SUPPORT

From: Sandra Fontaine
To: cweeks@bfsolaw.com; Adrian G Zambrano
Subject: North Park Phoenix project
Date: Monday, October 28, 2024 7:39:42 PM

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Report Suspicious

Thank you for sending out the information. I am one of the homeowners just on the other side of the canal, east of Deem Hills. I wanted to give my feedback and hopeful requests.

- Please keep the houses that are closest to the canal as single stories. I read your intent to protect the view as much as possible. Thank you!

- Please consider low lumen/low light pollution street lights to protect the dark sky that we enjoy so much. The neighborhood Deem Hills that was just built at the base of Deem Hills was done excellently! The builder land city listened to our (at least my) requests by keeping the street lights lower and only at intersections. It kept the neighborhood calm and darker. The nieghborhood just built off of I-17 is the opposite with the giant, bright street lights. I already see the glow of TSMC. I know that there will be an inevitable glow north of me, but anything that can be done to limit it would be greatly appreciated.

- Please add a southbound exit on I17 at Dixileta. It isn't critical, but it would just be a great treat every time we are coming home from up north. :)

I appreciate all the green space and trails planned as many of us have used much of that land to run and bike on for the last 35 years. Anything to promote people to get outside is much good for all of us. Call or email if you have any questions.

Smile!

Sandra Schossow
623-487-4025

CITY OF PHOENIX
JAN 08 2025
Planning & Development Department

Friends of Deer Valley
2501 W Happy Valley Rd Suite 4
Phoenix, AZ 85085

Deer Valley Village Planning Commission
City of Phoenix
Phoenix, AZ

Subject: Support for the NorthPark Development

The Friends of Deer Valley would like to express support for the proposed NorthPark development, a transformative project that will bring much-needed housing, employment opportunities, and community amenities to our region. This thoughtfully designed plan addresses critical needs while balancing growth with environmental and community considerations.

NorthPark's strategic location—spanning 6,355 acres of State Trust Land, adjacent to I-17 and Loop 303, and near the TSMC facility—makes it an ideal candidate for mixed-use development. By incorporating residential neighborhoods, community core areas, and innovation districts, NorthPark will contribute to the region's economic vitality and accommodate a diverse range of housing and employment needs.

The project prioritizes sustainable growth through its significant natural preserve areas, integration of trails, and environmentally conscious designs such as WaterSense-certified infrastructure and wildlife connectivity measures. These features ensure that development respects the area's natural beauty while providing vital infrastructure and recreational opportunities for residents.

NorthPark exemplifies forward-thinking planning by addressing current and future regional challenges, including housing shortages, infrastructure improvements, and sustainable water use. The project's alignment with the City of Phoenix's long-term goals and the preservation of public land for community use make it an invaluable addition to Deer Valley's future.

Friends of Deer Valley encourage the Planning Commission to approve this project to support balanced growth and meet the region's evolving needs.

Sincerely,
Friends of Deer Valley

CITY OF PHOENIX
OCT 30 2025
Planning & Development Department

Adrian Zambrano
Planning & Development Department
City of Phoenix
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Re: Z-139-24-1 NorthPark PUD Application – Letter of Support

Dear Mr. Zambrano,

As a resident of Stetson Hills, a long-time Phoenix resident, and a member of the Deer Valley Planning Committee, and a certified urban planner, I am writing in strong support of the **NorthPark PUD Rezone Application**. I believe that the Applicant's proposal advances several key goals of the City of Phoenix and will deliver a myriad of meaningful regional and local benefits.

Supporting the Sonoran Preserve Master Plan

NorthPark's facilitation of a historic **2,100-acre parkland donation** to the City of Phoenix aligns directly with the objectives of the **Sonoran Preserve Master Plan**. As someone who enjoys hiking and exploring our city-managed parks, I see this as a once-in-a-generation opportunity to expand recreational access, enhance safety, and establish amenities that will make these areas more accessible to residents and visitors alike. Transitioning this land from State Trust Land to City-managed parkland represents a major step forward in preserving and enhancing our desert open spaces.

Economic Development and Innovation

The inclusion of **TSMC Arizona** and the creation of the **Innovation Corridor** within NorthPark support Phoenix's broader economic goals. TSMC's operations north of Loop 303 have already catalyzed significant investment and job creation in North Phoenix. Allowing for the logical expansion of their high-tech manufacturing campus south of the 303 – while maintaining clear separation from residential areas south of the CAP Canal – ensures responsible and strategic economic growth.

Improved Connectivity and Infrastructure

I am aware of concerns among some Deer Valley residents regarding traffic impacts in the Stetson Hills community. However, as someone who has worked in planning and development across the Valley, I know that **connectivity** is essential to thriving communities. The proposed roadway network within NorthPark will enhance regional mobility, linking existing neighborhoods to major corridors like Loop 303, as well as to new employment centers, retail opportunities, and the expanded park and preserve areas.

Addresses Housing Needs

The plan includes all levels of new housing opportunities which are fundamentally incorporated into the park transitions and more intense uses along the freeway. This area should be maximized for density to the greatest extent possible to ensure that we continue to draw the retail, restaurant and hospitality uses that make our community great and provide business opportunities within the residential neighborhoods without getting on Interstate 17.

For these reasons, I respectfully urge the City to support the **NorthPark PUD Rezone Application**. It represents a thoughtful, balanced approach to growth—one that benefits the environment, the economy, and the residents of North Phoenix.

Thank you for your consideration.

Sincerely,



Property Owner: 25232 N. 42nd Drive, Phoenix AZ 85083

CITY OF PHOENIX
NOV 03 2025
Planning & Development
Department

October 31, 2025

DEER VALLEY
Unified School District

District Office
20402 N 15th Ave.
Phoenix, AZ 85027
623-445-5000 Phone
623-445-5086 Fax
www.dvusd.org

Adrian Zambrano
Planning & Development Department
City of Phoenix
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Re: Z-139-24-1 NorthPark PUD Application – Letter of Support

Dear Mr. Zambrano:

As Superintendent of the Deer Valley Unified School District, I can confirm that we have been working with the Arizona State Land Department and the various applicants on the NorthPark case throughout their planning process over the last couple of years. Our own planning process has been working on the forecasts for this development and we are excited by the further expansion of the most advanced manufacturing facility in the world within our excelling School District.

Building on the Success of TSMC and Local Workforce Initiatives

The arrival of TSMC Arizona has been an exciting and transformative addition to the Deer Valley Unified School District community. The district has developed extensive programs designed to keep our graduating students living, learning, and working within our own community, supporting a sustainable local workforce. TSMC's involvement and investments will further strengthen our ability to offer career pathways and STEM-focused programs that prepare students for future opportunities right here in North Phoenix.

Proactive Planning for Growth

The District has been anticipating this growth and is excited for the opportunities it will bring our community. The NorthPark project establishes opportunities for a new high school with an attached performing arts center to locate near major transportation corridors with proximity to parks and employers, and the integration of two more K-8 schools in single-family residential areas.

Our team has actively evaluated future enrollment trends, transportation networks, and potential school sites to ensure that we can continue delivering high-quality education as new families move into the area. NorthPark's commitment to coordinated infrastructure, multi-modal transportation, and neighborhood connectivity aligns perfectly with the District's goals for supporting student safety and community integration.

Superintendent
Curtis Finch, PhD

Governing Board
Steve Bottfeld
Paul A. Carver Jr.
Kimberly K. Fisher
Dr. Karen C. Pack
Stephanie Simacek

DEER VALLEY
Unified School District

District Office
20402 N 15th Ave.
Phoenix, AZ 85027
623-445-5000 Phone
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www.dvusd.org

We look forward to continued collaboration with the City of Phoenix and the Applicant to ensure that future development in North Phoenix strengthens our shared vision of a connected, vibrant, and well-served community.

Thank you for your consideration. If you should need any further information that will help in the integration of these projects into the Deer Valley Unified School District region, do not hesitate to contact me.

Sincerely,

Curtis Finch
Superintendent
Deer Valley Unified School District

Superintendent
Curtis Finch, PhD

Governing Board
Steve Bottfeld
Paul A. Carver Jr.
Kimberly K. Fisher
Dr. Karen C. Pack
Stephanie Simacek

From: Josh Hansma
To: Adrian G Zambrano
Subject: Friends of Deer Valley Support of NorthPark
Date: Thursday, November 6, 2025 2:44:36 PM
Attachments: image001.png
Friends_of_Deer_Valley_Letter_of_Support_NorthPark.docx

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Good afternoon, Adrian—I wanted to reach out to submit a letter of support for the NorthPark development (Case Nos. Z-139-24-1, GPA-NG-1-24-1, GPA-NG-2-24-1)
on behalf of the Friends of Deer Valley. This case will be coming before the Committee on November 13th. Thank you again, please reach out if you have any questions. Thanks!

Josh Hansma

Josh Hansma

Associate, Kyle Moyer & Company

KM &CO [kylemoyer.com]

(616) 540-5825
Josh@kylemoyer.com
KyleMoyer.com [kylemoyer.com]

CITY OF PHOENIX
NOV 06 2025
Planning & Development
Department

Friends of Deer Valley

www.friendsofdeervalley.com | info@friendsofdeervalley.com

10/27/2025

North Gateway Village Planning Committee
200 W. Jefferson Street
Phoenix, AZ 85003

RE: Support for the NorthPark Planned Community District (Case Nos. Z-139-24-1, GPA-NG-1-24-1, GPA-NG-2-24-1)

Dear Members of the Village Planning Committee,

On behalf of the Friends of Deer Valley, a nonprofit coalition dedicated to promoting economic vitality, livability, and the responsible growth of the Deer Valley region, we write in strong support of the NorthPark project.

As one of the fastest-growing areas of metropolitan Phoenix, the Deer Valley and North Gateway corridors continue to attract world-class employers, residents, and innovators. The NorthPark proposal represents a thoughtful and sustainable plan that aligns with our mission to advance balanced development that supports the Deer Valley Regional Airport, nearby employment centers, and surrounding neighborhoods.

We are particularly encouraged by the project's updates, which demonstrate a clear commitment to responsible land use and environmental stewardship. Notably:

- A reduction in maximum dwelling units from over 19,000 to 15,150, reflecting a lower overall density (from 3.0 DU/AC to 2.4 DU/AC).
- An increase in open space to more than 2,300 acres—including 2,100 acres of natural open space and 208 acres of community open space—to preserve the Sonoran Desert character and recreational amenities our region values.
- Sustainability measures such as EPA WaterSense certification, green stormwater infrastructure, reflective roofing, and robust shade coverage exceeding City requirements—all of which advance Phoenix's climate and livability goals.
- A balanced mix of innovation, residential, and lifestyle districts, with the inclusion of an Innovation Corridor anchored by TSMC and complementary employment uses that will bring high-quality jobs to North Phoenix.

The NorthPark project also enhances multi-modal infrastructure with protected bike lanes, interconnected trail systems, and thoughtful transitions between employment, residential, and open space areas—hallmarks of a forward-looking master plan.

As advocates for the continued success of Deer Valley and the North Phoenix community, we view NorthPark as a model for responsible growth that balances economic opportunity with conservation and connectivity. We respectfully urge the City Council to approve the NorthPark Planned Community District and accompanying General Plan Amendments.

Thank you for your leadership and commitment to shaping a sustainable, prosperous future for the North Valley.

Sincerely,

Friends of Deer Valley
www.friendsofdeervalley.com
info@friendsofdeervalley.com

OPPOSITION / CONCERNS

From: Tom Ziegmann
To: Adrian G Zambrano
Subject: "NorthPark" PUD Comments
Date: Friday, October 4, 2024 5:14:16 PM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Mr. Zambrano–

This email is to provide comment on the proposed PulteGroup PUD commonly referred to as "NorthPark."

I am writing in opposition to the proposed PUD not because I am a NIMBY but because this is a proposed PUD. Tract home builders like Pulte do nothing other than build sprawling neighborhoods of cookie cutter homes. In these neighborhoods, residents are then pitted against each other due to the creation of HOAs and their CC&Rs. These neighborhoods also end up lifeless with no real sense of community and their overreliance on chain restaurants, chain shopping centers, and no character. The urban sprawl has also been shown to increase the heat island effect which is leading to summer monsoon storms basically dissolving over Phoenix rather than bringing us much needed relief. Density must increase. We must consume less land for all purposes both commercial and non-commercial.

Polling consistently shows that majorities of Americans would prefer NOT to live in neighborhoods with HOAs. The City of Phoenix as a growing city can be a catalyst for this movement and start taking ownership of its neighborhoods ensuring that they are in line with the City's general plan and are as unique as Encanto, Sunnyslope, Arcadia, etc. as opposed to just being houses as far as the eye can see.

Phoenix (and the state as a whole) are in the midst of a water crisis brought about by climate change. Pulte wants to 3x the number of homes on the plots of land in question while the City of Phoenix continues to propose raising water rates? How does the addition of more water usage incentivize less water usage?

I am also concerned about proposed arterial roads connecting across the CAP canal to 51st or 55th Avenues to the south towards Happy Valley Road. This has the potential to bring significant traffic right through the heart of the Stetson Valley neighborhood given the way that 51st Ave turns into Stetson Valley Parkway and physically passes through instead of being a straight north/south alignment. What traffic studies have been performed and what modelling

has been done independent of any paid for by the developer? What mitigations for noise, safety, etc. would Pulte be required to bear the cost for? Would Pulte be required to pay for any police/fire stations?

Please do not let the siren song of growth distract from the reality that there are tough decisions Phoenix must make about its future. Single-family detached housing creating sprawl is not the way.

Thank you for the opportunity to provide comment.

-Tom Ziegmann

From: Adrian G Zambrano
To: Adrian G Zambrano
Subject: Northpark Notice
Date: Monday, November 25, 2024 9:43:36 AM
Attachments: image003.png
image005.png
image004.png

From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Friday, November 22, 2024 4:25 PM
To: Claire Miller <claire.miller@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>
Subject: Re: Northpark Notice

CAUTION: This email originated outside of the City of Phoenix.

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Report Suspicious

Hello Mr. Zambrano

I did attend the meeting and have a few subsequent comments:

1. There are a substantial number of people concerned that the applicant is trying to reduce the Preserve area between Pyramid Peak and the CAP. I would agree that this is a very bad idea for the Preserve. The applicant is creating an island for Pyramid Peak with token connection points, this is one of the things that the 1998 Plan and study advised against.

Some of the attendees from the Stetson Hill Area stated that they had been informed when purchasing homes from this applicant that the area in question would not be developed in the future. Although I do not live in that area, I do believe them and that they had/have a reasonable expectation for that area to remain as Preserve, particularly since it has been shown that way on the Preserve map for the last 26 +/- years.

This is a major negative change to a portion of the original plan that should be put back the way it was. I think if the applicant were to make this change prior to the next meeting it would be a step in the right direction.

2. The applicant is stating that the overall area of the Preserve remains the same or a few acres larger than the 1998 Plan. What they have failed to take into consideration is that the City boundary and study area for the 1998 plan ended at 67th avenue. The City subsequently added all or most of the area to the west. On an overall percentage basis there is much less Preserve Land shown on the applicants revised plan. Reducing the percentage of Preserve Land is a move in the wrong direction and

I don't think that should be allowed. It is certainly not consistent with the City of Phoenix 2025 General Plan.

3. The idea that 67th avenue is to be extended from the CAP north, likely in a 6 lane design, is a really bad idea and an environmental disaster. This is some of the premier desert of the entire area and should be completely preserved. Perhaps a Preserve entrance at the 303 and a pedestrian bridge at the CAP. I think the City and applicant should completely cancel any plans for the extension of 67th avenue north of the CAP and any development of the surrounding land. Expanding the Preserve in this area would be consistent with the City of Phoenix 2025 General Plan.

4. The applicant has stated that wildlife north of the CAP does not move south of the CAP. I would like to point out that at the east end of Deems Hills there is major wash that flows under the CAP via large drainage pipes. This is an important wildlife connection between Deems Hills and all of the area to the north of the CAP. Javelina, coyotes, bobcats, porcupine and other animals, use these pipes. I would imagine these pipes are intended to stay but the other issue is to properly preserve the wash to the north. That is one of the reasons my suggested plan picks up all of this wash and substantial areas on either side.

Thank you for allowing me to express my thought on the items above.

ps.

For the record, I stand by my position that the Preserve area in question should be expanded much larger than the 1998 Plan and that this would be consistent with the City of Phoenix 2025 General Plan and the environmental and other challenges and goals identified therein.

I see the City just allocated $60M for shade trees and structures. Probably not a bad idea but I would rather see that money first put toward buying this Preserve land(as previously suggested) where you don't have to plant, trim, water or replace anything. Think about it.

Thank You

David Nielsen
City of Phoenix Resident

On Tuesday, November 12, 2024 at 09:42:28 AM MST, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi David,

Thank you for your email. I have saved it to the case file and will share it with the applicant. The applicant is holding their first neighborhood meeting tomorrow at 6:00 PM at the Goelet A Beuf Community Center, which I would encourage you to attend.

Best regards,

Adrian Zambrano

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov

City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

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From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Sunday, November 10, 2024 10:48 AM
To: Claire Miller <claire.miller@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>
Subject: Re: Northpark Notice

Hello Mr. Zambrano,

I did read the City of Phoenix 2025 General Plan and find that it is vey consistent with the idea of preserving a much larger area than shown in the 1998 Sonoran Preserve plan. In fact the 1st word on the cover is "PRESERVE".

The "Land Acknowledgment Statement", which is an important and appreciated inclusion, states "The land is sacred", pg-3.

Part one of "The four primary parts of the General Plan" emphasizes and states "Health and Well Being" and "Environment" at the very top of the list. Also listed at the top is "Prosperity", pg-15.

Speaking of "Prosperity", The "Prosperity Challenges" section clearly states "Environmental Threats" as the 1st item. This page also states that "In a Prosperous Society - The natural environment is stewarded wisely as a legacy for present and

future generations", pg-36.

"Health and Well Being Opportunities" - "The National Geographic recently named Phoenix as one of the best hiking cities in the country." pg-41. This is followed on pg-45 with information that Phoenix is currently designated or will likely be re-designated as a "Serious Non-attainment" area, as related to air quality for ozone, PM 2.5 and PM 10. "As the classification becomes more severe, the Clean Air Act requirements become more stringent and costly and impact public health". I use to think that water was our biggest risk, and it may be, but it could be poor air quality that ultimately causes people to leave first, or heat. Preserve more native desert land and all of these concerns a positively impacted.

"Areas of Preservation" - "Shaping Phoenix's futures goes well beyond deciding how new growth will occur. It is equally important to preserve those places that have made our city the great place that it is today. Areas of preservation can be employed to insure those places are protected and enhanced." pg-56. The map I sent you outlines such a place and there are not many left in this City. And just to be clear, my plan leaves a substantial area for development.

"BUILD THE MOST SUSTAINABE DESERT CITY" - "Phoenix's renowned Sonoran Desert backdrop, complimented by world-class parks, desert recreation and mountain preserves, stands as testament to decades of visionary citizens dedicated to conserving this invaluable resource. Residents aspire to continue this legacy by enriching and expanding our existing parks, preserves, rivers and washes, recognizing their status as the cities most iconic features." pg-204

Thank You

David Nielsen

On Monday, October 7, 2024 at 10:47:03 AM MST, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi David,

Thank you for your email. I have saved it to the case file.

As you can see from the existing General Plan Land Use Map (attached), the entire area was never planned to be entirely Sonoran Preserve. It appears that the City had always planned for this area to be developed, of course with a balance of Sonoran Preserve in mind. It looks like the area designated as the green “Future Parks/Open Space or 1 dwelling unit per acre” designation is the area that was originally envisioned as Sonoran Preserve. The proposed General Plan Land Use Map (attached) is proposing to change the designation to “Parks/Open Space – Publicly Owned” (removing “Future” and “or 1 dwelling unit per acre” from the designation). The boundaries were also modified a bit and the applicant has been working with the Parks and Recreation Department to ensure the boundaries match the update to the

Sonoran Preserve Master Plan.

The General Plan is a policy document that guides future land use decision-making throughout the City. The Zoning Ordinance is the regulatory tool that restricts land uses and development. The Zoning Ordinance does not currently have a zoning district specific to preserve, and the preserve would usually remain zoned S-1 (Ranch or Farm Residence), which is the most restrictive zoning district that exists in the Zoning Ordinance. Through the proposed PUD, which is a regulatory zoning district, the applicant will be designating the proposed areas as Preserve Open Space (see Exhibit 8A, Land Use Types Map, on page 25 of the PUD Development Narrative), which are intended to be subject to the Natural Open Space (NOS) district standards within the PUD (see standards beginning on page 20 of the PUD Development Narrative). This district within the PUD is intended to be limited to recreation, such as trails, and related amenities within the preserve.

If you are still concerned with the proposed Sonoran Preserve, I would encourage you to continue attending the applicant's neighborhood meetings and future public hearings to voice your concerns, reaching out to the applicant via email or phone call to voice your concerns, and trying to work with the applicant to come up with a compromise that works for all involved.

The PUD Development Narrative for this case (Z-139-24-1) will be available for public viewing on this webpage once we get it posted: https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases.

Best regards,

Adrian Zambrano
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

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From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Friday, October 4, 2024 11:37 AM
To: Claire Miller <claire.miller@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>
Subject: Re: Northpark Notice

Hello Mr. Zambrano,

I did take your advise and attended the NorthPark Neighborhood meeting last

Wednesday which was very informative. The two biggest takeaways for me were as follows:

1. The NorthPark Plan or a plan very similar to it will be implemented in the 6,355 acres. There will not be any substantial modification or increases to the 2095 acres of preserve currently shown.

2. One of the questions asked by an attendee was "how can this development be stopped". The answer given by the developers attorney was very clear and direct, "buy the land".

I think "buy the land" all 6,355 acres is exactly what the City of Phoenix should do. The City can establish a much more substantial area for preservation and still have plenty of space for residential and other development. This is much better than relying on a "gift process" from the developer.

It is my understanding that the most recent auction of State Trust Land by the State Land Department was to Mack Real Estate for 2,300 acres of land just north of the 303 freeway for a about $24,000 per acre. So it seems the State Land Department should be able to satisfy their mandated fiduciary duty for about $153M. I am sure there are a lot of smart people in the City of Phoenix Finance Department that can figure out how to fund this via bond or otherwise. I think there may also be a possible Federal funding element to this as well. It is my understanding that in excess of 6 Billion dollars in federal grants has been given to TSMC via the Chips Act. A great way to help offset the environmental and climate impacts created by a plant such as TSMC would be a world class Sonoran Desert Preserve, that can be seen from the plant no less. Attached is a proposed area for such a preserve previously submitted to the City of Phoenix in 2022.

The attachment assumes that 51st avenue would continue through to the 303 as a traffic and utility corridor and access to the Preserve, utilizing the existing bridge. There would be no extension of 67th avenue. The southern boundary is the CAP, western boundary is the City of Phoenix Boundary, north/east boundary as shown from approximately the 303, then arcing south to the CAP. Middle Mountain and/or a corridor extension to the east could be added but is not shown here.

Thank You

David Nielsen
City of Phoenix Resident

On Tuesday, October 1, 2024 at 02:08:46 PM MST, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi Mr. Nielson,

For the NorthPark development, I would encourage you to attend their upcoming

neighborhood meetings and future meetings and voice your concerns and share your thoughts with the applicant and try to work with them to get a plan put together that you think would better achieve your vision for the area. They have a project website which they will update with any revised application materials and locations/dates as meetings get scheduled, here: https://www.northparkphx.com/ [northparkphx.com].

Best regards,

Adrian Zambrano
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

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From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Tuesday, October 1, 2024 1:17 PM
To: Claire Miller <claire.miller@phoenix.gov>
Cc: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>
Subject: Re: Northpark Notice

Hello Ms. Miller,

Yes you did mention that the Draft of the Phoenix Sonoran Preserve Master Plan Update had been completed by Aztec Consultants but had not been officially approved by the Advisory Boards. I just wanted to ask again since there appears to be a private development plan, "NorthPark", for the entire area moving through the system, apparently without consideration of this updated plan. They have created their own plan. So it seems time is of the essence.

It was my understanding that the Aztec update would include public input but to my knowledge that has not yet taken place. Perhaps I misunderstood or somehow missed the process.

Since we don't have much desert left in Phoenix I was hopeful that the update might reflect a much larger area for preservation including proper linkage of mountain areas and the inclusion of more substantial lower slope areas as envisioned by the overall concept of the 1998 plan. After walking over a hundred miles within the area in 2022, I even submitted a rough map of what I thought that plan could look like, (it did leave substantial area for residential development).

I have looked at the NorthPark plan which includes 2095 acres to be preserved and

although I do appreciate and agree that those areas should be preserved, it certainly does not achieve a very bold plan for conservation nor does it reflect the overall intent of the 1998 plan, likely for the last remaining desert area of this type in our City.

Future generations will either remember us for adding 20,000 more roof tops or preserving a beautiful and irreplaceable piece of the Sonoran Desert that will benefit our City and be a point of pride forever, I vote for the later.

Any updates that the Parks and/or the Planning Dept.'s can provide is appreciated and thank you and Mr. Zambrano for your responses to my previous e-mails.

Sincerely,

David Nielsen

On Monday, September 30, 2024 at 01:29:37 PM MST, Claire Miller <claire.miller@phoenix.gov> wrote:

Good Afternoon Mr. Nielsen –

As I believe I've mentioned previously, the DRAFT of the Phoenix Sonoran Preserve Master Plan Update has been completed by Aztec Consultants, but it has not yet been officially approved by our Advisory Boards (Phoenix Sonoran Preserve Mountain Parks and Preserve Committee and the Parks Board).

As soon as these are officially approved, I will make sure you receive a copy – which you will be welcome to share with others in your neighborhood or interested parties.

Respectfully,

Claire Miller, Preserve/Park Supervisor
City of Phoenix Parks and Recreation
Natural Resources Division/North
Office 602-495-5506

[facebook.com] [twitter.com]

Many Hands, Many Minds, One Team

From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Monday, September 30, 2024 12:09 PM
To: Claire Miller <claire.miller@phoenix.gov>
Cc: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: Fw: Northpark Notice

Hello Ms. Miller,

I came across this mailer today at 51st Ave/CAP(photos below). Not sure who posted it and the map portion was torn away. I did not receive this by mail so I assume I was outside of the mailing area, apparently there is a public meeting in 2 days.

Last week I did correspond with the City of Phoenix Planning Department and have copied them on this e-mail.

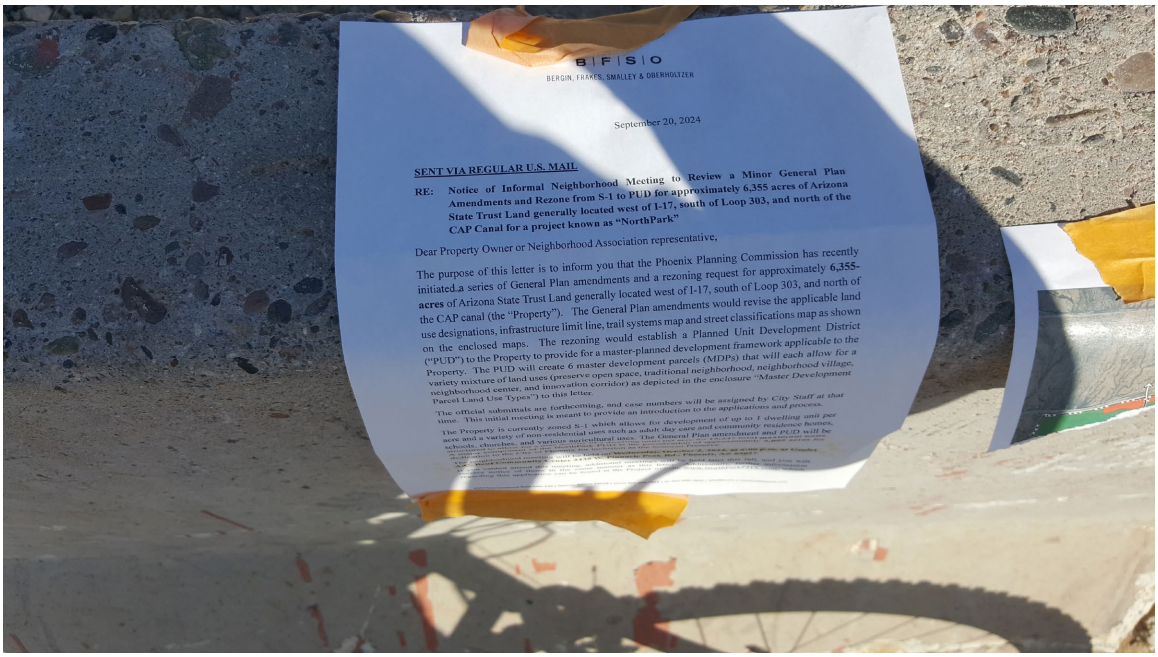
My request is the same as last week. I would like to see the Sonoran Park Master Plan Update done by Aztec prior to the 10-02-24 meeting. Can the Parks Department or Planning please provide this or advise who I need to contact to get a copy.

Thank You

David Nielsen

----- Forwarded Message -----
From: DAVID NIELSEN <dnielsen2@cox.net>
To: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Monday, September 30, 2024 at 11:22:24 AM MST
Subject:
Northpark Notice





B|F|S|O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

September 20, 2024

SENT VIA REGULAR U.S. MAIL

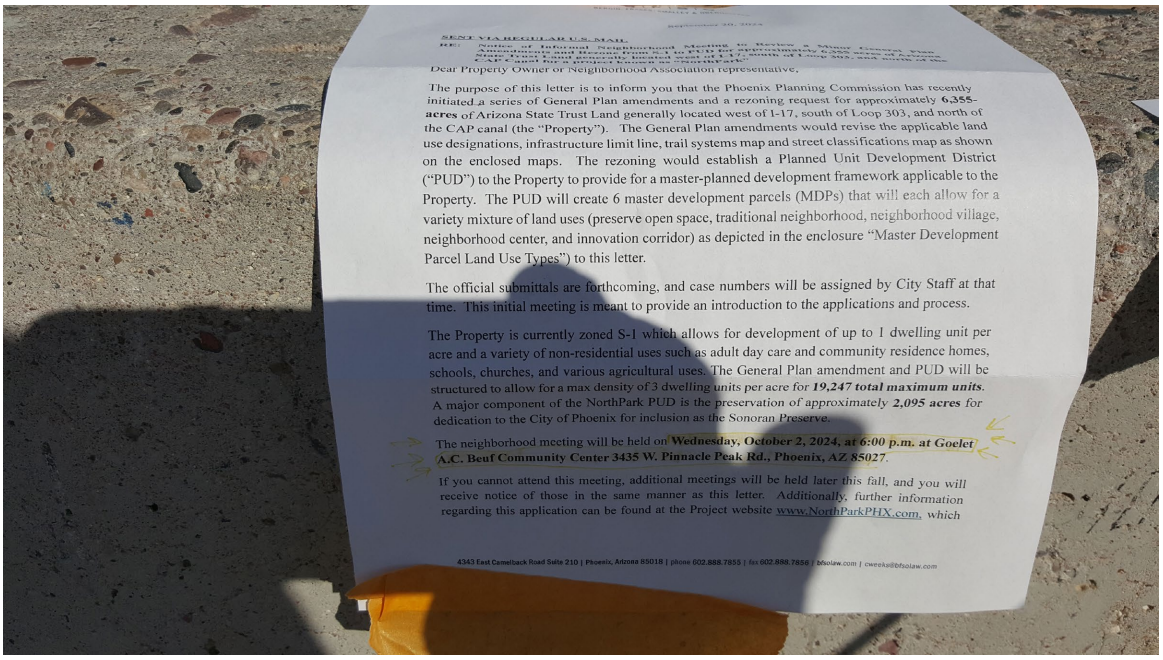
RE: Notice of Informal Neighborhood Meeting to Review a Minor General Plan Amendments and Rezone from S-1 to PUD for approximately 6,355 acres of Arizona State Trust Land generally located west of I-17, south of Loop 303, and north of the CAP Canal for a project known as "NorthPark"

Dear Property Owner or Neighborhood Association representative,

The purpose of this letter is to inform you that the Phoenix Planning Commission has recently initiated a series of General Plan amendments and a rezoning request for approximately **6,355-acres** of Arizona State Trust Land generally located west of I-17, south of Loop 303, and north of the CAP canal (the "Property"). The General Plan amendments would revise the applicable land use designations, infrastructure limit line, trail systems map and street classifications map as shown on the enclosed maps. The rezoning would establish a Planned Unit Development District ("PUD") to the Property to provide for a master-planned development framework applicable to the Property. The PUD will create 6 master development parcels (MDPs) that will each allow for a variety mixture of land uses (preserve open space, traditional neighborhood, neighborhood village, neighborhood center, and innovation corridor) as depicted in the enclosure "Master Development Parcel Land Use Types") to this letter.

The official submittals are forthcoming, and case numbers will be assigned by City Staff at that time. This initial meeting is meant to provide an introduction to the applications and process.

The Property is currently zoned S-1 which allows for development of up to 1 dwelling unit per acre and a variety of non-residential uses such as adult day care and community residence homes, schools, churches, and various agricultural uses. The General Plan amendment and PUD will be



SENT VIA REGULAR U.S. MAIL

RE: Notice of Informal Neighborhood Meeting to Review a Minor General Plan Amendments and Rezone from S-1 to PUD for approximately 6,355 acres of Arizona State Trust Land generally located west of I-17, south of Loop 303, and north of the CAP Canal for a project known as "NorthPark"

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The Property is currently zoned S-1 which allows for development of up to 1 dwelling unit per acre and a variety of non-residential uses such as adult day care and community residence homes, schools, churches, and various agricultural uses. The General Plan amendment and PUD will be structured to allow for a max density of 3 dwelling units per acre for ***19,247 total maximum units***. A major component of the NorthPark PUD is the preservation of approximately ***2,095 acres*** for dedication to the City of Phoenix for inclusion as the Sonoran Preserve.

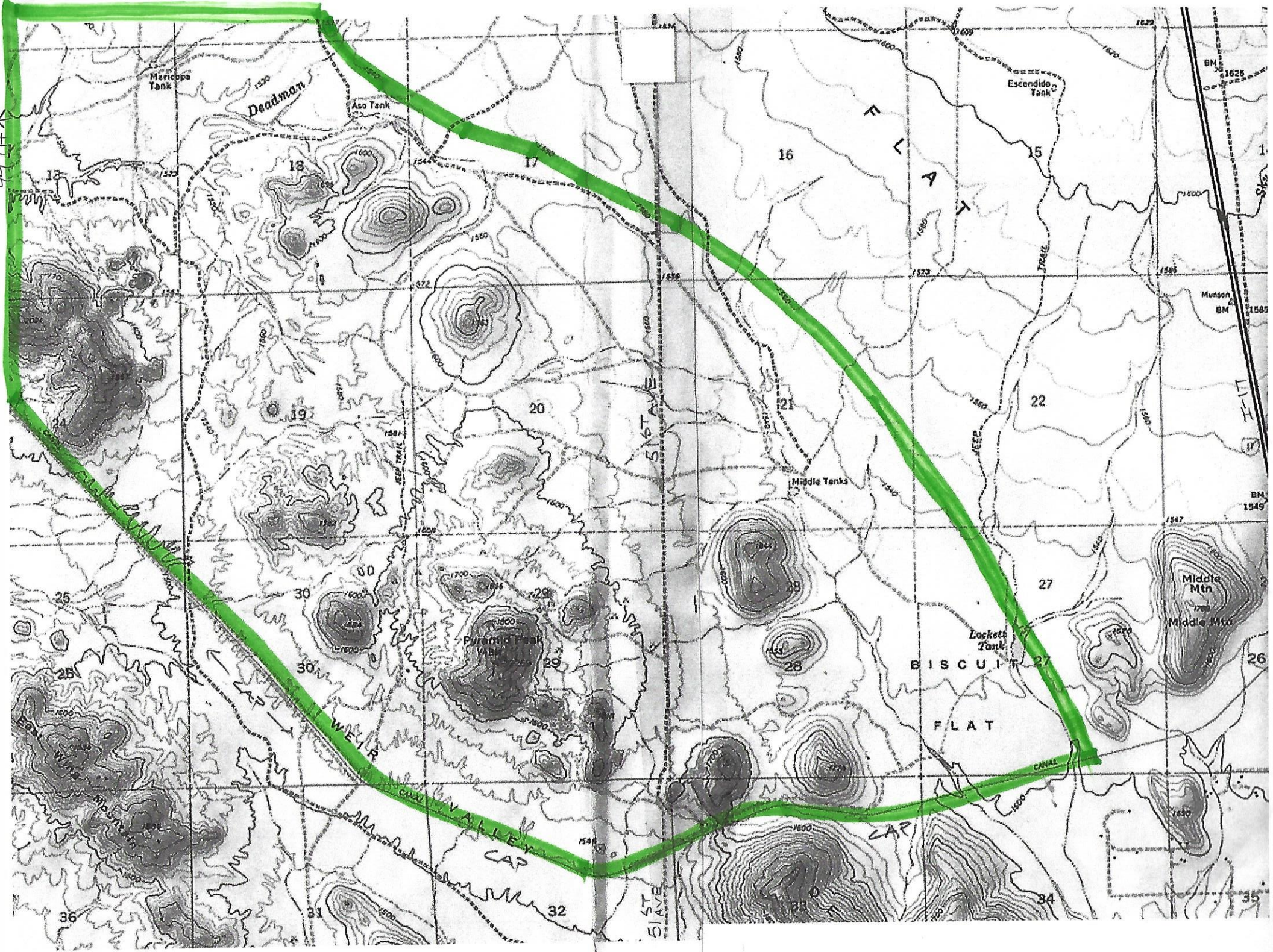
The neighborhood meeting will be held on **Wednesday, October 2, 2024, at 6:00 p.m. at Goelet A.C. Beuf Community Center 3435 W. Pinnacle Peak Rd., Phoenix, AZ 85027**.

If you cannot attend this meeting, additional meetings will be held later this fall, and you will receive notice of those in the same manner as this letter. Additionally, further information regarding this application can be found at the Project website www.NorthParkPHX.com, which

4343 East Camelback Road Suite 210 | Phoenix, Arizona 85018 | phone 602.888.7855 | fax 602.888.7856 | bfsolaw.com | cweeks@bfsolaw.com



Sent from Yahoo Mail on Android [go.onelink.me]



Print this map

From: Jeremy R. Anderson DO
To: Ann M O"Brien; PDD North Gateway VPC; Council District 1 PCC
Subject: North Park-Pyramid Peak Development
Date: Thursday, June 12, 2025 11:48:33 AM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

To whom it may concern,

We oppose North Park-Pyramid Peak Development.

