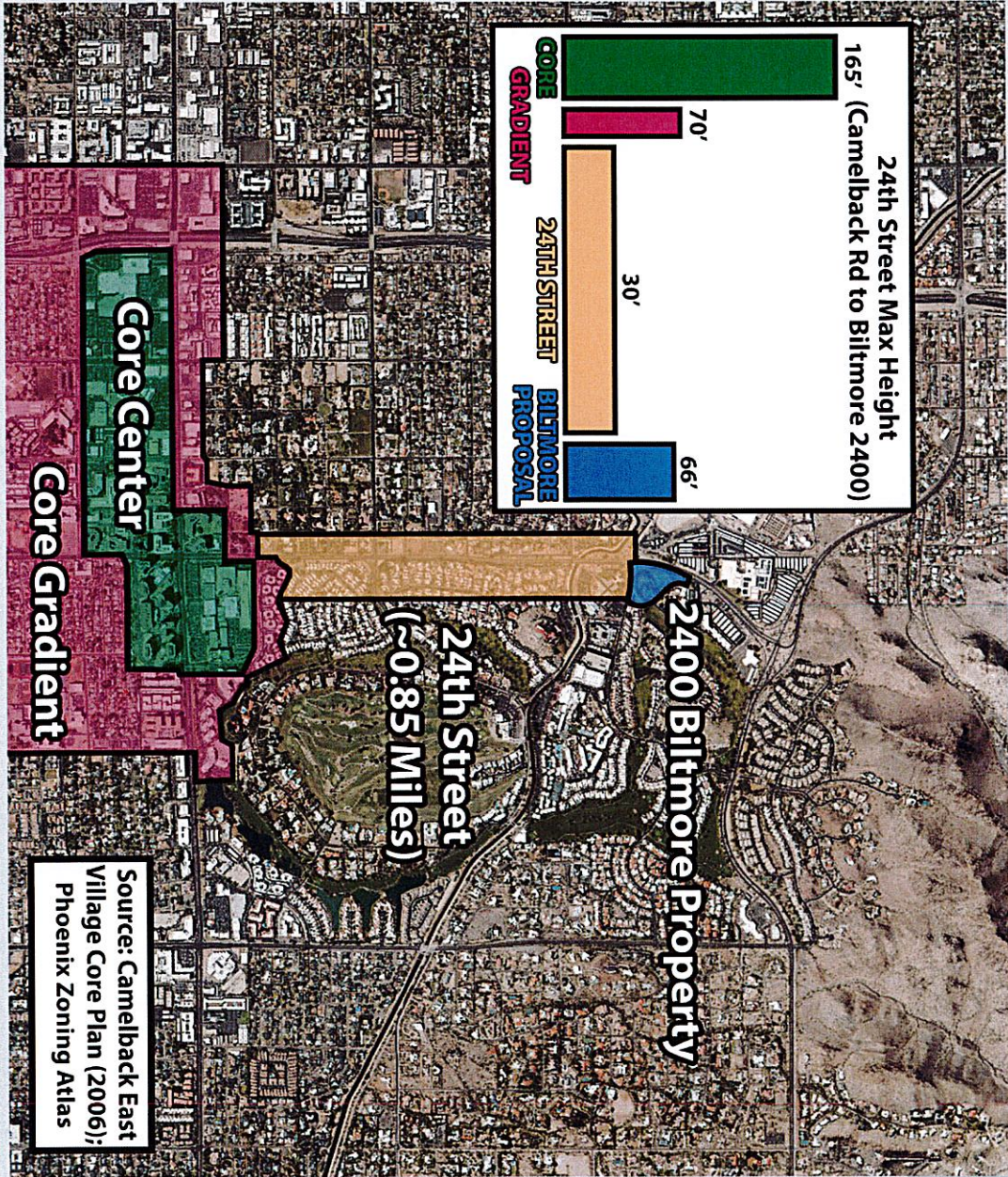
Planning & Development

Department

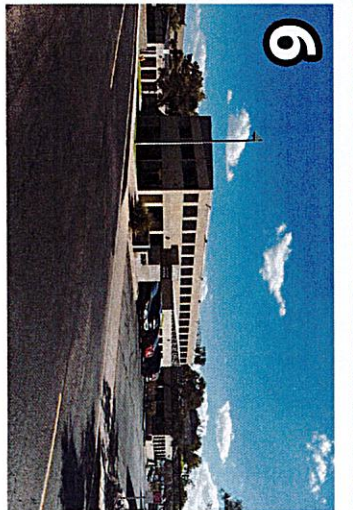
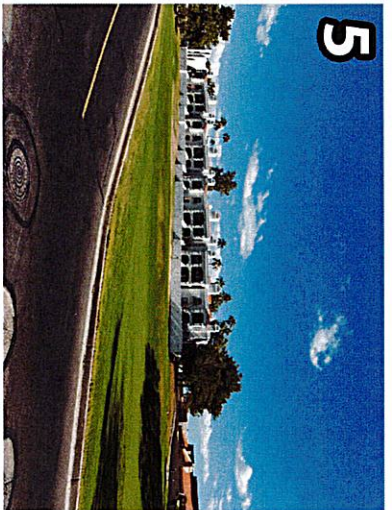
