



PRESERVED AT LAST - OR IS IT?

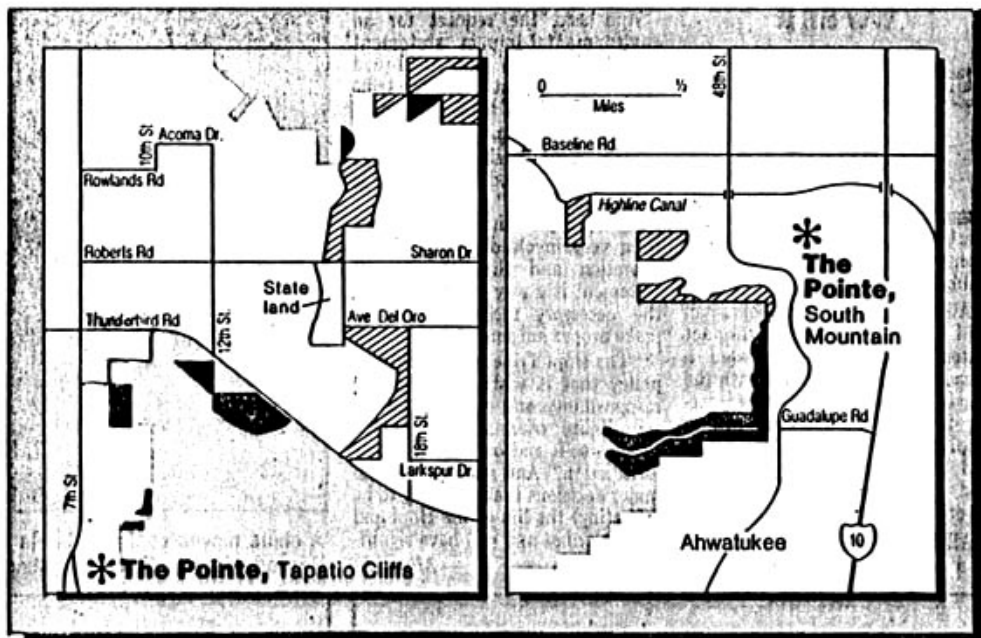
GOSNELL DEVELOPMENT PROPOSES LAND EXCHANGE

Thanks to the dilligent efforts of PMPC members and to the votes of 61,000 Phoenicians, we can now look forward to a permanent boundary for the North and South Preserves as soon as Proposition 115 is signed into law. Thereafter, no Preserve land may be sold without voter approval. However, until January 1, 1989, city officials may trade land - if strict criteria are followed.

The votes had scarcely been counted when Gosnell Development Corp. proposed land exchanges in both the North and South Preserves for his resorts at Pointe Tapatio and the Pointe at South Mountain (see map).

**Gosnell Development Corp. proposed  
land exchange with Phoenix**

■ Land to Gosnell    ▨ Land to Phoenix    □ Mountains Preserve land



PMPC board members have reviewed the proposed trades for compliance with the Charter Amendment (Proposition 115) and put forth the following four-point position:

1. The two trades should be treated separately.
2. An independent appraisal of all concerned land should be done to determine if the resulting Preserve land is of greater value than that given up (as required by the Charter Amendment).
3. The current South Mountain proposal should be rejected for the reasons below.
4. The current North Mountain proposal should be rejected for the reasons below.

The South Mountain proposal fails the charter Amendment criteria for the following reasons:

1. The land to be traded is not of equal value to the Preserve. Scarred and isolated ridges with developable land on three sides is being proposed for land within the Preserve which is almost pristine.
2. The South Mountain Preserve will lose seven more acres than it gains.
3. Principal public access from the east will be through private property and a proposed golf course.
4. Residential building being proposed for acquired land is not compatible with the uses specified for Mountain Preserve property which has been traded.

The North Mountain proposal fails the Charter Amendment criteria for the following reasons:

1. Land proposed to be traded includes valuable frontage on 7th. Street and Thunderbird Road in exchange for less valuable land in the interior.
2. The vital corridor, which is now the only link between Preserve lands east and west of 7th. Street, was previously reduced in width from 140 feet to 70 feet for Gosnell and would be further narrowed, again restricting public access.
3. Residential building being proposed for acquired land is not compatible with the uses specified for Mountain Preserve property which has been traded.

PMPC is in full support of trail access between Lookout Mountain and the Preserve to the south of Thunderbird Road. The State Land Department has long assured us of an access corridor across State land when developed, and Parks Director James Colley said the City can, through its planning and zoning process, insure trail access over remaining private land. This would make any land trade in the north unnecessary.

PMPC seriously objects to the road proposed to run parallel to 7th. Street from Pointe Tapatio and across Thunderbird to Gosnell property at the base of Lookout Mountain. The road is intended for 2,000 resort guests and 2,000 residents of Gosnell properties and would interfere with Preserve access from 7th. Street.

PMPC feels strongly that existing deed restrictions on land acquired from both private and public sources afford protection to the Preserves and should not be removed. If these deed restrictions are lifted, a dangerous precedent will be set.

**ATTEND THESE IMPORTANT MEETINGS** to influence the outcome of the land exchange:

Phoenix Planning & Zoning Commission  
City Council Chambers  
250 W. Washinton Avenue  
December 5, 6:30PM

Phoenix City Council  
City Council Chambers  
250 W. Washington Avenue  
December 18

Other helpful ways to contribute to the outcome:

Letters to the Editor of local newspapers.  
Calls and letters to Planning & Zoning  
Commissioners.  
Calls and letters to the Mayor and City Councilmen.

Attend our December meeting:

Date: Monday, December 9, 1985  
Time: 7 PM to 9 PM  
Place: Sunnyslope Community Center  
802 E. Vogel (north of Hatcher)  
Agenda: Update on Gosnell trade proposal

**OUR LOSS IS THE  
PARKS BOARD'S GAIN**

Our talented and devoted President, Penny Howe, has resigned as PMPC President to accept an appointment to the Phoenix Parks and Recreation Board. We will miss her tremendously, but we wish her well in her new position of responsibility.

Vice-President Dr. Ken Gometz has succeeded Penny as President. He requests that all members continue to cooperate and help in order that our organization will continue to be successful in furthering the goals of the Preserves. Ken can be reached after 5 PM at 279-0773.