We oppose this development!

The city has ignored homeowner concerns with the existing sewer project. Damage has been done to our community, the city and developer have not taken responsibility or agreed to cover damages.

We cannot afford to let them ignore our input on the development of North Park - Pyramid Peak, the state land trust area north of our community.

The conversion of desert landscape to home and roads, will create additional heat. The extreme loss of recreation space and natural habitat will be detrimental to our community, animals and plants. We have already seen an increase in displaced animals moving into the community to hunt for food.

Additional homes north of us and a bus line will mean additional traffic, crime, and vandalism. Our community has already been suffering from an uptick in vandalism.

We oppose this development!

Dr. Jeremy R Anderson

From: Karen Deren
To: Adrian G Zambrano; PDD North Gateway VPC; Mayor Gallego; Ann M O"Brien; Derrik C Rochwalik; Council District 1 PCC
Subject: North Park-Pyramid Peak Development
Date: Thursday, June 12, 2025 10:53:31 AM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Hello

We oppose North Park-Pyramid Peak Development.

The city has ignored homeowner concerns with the existing sewer project. Damage has been done to our community, the city and developer have not taken responsibility or agreed to cover damages.

We cannot afford to let them ignore our input on the development of North Park - Pyramid Peak, the state land trust area north of our community.

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Additional homes north of us and a bus line will mean additional traffic, crime, and vandalism. Our community has already been suffering from an uptick in vandalism.

Karen Deren

www.alternativecaninetraining.com [alternativecaninetraining.com]
734-462-2810 Office Cell
734-604-2590 Cell


From:	Valerie Silveira
To:	Adrian G Zambrano; PDD North Gateway VPC; Mayor Gallego; Ann M O"Brien; Derrik C Rochwalik; Council District 1 PCC
Subject:	North Park-Pyramid Peak Development
Date:	Thursday, June 12, 2025 11:40:58 AM

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Report Suspicious

We oppose the development of North Park - Pyramid Peak north of Stetson Valley.

The conversion of desert landscape to homes and roads will create additional heat. The extreme loss of recreation space and natural habitat will be detrimental to our community, animals, and plants. We have already seen an increase in displaced animals moving into the community to hunt for food.

Additional homes north of us, along with a bus line, will likely result in increased traffic, crime, and vandalism. Our community has already been suffering from an uptick in vandalism.

We are also very concerned about our property values being impacted as massive traffic flows through what is now a wonderful neighborhood!

We oppose this development!

Rich & Valerie Silveira
Residents of Stetson Valley

From: Casey M King
To: Adrian G Zambrano; PDD North Gateway VPC; Mayor Gallego; Ann M O"Brien; Derrik C Rochwalik; Council District 1 PCC
Subject: Protect Pyramid Peak!
Date: Sunday, June 29, 2025 8:56:55 AM

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Report Suspicious

To Whom It May Concern,

I am writing to respectfully urge you to block any proposed development on or around Pyramid Peak. This unique natural area is more than just a stretch of desert, it is a vital recreational, ecological, and scenic resource that deserves protection.

Pyramid Peak is home to an exceptional variety of outdoor opportunities that bring joy, health, and connection to countless members of our community. Its mountain biking trails challenge and thrill riders of all levels. Its hiking paths offer peace, solitude, and a deep connection to the desert landscape. The cliffs and boulders provide some of the easiest-access climbing spots in the region, making them especially valuable for families, beginners, and seasoned climbers alike. Deem Hills is my favorite hiking spot for many reasons, one being the beautiful desert views. We cannot go on destroying our beautiful environment when there are plenty of locations around the valley available for redevelopment and infilling.

Equally important is the region's ecological value. Pyramid Peak supports a fragile desert ecosystem that is home to a variety of native plants and wildlife, many of which rely on this habitat for survival. Replacing these native habitats with pavement and housing will not only displace this wildlife, but it will also contribute to the urban heat island effect, raising temperatures in an already warming region. All studies indicate that continuing to develop sprawling suburbs is simply not sustainable for humans, animals, and plants alike. We MUST do better! Let's lead the way in sustainable development.

Ultimately, development on Pyramid Peak would be a permanent loss for our community and future generations. I ask you to prioritize long-term environmental stewardship, public health, and the natural character of our region over short-term economic gain. My dream would be for our city to establish and uphold urban growth boundaries but for now, preserving just this one patch of desert is a far more attainable reality.

Please stand with all Valley residents who value Pyramid Peak for the wild, living landscape it is. Block the proposed development and preserve this iconic desert treasure.

Thank you for your time and commitment to our community and our environment,

Casey King

From:	Rich Vosko
To:	Adrian G Zambrano; PDD North Gateway VPC; Mayor Gallego; Ann M O"Brien; Derrik C Rochwalik; Council District 1 PCC
Subject:	North Park-Pyramid Peak Development
Date:	Wednesday, July 16, 2025 9:40:48 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

We oppose North Park-Pyramid Peak Development.

We oppose this development!

The city has ignored homeowner concerns with the existing sewer project. Damage has been done to our community, the city and developer have not taken responsibility or agreed to cover damages.

We cannot afford to let them ignore our input on the development of North Park - Pyramid Peak, the state land trust area north of our community.

The conversion of desert landscape to home and roads, will create additional heat. The extreme loss of recreation space and natural habitat will be detrimental to our community, animals and plants. We have already seen an increase in displaced animals moving into the community to hunt for food.

Additional homes north of us and a bus line will mean additional traffic, crime, and vandalism. Our community has already been suffering from an uptick in vandalism.

Thank you for your consideration.

From: JIM AND MAGGIE U
To: Adrian G Zambrano; PDD North Gateway VPC; Council District 1 PCC
Subject: Case No. Z-139-24-1 & General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Wednesday, October 1, 2025 10:52:47 AM

CAUTION: This email originated outside of the City of Phoenix.
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Dear Planning and City Council Members,

I am writing to express my deep concern and frustration with the current direction of the North Park project and its impact on our community and the State Trust Land that was planned to be part of the Sonoran Desert Preserve.

One of the greatest assets of our community has been access to the State Trust Land, which for years has served as a treasured space for hikers, bikers, families, and residents of all ages to enjoy the outdoors. Unfortunately, the recent changes to the project appear to have significantly reduced both the acreage of preserved land and the accessibility of trails.

The trail access that remains is often steep and challenging, which makes it difficult for elderly residents, young children, and families to participate. This is a marked change from the wide accessibility that has long been a hallmark of the planned preserve. For decades, the area was an outdoor refuge for recreation and preservation, and seeing this space reduced is deeply discouraging for those of us who rely on it for quality of life.

Additionally, I am very concerned about the potential traffic flow that will result from the project. In particular, allowing large vehicles, including semi-trucks, to use our neighborhood as a cut-through route from the 303 to Happy Valley Road poses a serious safety issue. Our community has existed for many years without this level of commuter and potential heavy truck traffic, and introducing it now would dramatically alter the character and safety of our neighborhoods. Families with children, bicyclists, and pedestrians will be placed at greater risk, while residents will face increased noise, congestion, and pollution.

I respectfully urge the City to:

1. Reconsider the reduction of preserved land and ensure that the planned Sonoran Desert Preserve remains protected as much as possible.

2. Revisit trail planning to make sure there are safe, accessible routes for families, children, and seniors—not just steep, high-slope access points.

3. Restrict large commercial vehicles, particularly semi-trucks, from using neighborhood streets as through-routes from the 303 to Happy Valley Road.

Phoenix is growing rapidly, and with limited open space available, it is critical that we

maintain and protect the natural areas that define our community and quality of life. I strongly urge you to prioritize the preservation of the planned Sonoran Preserve and the safety of our neighborhoods as you continue to evaluate the North Park project.

Thank you for your time and for your service to our community.

Respectfully,

Jim Umlauf

Stetson Valley Resident

From:	Adrian G Zambrano
To:	Adrian G Zambrano
Subject:	Northpark Concerns-Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Tuesday, October 7, 2025 4:29:47 PM

From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Friday, October 3, 2025 5:51 PM
To: PDD Deer Valley VPC <deervalleyvpc@phoenix.gov>
Subject: Northpark Concerns-Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

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Deer Valley Village Planning Committee,

I am reaching out to you with concerns that have been brought to my attention by community members who feel that the North Gateway Village Planning Committee is unwilling to hear their concerns about a proposed rezoning case that would increase the density of land north of our community from 1/du per acre to nearly 5/du per acre.

We were just notified this week that a series of meetings about a revised submittal for Northpark [northparkphx.com] will be held over the next few months. Two meetings are scheduled for next week, and notices were only received this week. Although this proposed development & rezoning effort is technically located within the boundaries of the North Gateway Village Planning Commitee, it most directly impacts our neighborhood which is located in the Deer Valley Village.

I would like to ask for your assistant with advocating to ensure that our community has an opportunity to be heard and the process is transparent. I have received multiple community concerns about a lack of accountability & transparency. Thank you for your time & service to our community,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From: Ann Renee Wilsey
To: PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject: NorthPark Rezoning
Date: Saturday, October 4, 2025 7:20:35 PM

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I am a resident of Stetson Valley and am very concerned with the NorthPark rezoning that will impact the traffic in our community when 51st Street will go from the 303, through our quiet neighborhood, and connects to Happy Valley Parkway. I am not opposed to the NorthPark area, however I am very opposed to the 51st Street connection which will split our neighborhood in half.

I believe the 2010 data you are using for traffic in our area is very outdated. We now have a neighborhood elementary school that has a crosswalk in two locations across 51st. We would like to request Hawk lights to protect our school-aged children. We are also requesting that semi-trucks not be allowed through our neighborhood. The current speed limit is 40 mph. We would also like to see this lowered, along with additional 4 way stop signs and speed cushions.

I would like to invite you to take a walk with me through our neighborhood to understand our community's need and requests. Please contact me (915-373-7605) and I will met you at a time that is convenient for you. I believe you need to truly understand our concerns before voting.

I look forward to working with you on coming to a mutual agreement on the impact NorthPark will have on our community.

Thanks,
Ann Renee Wilsey
Stetson Valley HOA ARC Committee, Amenities Committee

From:	Darren Faulkner
To:	PDD North Gateway VPC; Council District 1 PCC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Saturday, October 4, 2025 4:37:01 PM

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Hello,

In regards to the North Park development - I strongly oppose opening up 51st Avenue from Happy Valley to access the area. I'm not thrilled about the development itself given how congested the freeways are already, especially trying to access east-bound 101 in the morning. There really needs to be a 2nd or 3rd lane added to allow traffic to flow better there, but allowing all of those residents to use 51st Avenue south to Happy Valley will be a disaster! The area already experiences an influx of residents coming from 67th Avenue north of Pinnacle Vista due to them not wanting to drive south on 67th to the light at Happy Valley. Instead, they cut through Stetson Valley, which has resulted in our area being adorned with speed humps to attempt to slow down traffic (which doesn't work....) The area is so congested in the morning that turning east from 51st to Happy Valley in order to get to i-17 takes multiple lights to exit the area. If access is granted from this new development it will make it impossible to get out of the community without extensive delays. Even now, we could use a 2nd left-hand turn lane just for the additional people cutting through the neighborhood.

Please, please, please, reconsider allowing traffic from the new community to use 51st Avenue. It would be a colossal cluster-f**k for everyone.

Think about the existing residents' quality of life. We moved into the Stetson Valley community because of what it was. This will ruin that and likely drive us out. **You have a responsibility to us first**

Additionally, a concerned resident shared the following information with us requesting we express our concerns using this information.

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community. Key concerns include: 1 Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the

5–10% recommended by City guidelines. This underestimates the true number of cars on our roads. 2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth. 3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks. 4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood. 5 Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road. 6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes. 7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community. I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed. Please protect our community from reckless overdevelopment. Sincerely, Darren Faulkner Stetson Valley resident

--
Darren

From: Jessica George
To: PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Saturday, October 4, 2025 9:09:26 AM

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Rezoning Case No. Z-139-24-1 & General Plan
Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1 Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5 Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,
Jessica Gano
Stetson Valley

Sent from my iPhone

From: Brea Lee
To: Sarah Stockham; Council District 1 PCC; Adrian G Zambrano; PDD North Gateway VPC
Subject: Rezoning
Date: Sunday, October 5, 2025 9:23:07 AM

CAUTION: This email originated outside of the City of Phoenix.
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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1 Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5 Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are

realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,
Brea Lee
25603 N 49 Dr, Phoenix AZ 85083
Stetson Valley Neighborhood

Get Outlook for iOS [aka.ms]

From:	Jessica Haug
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1g
Date:	Sunday, October 5, 2025 7:27:34 PM

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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

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2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5 **Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.**

6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request, especially since my backyard runs along Stetson Valley Parkway. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,
Jessica Haug
Stetson Valley

From:	GenrichM
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan,Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Sunday, October 5, 2025 10:22:18 AM

CAUTION: This email originated outside of the City of Phoenix.
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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents over development that will severely harm our community. Key concerns include:

1 Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5 Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community. I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed. Please protect our community from reckless over-development. Sincerely,

Michelle Genrich

Stetson Valley

From: Rich Vosko
To: PDD North Gateway VPC
Cc: Mallory Makowsky
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Sunday, October 5, 2025 9:37:41 PM

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Report Suspicious

Dear Members,

As a North Phoenix resident, I strongly oppose the proposed rezoning for the NorthPark development (Case No. Z-139-24-1). The scale and density of this project would overwhelm our existing infrastructure and put the safety and livability of nearby neighborhoods at serious risk.

The traffic analysis used to justify the project is deeply flawed. It assumes that 20% of all vehicle trips will remain inside the development—double the City's own guidelines. It also relies on decade-old data from Anthem, which doesn't reflect today's traffic volumes or growth. Even using these optimistic assumptions, the study still shows multiple intersections failing and long delays projected.

Opening Stetson Valley Parkway as a through-route would also invite heavy traffic and semi-trucks into what is now a quiet residential street. This creates major safety concerns for families and children who walk or bike to schools and parks.

Finally, the proposal depends on road improvements that are not funded or guaranteed until 2050 or later. Residents would face years of gridlock before any relief.

The proposed increase—from roughly one home per acre to nearly five—would generate over 160,000 daily vehicle trips, far exceeding what nearby streets and freeways can handle.

For these reasons, I urge you to **deny this rezoning request** or significantly scale back the project until realistic traffic, safety, and infrastructure plans are in place.

Thank you for protecting our community and supporting responsible growth in North Phoenix.

Sincerely,

Richard Voskoboynikov and Mallory Makowsky
5616 W Molly Lane,
Phoenix AZ 85083

From: Willam Vernon Pyles Amanda Arlene Pyles
To: PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Sunday, October 5, 2025 8:46:11 AM
Importance: High

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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community. Key concerns include:

1 Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5 Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road. 6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

William & Amanda Pyles
29280N. 71st Drive
Peoria, AZ 85383
Sonoran Mountain Ranch

From: Ben Rohald
To: PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject: Re-zoning case Z-139-24-1 and GPA-NG-1-24-1 and GPA-NG-2-24-1
Date: Monday, October 6, 2025 2:09:10 PM

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Report Suspicious

Dear Members of the Planning Commission,

Our family has lived in this area for over fifteen years, and we care deeply about the place we call home. We have seen our community grow and change over the years, and we are genuinely excited for the continued growth and expansion that will help our city thrive. With new families moving in and opportunities expanding, we want to see development that builds on the strengths of our community and enhances the quality of life for everyone. At the same time, we believe that progress must be approached thoughtfully, with safety and infrastructure keeping pace with growth so that it benefits both current and future residents.

The traffic study supporting the project relies on outdated 2010 data and assumptions that do not reflect current conditions. It claims that 20 percent of trips will remain within the community, while city guidelines suggest closer to 5 to 10 percent. It also assumes public transit and bike access that do not currently exist in this part of the city. In truth, nearly every trip will be car-based, meaning the projected impact on already strained roads is being underestimated.

Our neighborhood sits directly beside an elementary school, with hundreds of children walking and biking through the area each day. The roads around the school and surrounding homes were never designed for heavy through-traffic or commercial vehicles. Intersections such as 55th Avenue and Stetson Valley Parkway already experience high crash rates, and the proposal offers no safe solution for the school crosswalk. Allowing semi-trucks and thousands of additional cars to move through these residential streets creates unacceptable risks for families. Growth will happen, but safety must always come first.

The plan also looks decades ahead to 2050 and assumes improvements that are not yet funded. The impacts, however, will be immediate. Our streets, schools, and emergency services are already operating near capacity. The proposed density of more than fifteen thousand homes,

(nearly five per acre) would add over 160,000 new daily trips and is inconsistent with the surrounding neighborhoods.

We are not against development. We simply ask that it be done safely, responsibly, and in a way that preserves the character and livability of our community. We respectfully urge the Commission to pause and require a new, realistic traffic study and concrete safety measures before approving this rezoning.

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

Sincerely,

Benjamin Rohald

5813 W. Fetlock Trail

Phoenix, AZ 85083

(720)879-3199

From:	Alana Juodvalkis
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan
Date:	Monday, October 6, 2025 2:42:51 PM

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Report Suspicious

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark,

Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-southcorridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road. **My house backs up to Stetson Valley Parkway.** There is already plenty of noise from loud vehicles whizzing by. This would be absolutely horrendous in terms of noise level and would drastically plummet our property value. It also will force many to move out of the area because it is no longer safe for children and families. Any accident from wreckless driving (bound to happen with an increase in through traffic) or by a semi truck will pose a risk to our lives if it hits the wall in our backyard.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community. **We witness between 1-5 car accidents PER DAY on I-17 merging into the 101.** It is EXTREMELY congested and dangerous as it is currently. I cannot imagine how more vehicles will be able to utilize these roads.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed. Rushing this development will be at a detriment to all.

Please protect our community from reckless overdevelopment.

Sincerely,

Alana Juodvalkis

Stetson Valley

From: Amanda Chapman
To: PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject: Formal Objection to the Sale of State Trust Land, the NorthPark Development, and the Extension of 51st Avenue
Date: Monday, October 6, 2025 11:12:30 PM

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Report Suspicious

Dear Mayor Gallego, Members of the Phoenix City Council and North Gateway Village Planning Committee,

I am writing as a concerned resident of the Stetson Valley community in **strong opposition** to the proposed **sale of State Trust Land**, the **NorthPark development project** (Z-139-24-1, GPA-NG-1-24-1, GPA-NG-2-24-1), and the associated extension of 51st Avenue by approximately 3 miles from the proposed NorthPark development through the Stetson Valley Community to dead end at Pinnacle Peak Road.

This proposal threatens public safety, imposes financial burdens on existing residents, violates sound planning principles, endangers natural ecosystems, and ignores water scarcity challenges — all in service of high-density expansion that is neither sustainable nor necessary. It further appears to benefit private and corporate interests, including TSMC, at the expense of public welfare.

Key concerns include:

1. 51st Avenue Currently Serves Local Neighborhoods Only

Today, 51st Avenue through Stetson Valley is a four-lane road that functions as a local, community-serving corridor. It includes stop signs and a school crossing guard, allowing safe access for children walking and biking to school. It is not designed for commuter or industrial through-traffic.

The proposed extension would turn this community corridor into a major arterial road, inviting high-speed, high-volume traffic through a family-oriented neighborhood. This would **jeopardize the safety of families, schoolchildren** and fundamentally change the function of 51st Avenue.

2. Children’s Lives Will Be Put at Risk

Approving this extension without robust traffic control (lights, pedestrian bridges, traffic calming) invites tragedy. Expecting a stop sign and a school crossing guard to protect children crossing four lanes of commuter traffic is irresponsible and dangerous. Additionally, 51st Avenue through Stetson Valley serves as multiple bus stops for transportation to the community's high school. The increased traffic through our Stetson Valley community would

further exacerbate known hazards that would be created by this project.

3. Extension Funnels Dangerous Traffic onto Happy Valley Road

Happy Valley Road already experiences frequent, serious, and fatal traffic accidents. Adding traffic from over 15,000 new homes and large-scale employment centers will only increase congestion and crash risks.

While there are east-west roads offering some southern connectivity, 51st Avenue itself dead-ends at Pinnacle Peak Road and the 500 Golf Club. South of Happy Valley Road, it is a two-lane residential street. The extension creates a dangerous funnel effect, pushing traffic into a corridor not designed to accommodate it.

4. Residents Pay for Road Maintenance — Will the City Take Over?

Stetson Valley residents currently pay HOA dues to maintain the landscaping and infrastructure along 51st Avenue. If this road becomes a regional arterial, who will pay for increased maintenance, road resurfacing, signal installation, enforcement, and safety improvements?

If the City of Phoenix will not assume that financial responsibility, this project creates an unfunded mandate on our community.

5. Developers Misrepresent Traffic Impact

The developer claims 51st Avenue will see only minor increases in traffic. This is not credible. The maps clearly show the extension serving as a primary access route for the massive NorthPark development, including commercial, residential, and industrial components. The analysis assumes 20% of trips stay inside the community, far above the 5-10% recommended by City guidelines.

Once connected, 51st Avenue will become a major north-south corridor, regardless of current assurances. There is clear, documented acknowledgment that traffic safety is already a concern for our area, particularly around schools, parks, and residential intersections. In fact the City of Phoenix has installed speed cushions along the residential loops in our community.

It is contradictory and negligent to approve a road extension that would dramatically increase traffic volume and speed on the very roads where physical measures have already been implemented to slow vehicles and protect families. The City should not invite high-speed commuter and industrial traffic into a residential area where it has already acted to slow down local vehicles, and current traffic patterns.

6. Wildlife Displacement and Environmental Damage

This project will lead to the irreversible destruction of Sonoran Desert habitat, displacing species such as donkeys, mountain lions, bobcats, coyotes, raptors, reptiles, javelinas, and many others. The land supports a balanced ecosystem that will be fragmented and degraded permanently.

Light pollution, dust, noise, and runoff will further impact both wildlife and residents who currently enjoy proximity to natural open space.

7. Excessive and Unnecessary Density Increase

The proposed new development area is currently zoned for 1 dwelling unit per acre. The

proposal seeks to increase this to 5 dwelling units per acre, a fivefold upzoning that is out of scale with surrounding land use patterns and unsupported by infrastructure. In comparison, the Stetson Valley Community is zoned at approximately 2500 homes across 1200 acres, which is a significantly less density than what is being proposed north of us and driving through our community.

There is no demonstrated need for this level of density in this specific area. Approval would set a precedent for arbitrary and unjustified zoning changes throughout the city.

8. Water Scarcity Makes This Project Irresponsible

The proposed increase in housing and commercial activity would result in significantly increased water demand and consumption in a region already facing severe long-term water shortages.

Phoenix and Maricopa County are subject to the impacts of the Colorado River drought, aquifer depletion, and water use restrictions. Yet, this proposal offers no sustainable long-term water plan to support the increased load on water infrastructure.

Approving this development without a verifiable 100-year assured water supply is a breach of planning responsibility and exposes the City to long-term risk.

9. TSMC: A Problematic Corporate Beneficiary

TSMC, a likely beneficiary of this development, is currently under investigation and facing a class-action lawsuit alleging:

- Unsafe working conditions
- Discrimination and retaliation against American workers
- Lack of proper safety gear and labor protections

(Source: 12News – "Class Action Lawsuit Claims Safety Violations at TSMC")

Public infrastructure decisions should not be made to serve a private corporation with active legal and ethical concerns, especially when the project endangers and disregards local residents and children.

Summary of Key Objections

- 51st Avenue is not suited to become a regional arterial road. The proposal would be a 3-mile extension that dead-ends at a golf club and increases traffic through residential areas.
- Speed cushions have already been installed to curb local speeding, extending 51st Ave would undo and stress safety measures already attempted.
- Children crossing the road to school will face serious safety risks from increased traffic.
- Happy Valley Road is already overburdened and dangerous — this project will only amplify these issues.

- Stetson Valley residents currently pay dues to maintain the road — the City has not committed to taking over those costs if this extension occurs and this road serves more than the local communities.
- The environmental damage to native wildlife and desert habitat will be irreversible.
- There is no sustainable water plan for a development of this scale.
- The proposed upzoning (from 1 to 5 units per acre) is excessive and incompatible with the area.
- TSMC's involvement raises legal and ethical concerns.

Call to Action

I urge the Phoenix City Council and Village Planning Committee to:

1. **Reject rezoning requests Z-139-24-1, GPA-NG-1-24-1, and GPA-NG-2-24-1.**
2. **Halt the extension of 51st Avenue north of Happy Valley Road.**
3. **Commission a third-party traffic and environmental impact study,** with public oversight (to include local residents of affected communities).
4. **Publicly commit to water sustainability and road funding** before further consideration and provide proof.
5. **Hold a public hearing focused specifically on school safety and pedestrian infrastructure.**

If this project proceeds and a child or family is struck by a vehicle while crossing the street going to school or one of our many community parks, every approving body will bear direct responsibility for that outcome.

Concerned for Stetson Valley,

Amanda Chapman, MBA, MMS, PA-C and Alan Hartsook, MD, FAAP
Phoenix Natives, Residents & Stetson Valley Homeowners

From:	Amanda McGowan
To:	Adrian G Zambrano
Cc:	PDD North Gateway VPC; PDD Deer Valley VPC; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Northpark Rezoning- Rezoning Case No. Z-139-24-1, GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 6, 2025 8:38:55 AM
Attachments:	SVOA Opposes Northpark Rezoning.pdf

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Please find the letter below, attached, to add to the case file for this rezoning request.

October 6, 2025

We are writing on behalf of residents in the Stetson Valley and greater North Phoenix communities to strongly oppose the proposed rezoning for the NorthPark development in its current form. Our board represents 2,500 homes that will be directly impacted by this proposed development immediately north of our community. After reviewing the Traffic Impact Analysis (TIA), we have serious concerns regarding its accuracy, methodology, and disregard for the safety and livability of nearby communities:

- **Inflated Internal Trip Capture** – The study assumes 20% of trips will remain internal to the project, despite City guidelines recommending no more than 5–10%. This undercounts real vehicle volumes on surrounding streets.
- **Outdated Data** – Relies on **2010–2012** traffic data from Anthem which ignores today's much higher traffic volumes, vehicle ownership, and freeway congestion, rendering projections unreliable.
- **Misleading Land Use Context** – The site is classified as "General Urban/Suburban," implying transit and bike accessibility. This location is auto dependent.
- **Masking of Congestion** – The study admits that several intersections already operate at failing levels of service (LOS E/F). It acknowledges long delays but masks the severity by assuming aggressive signal timing and long-range roadway projects that may never materialize. Several key intersections were omitted from the study.

The proposed rezoning would increase density to a level that is inconsistent with the surrounding community; **from 1 DU/acre to nearly 5 DU/acre**, generating over 160,000 new daily vehicle trips. The flawed traffic study underestimates these impacts and ignores the very real consequences to nearby communities. Stetson Valley residents will face dangerous cut-through traffic, failing intersections, increased crash risks, and a permanent loss of neighborhood character. Stetson Valley Parkway will be transformed from a neighborhood-serving roadway into a regional cut-through arterial, funneling traffic from NorthPark through residential neighborhoods.

Our board has consistently requested consideration of basic measures to minimize risks, such as **preventing semi-trucks from cutting through our community & requiring the developer to install a HAWK signal at the elementary school crosswalk that spans Stetson Valley Parkway**. These requests have been dismissed and are not addressed in the TIA as submitted.

We respectfully urge the City of Phoenix to **deny the rezoning request for NorthPark in its current form**. At a minimum, *significant reductions in density and binding, enforceable*

infrastructure improvements must be required before any consideration of approval. Do not allow developers to cherry-pick and misrepresent data to minimize the impact of this rezoning request on existing communities. Pulte & TSMC's Northpark should complement, not overwhelm, surrounding communities. Thank you for your time and commitment to protecting the safety and livability of our communities.

Sincerely,
Stetson Valley Owners Association

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From: Ang San
To: PDD North Gateway VPC
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 6, 2025 3:14:40 PM

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Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in Stetson Valley, North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community. **It will bring over 160,000 new daily vehicle trips** into our already congested roads, behind my house where kids walk to school.

Key concerns include:
1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – **With thousands of additional vehicles** on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.
6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

Angela Sannapu
Stetson Valley Resident

From: Brad Olson
To: PDD North Gateway VPC
Cc: Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject: Rezoning Case No. Z-139-24-1 & General Plan
Date: Monday, October 6, 2025 2:09:03 PM

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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents over-development that will severely harm our community.

Key concerns include:
1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010-2012), which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This
threatens the walkability and livability of our neighborhood.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential
street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock
before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets,
arterials, and freeways. This density does not fit the character of our community.

8. Excessive water usage.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically
addressed.

Please protect our community from reckless over-development.

Sincerely,
Brad Olson

CITY OF PHOENIX
OCT 06 2025
Planning & Development
Department

Email to:

North Gateway Village Planning Committee: northgatewayVPC@phoenix.gov

Adrian Zambrano, Case Planner: adrian.zambrano@phoenix.gov

Councilwoman Anne O'Brien: council.district.1@phoenix.gov

Sarah Stockham, Planning: sarah.stockham@phoenix.gov

Racelle Escolar, Planning: Racelle.escolar@phoenix.gov

Mayor Gallego: mayor.gallego@phoenix.gov

Subject- Rezoning Case No. Z-139-24-1 & General Plan

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, **Rezoning Case No. Z-139-24-1**. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
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4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to **deny this rezoning request**. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

Charles L and Carol A Babcock

25906 N 49th Ln
Phoenix, AZ 85083
Stetson Valley Community

From:	Lynn Babcock
To:	northgatewayVPC@phoenix; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; racele.escolar@phoenix.gov; Mayor Gallego
Subject:	Rezoning Z-139-24-1 & General Plan
Date:	Monday, October 6, 2025 4:38:04 PM
Attachments:	NorthPark Letter Template_3_.pdf

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I do not like form letters but in this case and with the short time, it is necessary. In addition to all of the mentioned items, we do need to consider water. What impact will this number of houses and people have to an already taxed system. What impact will that have on the costs of water for those of use already here?

Charles "Lynn" Babcock

From: Chelsey Kissling
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 6, 2025 2:10:13 PM

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Rezoning Case No. Z-139-24-1 & General Plan

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that would severely harm our community.

Key concerns:

1. **Flawed traffic study** – The analysis assumes 20% of trips remain within the community, far above the 5–10% recommended by City guidelines, underestimating actual traffic.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which does not reflect current congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail, creating long delays and safety hazards.
4. **Child safety** – Thousands of additional vehicles on Stetson Valley Parkway would make it unsafe for children to walk to schools, parks, or friends' homes, threatening neighborhood livability.
5. **Semi-truck cut-throughs** – Opening Stetson Valley Parkway as a north-south corridor allows semi-trucks to cut through a residential street, which is unacceptable in a family-oriented neighborhood. Trucks should be prohibited.
6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. Residents would face years of gridlock before any relief occurs.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre would generate over 160,000 daily vehicle trips, overwhelming local streets, arterials, and freeways. This density is inconsistent with our community's character.

I urge you to **deny this rezoning request**. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Chelsey Kissling

Stetson Valley

From: Chelsey
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 6, 2025 2:29:39 PM

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Rezoning Case No. Z-139-24-1 & General Plan

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that would severely harm our community.

Key concerns:

1. **Flawed traffic study** – The analysis assumes 20% of trips remain within the community, far above the 5–10% recommended by City guidelines, underestimating actual traffic.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which does not reflect current congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail, creating long delays and safety hazards.
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Please protect our community from reckless overdevelopment.

Chelsey Yeats

Stetson Valley

From: Chelsey Yeats
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 6, 2025 2:08:48 PM

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Rezoning Case No. Z-139-24-1 & General Plan

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that would severely harm our community.

Key concerns:

1. **Flawed traffic study** – The analysis assumes 20% of trips remain within the community, far above the 5–10% recommended by City guidelines, underestimating actual traffic.

2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which does not reflect current congestion, travel patterns, or growth.

3. **Failing intersections** – Critical intersections are projected to fail, creating long delays and safety hazards.

4. **Child safety** – Thousands of additional vehicles on Stetson Valley Parkway would make it unsafe for children to walk to schools, parks, or friends' homes, threatening neighborhood livability.

5. **Semi-truck cut-throughs** – Opening Stetson Valley Parkway as a north-south corridor allows semi-trucks to cut through a residential street, which is unacceptable in a family-oriented neighborhood. Trucks should be prohibited.

6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. Residents would face years of gridlock before any relief occurs.

7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre would generate over 160,000 daily vehicle trips, overwhelming local streets, arterials, and freeways. This density is inconsistent with our community's character.

I urge you to **deny this rezoning request**. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

From:	Chris Brewer
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 6, 2025 2:15:02 PM

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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark (Case No. Z-139-24-1). This project represents clear overdevelopment that would negatively impact the safety, livability, and infrastructure of our community.

Key concerns include:

1. **Flawed traffic assumptions** – The traffic study assumes that 20% of trips will remain within the community, far exceeding the 5–10% range recommended by City guidelines. This significantly underestimates the actual traffic burden on surrounding roads.

2. **Outdated data** – The analysis relies on traffic data from Anthem (2010–2012), which does not reflect current congestion levels, travel patterns, or regional growth.

3. **Failing intersections** – The study itself shows several intersections are projected to fail, creating long delays and increased safety risks for residents.

4. **Child and pedestrian safety** – Thousands of additional vehicles on Stetson Valley Parkway will make it unsafe for children to walk or bike to schools, parks, or friends' homes—undermining the walkability and community feel of our neighborhood.

5. **Semi-truck cut-throughs** – Opening Stetson Valley Parkway as a north-south corridor invites semi-trucks to use what is currently a residential street. This is entirely inappropriate for a family-oriented neighborhood. Heavy trucks must be prohibited from using this route.

6. **Unfunded mitigations** – The traffic plan assumes roadway improvements by 2050 that are neither funded nor guaranteed. Residents would endure decades of gridlock before any relief is realized.

7. **Excessive density** – Increasing density from one home per acre to nearly five homes per acre would generate more than 160,000 daily vehicle trips, overwhelming local streets, arterials, and freeways. This scale of development is incompatible with the existing character of our community.

I urge the City to **deny this rezoning request.** At a minimum, the project should be dramatically reduced in size until traffic, safety, and infrastructure concerns are fully and realistically addressed.

Please protect our community from reckless overdevelopment and preserve the safety and quality of life that make North Phoenix a desirable place to live.

Thank you for your attention to this matter

Chris brewer

From: Claire Yeats
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 6, 2025 2:32:29 PM

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Rezoning Case No. Z-139-24-1 & General Plan

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that would severely harm our community.

Key concerns:

1. **Flawed traffic study** – The analysis assumes 20% of trips remain within the community, far above the 5–10% recommended by City guidelines, underestimating actual traffic.
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6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. Residents would face years of gridlock before any relief occurs.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre would generate over 160,000 daily vehicle trips, overwhelming local streets, arterials, and freeways. This density is inconsistent with our community's character.

I urge you to **deny this rezoning request**. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Claire Yeats

Stetson Valley

From: Struckhoff, Dana
To: PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject: Rezoning Case No Z-139-24
Date: Monday, October 6, 2025 10:56:13 AM

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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community. Key concerns include: 1 Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads. 2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth. 3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks. 4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood. 5 Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road. 6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes. 7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community. I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed. Please protect our community from reckless overdevelopment.
Dana Struckhoff
Sonoran Foothills

Insurance Sales Agent
CA License #0J00633
AAA Mountain West Group
602-285-6220
M - F 9:30 am - 6:30 pm

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From:	Danielle Arnold
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 6, 2025 2:41:55 PM

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To whom it may concern,

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1 Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5 Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,
Danielle Arnold
Stetson Valley

From: Adrian G Zambrano
To: Adrian G Zambrano
Subject: North Park Development – Urgent Traffic Safety and Mitigation Request
Date: Monday, October 6, 2025 1:02:55 PM

From: Danny Weiss <dannyinspirationhoaboard@gmail.com>
Sent: Monday, October 6, 2025 8:00 AM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Council District 1 PCC <council.district.1@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>
Cc: Josh.Kristianto@abc15.com
Subject: North Park Development – Urgent Traffic Safety and Mitigation Request

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Dear City Leaders and Planning Officials,

As a Homeowner and Board President of Inspiration at Stetson Valley HOA, I would like to express urgent concerns regarding the proposed North Park development and its Traffic Impact Analysis (TIA), especially as these issues impact residents in the Stetson Valley and Inspiration (sub-association) communities.

Key Direct Findings from the Traffic Study:

- The TIA projects an increase of over 170,000 new external vehicle trips per weekday once the site is fully developed, yet only analyzes full buildout (2050), omitting interim, phase-by-phase impacts that will occur much earlier. There is no binding plan for regularly updating the analysis or for mitigation to keep pace with incremental development—leaving existing neighborhoods exposed to years of worsening traffic congestion and safety risks before solutions are possibly triggered.
- The analysis applies aggressive “internal capture” (5–20%) and “community capture” (up to 21%) trip reduction rates, exceeding typical city guidelines. These assumptions are based on comparisons to the Anthem community and projections that may not match future travel

patterns, significantly increasing the risk that actual traffic volumes will be undercounted.
- Several intersections are forecast to remain at failing levels of service (LOS E or F) even after all recommended mitigations, with the justification that these poor conditions would happen anyway—even if North Park is not approved. This approach could normalize unsatisfactory operations for current residents, rather than solving traffic problems that the development helps accelerate.

School-Area Safety:

- There is no commitment to install a High-Intensity Activated crossWalK (HAWK) signal or any advanced crossing system near the elementary school, despite projected large increases in both vehicle and pedestrian traffic. The TIA's broad recommendation for "enhanced pedestrian crossings" lacks guarantees or site-specific solutions—even as new development adds risk to children and families on foot.

Semi-Truck Routing and Arterial Reclassification:

- Future changes to 51st Avenue—from a minor arterial to a major arterial as part of the North Park development—would, by default, make it a truck route under current City policy. Our understanding is that Phoenix typically allows semi-trucks on all arterials to "spread them out," with limited exceptions, such as those applied to specific arterials in established areas like Arcadia and some downtown corridors.
- However, the segment of 51st Avenue between the CAP canal and Happy Valley Road (including Stetson Valley Parkway) is unique: it serves residential communities, parks, and schools and features a family-focused development pattern. Allowing major truck traffic on this upgraded arterial would fundamentally degrade neighborhood safety, livability, and long-term character.
- The City has set a precedent by making arterials in sensitive, high-density residential or notable mixed-use areas, such as Arcadia, truck route exceptions. We respectfully request that the City apply a similar exception to the segment of 51st Avenue between the CAP canal and Happy Valley Road, explicitly prohibiting semi-truck through-traffic and truck route designation regardless of its future arterial status. This is not

simply a “residential street,” but rather a vital community corridor that deserves targeted protections.