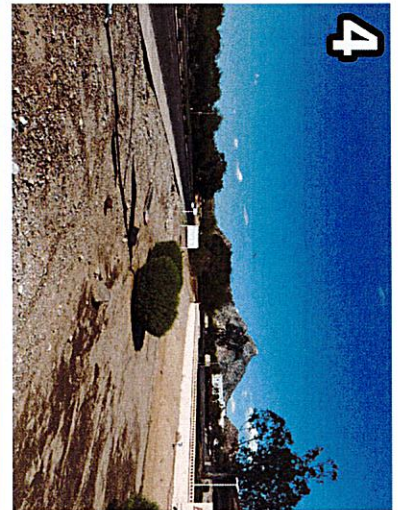
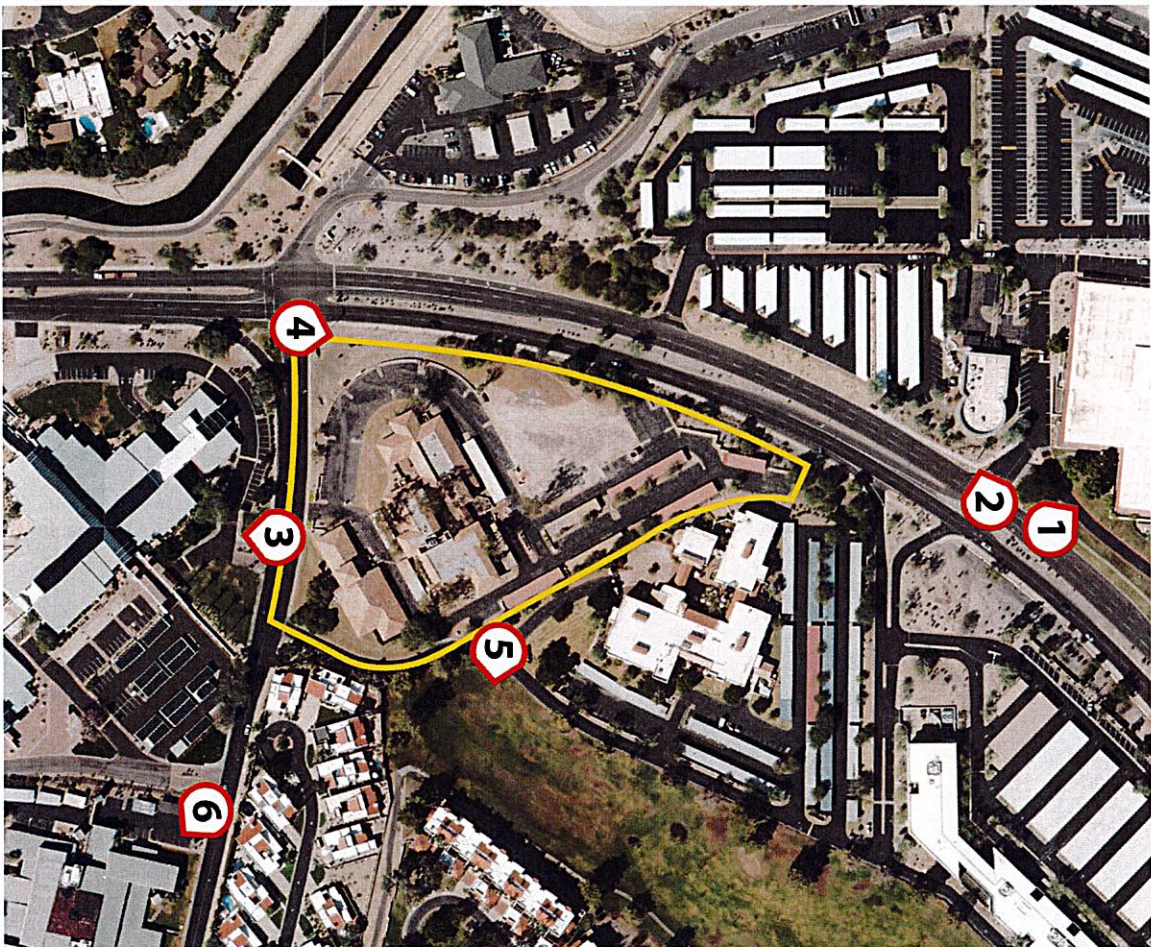
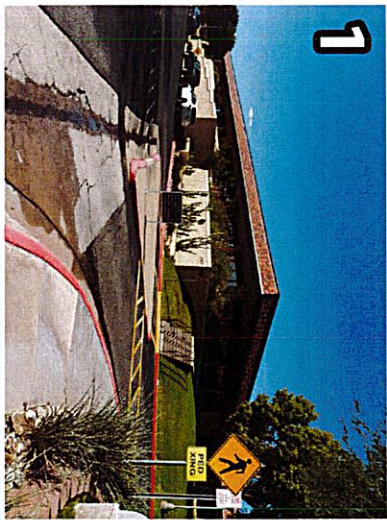
Planning & Development