☑ **I respectfully request that the City require the following:**

- Detailed, phased traffic analyses with enforceable mitigation timelines tied to each stage of development.
- Conservative, City-standard trip generation assumptions, with clear documentation and consistent monitoring to prevent underestimating traffic impacts.
- Legally binding truck restrictions, including physical design and signage, to prevent semi-truck cut-through traffic on neighborhood streets.
- 51st Avenue (Stetson Valley Parkway) between the CAP canal and Happy Valley Road be granted an explicit truck route exception, with physical design, signage, and enforcement as needed to prohibit routine semi-truck traffic.
- The City confirms any existing assessments or policies regarding truck route restrictions and enforcement data for this and similar corridors, to inform our advocacy and strengthen the case for protection.
- Guaranteed installation of a HAWK or equivalent pedestrian signal near the elementary school, implemented as a condition of early-phase approval—not deferred until buildout.

For reference, please review cases Z-139-24-1, GPA-NG-1-24-1, and GPA-NG-2-24-1.

Our community’s safety and livability depend on your leadership. I ask that these direct issues, as detailed in the official traffic analysis, be addressed before any rezoning or advancing approvals.

Thank you for your service and commitment to our families.

Sincerely,

Danny Weiss
HOA Board President
Inspiration at Stetson Valley
(623) 208-9270

From: joetta.chapman
To: PDD North Gateway VPC
Cc: joetta.chapman Chapman; David Chapman
Subject: North Park Rezoning
Date: Monday, October 6, 2025 5:28:54 PM

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Hello,

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1.

This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets,

arterials, and freeways. This density does not fit the character of our community. I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

David and Joetta Chapman
27711 North 56th Glen
Phoenix, AZ 85083

From:	Stout House
To:	Mayor Gallego; PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar
Subject:	Formal Opposition to Rezoning Case No. Z-139-24-1 and General Plan Amendment Cases GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 6, 2025 3:09:41 PM

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Dear Members of the City of Phoenix Planning Commission,

As a homeowner and resident of North Phoenix, I respectfully submit this letter to express my strong opposition to the proposed NorthPark development, identified as Rezoning Case No. Z-139-24-1 and General Plan Amendment Cases GPA-NG-1-24-1 and GPA-NG-2-24-1.

The proposal represents a significant departure from the established land use patterns and infrastructure capacity of our community. The projected scale and density would have profound and lasting negative impacts on traffic safety, neighborhood livability, and the character of the surrounding area.

Primary Concerns:

1. Inaccurate Traffic Assumptions
The traffic study relies on the assumption that 20% of all vehicle trips will remain internal to the development—double the City's recommended 5–10% range. This overestimation artificially reduces projected traffic volumes and fails to reflect actual conditions that will burden surrounding roadways.

2. Outdated Comparative Data
The traffic analysis references data from Anthem collected between 2010 and 2012. These figures are no longer representative of current traffic volumes, growth trends, or commuting patterns within the North Valley region.

3. Failing Intersection Performance
Even with the study's optimistic assumptions, several critical intersections are projected to operate at failing levels, resulting in extensive delays, congestion, and heightened safety risks for motorists and pedestrians alike.

4. Child and Pedestrian Safety Hazards
The anticipated traffic increase on Stetson Valley Parkway will endanger children walking or biking to schools, parks, and nearby homes. This threatens both public safety and the walkability that defines our community's character.

5. Inappropriate Truck Routing
Extending Stetson Valley Parkway as a north–south corridor would permit semi-truck traffic through a residential area. Heavy commercial vehicles are incompatible with neighborhood streets and should be explicitly prohibited from such routes.

6. Unfunded and Uncertain Mitigation Measures
The traffic study assumes future roadway improvements by 2050 that are neither funded nor programmed. Residents would face decades of severe congestion and safety challenges with no guaranteed relief.

7. Excessive Density and Incompatible Scale
The proposal seeks to increase residential density from approximately one unit per acre to nearly five. This intensification would generate over 160,000 daily vehicle trips—an unsustainable level of activity that would overwhelm existing infrastructure and fundamentally alter the community's suburban character.

Conclusion:
For these reasons, I urge the Commission to deny Rezoning Case No. Z-139-24-1 and the related General Plan Amendments (GPA-NG-1-24-1 and GPA-NG-2-24-1). At a minimum, the project should be substantially reduced in scale and re-evaluated with updated data, realistic assumptions, and enforceable infrastructure commitments that prioritize resident safety and community integrity.

Thank you for your consideration and for your continued commitment to responsible, balanced development in North Phoenix.

Respectfully submitted,
Erica Stout
27505 N. 51st Ln
Phoenix, AZ 85083
(I live right next to the DeadEnd where all this will be built)

From: Erin Long
To: PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 6, 2025 9:55:35 AM

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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community. Key concerns include:

1 Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5 Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road. 6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

Ian and Erin Long
29585 N 69th Lane
Peoria, AZ 85383
Sonoran Mountain Ranch

From: Jay Roth
To: PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar
Subject: No to Northpark
Date: Monday, October 6, 2025 4:05:12 PM

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I have reviewed the plan for Northpark, and the density is way too high and not consistent with any of the surrounding neighborhoods to the project. Density should be closer to 1 home per acre, not 5 homes!!! Also, doesn't make sense to have this area connect through 51st Ave to Happy Valley Road. Residents in this new project should just take the 303. Happy Valley Road is already overwhelmed with traffic during rush hour times.

Please take my comments into your consideration.
Thank you!

I live nearby in Stetson Hills.

--

Jay Roth
602-739-6243
JayRothAZ@gmail.com

From: Jessarra Dick
To: PDD North Gateway VPC
Subject: Rezoning Case No. Z-139-24-1 & General Plan
Date: Monday, October 6, 2025 2:56:28 PM

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Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community. Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
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5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.
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7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request.

At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed. Please protect our community from reckless overdevelopment.

Sincerely,
Jessarra Dick

From:	Juliet Carnelia
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 6, 2025 3:02:38 PM

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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock
before relief ever comes.
Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets,
arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.
Sincerely,
Juliet Carnelia

Stetson Valley Resident

From:	Karen and Joe Roch
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Subject- Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 6, 2025 5:20:23 PM

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Dear City Officials,

As a long-time homeowner in North Phoenix, I am **deeply concerned** about the proposed rezoning for NorthPark (Rezoning Case No. Z-139-24-1). This project is not just overdevelopment—it is a **threat to the safety, character, natural beauty, and livability** of our community. If approved in its current form, the consequences will be felt for decades.

Critical Concerns:

1. **Flawed traffic assumptions** – The study assumes 20% of trips will stay in the community, far above the 5–10% recommended by City guidelines. This drastically **underestimates traffic volume** and ignores the real burden on our streets.

2. **Outdated data** – Relying on 2010–2012 traffic patterns from Anthem does not account for today's growth, congestion, or commuter behavior. Using stale data jeopardizes accurate planning and safety.

3. **Failing intersections** – Key intersections are projected to fail, causing **long delays, increased accidents, and compromised emergency response times**.

4. **Endangered children** – Thousands of additional vehicles on Stetson Valley Parkway will make it **unsafe for children** walking or biking to school, parks, and neighbors' homes. This threatens the walkability and family-friendly nature of our neighborhood.

5. **Semi-truck intrusion** – Opening Stetson Valley Parkway as a north-south corridor invites semi-trucks to cut through residential streets, a **completely unacceptable risk** in a family-oriented area.

6. **Unfunded mitigations** – The study assumes roadway improvements by 2050, but these are **neither funded nor guaranteed**. Residents would face years—possibly decades—of gridlock before any relief.

7. **Excessive density** – Increasing density from 1 home per acre to nearly 5 homes per acre will generate **over 160,000 daily vehicle trips**, overwhelming neighborhood streets, arterial roads, and freeways. This level of density is **incompatible with our community's character**.

8. **Loss of natural beauty and open space** – North Phoenix is renowned for its **stunning desert landscapes, native vegetation, and wide open spaces**. This development threatens to replace these natural features with high-density housing, eroding the **unique scenic and recreational value** that makes our community special. Preserving this beauty is essential for residents' quality of life, property values, and the environment.

This is not just a traffic or density issue—it is a community and environmental crisis. The proposed development will transform our streets into congested corridors, compromise child safety, invite heavy truck traffic, and permanently alter the **landscape and character** we cherish.

I **urgently urge you to deny this rezoning request**. If any development is to occur, it must be **significantly scaled back** and only proceed when traffic, safety, infrastructure, and environmental considerations are fully and realistically addressed.

Please **stand with the families of North Phoenix and protect our neighborhood, its children, and its natural beauty from reckless overdevelopment**. The time to act is now.

Sincerely,

Karen Roch
26712 N 52nd Drive
Phoenix, AZ 85083

From: Karen Starr
To: Council District 1 PCC; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject: North Park Development
Date: Monday, October 6, 2025 2:39:50 PM

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Subject- Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-

This project represents overdevelopment that will severely harm our community.

Key concerns include:
1. Flawed traffic study – The analysis assumes 20% of trips stay inside the
community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2.Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood. My child goes to Inspiration Mountain school, and we

love riding our bikes there. This development will make that impossibly unsafe. It will also force more parents to drive their children to school. The parking lots are already overcrowded at drop off and pick up, completely blocking the roadways along the school, and creating major spillover into the neighborhood, with significant concerns raised by those who live closest to the school.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south
corridor, semi-trucks will be allowed to cut through what is currently a residential
street. This is not acceptable in a family-oriented neighborhood- semi-trucks should
be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre
will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets,
arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed, to say nothing of ongoing water concerns that have already driven water prices up and continue to force cuts in the valley.

Please protect our community from reckless overdevelopment.

Thank you for your consideration,
Karen Starr
25113 N. 55th Drive
Phoenix, AZ 85083

From: Chelsey Yeats
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 6, 2025 2:33:44 PM

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Report Suspicious

Rezoning Case No. Z-139-24-1 & General Plan

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that would severely harm our community.

Key concerns:

1. **Flawed traffic study** – The analysis assumes 20% of trips remain within the community, far above the 5–10% recommended by City guidelines, underestimating actual traffic.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which does not reflect current congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail, creating long delays and safety hazards.
4. **Child safety** – Thousands of additional vehicles on Stetson Valley Parkway would make it unsafe for children to walk to schools, parks, or friends' homes, threatening neighborhood livability.
5. **Semi-truck cut-throughs** – Opening Stetson Valley Parkway as a north-south corridor allows semi-trucks to cut through a residential street, which is unacceptable in a family-oriented neighborhood. Trucks should be prohibited.
6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. Residents would face years of gridlock before any relief occurs.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre would generate over 160,000 daily vehicle trips, overwhelming local streets, arterials, and freeways. This density is inconsistent with our community's character.

I urge you to **deny this rezoning request**. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Kate Yeats

Stetson Valley

From:	Katy Spexarth
To:	nothgatewayVPC@phoenix.gov; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan
Date:	Monday, October 6, 2025 2:45:09 PM

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Subject- Rezoning Case No. Z-139-24-1 & General Plan
Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

To Whom It May Concern:

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. I am a native Phoenician and the urban sprawl of the city in general deeply concerns me for many reasons - water scarcity, climate change, and public health. But most relevant here is the concern of unsustainable urban growth. Phoenix continues to expand outward into the desert, consuming land and increasing demand for water and energy. With this continued expanse I fear we also risk losing a cultural and environmental identity that defines Phoenix.

All of these issues directly relate to the expansion project at NorthPark. I am concerned about the data used to figure the traffic increase that the community of Stetson Valley will experience. There are undeniable underestimates in the true number of cars that will be on the roads. Not to mention the study relying on Anthem data from 2010-2012 which is absolutely not reflective of today's travel patterns and growth. In addition, my children attend Inspiration Mountain School and I do not see any safe points to cross, the possibility of semi-trucks being allowed on this neighborhood street is outrageous and unsafe. In the current political climate I do not trust Arizona state legislatures to invest in public works to mitigate these concerns with years ahead of unsafe streets.

We purchased our home in Stetson Valley because it was a quiet neighborhood, tucked away from the sprawling cement jungle that is Phoenix. Please do not ruin this beautiful corner of our city that we have loved calling home. I urge you to DENY THIS REZONING REQUEST. At minimum the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Sincerely,
Katy Spexarth
5425 W. Paso Trail
Phoenix, AZ 85083

From: Kirsten Baron
Subject: Rezoning Case No. Z-139-24-1 & General Plan
Date: Monday, October 6, 2025 8:43:49 AM

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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:
1 Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5 Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.
6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,
Kirsten Baron
Sonoran Mountain Ranch community

From:	Maggie Rodriguez del Villar
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Subject- Rezoning Case No. Z-139-24-1 & General Plan
Date:	Monday, October 6, 2025 2:10:43 PM

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Hello all,

As a long-time homeowner in North Phoenix, I **strongly oppose** the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1.

This project represents overdevelopment that will severely harm our community.

Key concerns include:
1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.
6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

Maggie Rodriguez del Villar
Stetson Valley Community (55th Ave and Happy Valley Road)

From: eisenbergmarilyn52@icloud.com
To: PDD North Gateway VPC
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 6, 2025 2:49:40 PM

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TO THOM IT MAY CONCERN:

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly

reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

Marilyn Eisenberg
Harmony Enclave Resident of Stetson Valley

From: Melodi Brown
Subject: Rezoning Case No. Z-139-24-1 & General Plan
Date: Monday, October 6, 2025 4:12:33 PM

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Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner and taxpayer in Stetson Valley, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

I have watched the Happy Valley corridor become increasingly congested over the past few years. Many of us moved here to enjoy the peace and quiet and life with Javelina and coyotes, This is a special place to raise children and grow old.

My concerns include: 1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads. 2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth. IT IS MUCH WORSE TODAY.
3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks. 4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood. 5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential neighborhood.

I am not against progress but this is over development and will forever change the Stetson Valley community and intent.

Sincerely,

Melodi Brown

26614 N 57th Ave
Phoenix, Az 85083

CITY OF PHOENIX
OCT 06 2025
Planning & Development
Department

Email to:

North Gateway Village Planning Committee: northgatewayVPC@phoenix.gov

Adrian Zambrano, Case Planner: adrian.zambrano@phoenix.gov

Councilwoman Anne O'Brien: council.district.1@phoenix.gov

Sarah Stockham, Planning: sarah.stockham@phoenix.gov

Racelle Escolar, Planning: Racelle.escolar@phoenix.gov

Mayor Gallego: mayor.gallego@phoenix.gov

Subject- Rezoning Case No. Z-139-24-1 & General Plan

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, **Rezoning Case No. Z-139-24-1**. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to **deny this rezoning request**. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

[Your Name] Ramon Rodriguez

[Your Address or Community Name] Stetson Valley Community

From: Rich Vosko <richvosko@gmail.com>
Sent: Monday, October 6, 2025 8:42 PM
To: Racelle Escolar
Cc: Mallory Makowsky
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Dear Racelle Escolar,

Please accept the following as my formal comments regarding **Rezoning Case No. Z-139-24-1 (NorthPark Development)** for inclusion in the public record. I am a North Phoenix homeowner and am strongly opposed to this proposal in its current form. While I support responsible growth, the NorthPark plan represents an excessive level of density and intensity that would fundamentally change the safety, livability, and character of our community.

Key concerns include:

- **Unrealistic traffic assumptions** – The applicant's traffic study assumes 20% of all trips will remain internal to the new development, double the City's standard 5–10%. This severely underestimates the true impact on existing roads and intersections.
- **Outdated data** – The study relies on information from Anthem collected over a decade ago, failing to account for the substantial growth and congestion that North Phoenix has experienced since that time.
- **Child and pedestrian safety** – Streets such as Stetson Valley Parkway and 55th Avenue were designed for neighborhood traffic, not regional pass-through volumes. Thousands of new cars daily would make it unsafe for children walking or biking to school, crossing to parks, or simply playing outside in their own neighborhoods. These streets are part of our daily routines—walking to Deem Hills, riding bikes, or meeting friends. That livability is at risk.
- **Impact on schools and local services** – This scale of development would overwhelm local campuses, creating overcrowding and reduced safety during drop-off and pick-up hours. Fire, police, and emergency access would also be strained by increased congestion.
- **Truck and cut-through traffic** – Connecting the development north to Stetson Valley Parkway would invite delivery and semi-truck traffic through family neighborhoods. This is completely inconsistent with the residential character of the area and presents significant safety concerns.
- **Unfunded roadway improvements** – The traffic study assumes future infrastructure upgrades by 2050 that are neither funded nor guaranteed. Residents would face decades of gridlock, noise, and safety hazards before any relief occurs.
- **Excessive density** – The rezoning seeks to increase from roughly one home per acre to nearly five, generating more than 160,000 daily vehicle trips. This level of density is far beyond what the area can support and inconsistent with the surrounding development pattern.

In summary, the proposed NorthPark rezoning represents **overdevelopment and** project should be **denied** or significantly **reduced in density** until realistic traffic, safety, and public service solutions are in place and funded.

Thank you for your consideration and for your continued work in ensuring balanced, responsible growth for the City of Phoenix.

Sincerely,

Richard Voskoboynikov and Mallory Makowsky
5616 W Molly Lane
Phoenix AZ 85083

CITY OF PHOENIX
OCT 06 2025
Planning & Development
Department

Email to:

North Gateway Village Planning Committee: northgatewayVPC@phoenix.gov

Adrian Zambrano, Case Planner: adrian.zambrano@phoenix.gov

Councilwoman Anne O'Brien: council.district.1@phoenix.gov

Sarah Stockham, Planning: sarah.stockham@phoenix.gov

Racelle Escolar, Planning: Racelle.escolar@phoenix.gov

Mayor Gallego: mayor.gallego@phoenix.gov

Subject- Rezoning Case No. Z-139-24-1 & General Plan

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, **Rezoning Case No. Z-139-24-1**. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to **deny this rezoning request**. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

[Your Name] ROBERT CUNNINGHAM

[Your Address or Community Name]
26610 N 57 AVE
PHX. AZ. 85083
STETSON VALLEY / THE FOOTHILLS

From: Samwise
To: PDD North Gateway VPC
Subject: Subject- Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 6, 2025 3:35:56 PM

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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. 2. 3. 4. 5. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.6. 7. Unfunded mitigations – The study assumes roadway improvements by 2050 that

are neither funded nor guaranteed. In reality, residents would face years of gridlock

before relief ever comes.

Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely Sam Bonge

From:	Sayo Ganguly
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan
Date:	Monday, October 6, 2025 5:36:50 PM

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Report Suspicious

RE: **Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1**

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community. The significant rise in population, traffic and retail spaces will definitely raise risks to our community and all statistics show that there will be an increase in crime with the influx of the retail spaces. This puts at risk our children and our community.

When I purchased my property over 12 years ago, I did expect development, and this has happened, but, the proposals under this amendment are radical in nature causing an exponential increase. My family and our neighbours are all EXTREMELY concerned and I'd **highly** urge you to not go through with this.

A fellow resident outlined several other factors, that I wanted to paste verbatim as they are all valid points as well. I'd urge you to please review all these facts and not proceed with this ammendment.

Key concerns include:
1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway,children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.
6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will

generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,
Sayantan Ganguly
27221 N. 52nd Lane, Phoenix, AZ 85093 (Ash Point complex)

Stetson Valley
OWNERS ASSOCIATION

CITY OF PHOENIX
OCT 06 2025
Planning & Development Department

October 6, 2025

We are writing on behalf of residents in the Stetson Valley and greater North Phoenix communities to strongly oppose the proposed rezoning for the NorthPark development in its current form. Our board represents 2,500 homes that will be directly impacted by this proposed development immediately north of our community. After reviewing the Traffic Impact Analysis (TIA), we have serious concerns regarding its accuracy, methodology, and disregard for the safety and livability of nearby communities:

✓ **Inflated Internal Trip Capture** – The study assumes 20% of trips will remain internal to the project, despite City guidelines recommending no more than 5–10%. This undercounts real vehicle volumes on surrounding streets.
✓ **Outdated Data** – Relies on **2010–2012** traffic data from Anthem which ignores today's much higher traffic volumes, vehicle ownership, and freeway congestion, rendering projections unreliable.
✓ **Misleading Land Use Context** – The site is classified as "General Urban/Suburban," implying transit and bike accessibility. This location is auto dependent.
✓ **Masking of Congestion** – The study admits that several intersections already operate at failing levels of service (LOS E/F). It acknowledges long delays but masks the severity by assuming aggressive signal timing and long-range roadway projects that may never materialize. Several key intersections were omitted from the study.

The proposed rezoning would increase density to a level that is inconsistent with the surrounding community; **from 1 DU/acre to nearly 5 DU/acre**, generating over 160,000 new daily vehicle trips. The flawed traffic study underestimates these impacts and ignores the very real consequences to nearby communities. Stetson Valley residents will face dangerous cut-through traffic, failing intersections, increased crash risks, and a permanent loss of neighborhood character. Stetson Valley Parkway will be transformed from a neighborhood-serving roadway into a regional cut-through arterial, funneling traffic from NorthPark through residential neighborhoods. Our board has consistently requested consideration of basic measures to minimize risks, such as **preventing semi-trucks from cutting through our community & requiring the developer to install a HAWK signal at the elementary school crosswalk that spans Stetson Valley Parkway**. These requests have been dismissed and are not addressed in the TIA as submitted.

We respectfully urge the City of Phoenix to **deny the rezoning request for NorthPark in its current form**. At a minimum, *significant reductions in density and binding, enforceable infrastructure improvements must be required* before any consideration of approval. Do not allow developers to cherry-pick and misrepresent data to minimize the impact of this rezoning request on existing communities. Pulte & TSMC's Northpark should complement, not overwhelm, surrounding communities. Thank you for your time and commitment to protecting the safety and livability of our communities.

Sincerely,
Stetson Valley Owners Association

From:	UFB
To:	Mayor Gallego; Racelle Escolar; Sarah Stockham; Council District 1 PCC; Adrian G Zambrano; PDD North Gateway VPC
Cc:	Erin Stewart
Subject:	Opposition to Rezoning Case No. Z-139-24-1 & General Plan
Date:	Monday, October 6, 2025 5:32:48 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1 As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1.

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community. Over the last 5 years, the morning and evening traffic on north Happy Valley Road has become extremely congested with the over development of apartments and townhomes west of I-17 on Happy Valley Road and the expansion of Arizona State Rte 303 Happy Valley exit.

Key concerns include:
1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.
6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community. I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed. Please protect our community from reckless overdevelopment.

Best Regards,
Ursula Brown
Stetson Valley Homeowner
Phoenix, AZ

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From:	Violetta Hancock
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; acelle.escolar@phoenix.gov; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 6, 2025 12:50:54 PM

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Dear all,

I am a homeowner in North Phoenix and strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community including jeopardizing the safety of elementary school children traveling to and from the local elementary school.

Key concerns include:

1 Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5 Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,
Violetta Richardson
5131 W Straight Arrow Lane
Phoenix, Arizona 85255
Stetson Valley Community

CITY OF PHOENIX
OCT 06 2025
Planning & Development
Department

To Whom It May Concern,

My name is Amanda McGowan, and I serve on the Vision Zero Street Safety Committee for the City of Phoenix- a committee dedicated to achieving zero traffic fatalities by the year 2050. I also serve as President of the Stetson Valley Owners Association, though I am writing today as a concerned community member representing myself**,** not on behalf of the association.

I care deeply about road safety because I've experienced firsthand the devastating consequences of unsafe streets. As a child, my father and I were struck by a pickup truck while crossing the road. I was flung through the truck's windshield and then thrown nearly 50 feet when the driver swerved into a curb. I vividly remember the first responder who cut my clothing off in the street reassuring me that it was a good sign that I could still feel my legs when I was startled by his scissors. After multiple surgeries and months of rehabilitation, I was lucky to survive. That experience shaped my lifelong commitment to safer roads. As an adult, I've worked alongside community volunteers to lower speed limits and install speed cushions on our neighborhood's collector roads- small but meaningful steps toward safer streets.

That's why I'm deeply concerned by the developer's traffic study for the proposed NorthPark development**.** The study claims that an unreasonably large percentage of vehicle trips will remain "internal" to NorthPark- suggesting that residents will live, work, shop, and go to school entirely within the project- therefore minimizing impacts on surrounding neighborhoods.

To justify this claim, the developers rely on an outdated "Anthem White Paper" from 2012 that uses 2010 data. But Anthem was a single-builder, master-planned community built in a very different era before today's I-17 congestion, before significant regional growth, and with schools and commercial areas completed before most homes were built. NorthPark is nothing like that. It will take decades to complete, involve multiple developers, and many of its "mixed-use" areas may not even exist when residents first move in.

By using data from a fundamentally different project, the study assumes **inflated internal trip capture rates**- sometimes two or three times higher than what the City of Phoenix typically allows. These unrealistic assumptions make the traffic impacts look far better on paper than they will be in reality. Even with those inflated numbers, the study still shows **failing intersections**, yet the developers argue in the TIA that it isn't material.

This is misleading and dismisses the real safety risks to surrounding neighborhoods like Stetson Valley. **We need an independent, updated traffic study** that follows the City's current standards and reflects modern travel behavior—not outdated data from a two-decade-old community 20 miles away. We were told in the neighborhood meeting last night that the city has not yet accepted this traffic study, but the file that I was sent (after months of asking the city for a copy) was titled, "North Park TIA v3_2 Final." Our community deserves **honest data, responsible planning, and a genuine commitment to safety**- not traffic studies designed to make a project look better on paper.

The Vision Zero Committee studies collisions after tragedies occur to learn how to make streets safer **after the fact**. In this case, the City has the opportunity to hold developers accountable **before** construction begins—to prevent those tragedies from happening in the first place.

Respectfully,
Amanda McGowan

Resident and Community Advocate

From: Cole Housley
To: PDD North Gateway VPC
Subject: Rezoning Case No. Z-139-24-1 & General Plan
Date: Tuesday, October 7, 2025 1:56:54 PM

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Report Suspicious

Concerning: Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

North Gateway Village Planning Committee,

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark,

Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely

harms the community that I am raising my family in.

Key concerns are:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the

community, far above the 5–10% recommended by City guidelines. This

underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012),

which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays

and safety risks.

4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway,

children will not be able to cross safely to schools, parks, or friends' homes. This

threatens the walkability and livability of our neighborhood.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south

corridor, semi-trucks will be allowed to cut through what is currently residential

street. This is not acceptable in a family-oriented neighborhood- semi-trucks should

be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that

are neither funded nor guaranteed. Residents would face years of gridlock

before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre

will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets,

arterials, and freeways. This density does not fit the character of our community.

Here is the biggest concern I have. Pulte and TSMC are not honest about their

intentions. I know firsthand that Pulte is dishonest as a Pulte home buyer, they make

their money and get out, who cares about the issues they leave behind. I have spent 10's

of thousands of dollars to repair my home because of poor construction from Pulte.

They are not honest about their intentions when it comes to zoning. Adding last minute

industrial zones below the 303 are not okay. As someone who loves living in Phoenix,

I don't want to see this kind of project ruin a beautiful place to raise my kids.

I urge you to deny this rezoning request. At a minimum, the project should be significantly

reduced in scale until traffic, safety, and infrastructure concerns are realistically

addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

Alan Cole Housley

27223 N. 51St Glen

Phoenix, AZ 85083

Stetson Valley Community Resident

From: Amanda M
To: Adrian G Zambrano
Subject: Fwd: PHX Council District 1 Newsletter
Date: Tuesday, October 7, 2025 11:08:05 AM

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Report Suspicious

Hi Adrian,
I would respectfully ask that the newsletter below & my comments be entered into the case files for NorthPark.

I spoke to a Village Planning Committee member after yesterday's neighborhood informational meeting and noted that Anne Obrien has expressed strong support for NorthPark, she seemed surprised or confused by that comment. I referenced the newsletter below, which refers to this proposed development as, "**Arcadia-like" and that her office has, "been working very closely with Pulte as we plan this community."** During last night's neighborhood meeting, we discovered for the first time that what is being labeled on maps as an "Innovation Corridor" would actually allow industrial uses in manufacturing microchips. I would like to express how deceptive I believe this is- even well-informed community members such as myself believe this was going to be research & office space. Additionally, notice of two informational meetings being held this week went out during our local school district's Fall Break, further concerning me that the community is not being properly informed of what this proposed rezoning & PUD actually mean for the established surrounding neighborhoods and given an opportunity to express their concerns. Rezoning is supposed to be a transparent, public process. I highly doubt that the Arcadia neighborhood would be supportive of microchip manufacturing creeping into their residential neighborhood when there are vast amounts of undeveloped open space where this manufacturing would be more appropriately placed.

Thank you for your time & service to our community,

Amanda McGowan

---------- Forwarded message ---------
From: **Councilwoman Ann O'Brien** <council.district.1@phoenix.gov>
Date: Sun, Dec 1, 2024 at 3:02 PM
Subject: PHX Council District 1 Newsletter
To: Amanda McGowan <4amandamcgowan@gmail.com>

View this email as a webpage

O'Brien Newsletter Header.jpg



December 1st, 2024

In this week's issue:

- **Message from Councilwoman Ann O'Brien**
- **DOJ Update**
- **Mark Your Calendars: Community Meeting**
- **News From the City of Phoenix**
- **News From Deer Valley Unified School District**
- **News From Washington Elementary School District**
- **News From Glendale Union High School District**
- **Phoenix Boards and Commissions**
- **City Council Meetings**
- **Connect with us!**

Message from Councilwoman Ann O'Brien

I hope everyone had a wonderful Thanksgiving holiday spent with friends and family! I was able to get out of the Valley and up to the mountains to spend the holiday with my family and granddaughter. I'm thankful for my family and for the opportunity to get to serve every single one of you and for getting the honor to continue to serve you for the next four years!

This past week may have been a shortened work week due to the Holiday, but I still managed to pack a lot of meetings and events into it! Over the past weekend, I embarked on my first weekend for the Rodel Fellowship program that I was invited to join this year. The Rodel Fellowship is a renowned development program for American political leaders which selects 24 state and local-level bipartisan elected officials from across the Country to participate in a two-year-long seminar program. The Rodel program helps America's most promising leaders reach their full potential as public servants, deepen their commitment to democracy and the rule of law, and work together to address some of our nation's most important domestic and international challenges. I'm honored to have been selected for this cohort as previous cohorts have included prominent Arizona political figures like Mayor Kate Gallego, County Supervisor Bill Gates, former Governor Doug Ducey, and Senator Kyrsten Sinema.

On Monday, I chaired the Economic Development and Housing Subcommittee where we discussed the Phoenix Film Office and the recent tax credits approved by the State Legislature related to filming and what impact we may see moving forward. I'm sure everyone knows about Bill & Ted's Excellent Adventure having been filmed at the old Metrocenter Mall, but did you know many other movies, such as Transformers 5, were filmed here in Phoenix? Even Disney couldn't deny the allure of Phoenix when they filmed their Disney+ Christmas classic, Noelle, at Desert Ridge and on our lightrail line. Between 2006 and 2010, under the old tax incentive, Phoenix saw an economic impact of over $30 million! I continue to be hopeful that Phoenix will become the next Atlanta or New Mexico where the big studios are looking to film their productions here, as opposed to California. There are some more things on the horizon, and I cannot wait to keep you all in the loop!

On Tuesday, I had back-to-back briefings all morning. At the rate I've been taking meetings, I figure I might just have maintenance install a revolving door! My first briefing of the morning was with the Aviation

Department as we discussed their preparations for the upcoming holiday travel and continued plans for expansion of the airport. Additionally, I discussed with them the concerns brought forward to me by the pre-security concessionaires and their worry about being able to stay open when most people will wait to eat until they are through security. I suggested we start looking at events where we encourage folks to ride the lightrail into the airport and do a "Taste of Sky Harbor" type event encouraging people to come and try the pre-security restaurants.

Another meeting I had that morning was with the Planning Department. You may have read in the paper about the NorthPark Community by Pulte looking to build in the 6,400 acres of land just south of the 303, across from TSMC. Since my first year in office, we have been working very closely with Pulte as we plan this community. I've made it very clear from the start, I'm not looking for another traditional suburban-style neighborhood where all the commercial retail is located in one intersection and there's zero walkability. While Phoenix has great examples of thriving master-planned communities with this type of design, I'm looking for a more urban, Arcadia-like, neighborhood. This is an important development. This could bring as many as 36,000 people to North Phoenix in the next 10 years – that's half the population of Flagstaff! I want to make sure this part of Phoenix becomes one of the most desirable parts of the city to live in, and that starts with proper planning. I'm committed to rolling my sleeves up and getting into the mud to make sure this community is properly planned, designed, and coveted.

With NorthPark and Halo Vista to the north, and The Metropolitan to the south, District 1 is experiencing astronomical growth! I'm thankful to be leading these efforts and to ensure we bring back attainable and affordable housing so that our teachers, nurses, and public safety officials can live in the communities they serve. Thank you again for allowing me this opportunity!

Ann O'Brien

Councilwoman for District 1

DOJ Investigation Update

DOJ Update

- **City staff and lawyers have completed their first negotiation meeting with DOJ**

Mark Your Calendars: Community Meeting

Our next meeting will be Friday, December 6th, at the DoubleTree Hotel located at 10220 N Metro Pkwy E, Phoenix, AZ 85051. Plan for check in to begin at 7:30am and the meeting to start at 8:00am.

You can register below for the upcoming meeting! As a reminder, please fill out the form SEPARATELY for EACH member of your family planning to attend. Thank you!

Register Here

News From the City of Phoenix

Shop with a Cop

Arizona Law Enforcement Outreach and Support (AZLEOS) is a nonprofit organization founded by Cindy and Jim Hill, who also serve as co-founders, president, and vice president. Jim is a retired Scottsdale Officer who, during his patrol shifts, would often encounter families not fortunate enough to celebrate the holiday season. This prompted Jim and his fellow officers to generously work with families and donate gifts to children during the holidays. This inspired Jim and Cindy to create Shop with a Cop and involve Arizona Law Enforcement to help ensure Christmas was special for all children in our communities.



During the Shop with a Cop event an officer serves as a chaperon and shopping buddy for a child as they identify gifts for their entire family. The event incorporates meals and activities the child and their officer chaperon complete together, resulting in an incredibly positive experience.

This year, Cactus Park Precinct is trying to raise awareness for the positive and inspirational work AZLEOS is doing by supporting a fundraiser for their organization.

Please consider supporting AZLEOS by contributing a small donation.

With your assistance, we can help bring joy to more deserving children in our communities this upcoming holiday season.

Here is the Latest Update from Cactus Park Precinct:

On October 28, 2024, officers responded to a shooting in the area of 2700 West Glenrosa Avenue. Upon arrival, officers located a victim who was subsequently transported to a local hospital; however, the suspect fled the area prior to police arrival. The thorough work by the assigned detectives led to the identification of a possible suspect; however, investigators were unable to locate the suspect and enlisted the assistance from the Cactus Park Precinct Neighborhood Enforcement Team. On November 15, 2024, Neighborhood Enforcement Team members located and apprehend the suspect. The following items were seized as a result of this arrest:

5 firearms

3000+ fentanyl pills

2+ grams fentanyl powder

23+ grams methamphetamine

$25,000+ cash

The investigative work associated with this case by both detectives and our Neighborhood Enforcement Team was nothing short of exceptional.

If you have any questions or concerns in your area or are looking for ways to be more involved in your community, please click on the link below and contact your area Community Action Officer.

Parks Master Plan - Share Your Feedback

The Parks and Recreation Department is developing a Master Plan to improve our community's recreational spaces and programs. The Master Plan will evaluate programming, park facilities, and address important issues such as water use and public safety through Crime Prevention Through

masterplan_logo.png

Environmental Design (CPTED). By incorporating sustainable practices into park design and implementing CPTED principles, we aim to create safe, welcoming spaces for all members of our community. We are committed to gathering meaningful feedback from residents, stakeholders, and park users throughout this process. [We kindly ask that you review the plan and provide feedback by clicking here.]

Black Mountain Precinct Blood Drive

Black Mountain Precinct is hosting a blood drive on Tuesday December 17. Please help support the community by giving this precious and needed gift.

Tuesday December 17, 2024 from 9am - 1pm at Shiloh Community Church - Children's Center on 19021 N 32nd Street - Phoenix.

DEC 2024 Blood Drive Flyer .jpg

Metro District Angels on Patrol Fun Run

Saturday, December 14th

7 AM – 9:30 AM

Location:



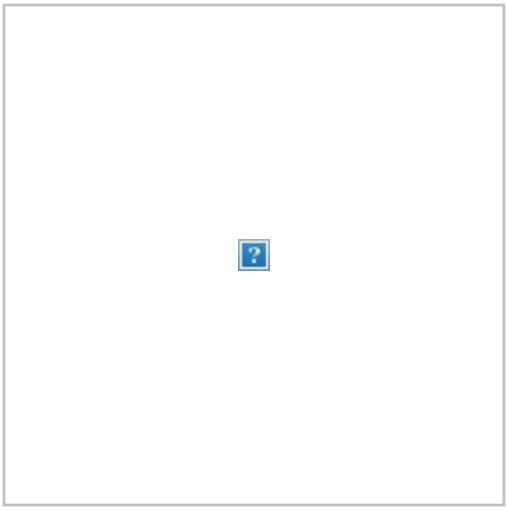
Thelda Williams Valley Metro Transit Station

9827 N. Metro Pkwy E., Phoenix

Lace up for a cause! Join the Metro District Community Collaboration and Angels on Patrol for the Metro District fun run. Choose between a 1-mile or 5K race and help provide new shoes for kids in need. Every step supports our community and local businesses!

All participants will receive an event t-shirt. Don't miss this chance to make a positive impact, one step at a time!

City Launches Community Survey



The City of Phoenix is ready to launch the community survey. This survey asks questions on a wide range of topics around life in our community, from what residents think is working, to where they see a need for improvement, providing feedback that is used to calculate ongoing satisfaction scores. The survey is one more way to gather information from residents in our effort to more holistically understand neighborhood issues and enhance our responsiveness to community priorities.

The survey takes less than five minutes to complete and is available in both English and Spanish. The survey system sets response targets based on Census data to ensure community representation. Survey responses will be anonymous.

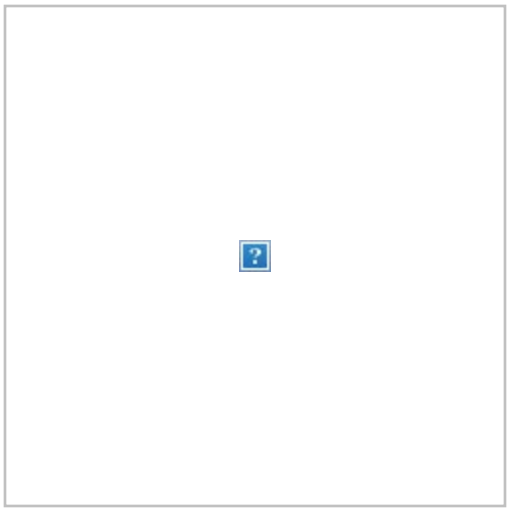
The survey is served up to residents on various websites and social

media platforms. Residents can also respond to the survey directly with [this link](#).

We've also created a [survey landing page](#) on Phoenix.gov to answer questions, including the security and privacy of the survey.

News From Deer Valley Unified School District

DVUSD Schools Earn a Place on the Top 100 List



DVUSD once again received high marks in the annual U.S. News and World Report rankings for public schools. The district has 13 K-6, K-8, or middle schools ranked in the top 100 for the state, and three high schools also in the top 100! See the report at [DVUSD.org/usnews](#).

DVUSD Basketball Programs Ranked Top 10 in Arizona

The Arizona Republic recently named three of DVUSD's five high school basketball programs as a top 10 program in Arizona. Sandra Day O'Connor claimed a number three spot in 6A, Boulder Creek ranked number seven in 6A, and Deer Valley High School came in ranked number three in 4A boys basketball teams as preseason picks. Check when these teams and other DVUSD schools and winter sports are playing at [DVUSD.org/athletics](#).

BC basketball 2024.jpg

DVUSD Bands Dazzle ABODA Judges, Earn Two State Championships



Two of four division state champions from the Arizona Band and Orchestra Directors Association belong to Deer Valley Schools! Congratulations to the Mountain Ridge High School marching band on their State Championship finish in the state ABODA Division I marching band competition!

Barry Goldwater High School marching band claimed the Division III ABODA state championship during the competition. And congratulations to DVUSD Sandra Day O'Connor High School on their 4th place finish, Boulder Creek High School on their 5th place, and DVUSD Deer Valley High School on placing 7th in the competition inDivision III.

22 DVUSD Teachers Awarded Wishes for Teachers Grant

Twenty-two teachers from across DVUSD were awarded The Palo Verde Fiesta Bowl Charities Wishes for Teachers grants in the amount of $2,500! The program grants classroom wishes to teachers

wishes for teachers 2024.png

across the state of Arizona. Recipients are selected at random and notified during a Palo Verde Fiesta Bowl Charities Wishes for Teachers Draft Day presented by SRP.

DVUSD Budget Committee Forming

piggy bank.jpg

The DVUSD Budget Committee is forming now for the 2025-26 budget. Committee meetings will be held on December 11, January 22, and February 19. For more information on how you can be a part of this important decision-making process, visit DVUSD.org/committees.

News From Washington Elementary School District

Support WESD Schools this Season of Giving

During this season of giving, please consider making a tax credit donation to one or more of our schools. A tax credit donation not only allows you to directly impact our students' education, but also reduces your state tax liability (up to $200 filing single or $400 filing jointly). Your donation also provides our students with opportunities to participate in field trips, and succeed in extracurricular activities by funding items such as uniform replacements, equipment, and stipends for coaches and sponsors. Donating is simple. You can either visit the school office to complete a tax credit form or click

wesd_taxcredit.jpg

here to make your donation online.
We are thankful for your support.

Mark your calendars! Another exciting opportunity to teach at the WESD is upcoming!

wesd_dec_teacherfair.jpg

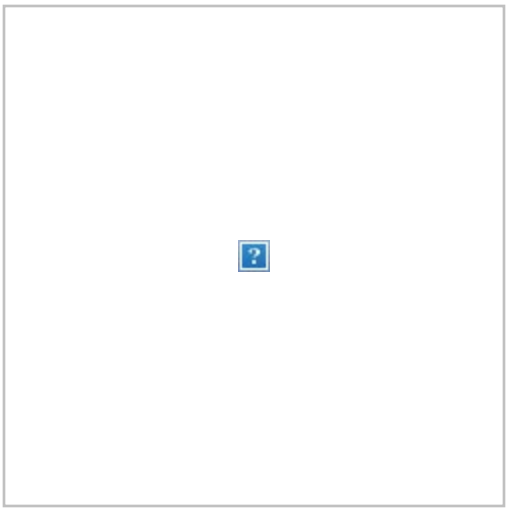
Join us for our Teacher Interview Fair on Saturday, Dec. 7, from 8:30-11 a.m. at the WESD Administrative Center, located at 4650 W. Sweetwater Ave. Our District offers competitive teacher salaries of $53,000-$84,950 with performance pay, student loan forgiveness, paid holidays and personal leave, multi-layer teacher support, professional development, school-age child care discounts, a wellness program and an Employee Assistance Plan, medical, dental and vision benefits, employer-matched contributions to Arizona State Retirement and much more!

Please share this opportunity with your family and friends who are looking for work as a teacher! Whether they are a seasoned educator or just starting their teaching journey, WE WANT THEM to be a part of our amazing team! Walk-ins are welcome. If you would like to pre-schedule an interview or have any questions, please call 602-347-2622. To apply online, please visit jobs.wesdschools.org.

Save the Date for Kindergarten Open House

In the WESD, the joy of learning

begins in kindergarten! Please save the date and join us for our Kindergarten Open House event on Tuesday, Jan. 28, 2025, from 5 to 7 p.m.! This will be a great opportunity for you and your child to learn about our incredible kindergarten program, meet our dedicated teachers, explore our engaging classrooms, receive important information about our KidSpace childcare program, transportation services and school meals, and so much more! If you know someone who also has a child turning five before Sept. 1, 2025, we encourage you to share this exciting opportunity with them! We look forward to meeting the future class of 2038!



News From Glendale Union High School District

GUHSD Superintendent Capistran Announces Retirement After 30 Years of Service

It is with both admiration and gratitude that we announce Superintendent Brian Capistran's upcoming retirement in June 2025, marking the conclusion of an extraordinary 30-year career with the Glendale Union High School District (GUHSD). Mr. Capistran's legacy is one of unparalleled dedication, exceptional leadership, and a steadfast commitment to public education.

Over the past three decades, Superintendent Capistran has made lasting contributions to GUHSD, beginning his journey as a Spanish teacher and coach at Sunnyslope High School. He later moved into administration as an assistant principal at Sunnyslope before moving to Apollo High School, where he served as assistant principal and eventually became the school's principal. His career has included a series of pivotal leadership roles, such as school safety administrator, assistant superintendent, and associate superintendent of curriculum and instruction. In 2015, he ascended to the role of superintendent, where he has provided visionary leadership for the past ten years.

Superintendent Capistran's leadership has been instrumental in achieving remarkable milestones for the district. Most recently, he led GUHSD and all of its comprehensive high schools to receive "A" ratings from the Arizona Department of Education, a testament to his unwavering commitment to academic excellence. His focus on results, collaboration, and high standards has ensured that GUHSD remains one of Arizona's top-performing districts.

Beyond his work within the district, Superintendent Capistran has been a prominent figure in the broader educational community. He has served on numerous local and state committees, commissions, and boards, advocating for public education in Phoenix, Glendale, and across Arizona. His service includes leadership roles with the Glendale Chamber of Commerce, the Arizona Business and Education Coalition, and the Arizona School Administrators (ASA), where he was the President of the Superintendents Division, and currently serves as President of the entire organization.

Nationally, Superintendent Capistran's expertise and leadership have been recognized through his term on the Board of Directors for AASA/The School Superintendents Association. His many accolades include the prestigious ASA All Arizona Superintendent award for a large school district, a reflection of his outstanding leadership and exemplary contributions to education.

As Superintendent Capistran prepares for his next chapter, he has expressed profound gratitude for his time in GUHSD and excitement for the opportunities that lie ahead for the district and himself. The Governing Board will soon determine the process for selecting GUHSD's next superintendent, who will begin serving in the role on July 1, 2025. Additional information will be shared as it becomes available.

We extend our heartfelt appreciation to Superintendent Capistran for his exceptional leadership, service, and dedication. His countless contributions have strengthened GUHSD and have positively impacted the lives of students, families, and staff across our community.

Interested in serving on Phoenix's Boards and Commissions?

District 1 is seeking community leaders interested in serving as the District's representative for various boards and

commissions, such as the Village Planning Committee.

To start the application process, please visit the Boards and Commissions webpage.

Boards and Commissions.png

Upcoming City Council Meetings

- **Next City Council Policy Meeting: December 10th**
- **Next City Council Formal Meeting: December 4th**

Councilwoman O'Brien has been appointed chairperson of the Economic Development & Housing Subcommittee, and is also a member of the Public Safety & Justice Subcommittee. Visit the Council Subcommittee webpage for the schedule of public meetings.

Learn more about Councilwoman O'Brien, her priorities and focus for District 1 on the district's webpage.

Connect with us!

phoenix.gov/district1

GFX_Footer COP.jpg



Update your profile

This email was sent by Councilwoman Ann O'Brien from 200 W Washington St., 11th floor, Phoenix, AZ 85003.

From:	Amanda Redmond
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan
Date:	Tuesday, October 7, 2025 9:01:37 AM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed. Please protect our community from reckless overdevelopment.

Sincerely,
Amanda Redmond
5125 W Molly Lane Phoenix AZ 85083
Stetson Valley HOA

From:	Joetta Chapman
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Tuesday, October 7, 2025 4:16:34 PM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1.

This project represents overdevelopment that will severely harm our community.

Key concerns include: 1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

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Please protect our community from reckless overdevelopment.

Sincerely,

David & Joetta Chapman

CITY OF PHOENIX
OCT 06 2025
Planning & Development
Department

NO THANKS NORTHPARK
FLAWED TRAFFIC STUDY= DANGEROUS ROADS
NO SAFE CROSSWALK FOR ELEMENTARY KIDS

NO PLAN HOME= STOP BUILD HOME= WE NEED ACTIVITY FOR KIS

Subject- Rezoning Case No. Z-139-24-1 & General Plan

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, **Rezoning Case No. Z-139-24-1**. This project represents overdevelopment that will severely harm our community.

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7. **Excessive density –** Increasing from 1 home per acre to nearly 5 homes per acre

will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to **deny this rezoning request**. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

ESSAM KERYAKOUS

4917 W SWAYBACK PASS
PHOENIX, AZ 85083

From:	Jennaya Post
To:	Mayor Gallego; Racelle Escolar; Sarah Stockham; Council District 1 PCC; Adrian G Zambrano; PDD North Gateway VPC
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Tuesday, October 7, 2025 11:40:13 AM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:
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7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community. I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed. Please protect our community from reckless overdevelopment.
8. The rezoning and development of additional TSMC facilities south of the 303 is a classic bait and switch plan. This is a residential area and it has been proven that adding an additional chip plant will continue to erode our landscape and impact our health, water supply, and so much more. TSMC is already massive. In what world do you think people are going to want to live with another chip plant directly in their neighborhood line of sight. This is extremely unethical to allow business to continue to take up natural landscape as well as putting it so close to a residential area that our health will be effected. This is exactly why Amkor was moved and postponed and now it's just the same song and dance to another neighborhood where this is effecting our livelihood. I strongly urge you to consider what is ethical and not capitalistic in this endeavor.

Sincerely,
Jennaya Post
Stetson Valley Resident

From: Jennifer Corrigan
To: PDD North Gateway VPC
Subject: NorthPark density
Date: Tuesday, October 7, 2025 4:03:32 PM

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Good afternoon,
I'm a resident of the Stetson Valley neighborhood and writing in regards to rezoning for the potential NorthPark Development. A carefully planned development could be a positive for the area and I have been following the rezoning proposals. I have 2 primary concerns with the current proposal. First, the increased density of housing overall will negatively affect the character of the neighborhood allowing for less open space and more congestion. The prior zoning adjustment proposal had more variation in density of the housing with some areas lower than what is represented in the current version. This would allow for some variation in housing and lot sizes creating a more interesting and tranquil neighborhood. The second concern is the amount of industrial use of land moving south of the 303 freeway. Industrial uses so close to the new neighborhood will have a very negative affect on the surrounding housing making it much less desirable in addition to being in much closer proximity to local schools. To protect the neighborhood tranquility keeping heavy industry north of the freeway would be much more desirable while still allowing other commercial uses to the south.
Thank you for your time,
Jennifer Wong

Sent from my iPhone

From:	Kathryn Baker
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Subject- Rezoning Case No. Z-139-24-1 & General Plan, Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Tuesday, October 7, 2025 11:44:18 AM

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Report Suspicious

As a homeowner in North Phoenix, **I strongly oppose the proposed rezoning for NorthPark**, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:
1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

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3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.

4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community. I urge you to deny this rezoning request.

At a minimum, the project should be significantly reduced in scale until traffic, safety,

and infrastructure concerns are realistically addressed. Please protect our community from reckless overdevelopment. Sincerely,

Please protect our community from reckless overdevelopment.

Thank you,
Kathryn
W Bent Tree Drive

From:	Kathryn Stewart
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Subject- Rezoning Case No. Z-139-24-1 & General Plan, Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Tuesday, October 7, 2025 11:47:05 AM

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Report Suspicious

Hello,

As a homeowner in North Phoenix, I *strongly* oppose the proposed rezoning for NorthPark (Z-139-24-1). **This project threatens to overwhelm our community and destroy the neighborhood we love.**

The traffic study is flawed, outdated, and dangerously optimistic. Critical intersections will fail, Stetson Valley Parkway will become unsafe for our children, and semi-trucks will cut through our streets—turning a family neighborhood into a traffic nightmare. The proposed density—nearly five homes per acre—will generate over 160,000 daily vehicle trips, far beyond what our roads and infrastructure can handle. Promised improvements are decades away and unfunded, leaving residents to endure years of gridlock.

Our community deserves thoughtful development, not reckless overbuilding. Please deny this rezoning or at minimum scale it back until traffic, safety, and infrastructure concerns are fully addressed.

Protect our families, our streets, and our homes.

Sincerely,
Kathryn
W Bent Tree Drive

From:	Carter,Logan
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Tuesday, October 7, 2025 2:55:13 PM

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Dear City/County Representative -

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:
1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

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7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Thank you,

Logan Carter
4116 w. Villa Linda Ln
Glendale az 85310

 [penskecars.com]

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E-Commerce Department
2555 Telegraph Road, Bloomfield Hills, MI 48302.

This email and any files transmitted with it are confidential and intended solely for use of the individual or entity to whom they are addressed. Please delete all copies if you are not the intended recipient.

From:	Mark O'BRIEN
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Tuesday, October 7, 2025 2:41:56 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Dear City/County Representative -

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:
1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

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I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed. Please protect our community from reckless overdevelopment.

Sincerely,
Mark O'Brien
6218 W. Spur Drive
Phoenix AZ 85083

CITY OF PHOENIX
OCT 06 2025
Planning & Development
Department

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1.

This project represents overdevelopment that will severely harm our community.

I am very concerned about the key points below that will affect our neighborhood.

40 years ago, the plan for this area was to have 1 HH per acre, now it is proposed at 5.

Water was a concern then as well as now, but not the same as today which puts it even more important and scarce.

I am concerned on how the project projects the Free and Open area will be available. It is right now and we do not need developers to frame it as a gift from them. Just because the area that was planned as a preserve can be developed, it does not mean it has to be developed in that way. Look at the National Parks, State, County and City parks, Thunderbird Park, and others. They remain as valuable assets to the community, not just to be developed at the peril of nearby neighborhoods and schools.

There is a planned city within city just North of the TSMC plant and Amkor has already planned to build to the west of this area. Where is the need to develop south?

Now we learned on Monday Oct 6th, the innovation corridor would bring in industrial manufacturing close by as well as the residual effects of noise, light and air pollution, traffic and having tankers and semi's drive through our neighborhood. This is not I-10 and 1-17 interchange and should never be considered so close to neighborhoods.

Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

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in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. Residents would face years of gridlock before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community. I urge you to deny this rezoning request.

At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed. Please protect our community from reckless overdevelopment.

Sincerely,

Matthew Keeler

5530 W Desperado Way

Phoenix, AZ. 85083.

Stetson Valley Owners Association.

From: MICHAEL ABAD
To: Adrian G Zambrano
Cc: Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject: Re: North Park
Date: Tuesday, October 7, 2025 7:48:29 PM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

To All Concerned,

Further to my previous correspondence regarding the proposed rezoning for NorthPark (Rezoning Case No. Z-139-24-1 and General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1), I feel compelled to underscore additional critical concerns that weigh heavily on me and my fellow residents.

Beyond the significant issues of traffic congestion, public safety, increased density, and the destruction of natural habitat that I previously outlined, I must bring to your immediate attention the potential for severe hazardous waste and pollution impacts. Intensive development of this scale, particularly without comprehensive and stringent environmental safeguards, carries inherent risks of compromising our community's vital air quality and precious groundwater resources. We are talking about potential contamination that could have long-term, irreversible consequences for public health and the local ecosystem.

The thought of our vibrant residential area becoming a site afflicted by persistent environmental contamination, akin to a "Superfund" designation, is deeply alarming. Such an outcome would not only devastate the health and well-being of residents, including our most vulnerable populations and the diverse wildlife that calls this desert home, but it would also irrevocably diminish our quality of life and property values for generations to come. The irreversible nature of certain types of chemical and waste contamination makes this prospect particularly dire; once established, these environmental harms are often impossible to fully remediate, leaving a permanent scar on the landscape and a constant threat to those living nearby.

I implore you to consider the profound implications of approving a project that could introduce such severe and lasting environmental hazards into our community. No short-term gain from development should ever come at the cost of jeopardizing the fundamental health, safety, and environmental integrity of a neighborhood. I urge you to reflect on whether these potential risks are ones you would deem acceptable for your own family and community.

My objections to this project are not just about development; they are about protecting the very foundations of health, safety, and environmental integrity in Stetson Valley. I trust that these grave environmental considerations will be given the serious and thorough evaluation they warrant in the decision-making process.

Thank you for your attention to these critical matters.

Sincerely,
Michael Abad

Sent from Yahoo Mail for iPhone [mail.onelink.me]

On Tuesday, October 7, 2025, 4:27 PM, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi Michael,

Thank you for your email. I have saved it to the case file for the record.

Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

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From: MICHAEL ABAD <mabad@cox.net>
Sent: Tuesday, October 7, 2025 7:30 AM
To: PDD North Gateway VPC <northgatewayvpc@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Council District 1 PCC <council.district.1@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>
Subject: North Park

Subject- Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the

community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdatedcomparisons–Thestudyreliesontrafficdatafrom Anthem(2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4. Childsafety–Withthousandsofadditionalvehicleson StetsonValleyParkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. Semi-truckcut-throughs–ByopeningStetsonValleyParkwayasanorth-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood-semi-trucks should be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

8. This area is also part of the beauty of this community for hiking, biking and exploring nature. Destroying this part of the desert not only affects what little areas are left to enjoy the outdoors, but also displacing wildlife that thrives here including bobcats, javelina, jackrabbits, coyotes and wild burros as well as various other animals.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment in the name of humanity and not because of some money grab. Areas like these are precious and should be protected.

Thank you,
Michael Abad
Stetson Valley Homeowner

No Thanks NorthPark

CITY OF PHOENIX

OCT 06 2025

Planning & Development Department



Flawed Traffic Study = Dangerous Roads



No Thanks NorthPark

No safe crosswalk for elementary kids.



No Thanks NorthPark

Way Too Dense

Plan adds 15,150 homes 5× current density.

No Thanks NorthPark

Who Profits?

No Thanks NorthPark

From: Philip Mandina
To: PDD North Gateway VPC
Subject: Subject- Rezoning Case No. Z-139-24-1 & General Plan,Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Tuesday, October 7, 2025 11:38:10 AM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark,
Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely
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Key concerns include:
1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012),
which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays
and safety risks.

4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway,
children will not be able to cross safely to schools, parks, or friends' homes. This
threatens the walkability and livability of our neighborhood.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south
corridor, semi-trucks will be allowed to cut through what is currently a residential
street. This is not acceptable in a family-oriented neighborhood- semi-trucks should
be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that

are neither funded nor guaranteed. In reality, residents would face years of gridlock
before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre
will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets,
arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly
reduced in scale until traffic, safety, and infrastructure concerns are realistically
addressed.
Please protect our community from reckless overdevelopment.
Sincerely,
Philip Mandina
5729 W Plum Rd
Phoenix, AZ 85083
Stetson Valley Estates

From:	Scott & Amanda Redmond
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan
Date:	Tuesday, October 7, 2025 9:01:39 AM

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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

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7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed. Please protect our community from reckless overdevelopment.

Sincerely,
Scott Redmond
5125 W Molly Lane Phoenix AZ 85083
Stetson Valley HOA

From: Greg Latcham
To: PDD North Gateway VPC
Subject: Fw: Very Concerned about - Rezoning Case No. Z-139-24-1 & General Plan, Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Tuesday, October 7, 2025 6:20:31 PM

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I am a resident here in Stetson Valley. I am very concerned about the North Park Development going just north of Stetson Valley, Rezoning Case No. Z-139-24-1. I know that it is zoned for one acre sites and I feel that is what it needs to stay at. Any apartments or condos will create overcrowding on our streets. I am not saying that there needs to be no growth, but I do feel that this growth is wrong. Many families that live here are concerned for their children's safety and that we will be living with a new main thoroughfare to the 303.

I agree that we need to have the progress of streets and homes and access to the new plant, but not to the detrement of Stetson Valley and its families! I especially disagree with any semi trucks and delivery trucks taking the roads through N. Stetson Valley Parkway. The traffic from the vehicles will create such noise and pollution through Stetson Valley Development.

I feel that the analysis you are using is outdated and is from studies done in 2012. This is too old and we need to look at what this may do to our community using new updated information.

Additionally, huge chip plants need to be built north of the 303. These buildings need to be built close to the current TSMC existing plant. There is land up to the north of the 303 that they can build on.

We cannot overload our roads and neglect the quality of life for the

current residents.

Please, I urge you to deny this rezoning request.

Please protect our community from overdevelopment.

Sincerely,

Susan Latcham

Stetson Valley Neighborhood

From:	Gerry Deren
To:	Robert H Kuhfuss; Adrian G Zambrano
Cc:	amanda@stetsonvalleyoa.com; Gerry Deren; Karen Deren
Subject:	Northpark Concerns-Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1 Neighborhood concerns.
Date:	Wednesday, October 8, 2025 2:23:01 PM

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Robert and Adrian

With specific regards to Northpark Concerns-Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1, I shared some of my views with Amanda and she asked me to forward this note to you. Please review and I am happy to discuss at your convenience.

After the meeting Monday night (06October2025) I felt I had to comment. But before I do, I want to thank Amanda for the support and information to help us better understand all the facts and lies (oops) about NorthPark being presented by a law firm and traffic consultant from Scottsdale. I am a firm supporter of change and the growth efforts and am asking for some clarity and also offering up my help if needed.

I have attended all 3 meetings (Karen - my wife) (who has worked with Amanda on other neighborhood items) is out of town or she would have been there also) and I have to tell you that I am getting more disturbed and disgruntled about the scenario this so-called team or presenters from these so called consulting / legal people who are painting a picture of their own definition and design. I am also concerned about the meeting processes and their inability to have a community cooperative / productive meeting.

Coming from an executive (VP) role as a player coach for a Fortune 500 Company where I led their management consulting organization across the Americas, I have a trained ability to listen and build thought processes (and business cases) which I have done for many Fortune 10 as well as supply chain companies. The goal was to help them deal with change and maintain profitability. Our proprietary process was also very good at getting to the core of issues that may be hidden or disguised. Using this skill and method that I continued to hone over the years, It became somewhat clear to me this past meeting is nothing more than a COOP on behalf of Pulte Homes and now in conjunction with TSMC and all this team is doing is - **Talking at us**, and Not with us. They have NO interest in

listening to anyone other than responding back to a web site or writing their issues on a 3X5 card. Yes, I get it that some people are very emotional about this topic and managing that can be a task , but handled properly, a doable thing.

A good example of their lack of responsiveness of recognition of our concerns, is an HOA developed document that was shared at the meeting (and obtained through Karen) was very helpful to state the facts and observations. The emcee blew by it and scoffed at it. I also was not happy with her asking about the HOA being in attendance and dropping it. I was also dismayed at the "Transportation Consultant's" view of the report stating our concerns were unfounded. "I am taking offense to your views" if I got that quote correct as we have done the traffic study through 2050, and we are planning out to handle the worst case scenario, (yet, they cannot handle current issues). A rhetorical question, How can they forecast out yet another 24 years???? in an area that did not exist 16 years ago when we bought.

Sorry for all that Diatribe, so here is the real issue / question.

- It became clear to me that this law firm , transportation consultant are employed by Pulte Homes and now TSMC as a bidder for the property. I do NOT see Phoenix at the meetings nor their view other than getting free land at the decision of Pulte/TSMC and tax revenue. Am I reading this correct?
- If so, I would also think this might be a conflict of interest
- I also totally disagree with their view of the utopian land they foresee, as I (in my recent pre- retirement years) dealt with TSMC and other CHIP mftrs, and they are NOT very compliant nor care about the local interests. Look at the apartment boom and who is inhabiting them. I think a demographic picture of expected income and pricing needs to come clear as well as representation from them to attend and answer questions -
- Also - they seem to want to only tell us what they think we want to hear - or talk **at** us and treat is like children.
- Are there other bidders or plans that we are not aware of ? If so, why are we not aware of them?

I am not planning to attend yet another view from them this week (Thursday) BUT do plan to attend the next series when Phoenix or others start to take a more active part.

I am happy to have a discussion with you for clarity as well as support what you may need. This picture seems like a done deal and like I learned in Management 101, getting buy-in to your already stated plan is the key , and I just think they are going about it in a bad and VERY unprofessional way. Also - if you agree, I am happy to send things like this to others that have an interest in their neighborhoods and taxpayers.

Thanks for listening
Gerry Deren
623 249 0284
gjderen53@gmail.com
26804 n 57th Drive, Phoenix 85083

From: Diana Hanson
To: PDD North Gateway VPC
Subject: NorthPark
Date: Wednesday, October 8, 2025 11:58:57 AM

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Subject- Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

I am writing to urge you to vote NO on rezoning that state land to build NorthPark. I moved out here 22 years ago to get out of the city traffic and congestion. People ask why and how I can live so far out, I love it! Hate the congestion of Scottsdale and downtown Phoenix and we need to keep this area the way it is. Please vote no. Thank you.

CITY OF PHOENIX
OCT 08 2025
Planning & Development
Department

Email to:

North Gateway Village Planning Committee: northgatewayVPC@phoenix.gov

Adrian Zambrano, Case Planner: adrian.zambrano@phoenix.gov

Councilwoman Anne O'Brien: council.district.1@phoenix.gov

Sarah Stockham, Planning: sarah.stockham@phoenix.gov

Racelle Escolar, Planning: Racelle.escolar@phoenix.gov

Mayor Gallego: mayor.gallego@phoenix.gov

Subject- Rezoning Case No. Z-139-24-1 & General Plan

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, **Rezoning Case No. Z-139-24-1**. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to **deny this rezoning request**. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

Kay Cattlen

Stetson Valley

From: Kenneth Schuman
To: Adrian G Zambrano
Subject: North Park Rezoning
Date: Wednesday, October 8, 2025 1:41:40 PM

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Hi Adrian Zambrano,

Subject- Rezoning Case No. Z-139-24-1 & General Plan

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark,
Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.
My key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3.Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood. Semi-truck cut-throughs –

5. By opening Stetson Valley Parkway as a north-south

corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

Ken & Nancy Schuman

5614 West Mine Trail

Phoenix, AZ 85083

Stetson Valley

From: Rich Vosko
To: Adrian G Zambrano
Cc: Mallory Makowsky
Subject: Re: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Wednesday, October 8, 2025 11:51:22 AM

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Thanks Adrian,

I am writing to add to my previous comments regarding the proposed NorthPark rezoning (Case No. Z-139-24-1), specifically to highlight a new, extremely concerning, and unacceptable aspect of this development: the inclusion of an Oil, Fuel, Bulk Plant/Storage facility.

While I have already expressed my strong opposition to the project's overall scale and the devastating impact it would have on existing lands and wildlife, the introduction of a chemical zone for production and storage escalates my concerns exponentially. This is not just about overdevelopment; it's about fundamentally altering the safety and environmental integrity of our community by introducing significant risks associated with chemical production and storage.

Appreciate your understanding.

On Mon, Oct 6, 2025, 3:39 PM Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

> Hi Richard and Mallory,
>
> Thank you for your email. It has been saved to the case file for the record.
>
> Best regards,
>
> **Adrian Zambrano** *(he/him/his)*
>
> Planner II - Village Planner
>
> Phone: 602-534-6057
>
> E-mail: adrian.zambrano@phoenix.gov
> City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

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From: Rich Vosko <richvosko@gmail.com>
Sent: Sunday, October 5, 2025 9:37 PM
To: PDD North Gateway VPC <northgatewayvpc@phoenix.gov>
Cc: Mallory Makowsky <Mallory.makowsky@gmail.com>
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Dear Members,

As a North Phoenix resident, I strongly oppose the proposed rezoning for the NorthPark development (Case No. Z-139-24-1). The scale and density of this project would overwhelm our existing infrastructure and put the safety and livability of nearby neighborhoods at serious risk.

The traffic analysis used to justify the project is deeply flawed. It assumes that 20% of all vehicle trips will remain inside the development—double the City's own guidelines. It also relies on decade-old data from Anthem, which doesn't reflect today's traffic volumes or growth. Even using these optimistic assumptions, the study still shows multiple intersections failing and long delays projected.

Opening Stetson Valley Parkway as a through-route would also invite heavy traffic and semi-trucks into what is now a quiet residential street. This creates major safety concerns for families and children who walk or bike to schools and parks.

Finally, the proposal depends on road improvements that are not funded or guaranteed until 2050 or later. Residents would face years of gridlock before any relief.

The proposed increase—from roughly one home per acre to nearly five—would generate over 160,000 daily vehicle trips, far exceeding what nearby streets and freeways can handle.

For these reasons, I urge you to **deny this rezoning request** or significantly scale back the project until realistic traffic, safety, and infrastructure plans are in place.

Thank you for protecting our community and supporting responsible growth in North Phoenix.

Sincerely,

Richard Voskoboynikov and Mallory Makowsky
5616 W Molly Lane, [google.com]
Phoenix AZ 85083 [google.com]

From:	Tom Grant
To:	PDD North Gateway VPC
Cc:	Adrian G Zambrano
Subject:	NorthPark: Rezoning Case No. Z-139-24-1 & General Plan; Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Wednesday, October 8, 2025 7:54:17 PM

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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, **Rezoning Case No. Z-139-24-1**. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **No Industrial Use in Innovation Corridor** – Keep Industrial use north of the 303. As proposed, GDP5, south of the 303, will have:
   - Compounding and processing of raw materials,
   - TSMC Chip Plant associated uses,
   - Salvaging and dismantling activities,
   - Oil and fuel storage,
   - Bulk plant/storage

   Keep industrial and hazardous activities out of the residential and commercial areas.
2. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
3. **Excessive traffic** – Stetson Valley already has hundreds, if not thousands of cars a day from Sonoran Mountain Ranch, Preserve at Boulder and Pyramid Heights cutting through our community to get to the Happy Valley/51st Avenue intersection. Adding NorthPark will cripple our roadways.
4. **Failing intersections** – Critical intersections are already failing and NorthPark will only compound the problems of these intersections.
5. **Unfunded mitigations** – The traffic study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
6. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children

will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

7. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

I urge you to **deny this rezoning request**. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

Tom Grant
5631 W Straight Arrow Ln
Phoenix, AZ 85083

From: Vincent Serpico
To: PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Cc: melissa@delegateitsolutions.com
Subject: Subject- Rezoning Case No. Z-139-24-1 & General Plan
Date: Wednesday, October 8, 2025 4:22:55 PM
Attachments: image001.png
Importance: High

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Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

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Please protect our community from reckless overdevelopment.

Sincerely,
Vincent & Melissa Serpico
Stetson Valley

Vincent Serpico
Founder / CEO / Partner
FOUNDERS WORKSHOP™

BRIDGING BORDERS, BUILDING EXCELLENCE:

Your Arizona Gateway to Latin America's Top Tech Talent.

If you're in need of nearshore tech talent at a 3rd of the cost, who fit your timezone, culture & flexibility needs, we can chat about our placement guarantee as well.

CITY OF PHOENIX
OCT 08 2025
Planning & Development
Department

Email to: North Gateway Village Planning Committee: northgatewayVPC@phoenix.gov

Adrian Zambrano, Case Planner: adrian.zambrano@phoenix.gov

Councilwoman Anne O'Brien: council.district.1@phoenix.gov

Sarah Stockham, Planning: sarah.stockham@phoenix.gov

Racelle Escolar, Planning: Racelle.escolar@phoenix.gov

Mayor Gallego: mayor.gallego@phoenix.gov

Subject- Rezoning Case No. Z-139-24-1 & General Plan

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1.

This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. The City of Phoenix is already in asking residents to voluntarily reduce their water usage due to water shortages on the Colorado River. The contracts for Colorado River water are going to expire and new allotments will be allocated. I don't think there will be any increases, only decreases in the amount of water allocated for each of the States/Cities that get their water from the Colorado River. The developer for this area is projecting that rezoning this area will add 15,000 +/- new homes. The developer is also talking about new businesses such as restaurants and grocery stores. All of this reckless overdevelopment will create an additional burden on the City of Phoenix Water Resources.
2. The Sonoran Preserve Master Plan, an Open Space Plan for the Phoenix Sonoran Desert, was prepared by the City of Phoenix Parks, Recreation and Library Dept. in cooperation with the Phoenix Sonoran Preserve Committee. This plan was unanimously approved by the Phoenix City Council on February 17, 1998. Some of the highlights of this report are a map which shows the Sonoran Preserve location detailed in green (see attached map). The report also indicates the *Following Lands For Conservation, and describes them as having outstanding open space value:* Union Hills, Deem Hills, Pyramid Peak, Middle Mountain, Ludden Mountain, Hedgepeth Hills, Skunk Creek, and Cave Creek Wash. In 1996 and 1997 the City of Phoenix commissioned ASU's School of Planning and Landscape Architecture and ASU West's Life Sciences Program to study North Phoenix Wash Preservation and Boundaries. This study based the preservation boundaries on ecosystems rather than topography or land ownership which were new to Phoenix. The following recommendations were made and considered in developing the Sonoran Preserve Plan:

A. Preserve as large an area as possible
B. Minimize isolation and fragmentation of habitats
C. Minimize contact with adjacent developed areas
D. Maintain a diversity of animal habitats
E. Preserve areas representing mosaics of vegetation types

3. General Philosophy for the Sonoran Preserve. Identifying pristine and near pristine desert land throughout the City of Phoenix presents a challenge because much of the developed portions of the city have all but erased any trace of the natural environment. The low-density development pattern that has evolved in Phoenix provides an opportunity to reestablish natural areas within the urban environment however, desert restoration is more costly that preservation since natural processes alone take decades to reestablish flora and fauna. Test done at the Desert Experimental Range in Utah indicate that once damaged, desert plants may take 30 years to improve from poor to good and some species never recover. Because of the inherent value of undisturbed Sonoran Desert lands and the cost associated with restoration, the Sonoran Preserve focuses on the relatively undisturbed land that lies within the NSA.
4. I would urge you all to read the Sonoran Preserve Master Plan before you make any decisions about allowing overdevelopment to destroy the natural environment.
5. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
6. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
7. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
8. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
9. Semi-truck cut-through – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.
10. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
11. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

P

Sonoran Preserve Land Ownership and Location

	In Acres
State land within city limits	14,800
State land outside city limits	2,000
Total State Land	*16,800*
Private land within city limits	2,800
Provate land outside city limits	1,900
Total Private Land	*4,700*
Total Sonoran Preserve Land	*21,500*

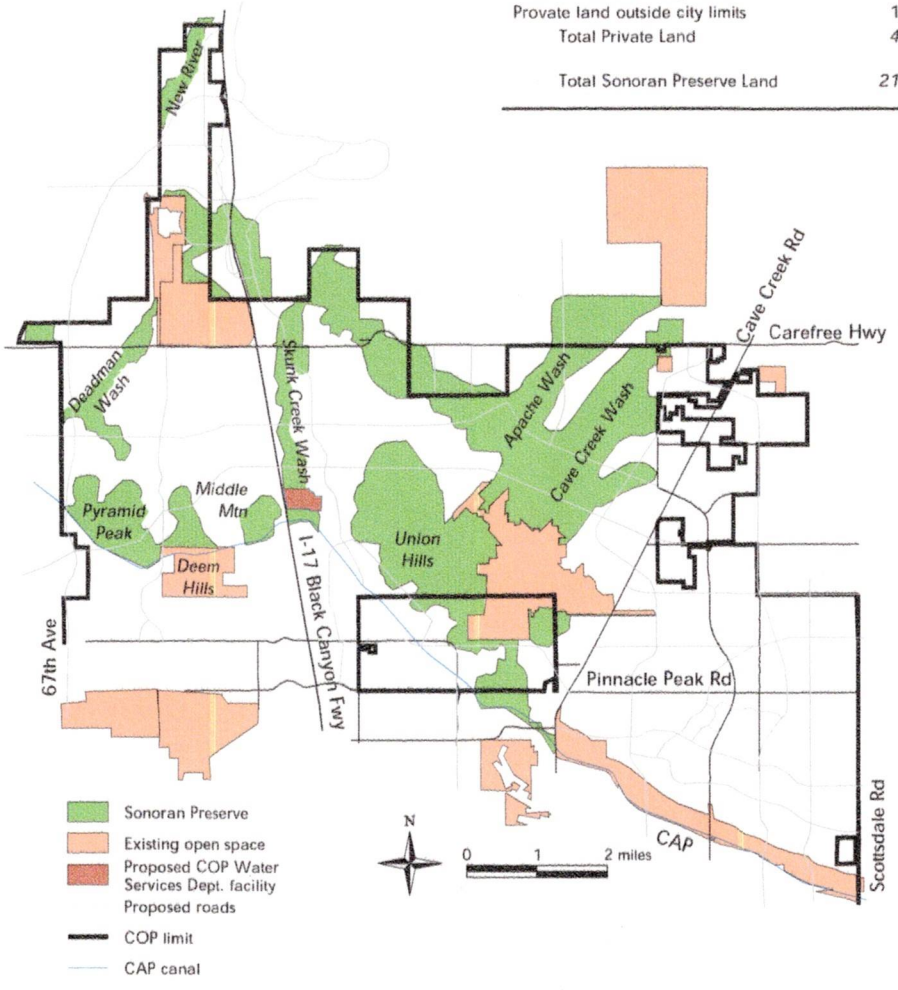


Figure 3.5 Sonoran Preserve Master Plan

The deserts should never be reclaimed. They are the breathing-spaces of the west and should be preserved forever.