Department

# Area Building Heights: Camelback East Core Plan

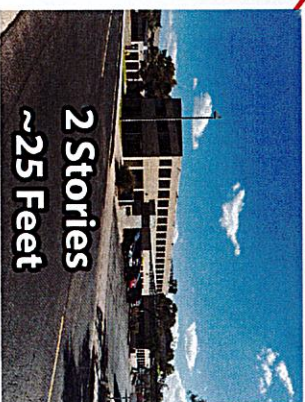
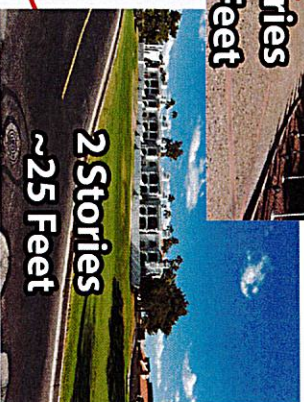
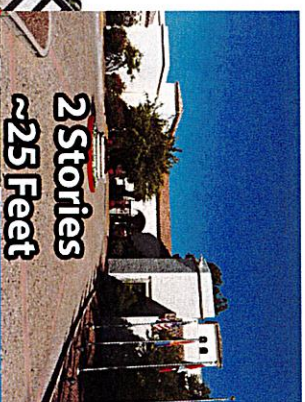
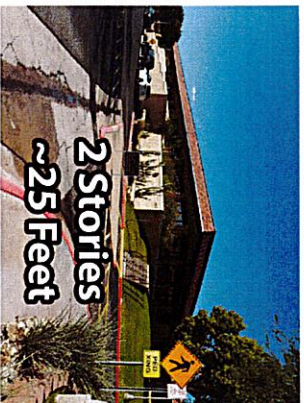








## Building Heights Surrounding 2400 Biltmore Property







**SUPPORT**



**From:** [Keith Mishkin](#)  
**To:** [Council District 6 PCC](#)  
**Cc:** [Joshua Bednarek](#); [Anthony M Grande](#)  
**Subject:** Z-44-25 Support for JDM rezoning of 2400 E Arizona Biltmore Circle  
**Date:** Monday, October 27, 2025 4:46:23 PM  
**Attachments:** [Councilman Robinson Letter supporting JDM.docx](#)

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Hi Councilman Robinson,

Please see my letter of support for JDM's thoughtful project. I am available to talk any time and assist in any way possible.