John Van Dyke
The Desert, 1901

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment. Sincerely,

Sincerely,

William Cidlesan
STETSON VALLEY

From: Alina Usmanov
To: PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Thursday, October 9, 2025 3:47:08 PM

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Report Suspicious

Hello,

Hope you are well. I'm writing this email to vocalize my concerns about proposed rezoning for north Phoenix.

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

8. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use**within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.

9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.

10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,
Alina Dolance
Stetson Hills Community, 85083

From:	Amanda M
To:	Adrian G Zambrano
Subject:	Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1,
Date:	Thursday, October 9, 2025 11:34:42 AM
Attachments:	mastrplan.pdf

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Report Suspicious

Hi Adrian,
I'd like to ask that you please put a copy of the Sonoran Preserve Master Plan, published in 1998, and currently available on the city website at https://www.phoenix.gov/administration/departments/parks/activities-facilities/trails/sonoran-preserve.html into the case file for NorthPark rezoning & GPAs for the rezoning committee to review prior to their vote on November 13th.

I'd like to ask committee members to look at page 23 of the master plan and compare the amount of Preserve land available on the west versus east side of the I-17 freeway. Additionally, I'd like them to look at how much of the preserve land that is west of the freeway is already being given over to the Halo Vista development. I will be discussing this evening how homeowners in our community are being told it's ***always been the plan*** for 51st avenue to connect, which is true, but it is being disregarded that the connection assumed that the significant land north of our community would be preserved in this way- not paved. Anyone who researched what would be built north of their community believe that this was the city plan- not to pave this area, & build a 160 billion dollar industrial area, deceptively marketed as an "innovation corridor" and and only "donate" the slopes of mountains that aren't suitable for building homes.

Thank you,

Amanda McGowan

From:	Amanda M
To:	Adrian G Zambrano
Subject:	Anthem White Paper, Outdated Data, - Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Thursday, October 9, 2025 12:31:52 PM
Attachments:	Anthem White Paper- 2012.pdf

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Report Suspicious

Hi Adrian,

I'd like to request that the attached excerpt from the *NorthPark Traffic Impact Analysis* (North Park TIA v3_2 Final.pdf, Appendix F, pages 273–278) be added to the case file for the proposed NorthPark rezoning and General Plan Amendment. I will be referring to this document during tonight's meeting.

I want the committee to note that within CivTech's own white paper, the firm openly admits:

> "We recognize that no data on community capture has been published for developments within the State of Arizona."

Instead of using independently validated data, CivTech chose to substitute its own 2010 data from the Anthem community. Anthem, however, is an entirely different type of development- located in a remote area at the time, built by a single developer, with shopping and infrastructure constructed first, and in a very different economic and transportation context. NorthPark, by contrast, is surrounded by existing neighborhoods and will generate very different travel patterns.

By using Anthem as a reference point, CivTech was able to artificially inflate internal capture rates well above City of Phoenix and ITE standards. Although the developer's representative has suggested that these standards are merely guidelines, ITE explicitly states that exceeding them requires valid, empirical data to justify the assumption- which CivTech does not provide.

CivTech relied on a self-authored, non-peer-reviewed white paper to justify these unusually high internal capture rates. Because the firm that prepared the TIA is also the author of the "supporting study," the justification is entirely self-referential and unverified. Anthem's land use mix, density, age, and roadway network differ substantially from NorthPark, making this an invalid transfer of data.

Using the outdated Anthem data substantially underestimates external traffic volumes and artificially improves intersection level-of-service results- even though many intersections in the study still show failing conditions after the proposed mitigations.

The developer should be required to recalculate trip generation using ITE *Trip Generation*

Handbook methods with City of Phoenix–appropriate internal capture rates or to conduct a new study of a comparable, modern community that reflects current travel behavior. Even CivTech's own staff acknowledged during Monday's information meeting that travel behavior has changed since 2010.

The white paper further cites studies from 2003 and 2008 to support the claim that "large-scale developments operate like small cities providing nearly all community-related activity within their boundaries." Frankly, a middle school science student would fail a research paper for citing data this outdated to justify current conclusions. The presence of amenities alone does not prevent external trips, and CivTech provided no contemporary, relevant data to prove otherwise.

During the recent meeting, when CivTech's representative asked how many residents travel more than three miles to the grocery store, hands shot up. I personally drive 10 miles each week to the nearest Trader Joe's at Arrowhead Mall because there isn't one closer. NorthPark homeowners will make similar external trips. The City should require the developer to justify their assumptions with current empirical data, as these inflated capture rates dramatically reduce projected traffic and congestion- understating the real impacts on regional intersections.

There are several other concerns with this traffic study that I plan to raise before the committee's vote next month. For tonight, however, I wanted to ensure this specific issue- and its supporting documentation- are part of the public record. The developer should be required to make evidence-based reductions in project density so that surrounding infrastructure can safely accommodate the proposed development. Failing to do so puts lives at risk and directly contradicts the City's own Vision Zero Road Safety Action Plan.

Thank you for your time and for your service to our community.

Best regards,

Amanda McGowan

APPENDIX F

ANTHEM WHITE PAPER

August 1, 2012

Mr. Gregory Stanley
Pinal County Public Works Director
31 North Pinal Street, Building F
Florence, Arizona 85132

RE: Community Capture Rate for Anthem, AZ

Community Capture has been used to describe the unique trip internalization of new communities, separated from existing urban areas. Several agencies, such as the Florida Department of Transportation, have begun to develop methodologies for analyzing the external traffic impacts of self-contained new communities. The Transportation Research Board (TRB) commissioned an evaluation of Community Capture in 2003 which is documented in TRB Record 1780, Paper No. 01-3524, *Internalizing Travel by Mixing Land Uses, Study of Master Planned Communities in South Florida*. Kittleson and Associates authored a paper titled "Community Capture Issue Paper" dated November of 2008 which was adopted by the Florida Department of Transportation (DOT) as well as several Florida municipalities. In general, the findings of these studies indicate that depending on the mix of uses and the size of the development, trips traveling on roads external to the development were reduced by up to 58 percent.

While the *Streets Capital Improvements Plan for New Development and Development Fee Study* (Development Fee Study), amended February 10, 2010, reflects a reduction in trips for some commercial uses due to internal capture, it does not account for the effect of large scale developments within the County. Many times these large scale developments operate like small cities providing nearly all community-related activity within the boundaries of the development. These large scale master-planned communities are already required to build the internal infrastructure and adjacent streets to support the County's RSRSM and to provide the right-of-way required for long term sustainability as shown in the County's Comprehensive Plan (the "Comp Plan").

The models completed for this analysis confirm that the principal of community capture should apply to the Property by showing the efficiencies gained from developing a large master-planned community on Property. The analysis shows that this occurs for developments of a sufficient size which contain several arterial streets within their borders. The models indicate that development of the Property will have fewer impacts on regional roadway systems than other traditional development due to the nature of the mixed-use project and increased utilization of its internal (non-CIP) roadways. While Pinal County provides credits for the construction of CIP roadways, the County must also adjust the burden on projects that will have a lower demand for those regional roadways due to this principal of community capture.

We recognize that no data on community capture has been published for developments within the State of Arizona. To address this issue, in addition to the TransCAD modeling, we have performed an evaluation of the Anthem (Maricopa County) community, which is consistent with the findings of our TransCAD models.

RED RIVER COMMUNITY CAPTURE – CALCULATION METHODOLOGY

The purpose of this section is to document the methodology and procedures conducted to develop the traffic forecasts within the Red River Study Area. As outlined above, CivTech utilized a TransCAD model based on the City of Maricopa TransCAD model for the horizon year 2030, which updated the previous RSRSM TransCAD model for roadway network and land use within the City's planning area, to analyze the internal capture of the Property. Measurement of Community Capture requires that all of the internal (on-site) development is constructed; therefore, Red River was assumed at a full buildout condition by horizon year 2030 for this evaluation, which is consistent with the horizon year evaluated within the RSRSM/City of Maricopa TransCAD model. Any trips which both originate and terminate within the boundary of the Red River site would be considered captured and would have an effective trip length of 0-miles outside of the project boundary. This has the effect of lowering the average trip length when considering all Red River traffic, both internal and external.

Evaluation of Community Capture requires several steps when working within the TransCAD platform. First, trips are generated according to the same methodology originated by the model and the roadway network is updated to reflect the Red River development within the model. Trips are then distributed to the external stations through use of the TransCAD software.

The Red River Plan was utilized to calculate the actual impact of the development of the Property on the surrounding roadway network, including County arterial roads and State highways. Specific land uses were chosen to represent the mix of uses, and input into the TransCAD model. The approximate square footage for development of each parcel within Red River was estimated using the floor area ratios shown from the Institute of Transportation Engineers (ITE) Land Use Categories (LUC) as shown in **Table 2**.

Table 2: Land Use Density and Intensity Assumptions

Land Use	Density/Intensity
Industrial Park =	25% FAR
Single Family =	4 DU/ac
Apartments =	20 DU/ac
General Office =	40% FAR
Business Park =	40% FAR
Commercial =	25% FAR
Elementary School =	25% FAR

While the TransCAD model does not allow trip generation as an input parameter to determine traffic generation, the model utilizes population, employment and students (persons) to calculate trip generation on County roadways. Several studies produced in this region contain assumptions for converting square footage to persons. The number of employees was taken from the General Government Development Fee Study, City of Surprise, November 27, 2006 (prepared by MAG) which can be found in **Table 4**. The number of anticipated Red River dwelling units for each parcel was then expanded by the person/household ratio using the conversation factors from the *General Government Development Fee Study, City of Surprise, November 27, 2006* to account for the number of residents. The estimated Red River "persons" assumed for each employment land use type was estimated using the rates shown in **Table 3** below.

Table 3: Employee and Student Square Footage Conversion Factors

Land Use	Employees per 1,000 S.F.
Industrial Park	* 2.31
General Office	* 3.16
Business Park	* 3.16
Shopping Center	* 2.75

**Source: General Government Development Fee Study, City of Surprise, November 27, 2006.*

In order to accurately represent the Red River development within the TransCAD model, all trips were converted into productions and attractions. Production and attraction percentages are based on the calculated ingress and egress of each land use within each zone/TAZ. Productions are trips that are generated by a TAZ and sent out to the surrounding roadway network. For example, a residential land use would produce a trip that would leave the TAZ in search of commercial, retail, employment and schools (attractions). Since every trip produced must be attracted to another zone within the TransCAD model in order for the model to balance, the model is termed "gravity based". The percentage of productions and attractions are unique to each land use and its relative location. The percentages applied to Red River are based on relative values gathered from the original TransCAD RSRSM/City of Maricopa model so that assumptions remained consistent for all new developments within the model. **Table 4** shows the trip rates and production/attraction percentages utilized within the RSRSM/City of Maricopa RTP Update TransCAD model which were also applied to the Red River TAZ's within the revised model:

Table 4: Pinal County Trip Rates

			Productions			Attractions		
Land Use	Units	*Rate	HBWP	HBOP	NHBP	HBWA	HBOA	NHBA
Residential	DU	5.5	27%	53%	20%	0%	0%	0%
Retail	Employees	20	0%	0%	0%	18%	59%	23%
Office	Employees	9	0%	0%	0%	20%	58%	22%
Business Park	Employees	9	0%	0%	0%	20%	58%	22%
Industrial	Employees	3	0%	0%	0%	70%	15%	15%

**As utilized within the RSRSM/City of Maricopa TransCAD Model Update.*
HBW = Home Base Work
HBO = Home Base Other
NHB = Non-Home Base

The distribution of the trips within the model occurs utilizing the gravity method, the most widely used trip distribution method in TransCAD. This gravity method determines flows between zones based on each zone's productions and attractions.

Anthem Community Capture

To confirm the community capture for the proposed Red River development, CivTech evaluated the existing traffic patterns on a similar development – the community of Anthem located in the north valley of Maricopa County, Arizona. Like the Property, Anthem is located along a highway (Interstate 17), and its arterial access is similarly constrained. According to the 2010 Census, Anthem has an estimated population of 19,828 with approximately 8,762 dwelling units, of which only 6,616 were occupied in 2010. Building square footage and land use data was collected for each parcel using data from the Maricopa County Assessor's office. **Table 2** illustrates Anthem's trip generation based on the data collected from the Maricopa County Assessor and the 2010 Census Bureau.

Trip generation calculations for Anthem were based on the trip rates within the RSRM/Maricopa TransCAD model presented in **Table 4** of this report. These rates were adopted by Pinal County and implemented in the RSRM/Maricopa TransCAD model.

Table 9: Anthem Trip Generation

Land Use	DU	Building S.F.	Employees	Students	Trip Generation
Industrial Park	-	351,239	811	-	2,434
Single Family Homes	6,616	-	-	-	36,388
Apartments	435	-	-	-	2,393
Business Park	-	257,471	814	-	7,322
Commercial	-	1,075,292	2,957	-	59,141
Elementary School	-	693,419	-	6,726	6,726
TOTAL	**7,051**	**2,377,421**	**4,582**	**6,726**	**114,404**

Based on **Table 9** above, and using the same trip generation rates shown within the RSRSM/City of Maricopa TransCAD model, Anthem produces a total of 114,404 vehicle trips. Existing average daily traffic (ADT) count data was collected on June 20, 2012 on all roadways leading in and out of Anthem. The existing count data approximated 48,943 total average daily external trips traveling in and out of Anthem. Based on the calculated trip generation and existing ADOT data for Interstate 17, a total community capture of **57%** was computed for the community of Anthem. It should be noted that the community capture rate was based on the percent of occupied dwelling units in the year 2010 and does not reflect the increase of homes sales and occupancy over the past 2 years, which we believe would actually increase the total calculated community capture. The analysis includes the Anthem trips located on the ADOT Highway, therefore the community capture presented for the Anthem development exceeds the community capture predicted for the Project.

CONCLUSIONS

- Red River development is anticipated to generate a total of 136,243 external site trips outside of the cut line analysis. With a total of 263,373 daily trips generated by the Red River development it is anticipated that approximately, 47% will stay within or immediately adjacent to the study area.

- According to the modeling prepared for this analysis the proposed site trips along SR 347 to/from Red River reduce the external trips on County Roads from Red River by a total of 27,864 vehicles. This reduction of site trips computes to approximately 10.6 percent of the external trips utilizing SR 347, an ADOT Highway, instead of using one of the CIP roadways within the County's jurisdiction. Since these trips will not impact the County roadway network, they were also considered a reduction to the impact created by Red River. Red River's location is unique in that direct access will be provided to the development from SR 347. Therefore, the total traffic adjustment on the County's external street network is anticipated to reach 57.6 percent.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

CivTech Inc.

Dawn Cartier, P.E., PTOE
Project Manager

Attachments

From:	Kerth, Brittney A
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Cc:	Aaron Kerth
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Thursday, October 9, 2025 4:42:14 PM
Attachments:	image001.png

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Report Suspicious

Dear Mayor Gallego, Councilwoman Anne O'Brien, Ms. Escolar, Ms. Stockham, Mr. Zambrano and the North Gateway Village Planning Committee,

As a homeowner in the community of Stetson Valley in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community. While I respect and support responsible progress, I'm heartbroken at the idea of our residential community being sacrificed due to this proposed overdevelopment. If this rezoning is approved, the streets that my children utilize daily to get to school will become overrun with an additional projected 160,000 daily trips. The concerns I have are laid out below and I plead with you to stand with my family and neighbors in the protection of our neighborhood and all of North Phoenix.

We need strong leaders to think critically about the way that PROFIT is being put ahead of keeping Phoenix a truly enjoyable place to live and raise a family. TSMC has labeled an entire area of what we have for years been told would remain a nature preserve as an "innovation corridor" on which they could be permitted to build a second chip plant. This is absolutely unacceptable. Where is the water going to come from? Is anyone thinking beyond the dollar signs at the true long-term ramifications of utilizing all our open spaces to be farmed out to industrial manufacturing plants that utilize hazardous chemicals and generate pollutants right next to our homes?

What is now being proposed (relying on outdated, inaccurate and flawed data) is going to irreversibly alter our neighborhood and surrounding neighborhoods which have already become dangerously congested.

Please protect our community from reckless overdevelopment and incompatible industrial expansion. I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

8. Industrial uses disguised as “innovation” – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an “innovation corridor” is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.

9. Environmental and quality-of-life impacts – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of water and electricity, use hazardous chemicals, and generate airborne and wastewater pollutants. Additionally, they operate 24 hours a day, creating constant noise, lighting, and vibration impacts that are incompatible with residential living.

10. Inappropriate location for industrial activity – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — not adjacent to homes, schools, and parks. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

Thank you for taking the time to hear my concerns. I know they are shared by my community and are echoed by thousands of Arizonans who have found themselves entrenched in these battles pitting progress against safety and common sense.

Best regards,
Brittney

Brittney Kerth, BSW, MBA
Network Program Manager | OptumCare - Arizona
20414 N 27th Ave | Suite 500 | Phoenix, AZ | 85027
brittney_kerth@optum.com
O 602-255-7065
F 844-230-8712

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From:	Chris Castro
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; gallego@phoenix.gov
Cc:	Chris Castro
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Thursday, October 9, 2025 8:30:28 AM

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Report Suspicious

Hello,

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1 Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5 Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,
Chris and Jennifer Castro
Stetson Valley Estates

From: elisa.miller0408@gmail.com
To: PDD North Gateway VPC
Cc: "Elisa Miller"
Subject: Rezoning Case No. Z-139-24-1 & General Plan | Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Thursday, October 9, 2025 1:15:11 PM
Importance: High

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Report Suspicious

To Whom It May Concern:

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, **Rezoning Case No. Z-139-24-1**. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.

4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are

neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to **deny this rezoning request**. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

Elisa Miller
Stetson Valley Community Resident

From: Ellen Grant
To: PDD North Gateway VPC
Cc: Adrian G Zambrano
Subject: Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Thursday, October 9, 2025 3:32:54 PM

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Report Suspicious

Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials,

and freeways. This density does not fit the character of our community.

8. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use** within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.
10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.
Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,
Ellen Grant
Stetson Valley

5631 W. Straight Arrow Lane

Phoenix, AZ 85083

From:	John Short
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan
Date:	Thursday, October 9, 2025 12:58:34 PM
Importance:	High

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Report Suspicious

Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Hello,

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will

generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Thank you.

John Short
Customer Care Supervisor - Claims

reliancematrix
A MEMBER OF THE TOKIO MARINE GROUP [matrixcos.com]

Phone: 800.866.2301 x54074
Email: John.Short@reliancematrix.com
Web: www.reliancematrix.com [reliancematrix.com]

LinkedIn [linkedin.com] Follow us @MatrixAbsence [twitter.com]

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From:	Justin Holmes
To:	Adrian G Zambrano; PDD North Gateway VPC; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Opposition
Date:	Thursday, October 9, 2025 4:25:07 PM

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Report Suspicious

Subject- Rezoning Case No. Z-139-24-1 & General Plan
Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.6. 7. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

6. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

Justin Holmes
Stetson Valley Community

From:	Kim Lovell
To:	PDD North Gateway VPC; Adrian G Zambrano; council.district.1@phoenix.gov; Racelle Escolar; mayor.gallrgo@phoenix.gov
Subject:	Rezoning case No.Z-139-24-1 & General Plan Amendment Case No ,GPA-NG-1-24-1& GPA-NG-2-24-1
Date:	Thursday, October 9, 2025 3:43:25 PM

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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case4 No.Z-139-24-1. This project represents overdevelpment that will severely harm our community. Key concerns include:

1 Flawed traffic study-The analysis assumes 20percent of trips stay inside the community, far above the 5-10 percent recommended by city guidelines. This underestimates the true number of cars on our roads.

2 Outdated comparisons- The study relies on traffic data from Anthem (2010-2012), which is not reflective of today's congestion, travel patterns,or growth.

3 Failing intersections are projected to fail with long delays and safety risks.

4 Child safety- With thousands of additional vehicles on Stetson Valley Parkway, Children will not be able to cross safely to schools, Parks or friends' homes.

5 Semi-truck cut -throughs-By opening Stetson Valley Parkway as a north-south corridor, semi trucks will be allowed to cut through what is currently a residential street.

6 Unfunded mitigation-The study assumes roadway improvements by 2050 that are neither funded nor guaranteed.

7Excessive density- Increase 1me per acre to nearly 5 per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community. I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic,safety,and infrastructure concerns are realistically addressed.

Please protect our community from reckless over development.

Sincerely, Kim Lovell
85086(Deadman wash district)

From:	Kristina Wilson
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Thursday, October 9, 2025 5:36:26 PM

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Report Suspicious

Hello,

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

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7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Thank you.

Kristina Wilson

From: Rhonda Mathis
To: Adrian G Zambrano
Subject: NO TO NORTHPARK REZONING
Date: Thursday, October 9, 2025 11:33:55 AM

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I am a resident of the Stetson Hills neighborhood. My husband and I are both natives of Arizona and life-long west-siders. My kids are 3rd generation native Arizonans. We moved to this area for the undeveloped desert and open spaces. Now that is being threatened by over-development of the North Park project. Increased development brings increased traffic, noise and light pollution and a host of issues that come with increased housing and commercial development. God isn't making anymore land so let's protect what we do have!
Sincerely,
Rhonda Mathis
4619 W Pokeberry Lane
Phoenix, AZ 85083

From:	Ruth Holmes
To:	Adrian G Zambrano; PDD North Gateway VPC; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Opposition
Date:	Thursday, October 9, 2025 1:24:48 PM

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Report Suspicious

Subject- Rezoning Case No. Z-139-24-1 & General Plan
Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

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5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.6. 7. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

6. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,
Ruth Holmes
Stetson Valley Community

From:	Scott Holmes
To:	Adrian G Zambrano; PDD North Gateway VPC; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Opposition
Date:	Thursday, October 9, 2025 1:25:47 PM

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Report Suspicious

Subject- Rezoning Case No. Z-139-24-1 & General Plan
Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

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I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,
Scott Holmes
Stetson Valley Community

From:	tim mcginnis
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Thursday, October 9, 2025 3:08:52 PM

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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

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4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
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7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use** within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are

extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.

10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

The overdevelopment of this area harms everyone from the residents to the wildlife, both flora and fauna as well as depleting our vanishing water resources which are already stretched to the max. Adding this ridiculous amount of additional homes and industrial facilities that use water in far greater quantities than this desert can accommodate is beyond reckless.
It's an inappropriate site and use of the space and ignores the Sonoran Preserve Master plan. We don't need every piece of land developed; I understand this idea is anathema to developers. For the communities to thrive and be safe and healthy we need our open spaces and we need to preserve and use our water wisely and restrict the number of homes within the area.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,

Sue McGinnis
26608 N. 51st Dr., Phoenix, AZ 85083
Stetson Valley HOA

From:	tim mcginnis
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Thursday, October 9, 2025 3:06:19 PM

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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
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5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
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8. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use** within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.

9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.
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I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

The overdevelopment of this area harms everyone from the residents to the wildlife, both flora and fauna as well as depleting our vanishing water resources which are already stretched to the max. Adding this ridiculous amount of additional homes and industrial facilities that use water in far greater quantities than this desert can accommodate is beyond reckless.
It's an inappropriate site and use of the space and ignores the Sonoran Preserve Master plan. We don't need every piece of land developed; I understand this idea is anathema to developers. For the communities to thrive and be safe and healthy we need our open spaces and we need to preserve and use our water wisely and restrict the number of homes within the area.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,

Tim McGinnis
26608 N. 51st Dr., Phoenix, AZ 85083
Stetson Valley HOA

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

11. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
12. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

13. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
14. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
15. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
16. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
17. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
18. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use** within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
19. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.
20. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

The overdevelopment of this area harms everyone from the residents to the wildlife, both flora and fauna as well as depleting our vanishing water resources which are already stretched to the max. Adding this ridiculous amount of additional homes and industrial facilities that use water in far greater quantities than this desert can accommodate is beyond reckless.
It's an inappropriate site and use of the space and ignores the Sonoran Preserve Master plan. We don't need every piece of land developed; I understand this idea is anathema to developers. For the communities to thrive and be safe and healthy we need our open spaces and we need to preserve and use our water wisely and restrict the number of homes within the area.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,

Tim McGinnis
26608 N. 51st Dr., Phoenix, AZ 85083
Stetson Valley HOA

From: Joetta Chapman
To: Adrian G Zambrano
Subject: Fwd: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Friday, October 10, 2025 5:03:06 PM

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Hello Mr. Zambrano,

Thank you so very much for your response.

As an update to my original note below, I wanted to alert that the area Stetson Valley (referenced in my original communication) was part of Sonoran Preserve Master Plan.

Last night during the developers (no questions allowed) meeting last it was clearly communicated that our area is on a "fast track" for approval for zoning change to accommodate the TMC chip manufacturer expansion which per the chip manufacturer includes undergoing storage/holding containers of hazardous materials.

Any advice/direction of who else to alert or share my concerns, would be greatly appreciated.

Joetta Chapman
Stetson Valley Home Owner and current resident

---------- Forwarded message ---------
From: **Adrian G Zambrano** <adrian.zambrano@phoenix.gov>
Date: Tue, Oct 7, 2025 at 5:00 PM
Subject: RE: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
To: Joetta Chapman <joetta.chapman@gmail.com>
Cc: Council District 1 PCC <council.district.1@phoenix.gov>, Mayor Gallego <mayor.gallego@phoenix.gov>, Sarah Stockham <sarah.stockham@phoenix.gov>, Racelle Escolar <racelle.escolar@phoenix.gov>

Hi David and Joetta,

Thank you for your email. I have saved it to the case file for the record.

Best regards,

Adrian Zambrano *(he/him/his)*

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

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From: Joetta Chapman <joetta.chapman@gmail.com>
Sent: Tuesday, October 7, 2025 4:16 PM
To: PDD North Gateway VPC <northgatewayvpc@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Council District 1 PCC <council.district.1@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1.

This project represents overdevelopment that will severely harm our community.

Key concerns include: 1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines.

This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community. I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Sincerely,

David & Joetta Chapman

From: Randy Goodell
To: Adrian G Zambrano
Subject: North Park/ 67th ave/Pyramid peak parkway
Date: Friday, October 10, 2025 12:07:10 PM

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Good Morning Mr Zambrano,

I reached out to Carolyn Oberholtzer from BFSO concerning the North Park development. She said she would pass on my concerns to you, but wanted me to follow up with you.

I think the developers have been very receptive to the concerns of the public and have done a lot of changes to accommodate those concerns. Obviously Stetson Valley is building a big case against this project. It seems like there is a lot of not in my back yard syndrome.

My concern, and it was made more evident that with Stetson Valley presentation Thursday night is their push to make 67th ave the main byway through pyramid peak parkway.

Currently Pyramid Peak Parkway is boarded on the east by Phoenix and Peoria on the west. It's a currently dead ends at Sonoran Ranch road going into Peoria. The issue is there is no police presence on the parkway. The parkway is like a race track. There is a motorcycle police officer that patrols once every 6 weeks, I have been told the average ticket speed is about 70 mph in the 40 mph zone. My main concern is when the road finally goes through with the additional traffic it will be crazy.

I'm not sure if the residents on 67th/PP Parkway are aware of the scope of this project. Especially Sonoran Ranch Subdivision, with their only entrance and exit into the neighborhood coming off the parkway. But as this project gets more press coverage and more people become aware of it I'm sure they will start putting up more of a fight.

My only reason for getting involved with this is my concern for the Parkway now. I think if there was a little more attention to the parkway now maybe a Solar speed monitor or designated crosswalks or maybe just more of a police presence the neighborhood would be more likely to support this project.

I appreciate you listening to my concerns, please contact me if you have any questions.

Thank You. Have a great day.
Randy Goodell
6421 W Madre Del Oro Dr
Phoenix Az 85083
623-326-6782

From: Susan Hancock
To: PDD North Gateway VPC
Cc: Mayor Gallego
Subject: Fwd: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Friday, October 10, 2025 8:57:00 AM

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Begin forwarded message:

From: "Mark Hancock" <mphancock@wowway.com>
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: October 10, 2025 at 11:46:07 AM EDT
To: <hancock.susan@ymail.com>

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-

south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.

6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use** within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.
10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.
Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,
Mark and Susan Hancock
26709 N Babbling Brook Dr (Harmony)

CITY OF PHOENIX
OCT 10 2025
Planning & Development
Department

October 10, 2025

Adrian Zambrano
Case Planner-Phoenix
Via email: adrian.zambrano@phoenix.gov

Re: Opposition to NorthPark Rezoning
Case Nos. Z-139-24-1, GPA-NG-1-24-1, GPA-NG-2-24-1

Dear Mayor Gallego,

We write as concerned residents of the North Gateway community to urge you to deny the proposed NorthPark rezoning application in its current form. While our neighborhood welcomes responsible growth, this plan's unchecked density and unrealistic traffic assumptions threaten safety, quality of life, and the character of our community.

Key Concerns

1. Flawed Traffic Analysis
   a. The study claims 20% of new trips will originate and end within the development, despite citywide data showing only 5–10% of trips stay local.
   b. It relies on outdated 2010 Anthem figures, ignoring nearly a decade and a half of population growth and changing travel patterns.
   c. The assumption of robust transit and bike access is unfounded; nearly every resident will drive, overwhelming adjacent arterials.
2. Safety Risks & Failing Intersections
   a. No viable plan exists for an elementary-school crosswalk, endangering students walking or biking to campus.
   b. Critical intersections—already failing—are predicted to collapse under added volume, yet the applicant contends "mitigations don't matter."
   c. The 55th Avenue & Stetson Valley Parkway corridor has a high crash rate; more traffic guarantees more collisions, particularly involving children.
   d. Permitting semi-truck traffic through residential streets will amplify hazards.
3. Immediate Impacts Overlooked
   a. Traffic projections extend to 2050, assuming unfunded road improvements.
   b. Residents will experience congestion, noise, and pollution from day one—long before any mitigations materialize.
4. Excessive Density
   a. Rezoning allows 15,150 dwelling units—nearly five homes per acre, versus today's one.
   b. An estimated 160,000+ additional daily trips will clog roads designed for far less traffic.
   c. This scale of development is inconsistent with surrounding low-density neighborhoods.
5. Erosion of Quality of Life

a. Quiet residential streets will become regional cut-throughs.
b. Commuters face longer drives, gridlock, and volatile commute times.
c. Local property values and neighborhood cohesion will decline under such strain.

Requested Actions

Until the project demonstrates a feasible plan to reduce density, fund and deliver critical traffic improvements up front, and address pedestrian safety at school zones:

1. Deny the current rezoning application.
2. Require a revised proposal that limits units to align with existing neighborhood character.
3. Mandate guaranteed, fully funded traffic solutions before any zoning approvals.

We respectfully request your vote against this proposal at the upcoming hearings. We look forward to seeing a plan that balances growth with the safety and well-being of North Gateway families.

Thank you for your consideration.

Sincerely,

Michael & Juliann Eyster
26042 N. Fernbush Dr.
Phoenix, AZ 85083

From: Rich Silveira
To: PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Cc: Valerie Silveira
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-241 & GPA-NG-2-24-1
Date: Friday, October 10, 2025 10:15:23 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community. Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.

4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.

6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will

generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

8. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.

9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of water and electricity, use hazardous chemicals, and generate airborne and wastewater pollutants. Additionally, they operate 24 hours a day, creating constant noise, lighting, and vibration impacts that are incompatible with residential living.

10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — not adjacent to homes, schools, and parks. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed. Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,
Rich and Valerie Silveira
Homeowners 2
5540 W Buckhorn Trail
Phoenix AZ 85083ZX

From: Richard Button
To: Council District 1 PCC; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject: NorthPark
Date: Friday, October 10, 2025 4:57:40 PM

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Subject- Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As an elderly homeowner and voter in North Phoenix, living adjacent to the 4-way stop at Stetson Valley Parkway and 55th Ave, I strongly oppose the proposed rezoning for NorthPark (Rezoning Case No. Z-139-24-

This project represents development that will severely harm our community, our residents and our property values.

My concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community. This is nonsensical, since the residents will not have sufficient services (healthcare, libraries, government offices, shopping, restaurants, parks or community services) for years and will need to commute to jobs and services for the foreseeable future. As a simple example: Will people moving to NorthPark change doctors or dentists to stay in the community? Will they quit jobs in Phoenix? Or will they commute?

2. Look at the Map – The traffic study relies on a flawed comparison to Anthem. Anthem is bisected by the recently improved I-17 corridor. NorthPark, is bisected by an essentially residential 51st Ave which becomes Stetson Valley Parkway which runs past the back wall of my

st

house, and hundreds of other houses before it becomes 51 Ave, again.

3. Comparisons to Anthem – NorthPark will have twice the population of Anthem. According to the 2025 numbers, Anthem has 23,190 residents in 8,652 households, NorthPark is projecting 15,150 households which translates to more than 44,100 people and adds nearly 10,000 K-12 students to an already overcrowded and desperately underfunded Deer Valley School District.

4. Failing Intersections – My dogs and I cross the 4-way stop at 55th and Stetson Valley Pkwy twice per day by being careful and patient. Crossing on foot will be impossible with even a bit more traffic and children aren't always careful or patient. I have almost run over kids on scooters crossing at unregulated corners.

5. Traffic Volumes- the developers have requested 15,150 households. If each NorthPark household, makes just one trip each way, each day, Stetson Valley will carry more than 30,000 additional vehicles a day. That is 1,250 per hour or 21 cars per minute, peak times may see 3 times that number.

6. Additional Infrastructure and Costs - Walls could be raised, sound proofing added, pedestrian bridges built, houses torn down, trees removed to widen the roads but, at what cost to the Phoenix taxpayers?

7. Semi-truck Cut-through – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks and large delivery trucks will use Stetson Valley as a short cut to customers in NorthPark and return to Central Phoenix by the same roadway. Will City of Phoenix garbage trucks do the same?

On a personal note, even with current traffic, I sometimes have trouble getting out of my subdivision. The quiet residential neighborhood where we purchased our retirement home is going, along with much of its desirably and livability.

I urge you to deny this rezoning request. At a minimum, the project

should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed. Please protect our community from reckless development.

Thank you for your consideration,
Richard and Kathy Button
5225 W. Lariat LN
Phoenix, AZ 85083

From: ruby blum
To: PDD North Gateway VPC
Subject: North gateway disaster
Date: Friday, October 10, 2025 8:06:46 AM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1 Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2 Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3 Failing intersections – Critical intersections are projected to fail with long delays and safety risks.

4 Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5 Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood- semi-trucks should be prohibited from utilizing this neighborhood road.

6 Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7 Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale until traffic, safety, and infrastructure concerns are realistically addressed.

Please protect our community from reckless overdevelopment.

Ruby Blum
North Phoenix Native Arizonan

From:	Amanda McGowan
To:	Adrian G Zambrano
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Saturday, October 11, 2025 5:47:35 PM

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Thank you for the opportunity to speak at Thursday evening's informational meeting. Our association represents approximately 2,500 North Phoenix households that will be directly affected by the proposed NorthPark development. We appreciate your time and continued service to our community. As you observed, many homeowners only learned this week that the planned "Innovation Corridor" near our neighborhood would include microchip manufacturing uses. We would like to provide additional information and context regarding our concerns with the NorthPark proposal in its current form.

The proposed NorthPark Planned Unit Development (PUD) seeks to rezone approximately 6,355 acres of Arizona State Trust Land near the southwest corner of the Loop 303 and I-17 freeways. While described as a "mixed-use master-planned community," the proposal introduces large-scale industrial and semiconductor-support uses in an area currently designated for low-density residential and preserve/open space.

We have identified multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan.

Governance and Transparency Conflicts

The PUD allows administrative approval of "minor" amendments and requires only ASLD authorization, *bypassing public hearings:* "Minor amendments shall be reviewed and administratively approved by staff." (§5.3.b)

- Contradicts PlanPHX "Engage Phoenix" Core Value of inclusive, transparent decision-making.
- Reduces City and public oversight of major land use changes.
- The community loses a say in future amendments, traffic, or industrial expansions.

Conflict with General Plan Land Use Designations and Preserve Policies

The PUD's concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones.

"A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve." (PUD §2.4)

- Contradicts PlanPHX "Environmental Stewardship" goal: *"Preserve and protect the City's unique Sonoran Desert environment."*
- Reduces areas shown as *Parks/Open Space- Publicly Owned* in the General Plan and shrinks the Sonoran Preserve without clear ecological justification.
- Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection.
- The Sonoran Preserve Master Plan (SPMP) and PlanPHX "Environmental Stewardship" element are explicit: preserve boundaries are intended for *permanent protection*. Changing them for development contradicts long-standing Council commitments and precedent. The City has rarely allowed such redefinitions except for land swaps with **equal ecological and recreational value**, which this PUD does not clearly offer.

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD's "Innovation Corridor" introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve.

- PlanPHX Land Use Goal LU 1.2: Direct industrial uses to *existing employment corridors* rather than expanding into undeveloped desert lands.
- PlanPHX Growth Strategy: Encourages *infill before expansion*.
- Violates North Gateway Village Core concept, which emphasizes *context-sensitive, low-density transitions* along preserve edges.

This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives.

Density Transfers and Hillside Development Conflicts

The PUD allows density from hillside and preserve areas to be transferred elsewhere within the property: "Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve lands." (§5.5)

- Undermines Hillside Ordinance (Sec. 710) and General Plan policy to protect slope

integrity.

- Contradicts PlanPHX Environmental Stewardship Goal ES 1.3: *"Protect natural landforms and scenic views."*
- Artificially increases density beyond the 2–3.5 du/ac typically permitted in this area.

Inconsistency with North Black Canyon Corridor Plan (NBCCP)

Although the PUD claims alignment with NBCCP objectives, it lies outside the plan boundary and selectively applies its employment goals: "The Project is outside of the boundaries of the NBCCP." (§2.5)

- Ignores the NBCCP's balance directive between employment and conservation.
- Expands industrial use beyond the NBCCP infrastructure limit line without regional analysis

Transportation & Safety Inconsistencies

The PUD's circulation plan relies primarily on freeway-oriented vehicular access and lacks binding commitments for multimodal safety or school crossings.

- PlanPHX Transportation Element Goal T 1.1: *"Design systems that safely support all modes."*
- Fails to address pedestrian/bicycle safety or mitigation of truck cut-through traffic near residential areas. Ther are no enforceable commitments for pedestrian or bicycle safety.

The NorthPark PUD represents a major deviation from the City's adopted General Plan and village-level policies**.** Its cumulative effects- industrial sprawl, loss of preserve land, and diminished public oversight- are inconsistent with **PlanPHX 2025's core principles** of Environmental Stewardship, Connectivity, and Community Engagement**.**

We respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that:

- Removes industrial and manufacturing uses south of Loop 303;
- Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan;
- Ensures independent traffic and environmental impact studies;
- Implements real, data-driven safety improvements at school crossings and intersections.

Sincerely,
-Amanda McGowan
SVOA Board President
https://www.stetsonvalleyoa.com/say-no-to-northpark/ [stetsonvalleyoa.com]

From:	Susan Vines
To:	PDD North Gateway VPC; Sarah Stockham; Adrian G Zambrano; Council District 1 PCC; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Sunday, October 12, 2025 9:48:45 AM

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First of all, I am not opposed to development and the benefits the project will bring to Phoenix. However, you do not need to disturb my Stetson Valley neighborhood. This area can be accessed by existing major roadways, including 67th Avenue and I-17 freeway. Please do not add a ton of traffic right through the middle of our quiet neighborhood. Traffic and travel times have already been negatively impacted by the new elementary school added in our neighborhood, by adding four way stops, school zones, etc. This school is used by more than Stetson Valley residents, thereby causing more car and bus traffic.

Thank you for considering this option.

--
Susan Vines
svines999@gmail.com
5436 W Fetlock Trail, Phoenix, AZ 85083

From: bettechow@yahoo.com
To: PDD North Gateway VPC
Cc: Adrian G Zambrano; Council District 1 PCC; sarah.stockman@phoenix.gov; Racelle Escolar; Mayor Gallego
Subject: North Park Rezone Homeowner
Date: Sunday, October 12, 2025 7:19:26 PM

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Report Suspicious

To:

North Gateway Village Planning Committee
Adrian Zambrano, Case Planner
Councilwoman Anne O'Brien
Sarah Stockham, Planning
Racelle Escolar, Planning
Mayor Gallego

From:

Betty Chow

5604 W Alyssa Lane

Phoenix, AZ 85083

10/12/2025

Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

8. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use** within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.
10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I am also upset that the center where the rezoning meeting was closing shortly after the Q&A session and many of us were not able to voice our concerns.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,

Betty Chow

Stetson Valley Homeowner

From: Wendie Brown
To: PDD North Gateway VPC
Subject: Opposition to NorthPark Cases: Z-139-24-1, GPA-NG-1-24-1 and GPA-NG-2-24-1
Date: Sunday, October 12, 2025 9:46:57 PM

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Report Suspicious

Good evening Planning Committee

My name is Wendie Brown, I live in Sonoran Mountain Ranch (29339 N 67th Ave). I oppose NorthPark rezoning application. I endorse everything said by Stetson Valley HOA, and residents at the Oct 9th meeting and would like to add my own comments.

CASE: Z-139-24-1 NorthPark PUD

CASE: GPA-NG-1-24-1 Land Use, and Infrastructure Limit Line Amendment

CASE: GPA-NG-2-24-1 Street Classification

- The proposed rezoning is inconsistent with the 1998 Sonoran Preserve Master Plan. The changes contradict the envisioned development of the area.
- Why is it the acres around the Mountains cannot be developed as currently zoned? (S-1) This would provide 1 dwelling on 1 acre lots and align with the SPMP.
- 15,150 dwellings is 10 times the dwellings in SMR and Stetson Valley.
- The proposed rezoning constitutes "spot zoning". A use classification different from that of the surrounding area. It is primarily for the benefit of the property owner. The applicant is seeking favorable zoning classification.
- The proposed rezoning will negatively impact Stetson Valley, SMR, Pyramid Peak communities with increased traffic, noise pollution, reduced air quality, and will put a strain on public services (Police, Fire, Trash collection).
- The impact studies are wholly inadequate, and must be reviewed.
- Where will the water be sourced from?
- ADWR has a moratorium on water permits.
- A reduced water supply from the Colorado river could begin as early as Jan 2027.
- According to experts, mandatory water conservation is on the horizon, even without this development.
- The opportunity for community participation has also been inadequate

- with insufficient notice of the proposed changes, and Oct 6th and 9th meetings.

-10 calendar days is the minimum notice required, the applicant could give more.

There is little evidence to indicate the applicant has addressed the concerns of the communities that will be impacted the most for this application to be approved. **Please vote no!**

In addition, where is the water coming from?

CLAIM: NorthPark's north Phoenix location ensures access to an abundant water supply.

TRUTH:

- Phoenix is experiencing a decades-long mega-drought
- Phoenix reached anticipated groundwater limits in 2023
- ADWR placed a moratorium on new water supply permits
- ½ million homes were placed on hold
- A Pinal City development stopped in 2019 due to dwindling water supply.
- AZ developers are currently embroiled in litigation with ADWR over its moratorium, and ADWR's requirement on cities importing renewable water to cut their groundwater use by 25%.
- **Arizona Groundwater Management Act 1980**
  - requires new developments to prove 100yr water supply is available.
- AZ Cities are buying rights to groundwater from W. Phoenix farms
  - City of Buckeye paid $80m for 5,026 acre-feet to serve 17k homes for 1 yr.
  - Queen Creek paid $30m for 5,000 acre-feet.
- In 2024 $400m was cut from the desalination plant off the Gulf of California
- The City of PHX ($4B) water treatment facility is a decade away.
- If raised, ($1B) Bartlett Dam would not go online until 2030.
- CAP canal will carry less water in future. Reduction could begin in Jan 2027.
- Water experts are against groundwater-based developments
  - It can cause earth fissures - AZ has 200 miles due to depleting aquifers.

ADWR persistently finds there is less water available than developers claimed. Please vote no!

Thank you for your consideration,

Wendie Brown

From: Alex Turner
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 1:31:04 PM

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Our review identifies multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan.

Conflict with General Plan Land Use Designations and Preserve Policies

The PUD’s concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones.

“A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve.” (PUD §2.4)

• Contradicts PlanPHX “Environmental Stewardship” goal: “Preserve and protect the City’s unique Sonoran Desert environment.”
• Reduces areas shown as Parks/Open Space- Publicly Owned in the General Plan and shrinks the Sonoran Preserve without clear ecological justification.
• Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection.

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD’s “Innovation Corridor” introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve.

• PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands.
• PlanPHX Growth Strategy: Encourages infill before expansion.
• Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges.

This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives.

Density Transfers and Hillside Development Conflicts

The PUD allows density from hillside and preserve areas to be transferred elsewhere within the property: "Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve lands." (§5.5)

• Undermines Hillside Ordinance (Sec. 710) and General Plan policy to protect slope integrity.
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• Ignores the NBCCP's balance directive between employment and conservation.
• Expands industrial use beyond the NBCCP infrastructure limit line without regional analysis

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The PUD allows administrative approval of "minor" amendments and requires only ASLD authorization, bypassing public hearings: "Minor amendments shall be reviewed and administratively approved by staff." (§5.3.b)

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Transportation & Safety Inconsistencies

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• PlanPHX Transportation Element Goal T 1.1: "Design systems that safely support all modes."
• Fails to address pedestrian/bicycle safety or mitigation of truck cut-through traffic near residential areas.

The NorthPark PUD represents a major deviation from the City's adopted General Plan and village-level policies. Its cumulative effects—industrial sprawl, loss of preserve land, and diminished public oversight- are inconsistent with PlanPHX 2025's core principles of Environmental Stewardship, Connectivity, and Community Engagement.

We respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that:

• Removes industrial and manufacturing uses south of Loop 303;
• Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan;
• Ensures independent traffic and environmental impact studies;
• Implements real, data-driven safety improvements at school crossings and intersections.

Sent from my iPhone

From: Amanda McGowan
Subject: Please Deny the NorthPark PUD and General Plan Amendments — Public Oversight and Density Manipulation Concerns
Date: Monday, October 13, 2025 6:11:17 PM

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Report Suspicious

Dear Members of City Council, Planning Commission & North Gateway Village Planning Committee,

I am writing to urge you to deny the proposed NorthPark Planned Unit Development (PUD) and related General Plan Amendments. While the applicant describes this proposal as visionary and environmentally responsible, the fine print of the PUD tells a very different story. There are two provisions in particular, which I would like to make you aware of and which remove meaningful public oversight and distort the true density of the project.

> "A request for a minor amendment shall be reviewed and administratively approved by staff… The request for a Minor Amendment shall be granted if the Zoning Administrator determines that the amendment will ensure compatibility with the NorthPark PUD and will not materially and adversely affect adjacent land uses…"

In plain terms, this means most future changes to the project can be approved behind closed doors, without public notice, without a hearing, and without any opportunity for residents or nearby neighborhoods to weigh in.

Even more concerning, the same section says that if the Arizona State Land Department (ASLD) later sells parts of the NorthPark property, those new owners may also propose isolated amendments- again processed as "minor"- so long as ASLD signs off. That means the City would be delegating long-term control of how this 6,000-acre project evolves to private developers, without public review or Council oversight.

This is not a technicality; it's a permanent shift in power. Once approved, the City would lose meaningful control over future land-use changes that could significantly impact traffic, schools, air quality, and surrounding communities.

In Section 4.6, "Hillside and Preserve Density Transfers" (page 212–214), the PUD details how the developer plans to use donated land to boost their building rights on the remaining land.

In short: they count the Preserve acreage when calculating how many units *could* be allowed. Then they move ("transfer") those "units" into flatter, buildable areas (non-Preserve). This inflates net density (units per buildable acre) dramatically while making gross density (units per total acreage) look modest. The "Preserve", then, is a mathematical tool, not a real

sacrifice- they are donating *unbuildable areas* and planning to pave the actual Sonoran Master Preserve as planned since 1998 and still currently advertised on the City website.

I urge you to:

- Remove or severely narrow the "Minor Amendment" clause so that all changes (especially to density, land use, infrastructure) must go through public hearings and Council / Commission approval.

- Eliminate the density-transfer trick- preserve lands should not count toward allowable densities that get transferred elsewhere.

- Require strong safeguards or thresholds: if a change materially affects traffic, infrastructure, or adjacent parcels, it must be a "Major Amendment" in all cases.

- Demand clear maps and comparisons illustrating exactly where those transferred units would go, with alternatives evaluated.

- If you approve the PUD as currently written, you will have effectively ceded public review for most future changes and allowed a density build-up that is hidden behind clever math. The preservation language becomes a façade, not a real tool for protecting community character or open space.

Thank you for your time and dedication to protecting fair process, transparency and adjacent established communities. I hope you will reject this version.

- Sincerely,

- Amanda McGowan

From: Ashley Rohald
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 1:12:53 PM

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Our review identifies multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan.

Conflict with General Plan Land Use Designations and Preserve Policies

The PUD's concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones.

"A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve." (PUD §2.4)

• Contradicts PlanPHX "Environmental Stewardship" goal: "Preserve and protect the City's unique Sonoran Desert environment."
• Reduces areas shown as Parks/Open Space- Publicly Owned in the General Plan and shrinks the Sonoran Preserve without clear ecological justification.
• Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection.

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD's "Innovation Corridor" introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve.

• PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands.
• PlanPHX Growth Strategy: Encourages infill before expansion.
• Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges.

This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives.

Density Transfers and Hillside Development Conflicts

The PUD allows density from hillside and preserve areas to be transferred elsewhere within the property: "Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve lands." (§5.5)

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• Contradicts PlanPHX Environmental Stewardship Goal ES 1.3: "Protect natural landforms and scenic views."
• Artificially increases density beyond the 2–3.5 du/ac typically permitted in this area.

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Although the PUD claims alignment with NBCCP objectives, it lies outside the plan boundary and selectively applies its employment goals: "The Project is outside of the boundaries of the NBCCP." (§2.5)

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The PUD's circulation plan relies primarily on freeway-oriented vehicular access and lacks binding commitments for multimodal safety or school crossings.

• PlanPHX Transportation Element Goal T 1.1: "Design systems that safely support all modes."
• Fails to address pedestrian/bicycle safety or mitigation of truck cut-through traffic near residential areas.

The NorthPark PUD represents a major deviation from the City's adopted General Plan and village-level policies. Its cumulative effects—industrial sprawl, loss of preserve land, and diminished public oversight- are inconsistent with PlanPHX 2025's core principles of

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We respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that:

• Removes industrial and manufacturing uses south of Loop 303;
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Respectfully,

Ashley Rohald
Phoenix city resident at Stetson Valley

From: Carrie Tremp
To: Ann M O"Brien
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 1:19:35 PM

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Respectfully,

Carrie Tremp

From:	Casey M King
To:	Casey King
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 13, 2025 5:11:14 PM

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• Ensures independent traffic and environmental impact studies;
• Implements real, data-driven safety improvements at school crossings and intersections.

I'm begging you, truly begging you to stop these plans!

Thank you for your time and consideration,
Casey King

CITY OF PHOENIX

OCT 13 2025

Planning & Development Department

Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

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3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use** within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.
10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.
11. **Water, Water, Water**. This entire plan says nothing about water use or the impact on the City of Phoenix and those neighborhoods surrounding it. One estimate given was one

million to ten million gallons a day above what is recycled for these chip plants. This is not sustainable.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,
Charles L & Carol A Babcock
25906 N 49th Ln , Phoenix

Stetson Valley Community

From:	Dana Onet
To:	Ann M O"Brien; Council District 1 PCC; Jim Waring; Council District 2 PCC; Debra W Stark; Council District 3 PCC; Laura Pastor; Council District 4; Betty S Guardado; Council District 5 PCC; Kevin L Robinson; Council District 6 PCC; Anna M Hernandez; Council District 7 PCC; Kesha Hodge Washington; Council District 8 PCC; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 13, 2025 9:13:17 PM

Hello everyone,

In a recent HOA meeting we learned about significant changes to our neighborhood that will severely and irreversibly impact our Stetson Valley Community.
The disappointment comes in the fact that officials seem to not care about what current owners have to say about his. When my husband and I bought our property we bought it because it was quiet and away from the high traffic areas, yet we were close to many important places like restaurants, movie theaters, outdoorsy places we can escape on weekends.
The new laid out plan disregards and changes so many good things in the neighborhood, also at the same time lays ground for a much bigger community on the North side of the mountain that is more dense and a lot more difficult to fit within existing terms.
After proper examination of older proposed plans we are completely opposed to the new plans. Please see below more detailed explanations of what we see wrong with the new plan.

The proposed NorthPark Planned Unit Development (PUD) seeks to rezone approximately 6,355 acres of Arizona State Trust Land near the southwest corner of the Loop 303 and I-17 freeways. While described as a “mixed-use master-planned community,” the proposal introduces large-scale industrial and semiconductor-support uses in an area currently designated for low-density residential and preserve/open space.

Our review identifies multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan.

Conflict with General Plan Land Use Designations and Preserve Policies

The PUD’s concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones.

“A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve.” (PUD §2.4)

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• Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection.

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD’s “Innovation Corridor” introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve.

• PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands.
• PlanPHX Growth Strategy: Encourages infill before expansion.
• Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges.

This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives.

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We respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that:

• Removes industrial and manufacturing uses south of Loop 303;
• Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan;
• Ensures independent traffic and environmental impact studies;
• Implements real, data-driven safety improvements at school crossings and intersections.

Thank you for your time and attention to this urgent matter,

Dana Onet

26226 N 55th Ln.
Phoenix, AZ 85083

From: Danny Weiss
To: Ann M O"Brien; Council District 1 PCC; Jim Waring; Council District 2 PCC; Debra W Stark; Council District 3 PCC; Laura Pastor; Council District 4; Betty S Guardado; Council District 5 PCC; Kevin L Robinson; Council District 6 PCC; Anna M Hernandez; Council District 7 PCC; Kesha Hodge Washington; Council District 8 PCC; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 3:11:42 PM

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Report Suspicious

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From: Aiona King
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 6:17:06 PM

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Thank you for your time,
Dave King

From: Debbie Stanton
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 1:24:54 PM

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Sent from my iPad

From:	Diane Goke
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 13, 2025 1:58:19 PM

CAUTION: This email originated outside of the City of Phoenix.
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Sent from my iPhone

From: edandbonnie@cox.net
To: edandbonnie@cox.net
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 2:28:54 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Hello:

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.

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Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Thank you for your time and consideration.

Ed and Bonnie Pierson

From: Florin Buliga
To: PDD North Gateway VPC
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 2:21:22 PM

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• Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection.

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

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• PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands.

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• Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges.

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• Expands industrial use beyond the NBCCP infrastructure limit line without regional analysis

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• Removes industrial and manufacturing uses south of Loop 303;
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From:	Gina Perry
To:	Mayor Gallego
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 13, 2025 1:29:47 PM

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Report Suspicious

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Thank you for your consideration!

Gina and Pat Perry
Stetson Valley residents

Sent from my iPhone

From: Jessica George
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 1:50:54 PM

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Sent from my iPhone

From:	Jessica Haug
To:	Ann M O"Brien; Council District 1 PCC; Jim Waring; Council District 2 PCC; Debra W Stark; Council District 3 PCC; Laura Pastor; Council District 4; Betty S Guardado; Council District 5 PCC; Kevin L Robinson; Council District 6 PCC; Anna M Hernandez; Council District 7 PCC; Kesha Hodge Washington; Council District 8 PCC; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 13, 2025 2:01:06 PM

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From: Jodi Faulkner
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 2:14:43 PM

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JODI FAULKNER
REAL ESTATE & LIFESTYLE SPECIALIST
BERKSHIRE HATHAWAY HOMESERVICES
JODI.FAULKNER@BHHSAZ.COM
https://urldefense.com/v3/__http://WWW.JODIFAULKNER.COM__;!!LkjWUF49MRd51_ry!aQ2haPGv7R1l8g2YsCSi6wF3BVkRT8jPoEP21Vw8iux9MkUy_svYjVH_7OOPOZgP0n7bP21jrAz7RlS_Yq-AD1mrOPO7ILRrKg$
16155 N 83ª Ave Suite 140
Peoria, Az 85382

From: joetta.chapman
To: PDD North Gateway VPC; Adrian G Zambrano; Mayor Gallego; Racelle Escolar
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 6:11:38 PM

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Report Suspicious

Hello,

I am very proud to share that I am a third generation Phoenician. Yes, I remember when everything north of Bell Road was pristine desert land.

I also remember in 1973 my then 5-year-old cousin died of Leukemia from toxins directly related to the Motorola chip manufacturing plant; for which clean-up efforts still have not been initiated (per my research today).

As a wife, mother and grandmother along with being a Registered Nurse; I am asking you to please consider the following when making your decision regarding the above rezoning case.

The environmental impact of chip manufacturing includes:

1. Resource Intensive Process: Chip manufacturing requires large amounts of materials, energy, and water. Water is an essential component during chip manufacturing. Per Intel in Chandler (their chip plant) is currently use 1 million gallons of water daily. At Intel's Arizona campus, where the new facilities are still unfinished, the company already emits about two tons of hazardous air pollutants quarterly. (October 2025)

2. High Energy Consumption: The power and equipment used consume significant energy.

3. Generation and Disposal of Waste: Chip manufacturing companies generate substantial waste.

I am asking for you to please *do not grant TMC rezoning request* and maintain current residential zoning status.

Thank you,

Joetta Chapman

Stetson Valley resident of 17 years

From: karen Judd
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 7:42:37 PM

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To Whom It May Concern:

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Karen M. Judd
Paralegal
karenmarie173@gmail.com

"Somebody recently figured out that we have 35 million laws to enforce the ten commandments." - Earl Wilson, Bert Masterson

From:	Leanna Archambault
To:	Leanna Archambault
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 13, 2025 2:26:06 PM

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I respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that:

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Respectfully,
Leanna Archambault
27207 N. 51st Glen
Phoenix, AZ 85083

From: Lisa X
To: Ann M O"Brien
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 6:14:46 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

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Thank you,

Stetson Valley Homeowner
Lisa M. Molinari

From: Lisa X
To: Ann M O"Brien
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 6:17:40 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. Industrial uses disguised as "innovation" – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. Environmental and quality-of-life impacts – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of water and electricity, use hazardous chemicals, and generate airborne and wastewater pollutants. Additionally, they operate 24 hours a day, creating constant noise, lighting, and vibration impacts that are incompatible with residential living.
10. Inappropriate location for industrial activity – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water

demands — not adjacent to homes, schools, and parks. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to DENY this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Respectfully,

Stetson Valley Homeowner
Lisa M. Molinari

From: lori davis
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 2:07:34 PM

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Failure to do so will result in a lack of my vote for all those holding office at the next term.

Sincerely
Lori Klusovsky

Sent from my iPhone

From:	Lynn Babcock
To:	northgatewayVPC@phoenix; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Raceelle.escolar@phoenix.gov; Mayor Gallego
Subject:	NorthGate Community Opposition
Date:	Monday, October 13, 2025 3:12:01 PM
Attachments:	NorthParkOpposition2.docx

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Report Suspicious

Please find attached my opposition to the mentioned development. I strongly oppose the current plan.

From: Emmy Rosinbum
To: Emmy Rosinbum
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 6:29:10 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Hello,
My husband and I are residents of Stetson Valley and strongly oppose the current plans for the NorthPark Development. The Sonoran Preserve should be managed as it was intended - a preserve. Development as proposed will ruin the natural desert that is unique to our Valley and have a negative impact on the communities and families nearby. We agree with the concerns listed below and strongly advocate that the current plan to rezone be denied and a new plan addressing the many valid concerns be prepared.

Mary (Emmy) Rosinbum

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From:	Abad, Michael
To:	Ann M O"Brien; Council District 1 PCC; Jim Waring; Council District 2 PCC; Debra W Stark; Council District 3 PCC; Laura Pastor; Council District 4; Betty S Guardado; Council District 5 PCC; Kevin L Robinson; Council District 6 PCC; Anna M Hernandez; Council District 7 PCC; Kesha Hodge Washington; Council District 8 PCC; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar; Mayor Gallego
Cc:	estewart@ccmcnet.com
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 13, 2025 2:10:33 PM

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Report Suspicious

To All Concerned:

As a resident of Stetson Valley, I strongly oppose the development of the land north of us designated as “North Park.” Like most of us in this community, the Sonoran preserve was a part of the appeal to living and raising family in this area; having the wide-open space to hike, bike and enjoy nature is something that is quickly dwindling and disheartening, limiting areas to enjoy as well as displacing wildlife.

The thought of even entertaining the possibility of TSMC to expand among the community so close to homes is especially disturbing due to the vast potential of air pollution, toxic groundwater, and the impact of environmental contamination; it ‘s not a matter of if, but when with an industry such as this. Prime examples are in and around our city becoming “Superfund” sites that affect the lives of thousands causing health issues due to contamination. I urge you NOT to let this development happen!

I’m not sure why and when the designation of this land moved from a preserve site to state land trust, to now potentially being developed? This is not welcoming to our community.

Take a moment and imagine if this was in your “backyard.” Is this something you would approve of for your family and friends? Because it doesn’t affect you directly, it affects thousands of residents’ safety, health, and quality of life.

Once again, I urge you not to let this happen.

Michael Abad

Stetson Vally Resident

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From: Michael Simon
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 6:46:03 PM

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We respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that:

• Removes industrial and manufacturing uses south of Loop 303;
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• Implements real, data-driven safety improvements at school crossings and intersections.

From: Michelle Genrich
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 4:41:59 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. Industrial uses disguised as "innovation" – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. Environmental and quality-of-life impacts – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of water and electricity, use hazardous chemicals, and generate airborne and wastewater pollutants. Additionally, they operate 24 hours a day, creating constant noise, lighting, and vibration impacts that are incompatible with residential living.
10. Inappropriate location for industrial activity – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — not adjacent to homes, schools, and parks. Allowing such uses here would

irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Thank you,
Michelle Genrich

From: Neil Terry
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 4:40:34 PM

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Our review identifies multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan.

Conflict with General Plan Land Use Designations and Preserve Policies

The PUD’s concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones.

“A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve.” (PUD §2.4)

• Contradicts PlanPHX “Environmental Stewardship” goal: “Preserve and protect the City’s unique Sonoran Desert environment.”
• Reduces areas shown as Parks/Open Space- Publicly Owned in the General Plan and shrinks the Sonoran Preserve without clear ecological justification.
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Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD’s “Innovation Corridor” introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve.

• PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands.
• PlanPHX Growth Strategy: Encourages infill before expansion.
• Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges.

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From: Nicholas Boe
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 2:11:33 PM

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Thank You For Your Time,
Nicholas and Desiree Boe

From:	Philip Mandina
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 13, 2025 2:02:13 PM

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Philip Mandina
5729 W Plum Rd
Phoenix, AZ 85083
623-434-1000

From: rachelle thorne
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 4:51:54 PM

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Report Suspicious

To all whom it concerns:

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Along with everything above, we would really like to preserve the beautiful desert mountains and animals in the wildlife preserve.

Thank you,

Rachelle Thorne

From: SUSAN GROER
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 1:22:06 PM

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Sent from my iPhone

Ronald and Susan Groer
27423 N. 54th Ave
Phoenix, AZ 85083

From: Samwise
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 3:01:02 PM

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The NorthPark PUD represents a major deviation from the City's adopted General Plan and village-level policies. Its cumulative effects—industrial sprawl, loss of preserve land, and diminished public oversight- are inconsistent with PlanPHX 2025's core principles of

Environmental Stewardship, Connectivity, and Community Engagement.

We respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that:

• Removes industrial and manufacturing uses south of Loop 303;
• Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan;
• Ensures independent traffic and environmental impact studies;
• Implements real, data-driven safety improvements at school crossings and intersections.

Sincerely

Sam

From: scott fejdasz
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 1:12:55 PM

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Report Suspicious

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Our review identifies multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan.

Conflict with General Plan Land Use Designations and Preserve Policies

The PUD’s concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones.

“A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve.” (PUD §2.4)

• Contradicts PlanPHX “Environmental Stewardship” goal: “Preserve and protect the City’s unique Sonoran Desert environment.”
• Reduces areas shown as Parks/Open Space- Publicly Owned in the General Plan and shrinks the Sonoran Preserve without clear ecological justification.
• Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection.

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD’s “Innovation Corridor” introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve.

• PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands.
• PlanPHX Growth Strategy: Encourages infill before expansion.
• Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges.

This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives.

Density Transfers and Hillside Development Conflicts

The PUD allows density from hillside and preserve areas to be transferred elsewhere within the property: "Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve lands." (§5.5)

• Undermines Hillside Ordinance (Sec. 710) and General Plan policy to protect slope integrity.
• Contradicts PlanPHX Environmental Stewardship Goal ES 1.3: "Protect natural landforms and scenic views."
• Artificially increases density beyond the 2–3.5 du/ac typically permitted in this area.

Inconsistency with North Black Canyon Corridor Plan (NBCCP)

Although the PUD claims alignment with NBCCP objectives, it lies outside the plan boundary and selectively applies its employment goals: "The Project is outside of the boundaries of the NBCCP." (§2.5)

• Ignores the NBCCP's balance directive between employment and conservation.
• Expands industrial use beyond the NBCCP infrastructure limit line without regional analysis

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The PUD allows administrative approval of "minor" amendments and requires only ASLD authorization, bypassing public hearings: "Minor amendments shall be reviewed and administratively approved by staff." (§5.3.b)

• Contradicts PlanPHX "Engage Phoenix" Core Value of inclusive, transparent decision-making.
• Reduces City and public oversight of major land use changes.

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Regards,
Scott Fejdasz

Sent from my iPhone

From: Stephanie Gingerich
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 2:43:30 PM

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From:	Wes
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Monday, October 13, 2025 3:03:55 PM

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Thank you for your time and attention on this matter.

Wesley Watson

From: Will M
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 13, 2025 6:26:57 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

As a homeowner, rental property owner, and active voter, I object to changes that would increase industrial presence and further decrease natural spaces in my community.

Thank you,
Will McEntegart

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From: dva8822gm@gmail.com
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; Ann M O"Brien; Debra W Stark; Jim Waring; Laura Pastor; Betty S Guardado; Kevin L Robinson; Anna M Hernandez; Kesha.washington@phoenix.gov; Kesha Hodge Washington; Mayor Gallego; Mayor Gallego; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar
Cc: estewart@ccmcnet.com
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Tuesday, October 14, 2025 2:33:33 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Dear Sirs and Madams,

I am writing this email today due to the unconscionable plan Pulte has put forth for the North Park Planned Development. The plan is fraught with violations of current statutes, protected land state mandates, and general use plans. Not to mention the horrendous traffic flow that will be created on N 51st St. I live in Stetson Valley today off of 51st. In several years with the current plan, I will never be able to get out of my development. To further explain:

The proposed **NorthPark Planned Unit Development (PUD)** seeks to rezone approximately **6,355 acres** of Arizona State Trust Land near the southwest corner of the **Loop 303 and I-17** freeways. While described as a "mixed-use master-planned community," the proposal introduces large-scale industrial and semiconductor-support uses in an area currently designated for **low-density residential and preserve/open space.**

My review identifies **multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025),** the **Sonoran Preserve Master Plan,** and the **North Black Canyon Corridor Plan**.
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- Implements real, data-driven safety improvements at school crossings and intersections.
- Limits access to North Park via 51st Street

Please considering strongly amending Pulte's plan. At a minimum, cut off access through 51st street to spare those of us homeowners that live on the south side of the Aquaduct from incredibly disruptive and painful traffic that will grow and grow if the access is allowed.

Be happy to discuss further with anyone of you.

Dan Andreola
5325 W Marcus Dr
Phoenix 85083
972 900 1546

From:	Deepali
To:	Ann M O"Brien; Council District 1 PCC; Jim Waring; Council District 2 PCC; Debra W Stark; Council District 3 PCC; Laura Pastor; Council District 4; Betty S Guardado; Council District 5 PCC; Kevin L Robinson; Council District 6 PCC; Anna M Hernandez; Council District 7 PCC; Kesha Hodge Washington; Council District 8 PCC; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Tuesday, October 14, 2025 9:07:53 AM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. Industrial uses disguised as "innovation" – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. Environmental and quality-of-life impacts – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of water and electricity,

use hazardous chemicals, and generate airborne and wastewater pollutants. Additionally, they operate 24 hours a day, creating constant noise, lighting, and vibration impacts that are incompatible with residential living.
10. Inappropriate location for industrial activity – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — not adjacent to homes, schools, and parks. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Thanks and regards,
Deepali and Rinesh Agnihotri

From: Jeffrey Zientek
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Tuesday, October 14, 2025 7:36:24 AM

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• Ignores the NBCCP's balance directive between employment and conservation.
• Expands industrial use beyond the NBCCP infrastructure limit line without regional analysis

Governance and Transparency Conflicts

The PUD allows administrative approval of "minor" amendments and requires only ASLD authorization, bypassing public hearings: "Minor amendments shall be reviewed and administratively approved by staff." (§5.3.b)

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The NorthPark PUD represents a major deviation from the City's adopted General Plan and village-level policies. Its cumulative effects—industrial sprawl, loss of preserve land, and diminished public oversight- are inconsistent with PlanPHX 2025's core principles of

Environmental Stewardship, Connectivity, and Community Engagement.

We respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that:

• Removes industrial and manufacturing uses south of Loop 303;
• Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan;
• Ensures independent traffic and environmental impact studies;
• Implements real, data-driven safety improvements at school crossings and intersections.

From: Laura Walin
To: lxw4310@gmail.com
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Tuesday, October 14, 2025 1:35:08 PM

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Report Suspicious

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Our review identifies multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan.

Conflict with General Plan Land Use Designations and Preserve Policies

The PUD's concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones.

"A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve." (PUD §2.4)

• Contradicts PlanPHX "Environmental Stewardship" goal: "Preserve and protect the City's unique Sonoran Desert environment."
• Reduces areas shown as Parks/Open Space- Publicly Owned in the General Plan and shrinks the Sonoran Preserve without clear ecological justification.
• Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection.

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD's "Innovation Corridor" introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve.

• PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands.
• PlanPHX Growth Strategy: Encourages infill before expansion.
• Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges.

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From: marcia turner
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Tuesday, October 14, 2025 7:02:38 AM

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Report Suspicious

The proposed NorthPark Planned Unit Development (PUD) seeks to rezone approximately 6,355 acres of Arizona State Trust Land near the southwest corner of the Loop 303 and I-17 freeways. While described as a "mixed-use master-planned community," the proposal introduces large-scale industrial and semiconductor-support uses in an area currently designated for low-density residential and preserve/open space. Our review identifies multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan. Conflict with General Plan Land Use Designations and Preserve Policies The PUD's concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones. "A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve." (PUD §2.4) • Contradicts PlanPHX "Environmental Stewardship" goal: "Preserve and protect the City's unique Sonoran Desert environment." • Reduces areas shown as Parks/Open Space-Publicly Owned in the General Plan and shrinks the Sonoran Preserve without clear ecological justification. • Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection. Industrial & High-Tech Uses Incompatible with Land Use and Village Character The PUD's "Innovation Corridor" introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve. • PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands. • PlanPHX Growth Strategy: Encourages infill before expansion. • Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges. This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives. Density Transfers and Hillside Development Conflicts The PUD allows density from hillside and preserve areas to be transferred elsewhere within the property: "Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve lands." (§5.5) • Undermines Hillside Ordinance (Sec. 710) and General Plan policy to protect slope integrity. • Contradicts PlanPHX Environmental Stewardship Goal ES 1.3: "Protect natural landforms and scenic views." • Artificially increases density beyond the 2–3.5 du/ac typically permitted in this area. Inconsistency with North Black Canyon Corridor Plan (NBCCP) Although the PUD claims alignment with NBCCP objectives, it lies outside the plan boundary and selectively applies its employment goals: "The Project is outside of the boundaries of the NBCCP." (§2.5) • Ignores the NBCCP's balance directive between employment and conservation. • Expands industrial use beyond the NBCCP infrastructure limit line without regional analysis Governance and Transparency Conflicts The PUD allows administrative approval of "minor" amendments and requires only ASLD authorization, bypassing public hearings: "Minor

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From:	Mary Piecoro
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Tuesday, October 14, 2025 11:00:32 AM

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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use** within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.
10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,

Mike and Mary Piecoro
Stetson Valley

From: patricia O Neill
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Tuesday, October 14, 2025 10:38:28 AM

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I concur with the below listed information - industrial facilities do not belong in a clearly residential area. The environmental impact alone is too significant to allow such a project to move forward.

There are insufficient resources available to accommodate the large, densely populated residential area proposed, nor the commercial/industrial businesses.

Please do not allow these projects to move forward.

Patricia O'Neill
Stetson Valley resident

The proposed NorthPark Planned Unit Development (PUD) seeks to rezone approximately 6,355 acres of Arizona State Trust Land near the southwest corner of the Loop 303 and I-17 freeways. While described as a "mixed-use master-planned community," the proposal introduces large-scale industrial and semiconductor-support uses in an area currently designated for low-density residential and preserve/open space.

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Sent from my iPhone

From:	Rick Porter
To:	PDD North Gateway VPC; Adrian G Zambrano; Council.district1@phoenix.go; Sarah Stockham; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Tuesday, October 14, 2025 4:32:01 PM

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Report Suspicious

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Sincerely,

Rick and Ardeen Porter

Stetson Valley Homeowners

From: Tessa St. Cyr
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Tuesday, October 14, 2025 8:47:20 AM

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From:	Ellen Grant
To:	PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 and GPA-NG-2-24-1
Date:	Wednesday, October 15, 2025 10:16:40 AM

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Report Suspicious

Dear Village Planners,
I attended the October 9, 2025 North Gateway Village Planning Committee meeting and was was disturbed to learn of the proposed increased density and number of houses to be built in the area just north of the CAP Canal which is adjacent to Stetson Valley where I live.

I live directly across the street from Inspiration Mountain School. I have grandchildren in this school and also am a substitute teacher for this school so I am quite familiar with the school. The NorthPark web site states that students who will live in this proposed new community south of the 303 would attend Stetson Hills Elementary, Inspiration Mountain School, and Sandra Day O'Conner High School. Inspiration Mountain would NOT be able to handle a large influx of students from this proposed community. According to principal, Dr. JoAnne Schwarting, Inspiration Mountain's current attendance is 792 and full capacity is around 1,000 students. This is Inspiration Mountain's second year of offering 8th grade so it is anticipated the school will gain more students from the neighborhood in the coming years. Many grade levels are already maxed out and as a substitute, I have experienced classrooms without enough desks/seats so that every student has a designated seat.

The school parking lot cannot accommodate the daily current number of cars for drop off and pick up. Cars are forced to park on neighborhood streets. Police are monitoring some streets to prevent cars from parking there for drop off or pick up which makes more congestion on other neighborhood streets. When there are whole school events, the cars must park in my neighborhood and walk to the school.

Many of Inspiration Mountain's students walk or bike to school. We need to keep safety at the forefront of decisions that will impact our community.

I strongly encourage you to do the following to keep our Stetson Valley community safe:
* deny the rezoning
* demand removal of industrial uses
* require reduced density (especially as it impacts our school)

* guarantee traffic solutions

Thank you,
Ellen Grant
5631 W. Straight Arrow Ln.
Phoenix, CA 85083

From:	Maggie Rodriguez del Villar
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; Ann M O"Brien; Debra W Stark; Jim Waring; Laura Pastor; Betty S Guardado; Kevin L Robinson; Anna M Hernandez; Kesha.washington@phoenix.gov; Kesha Hodge Washington; Mayor Gallego; Mayor Gallego; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar
Subject:	Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)
Date:	Wednesday, October 15, 2025 1:49:28 PM

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Report Suspicious

Hello all,

I am reaching out regarding the proposed NorthPark Planned Unit Development (PUD).

The proposed NorthPark Planned Unit Development (PUD) seeks to rezone approximately 6,355 acres of Arizona State Trust Land near the southwest corner of the Loop 303 and I-17 freeways. While described as a "mixed-use master-planned community," the proposal introduces large-scale industrial and semiconductor-support uses in an area currently designated for low-density residential and preserve/open space**.**

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The PUD's concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones.