## Keith

**Keith Mishkin**

602-469-6600 Mobile

NOTE: Our mailing address has changed!

1515 E Missouri Ave Suite 201 Phoenix, AZ 85014

**CAMBRIDGE  
PROPERTIES**

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[CambridgeProperties.com](#) [\[cambridgeproperties.com\]](#)

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**Keith Mishkin  
5728 N 25<sup>th</sup> Pl  
Phoenix, AZ 85016  
602-788-1700**

October 28, 2025

The Honorable Kevin Robinson  
Councilman for District 6  
200 W. Washington Street  
Phoenix, Arizona 85003

Regarding: Z-44-25 JDM rezoning of 2400 E Arizona Biltmore Circle

Dear Councilman Robinson.

I'm writing to you in support of JDM's luxury redevelopment of the NE corner of 24<sup>th</sup> Street and Arizona Biltmore Circle.

I have lived in the Biltmore for over 42 years. I'm also a former member of the ABEVA and Taliverde Homeowner's Associations. In addition, my father, Alan Mishkin, lived here for almost 50 years before his passing a couple of years ago and for many years co-owned the Biltmore Golf Club.

As a real estate broker with Cambridge Properties in Phoenix for over 35 years, specializing in condominium and luxury brand sales, particularly in the Biltmore area, JDM's thoughtfully designed redevelopment of their old office complex to luxury condominiums is both a welcome and valuable addition to the entire Biltmore community.

There hasn't been any new residential development in the Biltmore for over 20 years since Fairway Lodge (8 Biltmore Estates) and Two Biltmore Estates. Moreover, because most of the residential units in the Biltmore are more than 40 years old, the Biltmore community needs an infusion of new luxury product for the Biltmore to maintain its status as one of the most desirable places to live in the Valley. Each time new luxury product is introduced to the Biltmore, values have risen dramatically.

I visited with the JDM team and came away both impressed and excited by the architecture, the large residence sizes, the small number of total residences and the minimal impact on traffic. My understanding is that they can build a new office building at 48' with great coverage, creating a tremendous amount of traffic. While this will be minimally higher at 66', the traffic impact of 200 residences (many seasonal) will be a fraction of the impact of office.

Page 2

Keith Mishkin support of Z-44-25

October 28, 2025

While some people may be concerned about the heights of up to 6 stories, as a broker and Biltmore resident, I have no problems with those heights in this specific location of the Biltmore. It will have minimal impact on any residents and will turn this corner into a gorgeous intersection for all, especially with its inviting architecture.

Moreover, as a real estate broker with over two billion in personal new home sales, I can say, unequivocally, that once constructed, JDM's project will raise the value of everyone's home in the Biltmore. Just as their recent renovation of the Adobe Golf Course raised the value of all the surrounding homes and condos.

Lastly, my understanding is that JDM is proposing to have all 203 residents become a member of ABEVA which will add over \$70,000 per year in much needed income to our Association which will enable ABEVA to make additional investments and service into our community.

This plan justifies my full and enthusiastic support. It will provide new high-end ownership product, with minimal traffic (similar to what is already there if it was fully leased and much lease intensity as what they can build by right), which is exactly what the Biltmore community needs at this time in our history.

Therefore, I strongly encourage you to vote yes when it comes to the City Council for consideration.

Very truly yours,

Keith Mishkin  
602-469-6600 (m)  
602-788-1700 (o)

CC: Anthony Grande  
Joshua Bednarek

**From:** [Richard Barr](#)  
**To:** [Anthony M. Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)  
**Subject:** 2400 Biltmore Residential  
**Date:** Monday, November 3, 2025 1:36:42 PM

---

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Progress.....vote yes !  
Richard Barr  
2502 E. Solano Drive  
Phoenix,Az. 85016  
602-430-0333  
37richbarr@gmail.com