"A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve." (PUD §2.4)

- Contradicts PlanPHX "Environmental Stewardship" goal: *"Preserve and protect the City's unique Sonoran Desert environment."*
- Reduces areas shown as *Parks/Open Space- Publicly Owned* in the General Plan

and shrinks the Sonoran Preserve without clear ecological justification.

- Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection.

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD's "Innovation Corridor" introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve.

- PlanPHX Land Use Goal LU 1.2: Direct industrial uses to *existing employment corridors* rather than expanding into undeveloped desert lands.
- PlanPHX Growth Strategy: Encourages *infill before expansion*.
- Violates North Gateway Village Core concept, which emphasizes *context-sensitive, low-density transitions* along preserve edges.

This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives.

Density Transfers and Hillside Development Conflicts

The PUD allows density from hillside and preserve areas to be transferred elsewhere within the property: "Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve lands." (§5.5)

- Undermines Hillside Ordinance (Sec. 710) and General Plan policy to protect slope integrity.
- Contradicts PlanPHX Environmental Stewardship Goal ES 1.3: *"Protect natural landforms and scenic views."*
- Artificially increases density beyond the 2–3.5 du/ac typically permitted in this area.

Inconsistency with North Black Canyon Corridor Plan (NBCCP)

Although the PUD claims alignment with NBCCP objectives, it lies outside the plan boundary and selectively applies its employment goals: "The Project is outside of the boundaries of the NBCCP." (§2.5)

- Ignores the NBCCP's balance directive between employment and conservation.
- Expands industrial use beyond the NBCCP infrastructure limit line without regional analysis

Governance and Transparency Conflicts

The PUD allows administrative approval of "minor" amendments and requires only ASLD authorization, bypassing public hearings: "Minor amendments shall be reviewed and administratively approved by staff." (§5.3.b)

- Contradicts **PlanPHX "Engage Phoenix" Core Value** of inclusive, transparent decision-making.
- Reduces City and public oversight of major land use changes.

Transportation & Safety Inconsistencies

The PUD's circulation plan relies primarily on freeway-oriented vehicular access and lacks binding commitments for multimodal safety or school crossings.

- PlanPHX Transportation Element Goal T 1.1: *"Design systems that safely support all modes."*
- Fails to address pedestrian/bicycle safety or mitigation of truck cut-through traffic near residential areas.

The NorthPark PUD represents a major deviation from the City's adopted General Plan and village-level policies**.** Its cumulative effects—industrial sprawl, loss of preserve land, and diminished public oversight- are inconsistent with **PlanPHX 2025's core principles** of Environmental Stewardship, Connectivity, and Community Engagement**.**
We respectfully request that the City **deny the rezoning and General Plan amendments as submitted** and require a new plan that:

Removes industrial and manufacturing uses south of Loop 303;

- Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan;
- Ensures independent traffic and environmental impact studies;
- Implements real, data-driven safety improvements at school crossings and intersections.

Thank you for taking the time to understand these concerns and take action.

Sincerely,
Maggie Rodriguez

From: Scott Wilson
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Wednesday, October 15, 2025 6:01:20 PM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

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Our review identifies multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan.

Conflict with General Plan Land Use Designations and Preserve Policies

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• Ensures independent traffic and environmental impact studies;
• Implements real, data-driven safety improvements at school crossings and intersections.

Scott Wilson
602-799-5676

Sent from my iPhone

From:	Adrian G Zambrano
To:	Adrian G Zambrano
Subject:	RE: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Thursday, October 16, 2025 10:27:13 AM

From: Gail Gibson <ggibso@honorhealth.com>
Sent: Thursday, October 16, 2025 8:59 AM
To: Mayor Gallego <mayor.gallego@phoenix.gov>
Cc: adrain.zambrano@phoenix.gov; coucil.district.1@phoenix.go; Sarah Stockham <sarah.stockham@phoenix.gov>; racelle.escobar@phoenix.gov
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.

2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.

3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.

6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will

generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

8. Industrial uses disguised as “innovation” – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an “innovation corridor” is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.

9. Environmental and quality-of-life impacts – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of water and electricity, use hazardous chemicals, and generate airborne and wastewater pollutants. Additionally, they operate 24 hours a day, creating constant noise, lighting, and vibration impacts that are incompatible with residential living.

10. Inappropriate location for industrial activity – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — not adjacent to homes, schools, and parks. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

From:	Gail Gibson
To:	PDD North Gateway VPC
Cc:	adrain.zambrano@phoenix.gov; coucil.district.1@phoenix.go; Sarah Stockham; racelle.escobar@phoenix.gov; Mayor Gallego
Subject:	Rezoning case No Z-139-24-1 General develpment Case No GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Thursday, October 16, 2025 8:41:52 AM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

As a homeowner in north phoenix, more specifically Stetson Valley, I strongly oppose the proposed rezoning for NorthPark. This project represents overdevelopment that will severely harm our community and drastically decrease property values for the homeowners along Stetson Valley Parkway. The increase in traffic though a single family home community with hundreds, maybe thousands of additional vehicles is unsafe. There is a elementary/middle school in our neighborhood and small children will be at risk trying to cross Stetson Valley Parkway to get to school. Thei influx of vehichles will make exiting our community onto Happy Valley road from 51st Ave a nightmare. It's already a very busy intersection.

From: Jennifer Wise
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Thursday, October 16, 2025 6:06:00 PM

CAUTION: This email originated outside of the City of Phoenix.
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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
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5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. Industrial uses disguised as "innovation" – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
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irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Respectfully,

Jennifer Wise
Homeowner Stetson Valley

From: Odil Payton
To: PDD North Gateway VPC
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Thursday, October 16, 2025 8:47:49 AM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

As a homeowner in North Phoenix (Stetson Valley), I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

My URGENT concerns include:

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As our elected officials supposed to represent our community's interests, I URGE YOU TO DENY THIS REZONING REQUEST! At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please fulfill your responsibility of protecting our community from reckless overdevelopment and incompatible industrial expansion!

Thank you.

Odil Payton
623-692-5695

From:	Adrian G Zambrano
To:	Adrian G Zambrano
Subject:	RE: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Thursday, October 16, 2025 10:28:32 AM

-----Original Message-----
From: scott fejdasz <srf_71@hotmail.com>
Sent: Monday, October 13, 2025 1:13 PM
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

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Regards,
Scott Fejdasz

Sent from my iPhone

From: Greg
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Friday, October 17, 2025 8:57:50 AM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

From Greg Wise
Current 13 year resident of Stetson valley just north of happy valley road and 51st Ave. A community of about 2000 homes quietly nestled between two large mountains. Ludden mountain and Deem hills mountain, where there is a large park with grass soccer fields. The proposed North park addition has taken away beautiful land for out door adventure people for the sole purpose of Arizona selling land to make money. What a shame. This growth is irresponsible. We have to stop the growth in this desert environment because we lack the water resources.

Stetson Valley residents main concern is 51 st ave Will have too much traffic going between the new North park and the existing Stetson valley. Any increase in traffic will create unsafe conditions, Greatly increase NOISE level because of two large mountains when noise will reverberate between both mountains. We strongly urge you lesson the environmental impact on our existing Stetson valley community.

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From: hazardousheelers
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Friday, October 17, 2025 8:44:58 PM

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• Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection.

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD's "Innovation Corridor" introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve.

• PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands.
• PlanPHX Growth Strategy: Encourages infill before expansion.
• Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges.

This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives.

Density Transfers and Hillside Development Conflicts

The PUD allows density from hillside and preserve areas to be transferred elsewhere within the property: "Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve lands." (§5.5)

• Undermines Hillside Ordinance (Sec. 710) and General Plan policy to protect slope integrity.
• Contradicts PlanPHX Environmental Stewardship Goal ES 1.3: "Protect natural landforms and scenic views."
• Artificially increases density beyond the 2–3.5 du/ac typically permitted in this area.

Inconsistency with North Black Canyon Corridor Plan (NBCCP)

Although the PUD claims alignment with NBCCP objectives, it lies outside the plan boundary and selectively applies its employment goals: "The Project is outside of the boundaries of the NBCCP." (§2.5)

• Ignores the NBCCP's balance directive between employment and conservation.
• Expands industrial use beyond the NBCCP infrastructure limit line without regional analysis

Governance and Transparency Conflicts

The PUD allows administrative approval of "minor" amendments and requires only ASLD authorization, bypassing public hearings: "Minor amendments shall be reviewed and administratively approved by staff." (§5.3.b)

• Contradicts PlanPHX "Engage Phoenix" Core Value of inclusive, transparent decision-making.
• Reduces City and public oversight of major land use changes.

Transportation & Safety Inconsistencies

The PUD's circulation plan relies primarily on freeway-oriented vehicular access and lacks binding commitments for multimodal safety or school crossings.

• PlanPHX Transportation Element Goal T 1.1: "Design systems that safely support all modes."
• Fails to address pedestrian/bicycle safety or mitigation of truck cut-through traffic near residential areas.

The NorthPark PUD represents a major deviation from the City's adopted General Plan and village-level policies. Its cumulative effects—industrial sprawl, loss of preserve land, and diminished public oversight- are inconsistent with PlanPHX 2025's core principles of

Environmental Stewardship, Connectivity, and Community Engagement.

We respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that:

• Removes industrial and manufacturing uses south of Loop 303;
• Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan;
• Ensures independent traffic and environmental impact studies;
• Implements real, data-driven safety improvements at school crossings and intersections.

Lindsey Zvara

From: Rich Vosko
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; Ann M O"Brien; Debra W Stark; Jim Waring; Laura Pastor; Betty S Guardado; Kevin L Robinson; Anna M Hernandez; Kesha.washington@phoenix.gov; Kesha Hodge Washington; Mayor Gallego; Mayor Gallego; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Friday, October 17, 2025 9:39:34 PM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

As a North Phoenix homeowner, I oppose the proposed rezoning for NorthPark (Case No. Z-139-24-1 & GPA-NG-1-24-1/2-24-1), citing overdevelopment and negative community impact. Particularly, I feel as though this is a bait and switch with the "Innovation Corridor" as it is really a manufacturing hub.

Key concerns:

- The traffic study uses flawed assumptions and outdated data, underestimating congestion.
- Projected critical intersections will fail, risking safety.
- Increased traffic threatens child safety and neighborhood walkability.
- Opening Stetson Valley Parkway would allow semi-truck cut-throughs in a residential area.
- Road improvements are unfunded and uncertain, causing prolonged gridlock.
- Dramatic density increases will overwhelm streets and infrastructure.
- Inclusion of heavy industrial facilities, such as microchip plants, is incompatible with residential areas due to resource demands, pollution, and constant disruption.
- Industrial uses should be located in properly zoned areas, not near homes, schools, or parks.

I urge denial of this rezoning request or, at minimum, significant project reduction and exclusion of industrial uses until all concerns are addressed. Please protect our community from inappropriate development.

Sincerely,

Richard Voskoboynikov and Mallory Makowsky

From:	Tom Waring
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; Ann M O"Brien; Debra W Stark; Jim Waring; Laura Pastor; Betty S Guardado; Kevin L Robinson; Anna M Hernandez; Kesha.washington@phoenix.gov; Kesha Hodge Washington; Mayor Gallego; Mayor Gallego; PDD North Gateway VPC
Subject:	Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Friday, October 17, 2025 7:02:09 PM

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Report Suspicious

To all Phoenix City Council Members and Relevant Civic Officials:

First, I want to thank you all for serving our city and community. Your service is appreciated, and this current topic is an important opportunity to deliver for your constituents in a big way.

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use** within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.
10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

Please help us all here in North Phoenix, AZ. I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial, or manufacturing uses until traffic, safety, and environmental concerns are fully addressed. Please protect our community from reckless overdevelopment and incompatible industrial expansion. For many of us our home is all we have. After finally recovering from the pandemic - we need positive growth in our homes and businesses in the area - not things that can negatively push us back down again for many more years. Let's grow smart instead of fast. Quality of life for those of us who have lived here in the area for a decade or more has to count for something. Thank you for your time and consideration.

Sincerely,

Thomas Waring

Resident of Stetson Valley

North Phoenix, AZ

From:	tim mcginnis
To:	Adrian G Zambrano; PDD North Gateway VPC
Cc:	estewart@ccmcnet.com
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Friday, October 17, 2025 10:14:01 AM

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Report Suspicious

Dear members,
Please read these two huge concerns concerning traffic and safety for our neighborhood. First, every time there is paving closures on this section of the 17 and Loop 101 as well, the detour takes traffic to the first off-ramp west on the 303, which is the Lake Pleasant off-ramp. Then diverts the traffic to Happy Valley. When the proposed 51st Ave off-ramp and street is completed, THAT WILL BE the first thru off-ramp that drivers will take. Right through this residential neighborhood! Not down a thoroughfare as it should.
Secondly, on the subject of thoroughfares, I know the Master Plan denoted 51st going from Pinnacle Peak to Cave Creek hwy. I believe that was before the Stetson housing was developed. Also the ability to widen it to 6 lanes. Now please think about this…..where in Phoenix do you know of ANY 6 lane street that IS NOT a main thoroughfare!!! You'll never see that in a neighborhood. We have already had a little girl's death on that piece of road and that is one too many.
The Master Plan can be changed, it's not set in stone. Doesn't 67th Ave make more sense? It travels BETWEEN neighborhoods as a thoroughfare should.
PLEASE take this under careful consideration.
Thank you for your time.

Sent from my iPhone

From:	tim mcginnis
To:	Council District 8 PCC; PDD North Gateway VPC
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Friday, October 17, 2025 9:24:25 AM

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Report Suspicious

The proposed NorthPark Planned Unit Development (PUD) seeks to rezone approximately 6,355 acres of Arizona State Trust Land near the southwest corner of the Loop 303 and I-17 freeways. While described as a “mixed-use master-planned community,” the proposal introduces large-scale industrial and semiconductor-support uses in an area currently designated for low-density residential and preserve/open space.

Our review identifies multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan.

Conflict with General Plan Land Use Designations and Preserve Policies

The PUD’s concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones.

“A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve.” (PUD §2.4)

• Contradicts PlanPHX “Environmental Stewardship” goal: “Preserve and protect the City’s unique Sonoran Desert environment.”
• Reduces areas shown as Parks/Open Space- Publicly Owned in the General Plan and shrinks the Sonoran Preserve without clear ecological justification.
• Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection.

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD’s “Innovation Corridor” introduces industrial and semiconductor-support

activities adjacent to residential zones and near the Sonoran Preserve.

• PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands.
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• Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges.

This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives.

Density Transfers and Hillside Development Conflicts

The PUD allows density from hillside and preserve areas to be transferred elsewhere within the property: "Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve lands." (§5.5)

• Undermines Hillside Ordinance (Sec. 710) and General Plan policy to protect slope integrity.
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Inconsistency with North Black Canyon Corridor Plan (NBCCP)

Although the PUD claims alignment with NBCCP objectives, it lies outside the plan boundary and selectively applies its employment goals: "The Project is outside of the boundaries of the NBCCP." (§2.5)

• Ignores the NBCCP's balance directive between employment and conservation.
• Expands industrial use beyond the NBCCP infrastructure limit line without regional analysis

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The PUD allows administrative approval of "minor" amendments and requires only ASLD authorization, bypassing public hearings: "Minor amendments shall be reviewed and administratively approved by staff." (§5.3.b)

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The PUD's circulation plan relies primarily on freeway-oriented vehicular access and lacks binding commitments for multimodal safety or school crossings.

• PlanPHX Transportation Element Goal T 1.1: "Design systems that safely support all modes."
• Fails to address pedestrian/bicycle safety or mitigation of truck cut-through traffic near residential areas.

The NorthPark PUD represents a major deviation from the City's adopted General Plan and village-level policies. Its cumulative effects—industrial sprawl, loss of preserve land, and diminished public oversight- are inconsistent with PlanPHX 2025's core principles of Environmental Stewardship, Connectivity, and Community Engagement.

We respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that:

• Removes industrial and manufacturing uses south of Loop 303;
• Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan;
• Ensures independent traffic and environmental impact studies;
• Implements real, data-driven safety improvements at school crossings and intersections.

Sent from my iPhone

From: Wendy Tuckett
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Friday, October 17, 2025 7:25:20 AM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

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• Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan;
• Ensures independent traffic and environmental impact studies;
• Implements real, data-driven safety improvements at school crossings and intersections.

Regards,
Wendy Tuckett

Sent from my iPhone

From: Shawn McGowan
Subject: Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Saturday, October 18, 2025 10:08:56 PM

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Report Suspicious

It's extremely concerning as a tax paying resident of North Phoenix to watch as our Mayor runs what looks like paid ads for TSMC while not meeting with community groups about their concerns about industrial manufacturing being placed adjacent to preserve land. Did we learn nothing from the Motorola superfund site? Santa Clara county? And yet, our supposed elected representative O'Brien brags constantly about trips to Taiwan and spends more time at groundbreakings for TSMC than addressing real community concerns. Our neighborhood was lied to about industrial use and the "Village Planning Committee" that is supposed to represent the locals has a TSMC employee on it and not a single person in the actual impacted community that's being ignored. Do you all have any shame? Why hold public meetings and pretend you care about what the community thinks if you've already met with the lobbyists and made up your minds that it doesn't matter what locals think? Industrial factories don't belong near preserves or homes & company towns aren't some fashionable new invention.

I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-

south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.

6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.

7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.

8. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use**within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.

9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.

10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

From:	Cathy Matchett
To:	Ann M O"Brien; Debra W Stark; Jim Waring; Laura Pastor; Betty S Guardado; Kevin L Robinson; Anna M Hernandez; Kesha.washington@phoenix.gov; Kesha Hodge Washington; Mayor Gallego; Mayor Gallego; PDD North Gateway VPC; Adrian G Zambrano; sarah.stockhamp@phoenix.gov; Racelle Escolar
Subject:	Cases Z-139-24-1, GPA-NG-1-24-1, GPA-NG-2-24-1
Date:	Sunday, October 19, 2025 3:09:38 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Please do not approve the latest request for rezoning of the Northpark area. My greatest concern is with the proposed industrial use to accommodate the TSMC. This would be at great cost and risk to homes, schools, traffic, etc. The increased density also puts great strain on infrastructure (roads, schools, etc.).

We live just south of the 51st St. bridge over the CAP canal and we are very concerned about increased traffic in our area, especially near schools. Also, if all industrial use is confined to the south of the development area (south of Highway 303) the freeways (303 and 17) would be much better for traffic use, especially for trucks.

Please maintain oversight of the Phoenix General Plan for compatible land use and traffic safety.

Thanks you,

Cathy Matchett

From:	Erica Yoder
To:	PDD North Gateway VPC; Ann M O"Brien; Debra W Stark; Jim Waring; Laura Pastor; Betty S Guardado; kevin.robinson@phienix.gov; Mayor Gallego; Anna M Hernandez; Kesha Hodge Washington; Mayor Gallego; Adrian G Zambrano; Sarah Stockham; racelle.escobar@phoenix.gov; 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
Subject:	Oppose Cases Z-139-24-1, GPA-NG-1-24-1, GPA-NG-2-24-1
Date:	Sunday, October 19, 2025 12:02:51 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

I am writing to ask for your opposition to the rezoning application by NorthPark.

Objection to the rezone application

CASE: Z-139-24-1 NorthPark PUD

CASE: GPA-NG-1-24-1 Land Use, and InfrastructureLimit Line Amendment

CASE: GPA-NG-2-24-1 Street Classification

- The proposed rezoning is inconsistent with the 1998 Sonoran Preserve Master Plan. The changes contradict the envisioned development of the area.
- Why is it the acres around the Mountains cannot be developed as currently zoned? (S-1) This would provide 1 dwelling on 1 acre lots and align with the SPMP.
- 15,150 dwellings is 10 times the dwellings in SMR and Stetson Valley.
- The proposed rezoning constitutes "spot zoning". A use classification different from that of the surrounding area.It is primarily for the benefit of the property owner. The applicant is seeking favorable zoning classification.
- The proposed rezoning will negatively impact Stetson Valley, SMR, Pyramid Peak communities with increased traffic, noise pollution, reduced air quality, and will put a strain on public services (Police, Fire, Trash collection).
- The impact studies are wholly inadequate, and must be reviewed.
- Where will the water be sourced from?
- ADWR has a moratorium on water permits.

- A reduced water supply from the Colorado river could begin as early as Jan 2027.
- According to experts, mandatory water conservation is on the horizon, even without this development.
- The opportunity for community participation has also been inadequate

  - with insufficient notice of the proposed changes, and Oct 6th and 9th meetings.

  -10 calendar days is the minimum notice required, theapplicant could give more.

There is little evidence to indicate the applicant has addressed the concerns of the communities that will be impacted the most for this application to be approved.

Please vote no!

Thank you,

Erica Yoder, Stetson Valley resident

From: Chelsey
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 20, 2025 10:27:01 AM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

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9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.
10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.
Please protect our community from reckless overdevelopment and incompatible industrial expansion.

-Chelsey Kiss

Stetson Valley

From: Chelsey Kissling
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 20, 2025 10:28:09 AM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. **Industrial uses disguised as "innovation"** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use** within

this project. Calling this an “innovation corridor” is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.

9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.
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Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,

Chelsey Kissling

Stetson Valley

From: Chelsey Yeats
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 20, 2025 10:25:40 AM

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Report Suspicious

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Please protect our community from reckless overdevelopment and incompatible industrial expansion.

-Chelsey Yeats

Stetson Valley

From: Claire Yeats
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 20, 2025 10:28:53 AM

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Report Suspicious

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I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.
Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,
Claire Yeats

From: Jeremy R. Anderson DO
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 20, 2025 9:27:56 AM

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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.
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I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Best Regards

Dr. Jeremy R Anderson, DO FACS
916-677-9782

From: Chelsey Yeats
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 20, 2025 10:29:53 AM

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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

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Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,
Kate Yeats
Stetson Valley

From: Michelle Leigh
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 20, 2025 1:40:49 PM

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Report Suspicious

The proposed NorthPark Planned Unit Development (PUD) seeks to rezone approximately 6,355 acres of Arizona State Trust Land near the southwest corner of the Loop 303 and I-17 freeways. While described as a "mixed-use master-planned community," the proposal introduces large-scale industrial and semiconductor-support uses in an area currently designated for low-density residential and preserve/open space. Our review identifies multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan. Conflict with General Plan Land Use Designations and Preserve Policies The PUD's concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones. "A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve." (PUD §2.4) • Contradicts PlanPHX "Environmental Stewardship" goal: "Preserve and protect the City's unique Sonoran Desert environment." • Reduces areas shown as Parks/Open Space-Publicly Owned in the General Plan and shrinks the Sonoran Preserve without clear ecological justification. • Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection. Industrial & High-Tech Uses Incompatible with Land Use and Village Character The PUD's "Innovation Corridor" introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve. • PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands. • PlanPHX Growth Strategy: Encourages infill before expansion. • Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges. This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives. Density Transfers and Hillside Development Conflicts The PUD allows density from hillside and preserve areas to be transferred elsewhere within the property: "Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve lands." (§5.5) • Undermines Hillside Ordinance (Sec. 710) and General Plan policy to protect slope integrity. • Contradicts PlanPHX Environmental Stewardship Goal ES 1.3: "Protect natural landforms and scenic views." • Artificially increases density beyond the 2–3.5 du/ac typically permitted in this area. Inconsistency with North Black Canyon Corridor Plan (NBCCP) Although the PUD claims alignment with NBCCP objectives, it lies outside the plan boundary and selectively applies its employment goals: "The Project is outside of the boundaries of the NBCCP." (§2.5) • Ignores the NBCCP's balance directive between employment and conservation. • Expands industrial use beyond the NBCCP infrastructure limit line without regional analysis Governance and Transparency Conflicts The PUD allows administrative approval of "minor" amendments and requires only ASLD authorization, bypassing public hearings: "Minor

amendments shall be reviewed and administratively approved by staff." (§5.3.b) • Contradicts PlanPHX "Engage Phoenix" Core Value of inclusive, transparent decision-making. • Reduces City and public oversight of major land use changes. Transportation & Safety Inconsistencies The PUD's circulation plan relies primarily on freeway-oriented vehicular access and lacks binding commitments for multimodal safety or school crossings. • PlanPHX Transportation Element Goal T 1.1: "Design systems that safely support all modes." • Fails to address pedestrian/bicycle safety or mitigation of truck cut-through traffic near residential areas. The NorthPark PUD represents a major deviation from the City's adopted General Plan and village-level policies. Its cumulative effects—industrial sprawl, loss of preserve land, and diminished public oversight- are inconsistent with PlanPHX 2025's core principles of Environmental Stewardship, Connectivity, and Community Engagement. We respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that: • Removes industrial and manufacturing uses south of Loop 303; • Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan; • Ensures independent traffic and environmental impact studies; • Implements real, data-driven safety improvements at school crossings and intersections.

From: tyomatt77
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, October 20, 2025 2:39:59 PM

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Report Suspicious

The proposed NorthPark Planned Unit Development (PUD) seeks to rezone approximately 6,355 acres of Arizona State Trust Land near the southwest corner of the Loop 303 and I-17 freeways. While described as a "mixed-use master-planned community," the proposal introduces large-scale industrial and semiconductor-support uses in an area currently designated for low-density residential and preserve/open space.

Our review identifies multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan.

Conflict with General Plan Land Use Designations and Preserve Policies

The PUD's concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones.

"A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve." (PUD §2.4)

• Contradicts PlanPHX "Environmental Stewardship" goal: "Preserve and protect the City's unique Sonoran Desert environment."
• Reduces areas shown as Parks/Open Space- Publicly Owned in the General Plan and shrinks the Sonoran Preserve without clear ecological justification.
• Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection.

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD's "Innovation Corridor" introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve.

• PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands.
• PlanPHX Growth Strategy: Encourages infill before expansion.
• Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges.

This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives.

Density Transfers and Hillside Development Conflicts

The PUD allows density from hillside and preserve areas to be transferred elsewhere within the property: "Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve lands." (§5.5)

• Undermines Hillside Ordinance (Sec. 710) and General Plan policy to protect slope integrity.
• Contradicts PlanPHX Environmental Stewardship Goal ES 1.3: "Protect natural landforms and scenic views."
• Artificially increases density beyond the 2–3.5 du/ac typically permitted in this area.

Inconsistency with North Black Canyon Corridor Plan (NBCCP)

Although the PUD claims alignment with NBCCP objectives, it lies outside the plan boundary and selectively applies its employment goals: "The Project is outside of the boundaries of the NBCCP." (§2.5)

• Ignores the NBCCP's balance directive between employment and conservation.
• Expands industrial use beyond the NBCCP infrastructure limit line without regional analysis

Governance and Transparency Conflicts

The PUD allows administrative approval of "minor" amendments and requires only ASLD authorization, bypassing public hearings: "Minor amendments shall be reviewed and administratively approved by staff." (§5.3.b)

• Contradicts PlanPHX "Engage Phoenix" Core Value of inclusive, transparent decision-making.
• Reduces City and public oversight of major land use changes.

Transportation & Safety Inconsistencies

The PUD's circulation plan relies primarily on freeway-oriented vehicular access and lacks binding commitments for multimodal safety or school crossings.

• PlanPHX Transportation Element Goal T 1.1: "Design systems that safely support all modes."
• Fails to address pedestrian/bicycle safety or mitigation of truck cut-through traffic near residential areas.

The NorthPark PUD represents a major deviation from the City's adopted General Plan and village-level policies. Its cumulative effects—industrial sprawl, loss of preserve land, and diminished public oversight- are inconsistent with PlanPHX 2025's core principles of

Environmental Stewardship, Connectivity, and Community Engagement.

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• Removes industrial and manufacturing uses south of Loop 303;
• Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan;
• Ensures independent traffic and environmental impact studies;
• Implements real, data-driven safety improvements at school crossings and intersections.

Sent from my T-Mobile 5G Device

From:	Karen Starr
To:	Ann M O"Brien; Council District 1 PCC; Jim Waring; Council District 2 PCC; Debra W Stark; Council District 3 PCC; Laura Pastor; Council District 4; Betty S Guardado; Council District 5 PCC; Kevin L Robinson; Council District 6 PCC; Anna M Hernandez; Council District 7 PCC; Kesha Hodge Washington; Council District 8 PCC; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Wednesday, October 22, 2025 9:01:13 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Hello,

After continuing to attend meetings and reviewing all of the public literature available on the planned North Park Development, I have significant concerns about the proposed re-zoning. While I do understand that development is inevitable, irresponsible development that rewards short term greed while disregarding significant safety, education, and water issues that the area will struggle with for years after the developers have spent the checks, is NOT inevitable. You have an opportunity to listen to the community and be a part of responsible development.

The proposed NorthPark Planned Unit Development (PUD) seeks to rezone approximately 6,355 acres of Arizona State Trust Land near the southwest corner of the Loop 303 and I-17 freeways. While described as a “mixed-use master-planned community,” the proposal introduces large-scale industrial and semiconductor-support uses in an area currently designated for low-density residential and preserve/open space. When I attended a meeting several months ago, the developer’s attorney very clearly presented the “Innovation Corridor” as an area similar to Norterra (at I-17 and Happy Valley Road), with shops and restaurants that would be available to the North Park Community, and would ease the traffic burden that would be put on Stetson Valley.

Not only does this type of large scale industrial development not belong south of the 303, the change to turn the “Innovation Corridor” into an additional semi-conductor plant further ensures that the North Park residents will cut through Stetson Valley to access shops and restaurants (Bell Road, Desert Ridge, Kierland everything along the 101 corridor, Happy Valley, WestGate). Pretending that they are going to back track up to the 303 to travel all the way around is foolish at best, and dishonest at worst. Shopping and restaurants aside, it also pretends that the entire population will move to North Park and quit existing jobs in other parts of the valley, or give up on doctors, dentists, hair stylists, etc. that they have been going to for years. This simply isn’t the case, and even if it were, where are all these new facilities they will be visiting, and when will they be built?

This traffic will route through the quiet, residential, 2,500 home community of Stetson Valley, irreparably damaging the community and putting lives at risk. I sat through numerous meetings where the developer outlined all of the traffic mitigation and safety measures that will be installed in North Park and are critically necessary for a development of that scale.

Stetson Valley, by way of the 51st Avenue and 67th Avenue extensions, will get all of the traffic and none of those safety measures. When pressed on these issues the responses pointed back to flawed and outdated traffic studies, and promises that if there were issues, things would be evaluated at a future date.

Inspiration Mountain was designed to be a neighborhood K-8 school. Kids, including my own, walk or ride their bikes through the community to get to school. The parking lot cannot accommodate the current level of parent and bus drop offs, and the school is reliant upon walkers and bikers to ease the traffic burden. North Park students will potentially be zoned for that school, adding additional traffic and additional students to class sizes that are all over 30 students from grades 4-8, and rapidly approaching those counts in the lower grades. On top of the traffic concerns, the burden placed on the Deer Valley Unified School District will be untenable. The district has repeatedly failed to pass necessary bond measures and M&O override measures that would be needed to build and fund new schools. In Pulte's own meeting, their representative stated that they may donate land for K-8 schools, but the district would have to pass a bond to pay for the build of the schools. This district has proven itself unwilling to pass those bond measures. The representative also stated that the DVUSD district would have to buy the land for any additional high schools in addition to the cost to actually build the school. The DVUSD high schools are over capacity, with perhaps the single exception of Barry Goldwater HS. Will you be telling all of the North Park residents that their high schoolers will be bussed to Barry Goldwater indefinitely? What happens when that school is over capacity?

Outside of trips to school, my family and I walk or bike the community on a near daily basis. Despite being patient and careful (which unattended children traveling to school are often not), I have almost been hit by cars refusing to obey existing stop signs or posted speed limits. How many school kids will have to be struck by a car and seriously injured, or God forbid, killed before someone admits the traffic projections were flawed and false and that they ignored data that showed the existing intersections are failing at current traffic levels? How long will it take to bring in additional safety measures? What difference will it make to those families who have already lost children? Our community has already suffered the loss of lives from devastating fatal accidents on Happy Valley. Don't add burden to intersections that are already failing as indicated in the city's own traffic studies, and don't turn neighborhood streets where children cross every single morning into high traffic, high speed cut throughs.

What happens the first time semi-truck traffic is cutting through and a child attempts to cross the street thinking they have enough time? On average a semi-truck traveling at 55 mph needs 419 feet to stop. This is in good road conditions and reliant upon driver reaction times… You can tell me that the speed limit won't be 55, but at the current posted speed limits of 40-45 mph, I promise you cars are traveling 55 through the neighborhood. Give them another lane on those roads and the speeds will just increase. You can also tell me that trucks won't cut through, but what is being done to actually prevent it? You think a driver that has deadlines to make isn't going to take the fastest route?

By admission of the City's own representatives in the last meeting, the traffic studies are still under review, have not been accepted, and may be accepted concurrent with the approval, or in a state ready for acceptance at the time of approval. This translates to: The City is willing to approve a major, large scale rezoning without full data and time to fully study the data. Once the decision is made, it is irreversible. How could this possibly be done without a real, in depth analysis of the data and a legitimate traffic study? How does that represent

responsible growth, and how is it a plan that the committee or the City of Phoenix can stand behind?

Review also identifies multiple conflicts with the City of Phoenix General Plan (PlanPHX 2025), the Sonoran Preserve Master Plan, and the North Black Canyon Corridor Plan.

Conflict with General Plan Land Use Designations and Preserve Policies

The PUD's concurrent General Plan Amendment would redefine Sonoran Preserve boundaries and reclassify mapped open-space lands as mixed-use or employment zones.

"A concurrent Minor General Plan application will amend the Land Use Designations… to reflect clarification… of the future boundaries of the Sonoran Preserve." (PUD §2.4)

• Contradicts PlanPHX "Environmental Stewardship" goal: "Preserve and protect the City's unique Sonoran Desert environment."
• Reduces areas shown as Parks/Open Space- Publicly Owned in the General Plan and shrinks the Sonoran Preserve without clear ecological justification.
• Conflicts with the Sonoran Preserve Master Plan (1998), which designated these lands for permanent protection.

Additional concerns are as follows:

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD's "Innovation Corridor" introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve.

• PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands.
• PlanPHX Growth Strategy: Encourages infill before expansion.
• Violates North Gateway Village Core concept, which emphasizes context-sensitive, low-density transitions along preserve edges.

This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives.

Density Transfers and Hillside Development Conflicts

The PUD allows density from hillside and preserve areas to be transferred elsewhere within the property: "Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve lands." (§5.5)

• Undermines Hillside Ordinance (Sec. 710) and General Plan policy to protect slope integrity.
• Contradicts PlanPHX Environmental Stewardship Goal ES 1.3: "Protect natural landforms and scenic views."

• Artificially increases density beyond the 2–3.5 du/ac typically permitted in this area.

Inconsistency with North Black Canyon Corridor Plan (NBCCP)

Although the PUD claims alignment with NBCCP objectives, it lies outside the plan boundary and selectively applies its employment goals: “The Project is outside of the boundaries of the NBCCP.” (§2.5)

• Ignores the NBCCP’s balance directive between employment and conservation.
• Expands industrial use beyond the NBCCP infrastructure limit line without regional analysis

Governance and Transparency Conflicts

The PUD allows administrative approval of “minor” amendments and requires only ASLD authorization, bypassing public hearings: “Minor amendments shall be reviewed and administratively approved by staff.” (§5.3.b)

• Contradicts PlanPHX “Engage Phoenix” Core Value of inclusive, transparent decision-making.
• Reduces City and public oversight of major land use changes.

Transportation & Safety Inconsistencies

The PUD’s circulation plan relies primarily on freeway-oriented vehicular access and lacks binding commitments for multimodal safety or school crossings.

• PlanPHX Transportation Element Goal T 1.1: “Design systems that safely support all modes.”
• Fails to address pedestrian/bicycle safety or mitigation of truck cut-through traffic near residential areas.

The NorthPark PUD represents a major deviation from the City’s adopted General Plan and village-level policies. Its cumulative effects—industrial sprawl, loss of preserve land, and diminished public oversight- are inconsistent with PlanPHX 2025’s core principles of Environmental Stewardship, Connectivity, and Community Engagement.

We respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that:

• Removes industrial and manufacturing uses south of Loop 303;
• Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan;
• Ensures independent traffic and environmental impact studies;
• Implements real, data-driven safety improvements at school crossings and intersections.

From: Joanna Tinsley
To: council.district.1@phoenix.giv
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Thursday, October 23, 2025 9:39:33 AM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. Industrial uses disguised as "innovation" – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. Environmental and quality-of-life impacts – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of water and electricity, use hazardous chemicals, and generate airborne and wastewater pollutants. Additionally, they operate 24 hours a day, creating constant noise, lighting, and vibration impacts that are incompatible with

residential living.
10. Inappropriate location for industrial activity – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — not adjacent to homes, schools, and parks. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Joanna Tinsley

From:	Jennifer Hartman
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; Ann M O"Brien; Debra W Stark; Jim Waring; Laura Pastor; Betty S Guardado; Kevin L Robinson; Anna M Hernandez; Kesha.washington@phoenix.gov; Kesha Hodge Washington; Mayor Gallego; Mayor Gallego; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar
Subject:	Request to Relocate Proposed Industrial Zoning and Ensure Full Transparency in the "Innovation Corridor" Plan-Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Saturday, October 25, 2025 2:20:39 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Dear Mayor and Members of the Phoenix City Council,

As a resident of Stetson Valley, I am writing to express deep concern regarding the proposed rezoning to allow a semiconductor manufacturing and heavy industrial complex within a mile of residential neighborhoods already in place. While this project has been publicly promoted as part of an "Innovation Corridor," the reality is that it would bring heavy industrial activity- including chemical use, high energy demand, and around-the-clock operations- alarmingly close to our homes, schools, and community spaces.

This proposal raises two major concerns: proximity and transparency.

First, industrial manufacturing of this scale simply does not belong so close to residential areas. Semiconductor facilities are not light industry; they are highly complex chemical operations that use toxic and flammable gases, generate hazardous waste, and consume enormous amounts of water and energy. Placing such a facility within a mile of neighborhoods puts our families at risk from air pollution, chemical exposure, noise, and heavy truck traffic. The City should prioritize moving any industrial zoning for this project farther from existing homes, ideally into areas already designated for industrial development with sufficient buffer zones and infrastructure.

Second, the lack of transparency surrounding this rezoning process is deeply troubling. By branding this area as an "Innovation Corridor," the City and developers appear to be minimizing or concealing the true industrial nature of the project. Residents have not been provided with complete or accessible information about the proposed site's environmental impacts, chemical use, water and energy requirements, or the long-term implications for nearby communities. This undermines public trust and denies residents the opportunity for meaningful input.

The community deserves clear, honest information and genuine engagement before any decisions are made. We should not be asked to accept industrial-scale operations under the guise of "innovation" without knowing what substances will be used, how emissions will be controlled, or what safeguards will protect surrounding neighborhoods.

I respectfully urge you to:

1. Reject the current rezoning proposal and relocate the industrial zoning to a site

farther from our residential neighborhoods.
2. Require full public disclosure of all project details, including chemical inventories, emissions controls, and water usage.
3. Ensure transparent labeling—call this project what it is: a large-scale industrial manufacturing facility, not simply an “innovation hub.”
4. Hold additional community meetings and hearings to allow meaningful public participation before any zoning changes are approved.

Phoenix can and should welcome innovation- but innovation must not come at the expense of public health, environmental safety, or community trust. Moving this industrial zoning farther from our neighborhoods and being transparent about its true nature would demonstrate that the City values both progress and its people.

Thank you for your consideration and for protecting the health, safety, and integrity of our community.

Respectfully,

Jennifer Hartman
Resident of Stetson Valley

"I have joy. Not because of who I am, but because of Whose I am." -Davis

From:	Robert Starr
To:	Ann M O"Brien; Council District 1 PCC; Jim Waring; Council District 2 PCC; Debra W Stark; Council District 3 PCC; Laura Pastor; Council District 4; Betty S Guardado; Council District 5 PCC; Kevin L Robinson; Council District 6 PCC; Anna M Hernandez; Council District 7 PCC; Kesha Hodge Washington; Council District 8 PCC; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar; Mayor Gallego
Subject:	Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Saturday, October 25, 2025 1:10:12 PM

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Report Suspicious

Hello,

After continuing to attend meetings and reviewing all of the public literature available on the planned North Park Development, I have significant concerns about the proposed rezoning. While I do understand that development is inevitable, irresponsible development that rewards short term greed while disregarding significant safety, education, and water issues that the area will struggle with for years after the developers have spent the checks, is NOT inevitable. You have an opportunity to listen to the community and be a part of responsible development.

The proposed NorthPark Planned Unit Development (PUD) seeks to rezone approximately 6,355 acres of Arizona State Trust Land near the southwest corner of the Loop 303 and I-17 freeways. While described as a “mixed-use master-planned community,” the proposal introduces large-scale industrial and semiconductor-support uses in an area currently designated for low-density residential and preserve/open space. When I attended a meeting several months ago, the developer’s attorney very clearly presented the “Innovation Corridor” as an area similar to Norterra (at I-17 and Happy Valley Road), with shops and restaurants that would be available to the North Park Community, and would ease the traffic burden that would be put on Stetson Valley.

Not only does this type of large scale industrial development not belong south of the 303, the change to turn the “Innovation Corridor” into an additional semi-conductor plant further ensures that the North Park residents will cut through Stetson Valley to access shops and restaurants (Bell Road, Desert Ridge, Kierland everything along the 101 corridor, Happy Valley, WestGate). Pretending that they are going to back track up to the 303 to travel all the way around is foolish at best, and dishonest at worst. To be blunt, rebranding this parcel as an "Innovation Corridor" is deliberately misleading and intended to fool the community about what the true intention was. This facility needs to stay north of the 303 and well segregated from the community at-large. A buffer-zone is a feeble attempt to do so and will not temper any concerns on the part of residents.

Shopping and restaurants aside, it also pretends that the entire population will move to

North Park and quit existing jobs in other parts of the valley, or give up on doctors, dentists, hair stylists, etc. that they have been going to for years. This simply isn't the case, and even if it were, where are all these new facilities they will be visiting, and when will they be built? Additionally, the proposed option to increase 55th Ave to a 6-lane road north of Happy Valley, will make exiting Enclave at Stetson Valley safely, nearly impossible. There are currently two exit options; E Buckskin & 55th (right turn toward Happy Valley only) or W Desert Hollow & 55th Ave where left and right turns are permitted. Neither are controlled with traffic lights. The increased traffic which will dramatically exceed your projections, will essentially force all vehicles, including school buses attempting to bring kids to Inspiration Mountain Elementary, to turn South on 55th to simply exit this neighborhood.

Your concern also seems to end at Happy Valley. When all of this new traffic continues South on 55th past Happy Valley, it will reach a choke-point at Pinnacle Peak after passing through yet another school-zone for Las Brisas Elementary. Drivers that wish to access the 101 will continue West on Pinnacle and cut over Thunderbird Mtn to 59th Ave. That is a single lane road with no room for expansion due to the Thunderbird Mountain preserve area.

This traffic will route through the quiet, residential, 2,500 home community of Stetson Valley, irreparably damaging the community and putting lives at risk. I sat through numerous meetings where the developer outlined all of the traffic mitigation and safety measures that will be installed in North Park and are critically necessary for a development of that scale. Stetson Valley, by way of the 51st Avenue and 67th Avenue extensions, will get all of the traffic and none of those safety measures. When pressed on these issues the responses pointed back to flawed and outdated traffic studies, and promises that if there were issues, things would be evaluated at a future date.

Inspiration Mountain was designed to be a neighborhood K-8 school. Kids, including my own, walk or ride their bikes through the community to get to school. The parking lot cannot accommodate the current level of parent and bus drop offs, and the school is reliant upon walkers and bikers to ease the traffic burden. North Park students will potentially be zoned for that school, adding additional traffic and additional students to class sizes that are all over 30 students from grades 4-8, and rapidly approaching those counts in the lower grades. On top of the traffic concerns, the burden placed on the Deer Valley Unified School District will be untenable. The district has repeatedly failed to pass necessary bond measures and M&O override measures that would be needed to build and fund new schools. In Pulte's own meeting, their representative stated that they may donate land for K-8 schools, but the district would have to pass a bond to pay for the build of the schools. This district has proven itself unwilling to pass those bond measures. The representative also stated that the DVUSD district would have to buy the land for any additional high schools in addition to the cost to actually build the school. The DVUSD high schools are over capacity, with perhaps the single exception of Barry Goldwater HS. Will you be telling all of the North Park residents that their high schoolers will be bussed to Barry Goldwater indefinitely? What happens when that school is over capacity?

Outside of trips to school, my family and I walk or bike the community on a near daily basis. Despite being patient and careful (which unattended children traveling to school are often not), I have almost been hit by cars refusing to obey existing stop signs or posted speed limits. How many school kids will have to be struck by a car and seriously injured, or God forbid, killed before someone admits the traffic projections were flawed

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Additional concerns are as follows:

Industrial & High-Tech Uses Incompatible with Land Use and Village Character

The PUD's "Innovation Corridor" introduces industrial and semiconductor-support activities adjacent to residential zones and near the Sonoran Preserve.

• PlanPHX Land Use Goal LU 1.2: Direct industrial uses to existing employment corridors rather than expanding into undeveloped desert lands.
• PlanPHX Growth Strategy: Encourages infill before expansion.
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This Encourages sprawl and introduces heavy traffic, noise, and environmental hazards inconsistent with the City's balanced growth objectives.

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The PUD allows density from hillside and preserve areas to be transferred elsewhere within the property: "Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve lands." (§5.5)

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Although the PUD claims alignment with NBCCP objectives, it lies outside the plan boundary and selectively applies its employment goals: "The Project is outside of the boundaries of the NBCCP." (§2.5)

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• PlanPHX Transportation Element Goal T 1.1: “Design systems that safely support all modes.”
• Fails to address pedestrian/bicycle safety or mitigation of truck cut-through traffic near residential areas.

The NorthPark PUD represents a major deviation from the City’s adopted General Plan and village-level policies. Its cumulative effects—industrial sprawl, loss of preserve land, and diminished public oversight- are inconsistent with PlanPHX 2025’s core principles of Environmental Stewardship, Connectivity, and Community Engagement.

We respectfully request that the City deny the rezoning and General Plan amendments as submitted and require a new plan that:

• Removes industrial and manufacturing uses south of Loop 303;
• Restores Sonoran Preserve boundaries as defined in the 1998 Master Plan;
• Ensures independent traffic and environmental impact studies;
• Implements real, data-driven safety improvements at school crossings and intersections.

Please choose to be honest and genuinely consider the concerns of this community before proceeding.

Thank you.

From: bettechow@yahoo.com
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; Ann M O"Brien; Debra W Stark; Jim Waring; Laura Pastor; Betty S Guardado; Kevin L Robinson; Anna M Hernandez; Kesha.washington@phoenix.gov; hodge.washington@phoenix.gov; Mayor Gallego; Mayor Gallego; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar
Subject: Innovation Corridor aka North Park
Date: Sunday, October 26, 2025 4:43:33 PM

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Report Suspicious

Dear Mayor and Members of the Phoenix City Council,

As a resident of Stetson Valley, I am writing to express strong concern regarding the proposed rezoning to allow a semiconductor manufacturing and heavy industrial complex within a mile of existing residential neighborhoods. While this project has been publicly promoted as part of an "Innovation Corridor," the reality is that it would bring heavy industrial activity- including chemical use, high energy demand, and around-the-clock operations- alarmingly close to our homes, schools, and community spaces.

This proposal raises two major concerns: proximity and transparency.
First, industrial manufacturing of this scale simply does not belong so close to residential areas. Semiconductor facilities are not light industry; they are highly complex chemical operations that use toxic and flammable gases, generate hazardous waste, and consume enormous amounts of water and energy. Placing such a facility within a mile of neighborhoods puts our families at risk from air pollution, chemical exposure, noise, and heavy truck traffic. The City should prioritize moving any industrial zoning for this project farther from existing homes, ideally into areas already designated for industrial development with sufficient buffer zones and infrastructure.

Second, the lack of transparency surrounding this rezoning process is deeply troubling. By branding this area as an "Innovation Corridor," the City and developers appear to be minimizing or concealing the true industrial nature of the project. Residents have not been provided with complete or accessible information about the proposed site's environmental impacts, chemical use, water and energy requirements, or the long-term implications for nearby communities. This undermines public trust and denies residents the opportunity for meaningful input.
The community deserves clear, honest information and genuine engagement before any decisions are made. We should not be asked to accept industrial-scale operations under the guise of "innovation" without knowing what substances will be used, how emissions will be controlled, or what safeguards will protect surrounding neighborhoods.

I respectfully urge you to:
1. Reject the current rezoning proposal and relocate the industrial zoning to a site farther from residential neighborhoods.
2. Require full public disclosure of all project details, including chemical inventories, emissions controls, and water usage.
3. Ensure transparent labeling—call this project what it is: a large-scale industrial manufacturing facility, not simply an "innovation hub."
4. Hold additional community meetings and hearings to allow meaningful public participation before any zoning changes are approved.

Phoenix can and should welcome innovation- but innovation must not come at the expense of public health, environmental safety, or community trust. Moving this industrial zoning farther from our neighborhoods and being transparent about its true nature would demonstrate that the City values both progress and its people.
Thank you for your consideration and for protecting the health, safety, and integrity of our community.

Respectfully,

Betty Chow

From: brookisfree@gmail.com
To: Adrian G Zambrano
Subject: No thanks!
Date: Sunday, October 26, 2025 10:31:08 AM

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Report Suspicious

Hi there, hope you'll take a second and read, pass on to any others who should be made aware

I live near carefree hwy and the 17.
I live here because I love to see open space. I chose the edge of town because it's not developed and I'm happy to drive 15-30 minutes to things I want and need. I made that choice. I have yet to speak to anyone in the area who genuinely want this development.
I understand that the world must progress so to speak. But if people in the area don't want this does it matter or is it only money in the end. Can we leave the natural land and find other ways to redevelop existing developments to meet needs?
It is a terrible thing to feel powerless against decisions, made by people who don't live here.

Thanks for your time
Brook Sheller

From: Christie McGee <quissy322@hotmail.com>
Sent: Monday, October 27, 2025 8:43 PM
To: Ann M O'Brien; esg@tsmc.com
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

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Report Suspicious

Hello all,

My name is **Christie McGee**, and as a native Arizonan and a homeowner in Stetson Valley since 2009, I strongly oppose the proposed rezoning for NorthPark — Rezoning Case No. **Z-139-24-1** and General Plan Amendment Case Nos. **GPA-NG-1-24-1** and **GPA-NG-2-24-1**. This project represents significant overdevelopment that would negatively impact the safety, character, and livability of our community.

While I am not entirely opposed to new development, I believe thoughtful revisions can and should be made to address the legitimate concerns related to **safety, traffic, and environmental impacts**. I hope that through genuine public outreach and collaboration, a revised plan can be developed — one that balances growth with the well-being of existing residents and reflects a true community compromise.

Key concerns include:

1. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
2. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
3. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
4. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
5. Industrial uses disguised as "innovation" – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
6. Environmental and quality-of-life impacts – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of water and electricity, use hazardous chemicals, and generate airborne and wastewater pollutants. Additionally, they operate 24 hours a day, creating constant noise, lighting, and vibration impacts that are incompatible with residential living.
7. Inappropriate location for industrial activity – Industrial facilities should be sited in properly zoned, buffered

areas with existing infrastructure to support their energy and water demands — not adjacent to homes, schools, and parks. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I attended the October 9th meeting and left with several important questions that I would like the TSMC/Pulte representatives to address. I respectfully ask that members of the Village Planning Committee consider raising these questions and obtaining clear answers before deciding on the November 13th vote.

Questions:

1. I have recently observed that at the four-way stop located at 51st Avenue and 55th Avenue, there are four "cutouts." Given that the extension of 51st Avenue to the Loop 303 has been part of the city's plans since 1998, **I would like to ask whether these cutouts were designed for a specific purpose, and if so, whether that purpose will be implemented once the extension proceeds? Also, could the group please clarify what the intended use is?** Regardless of the answer, I respectfully urge you to consider whether such a use would be desirable within your own community, particularly near a school or residential area.



2. When the representative from TSMC/Pulte presented, she displayed a map indicating that two traffic lights would be installed along 51st Avenue. One of these lights was clearly shown at the existing four-way stop; however, the location of the second light was unclear. **Can the committee clarify exactly where this second light is planned to be installed?** If it is not located at the current school crossing, I am deeply concerned as to why that critical safety point was overlooked in favor of another location. Given the amount of traffic and the presence of children in the area, prioritizing the school crossing for a traffic light should be a primary consideration.

3. A major concern expressed by many community members was the potential for semi-truck traffic to pass through our neighborhood. It would greatly reassure current residents if signage were installed indicating that semi-trucks must use the I-17 or Loop 303, rather than 51st

Avenue, as a through route to Happy Valley. **Has this been considered and if not, can the committee please begin the discussion?** Similar signage already exists in residential areas of Glendale, and implementing this measure here would help protect the safety and quality of life of our community. I believe residents in the North Park area would also strongly support this effort.

4. The representative from TSMC/Pulte stated that 51st Avenue will be constructed as a four-lane roadway, with the potential to expand to six lanes in the future. **Can you confirm whether this four-lane design will include a raised center median?** The PUD Narrative appears to indicate the presence of a median, but clarification would be appreciated. **Additionally, if wider sidewalks and separate bike lanes are included in the initial design, would those amenities be removed or reduced should the roadway later be expanded to six lanes?**

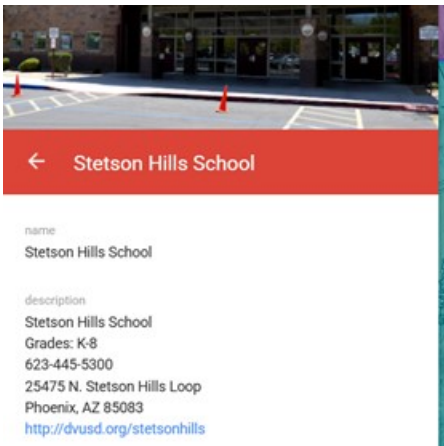
5. According to the PUD Narrative, the map indicates that much of the North Park area is designated as Proposed Sonoran Preserve. While I understand the need for additional housing in the area, many community members are asking for reduced congestion and a more balanced approach to development. **Have additional areas been discussed to be left Sonoran Preserve if reducing the number of homes is recommended? If so, can the committee clarify which areas?** I believe that reconsidering some of the 0–2 DU/acre areas and restoring them to Preserve status would go a long way toward gaining community support. I have prepared a map highlighting specific areas that I believe could meaningfully reduce the impact on the Stetson Valley community—particularly if the two plots closest to 51st Avenue were preserved, while development proceeds on the parcels nearer to 67th Avenue. Even that adjustment alone would greatly help alleviate concerns.

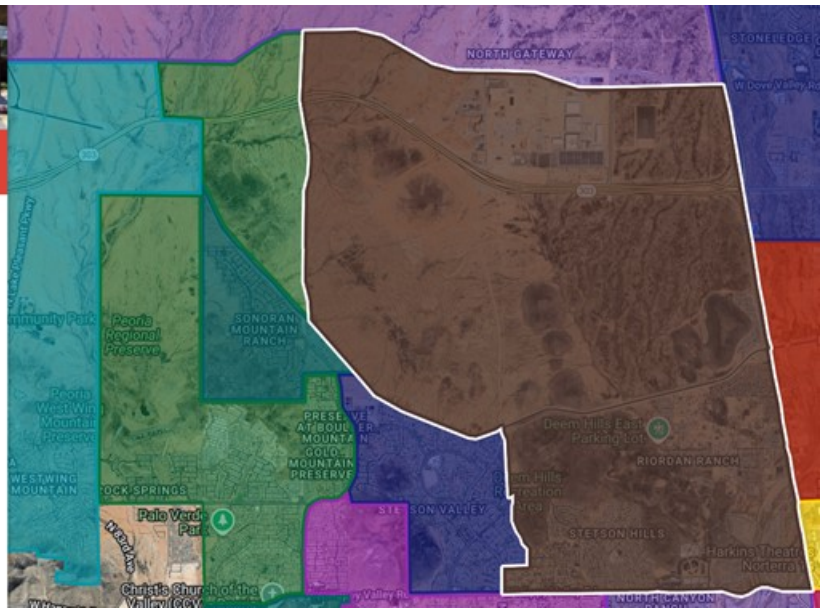


6. Regarding Fire and Police services, the PUD Narrative only states that coordination will occur with the City of Phoenix and that the developer will follow the City's guidance. However, I do not see any indication of where potential fire stations or police facilities are planned. Given that

the document includes provisions for potential school sites, it seems reasonable to expect that public safety infrastructure should also be identified. **Can the committee clarify where these essential services are planned to be located?** Ideally, these facilities should be incorporated during Phase 1 or Phase 2 of development. I also urge the City to ensure that the developer contributes to the cost of constructing modern, fully equipped facilities—similar to the proposal Axon made for the City of Scottsdale, which demonstrated a strong public-private partnership during their expansion.

7. As of October 23, 2025, the current DVUSD boundary lines indicate that all students from this area would attend Stetson Hills for K–8 and Sandra Day O'Connor for high school. **Have discussions already taken place with DVUSD regarding potential updates to these boundaries in anticipation of new development? If students from this community will indeed attend Stetson Hills, could the traffic study representative provide projected bus and parent travel routes? Specifically, what percentage of school-related traffic is expected to use 51st Avenue to Happy Valley Road to 43rd Avenue, and what percentage is projected to use 51st Avenue to Happy Valley Road to 35th Avenue en route to Sandra Day O'Connor High School?** A clear analysis of these routes is essential for understanding the traffic impact around schools and within nearby
neighborhoods.





8. The PUD Narrative indicates the potential inclusion of two elementary schools and one high school within the proposed development. **Has DVUSD engaged in any formal discussions with the developers regarding the planning or construction of these schools?** I have lived in my home since 2009, and the local school was shown on planning maps for years before it was finally built—13 years later. This history makes me skeptical that three new schools will be constructed in a timely manner, raising legitimate concerns about future overcrowding at existing campuses.

9. Having worked in the construction industry for the past eight years, I fully understand that a project of this magnitude will create a significant number of jobs. However, it is important to recognize that construction jobs are temporary, not permanent. Large projects often require hiring many workers during peak phases, only for those positions to end once construction is complete. While I also acknowledge that the chip plant will generate long-term employment opportunities, **Can the committee provide accurate percentage of permanent jobs vs temporary, and of those jobs, what percentage go to individuals currently living in Arizona versus those recruited from out of state or outside the country?** This information is essential for evaluating the true local economic impact of the project.

Thank you all for your time and I truly hope that you make the right decison for our furture generations to come.

Christie McGee

From: DAVID NIELSEN
To: PDD North Gateway VPC; Racelle Escolar; Council District 1 PCC
Cc: Adrian G Zambrano; Sarah Stockham; Claire Miller; Jarod Rogers
Subject: NorthPark - TSMC
Date: Tuesday, October 28, 2025 1:12:06 PM

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Report Suspicious

To: City of Phoenix - North Gateway Village Planning Committee, Planning Commission and City Council

Subject: NorthPark Project - GPA Case No. GPA-NG-1-24-1,GPA Case No: GPA-NG-2-24-1, Rezoning Case No: Z-139-24-1 (NorthPark PUD)

Dear Members,

I am asking you to vote No or for a Continuance on the NorthPark Project for the following four reasons:

1. The City of Phoenix needs look closely at increasing the amount of Preserve Land in this area.

2. The TSMC Industrial Chip Plant was added very late in the submittal process and more
time is needed to properly review and understand the impacts of this proposed major scope change.

3. The applicant has made substantial changes to the 1998 recommended Preserve areas that create
isolated mountains with insufficient lower slope areas and lack proper connectivity for wildlife and mixed terrain biodiversity.

4. There are substantial concerns and objections by existing residents near the project.

In 2001 I became aware of the "Sonoran Preserve Master Plan(SPMP) - An Open Space Plan for the Phoenix Sonoran Desert February 17th 1998". If you have not read this plan I suggest you do so. The goal was to preserve over 21,000 acres in the study area. It is my understanding that less than 9,700 acres has be achieved by the City to date and that the NorthPark project is the last available place within the study area to add substantial Preserve land.

In January of 2022 I began corresponding with the City of Phoenix regarding the

status of the SPMP, specifically areas north of the Central Arizona Project (CAP) and west of I-17. At that time the City was working with a consultant to assist with an update of the Plan. I was told there was going to be public outreach and opportunities for public review and comment but that process never happened. I was hoping to be a part of the process; my wife and I spent about 3 months walking the area to get current on how things looked, 100+ miles. I did follow up in 2022, 2023 and 2024. My understanding is that an updated plan was created but perhaps never finalized and was not made available to the public, I requested it numerous times.

I found out about the proposed NorthPark project in September of 2024 via a random notice attached to a fence by the CAP at 51st avenue. I then attended all of the associated public meetings in 2024. During this time I did make written comments to the City of Phoenix Zoning and Parks Departments advocating for the principals and recommendations of the SPMP, as well as expansion of the Preserve in the area referenced above.

I don't think that anyone anticipated the type of growth and loss of natural desert that has taken place in Phoenix and surrounding areas in the last 30 years. Due to this growth, the need to maintain and even increase the size of the planned Preserve in the current area of discussion seems evident and essential, while also being supported by objectives of the 2025 Phoenix General Plan to: "Build The Most Sustainable Desert City". The Phoenix General Plan starts by emphasizing "Preservation" on the cover and includes the following on page #204: "Phoenix's renowned Sonoran Desert backdrop, complimented by world-class parks, desert recreation and mountain preserves, stand as a testament to decades of visionary citizens dedicated to conserving this invaluable resource. Residents aspire to continue this legacy by enriching and expanding our existing parks, preserves, rivers and washes, recognizing their status as the cities most iconic features." The NorthPark project does Not achieve this.

This month, October 2025, I found out that the applicant(Pulte) has now partnered with TSMC. One result of this partnership is a major change to the projects scope, which now carves out over 900 acres for another TSMC computer chip plant south of the 303 freeway. This change really comes at the 11th hour and is not what was presented in all of the previous public meetings. It is also not what was originally submitted to the City Zoning Department for extensive review and comment.

Now with this proposed massive expansion of the TSMC Industrial Chip Plant, additional time for Public, City, State and Federal review seems warranted. Asking the Village Planning Committee to vote on this next month, followed by the City Planning Commission and City Council in December 2025, is not a reasonable time period. The public is just now finding out about this major change. The water and power consumption is so substantial that it is hard to comprehend. The environmental, esthetic and other impacts need to be fully understood and properly addressed before moving forward with a zoning change. Therefore, I think a No Vote, or vote for Continuance is needed.

With regard to the Phoenix Sonoran Preserve Areas, my understanding is that the

applicant currently plans to use a "donation" process to transfer this land to the City of Phoenix. If the TSMC expansion is going to take place, then I think this would help support a substantial increase of the Preserve area that I have been advocating. This increased donation of land to the City could act to partially offset some of the environmental and other impacts of the overall project and the TSMC plant. This land increase would need to be substantial in order to create a truly world class Sonoran Desert Preserve area for people to enjoy, and for wildlife, plants and our unique desert ecosystem to thrive. An alternative to the current plan would be to allow development of areas MDP.1 (519.8 acres) and MDP.2 (1,108.6 acres) as shown on the NorthPark Plan dated October 2, 2025, contingent upon public review and comment, and approval by all required City, State and Federal entities. The land to be donated back to the City after purchase by the applicant and dedicated as Phoenix Sonoran Preserve would include areas MDP.3 (885.8 acres), MDP.4 (755.8) acres and MDP.5 (2244.1 acres). This would be a great gesture of goodwill by the applicant and would certainly benefit them now and into the future.

Other benefits to the applicant would be:

1. Eliminates traffic concerns for 67th avenue as the road and bridge are eliminated.
2. Eliminates traffic concerns for 51st avenue as the road would not be extended south of Dixileta but would remain as a utility corridor.
3. Greatly simplifies, consolidates and reduces infrastructure needs.
4. Provides a wonderful desert recreation space that is close to work for TSMC employees.
5. Creates a natural buffer area around the TSMC plant and related uses.
6. Potential tax deductions.
7. Potential environmental credits.

This plan would allow for a great tie in with the City of Peoria at the New River Wash then south to the Paloma Regional Preserve and New River Dam, as well as the small triangular piece north of the CAP that can hopefully be transferred from Peoria to Phoenix, all as natural public open space and Preserve. It would also tie in nicely with the existing Deem Hills Recreation Area.

It has been stated that the total TSMC plant investment when completed will be in the range of $165 Billion dollars and that billions have been given by the US taxpayers. Based on previous land sales adjacent to TSMC, we are talking under $160 million for all of the land, not billions. If the applicant is not interested, I have previously suggested to the City of Phoenix that they buy all 6,300+ acres of land. Then the City has control of the land and does not need to rely on a "donation process".

Finally, the Preserve areas, particularly the Pyramid Peak Areas, have been changed by the applicant from what was studied and recommended in the 1998 plan. These substantial changes can be hard for the public to fully understand, being on the small non topographical drawings provided by the applicant but they are substantial. The changes create isolated mountain areas with insufficient lower slope areas and lack proper connectivity for wildlife and mixed terrain biodiversity, which are mistakes that the 1998 study specifically said to avoid, similar to our isolated Camelback Mountain.

Let's not repeat these mistakes. This was brought to the applicants attention in 2024 and they did not change it. At a bare minimum, I would hope that this item alone should be cause enough for a No vote, or for a Continuance.

The desert that I have been discussing is a wonderful, beautiful, unique area and you can help save it. Once it is gone it is never coming back and it will be a great loss for the City, State and future generations.

Please, I urge you to Vote NO, or for a Continuance, on the NorthPark project as currently proposed.

Sincerely,

David Nielsen
Phoenix Native and Resident since 1963
Phoenix Happy Valley Resident since 1990

From: Kamesh Shukla
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Tuesday, October 28, 2025 7:35:33 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. Industrial uses disguised as "innovation" – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. Environmental and quality-of-life impacts – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of water and electricity, use hazardous chemicals, and generate airborne and wastewater pollutants. Additionally, they operate 24 hours a day, creating constant noise, lighting, and

vibration impacts that are incompatible with residential living.
10. Inappropriate location for industrial activity – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — not adjacent to homes, schools, and parks. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

From: Jennifer Blander
To: PDD North Gateway VPC
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Wednesday, October 29, 2025 1:53:37 PM

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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.
Key concerns include:

1. Flawed traffic study – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
4. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
5. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. Industrial uses disguised as "innovation" – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an "innovation corridor" is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. Environmental and quality-of-life impacts – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of water and electricity, use hazardous chemicals, and generate airborne and wastewater pollutants. Additionally, they operate 24 hours a day, creating constant noise, lighting, and vibration impacts that are incompatible with residential living.
10. Inappropriate location for industrial activity – Industrial facilities should be sited in

properly zoned, buffered areas with existing infrastructure to support their energy and water demands — not adjacent to homes, schools, and parks. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I urge you to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sincerely,

Jennifer Blander
Stetson Valley Resident

From:	Amanda McGowan
To:	Adrian G Zambrano; Christopher Kowalsky; Maja Brkovic; Eric Buskirk; Joshua A Rogers; Sarah Stockham; Mohamad Z Al-kahlout; Racelle Escolar
Subject:	Re: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Tuesday, November 4, 2025 10:07:24 AM
Attachments:	image003.png

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Hi Adrian,

Yes, the official notice had the total number of units listed accurately, but what I stated about the density with bonus points not being disclosed is also accurate. This information was also never disclosed in any of the public meetings. For someone to understand, they would have had to read to page 68 of the nearly 200-page PUD narrative. The narrative document was last posted on October 6th, the exact same day as the 2nd neighborhood meeting. This means the public had no opportunity to read the revised PUD document before the public meeting seeking input. You had said the revised PUD was going to be submitted again on 10/31, but it is not posted yet on the city website. When will this be available? I would assume the village planners would need time to read & digest the 200-page document before voting on this and would hope the public will have the same opportunity?

Thanks,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Monday, November 3, 2025 11:41 AM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: RE: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Hi Amanda,

I wanted to clarify that the “bonus density” provision is an existing provision in the Phoenix Zoning Ordinance that the PUD mimics. For example, some of the homes in Stetson are zoned R1-6, and per the R1-6 section of the Zoning Ordinance (Section 613) for single-family detached development, the maximum density allowed is 6.5 units per acre with bonus density points. Bonus density points are earned by the design of a subdivision incorporating certain design elements in order to enhance the design of a project, as noted in Section 608.I of the Zoning Ordinance. However, Stetson, through rezoning stipulations for the PCD (Planned Community District) zoning, was limited to a maximum of 4,000 dwelling units overall for the entire Stetson Hills PCD master-planned community. Similarly, through the NorthPark PUD Development Narrative, the overall maximum density of the NorthPark PUD is 15,150 units, and the PUD lists a maximum number of units for each MDP as well. Each MDP and NorthPark overall will not be able to exceed the overall maximum number of units allowed, even if using bonus density points. Once the overall maximum number of units is reached, no more dwelling units would be permitted. The public hearing notice did include the maximum number of units as 15,150 units overall for the PUD.

Regarding the proposed data center use, this is being proposed as only an accessory use, not a primary use. The PUD Development Narrative is being revised to change this to only be permitted as an accessory use, with certain restrictions.

R1-6 (Section 613): https://phoenix.municipal.codes/ZO/613 [phoenix.municipal.codes].

Bonus Density Points (Section 608.I): https://phoenix.municipal.codes/ZO/608.I [phoenix.municipal.codes].

Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Monday, November 3, 2025 9:45 AM

To: Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: Re: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Chris,

I appreciate you taking the time to clarify the comments made during our meeting. I'd like to reiterate the rationale behind our request for an independent review once the study is completed.

During our meeting with the developer's consultant, we were left with the impression that they believe they are directing the city and this process, even indicating they would refuse to change certain assumptions being used.

There is broad concern within our community, as expressed to our board, regarding the overall lack of transparency surrounding this project. For example, not disclosing actual density with "bonus density" in official notices or proposed industrial & data center uses during public meetings. I fielded a phone call yesterday from someone who realized that they would be allowed to construct a data center under the current proposed zoning- again, this was never mentioned in *any* public meetings, though the developer took time to note details such as following the Mayor's Monarch Pledge by planting milkweed. Many residents are concerned about the city's apparent rush to vote on this project, seemingly coinciding with the taxpayer-funded gravity sewer's completion, without a completed traffic study to fully understand the impacts or allow the public to comment on them before voting takes place. The land that would house TSMC- MDP2- is already scheduled for auction on 1/7/26.

Our city council representative has shared in her newsletters that she has been "working very closely with Pulte" to plan this community and that it will bring half the population of Flagstaff to the area (attached for reference)- while also reassuring us that the developer and city will try to keep the roads through our community at only four lanes. In our meetings with her, the proposed industrial uses were never mentioned and the neighborhood was touted as "Arcadia-like." Arcadia has no A2 industrial at all, and definitely not with 225-foot appurtenances. Your team made it clear, as does the draft TIA, that the road within our community will not be able to remain at 4 lanes if they build what they are asking to build. We understand that there is significant revenue at stake for both Phoenix and Peoria and that significant planning has already taken place privately. We want to emphasize our request for an *independent* review to protect our established community of more than 2,500 homes and address their

understandable concerns.

While we understand that the city continues to work with the applicant to resolve technical issues, the copy we received was labeled “North Park TIA v3_2 Final.pdf,” suggesting multiple revisions have already occurred. Yet issues such as the Anthem White Paper reference/internal capture rates exceeding City/ITE standards and the recommendation to create traffic gaps at the school crossing still persist. Although the Chisum Trail setback may meet standards, there was no discussion of how the expected vehicle backup at 55th Avenue and Stetson Valley Parkway will affect that intersection. The Inspiration neighborhood has only one entry and exit point for emergency vehicles, which makes this a significant concern.

We understand this is not the final TIA, but it already identifies expected mitigations and who will fund them. You mentioned that the developer would fund all improvements, but on pages 75–76 of the current TIA (attached for reference), several improvements are shown as “funded by others” or “shared improvements.” Currently, the connection at 67th Avenue and the 303 is listed as funded by others, and it clearly notes that the city and ADOT have no plans for Dixiletta. We again ask the city to make it clear to the developer that they should be responsible for funding all required improvements, including Dixiletta & 67th/303. Taxpayers in this area overwhelmingly oppose this project in its currently proposed form- much loved recreational areas of the Sonoran preserve would be demolished- they do not support subsidizing infrastructure for the developer to make this possible.

We also understand that large trucks delivering appliances must enter our neighborhood; however, trucks carrying hazardous materials should not be allowed to travel south through Stetson Valley where kids cross the street to go to school. The city could easily designate this as a corridor where such materials are prohibited and not allow trucks to cross the CAP bridge. Simply asking TSMC not to do this is insufficient- they have already had safety incidents resulting in fatalities and have been cited and fined by ADOSH for violations last year. The city should take responsibility for protecting our neighborhood, rather than relying on TSMC’s voluntary compliance. We are requesting firm restrictions to ensure safety. You can impose measures that would still allow for appliance deliveries without compromising resident safety.

While I understand the city asked the applicant to use Synchro, their consultant told us they could model the data more accurately- without lane simplifications that understate congestion- *if the city requests it*. Comments like this reinforce why we are asking for an independent review. Many of the intersections are already operating at LOS F, so even small errors or omissions could put our neighborhood at risk and allow the developer to avoid responsibility for funding needed infrastructure improvements. Is there a reason the city would not ask them to perform this more accurate modeling if they have confirmed that they are capable of doing so?

Thank you,
-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From: Christopher Kowalsky <chris.kowalsky@phoenix.gov>
Sent: Friday, October 31, 2025 5:02 PM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>; Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>
Subject: RE: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Amanda,
Thank you and your group for taking the time to meet with me and my team last week, and for drafting up a synopsis of our conversation. I appreciate you reiterating and providing a list of your concerns. However, understanding that this is an incredibly complex project, I wanted to take the opportunity to clarify the comments I made regarding some of your concerns during our meeting and correct some of the narrative from your email. For ease, I have added these in green below for everyone's benefit.
Please feel free to contact me with any questions or if I may have left anything out.

Regards,

Chris Kowalsky
Deputy Director
Street Transportation Department
chris.kowalsky@phoenix.gov
Phone: 602-534-7105
200 w. Washington Street,
5th floor
Phoenix, AZ, 85003
Streets PHX
STREET TRANSPORTATION DEPARTMENT

From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Saturday, October 25, 2025 12:34 PM
To: Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A

Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Thank you for meeting with us yesterday to discuss our concerns about the North Park Planned Unit Development and the Traffic Impact Analysis (TIA) prepared by CivTech, Inc. We appreciate your time and the City's willingness to listen to residents who will be most affected by this project and that you acknowledged that you have noted many of the same issues with the study that we have.
We would like to reiterate that we feel that the current TIA paints an overly optimistic picture of traffic and safety impacts. It contains several assumptions and omissions that appear to minimize the true level of congestion and risk that North Park will add to our already overburdened roadways. I would like to reiterate some of the key concerns we discussed:

It was shared to you that the community concerns received to date have been forwarded to the applicant's consultant to be addressed in forthcoming submissions. Also, that various comments highlighted by the community were also a part of the City's review. However, it should be noted that the City and the applicant's consultant remain working closely to resolve any technical issues the City may believe to exist, as we do with all rezoning applications throughout the City. We are confident we will get to a point where the City approves the TIA as the rezoning application works its way through the public meeting process and prior to the application reaching the City Council.

- **Inflated traffic reductions:** The study assumes unusually high "internal" and "community capture" rates based on a 2010 study from Anthem. That's an outdated and incomparable development. These inflated numbers make traffic look lighter than it will actually be. We appreciate that you have expressed that you will require them to utilize the city/ITE standards for this assumption in future revisions.

  It is not uncommon for an applicant to initially use a different standard than what we typically require. Like many TIA's for rezoning cases, these go through multiple conversations between City staff and the applicant's consultants, and TIAs go through multiple revisions before ultimate approval. As shared in our meeting, after conversations with the City, the consultant has acknowledged the removal of the Anthem comparison and the use of a reduced internal capture percentage to be more in line with the City's typical standards. We expect to see this in a future TIA submission.

- **Failing intersections & interpretation of "materially worsening":** Even with those generous reductions, major intersections like are still projected to fail by 2050. The TIA claims intersections "will continue to operate at similar levels (LOS F) even without the project." That's technically true but avoids quantifying how much worse delay actually gets. Other problem spots, including 43rd Avenue and Happy Valley Road, weren't even

analyzed despite serious crash histories. The only ingress/egress to the Inspiration subdivision, located at Chism Trail, was also omitted.

It was discussed that 43rd Avenue was not analyzed due to there being no connection to the subject site and minimal conflicting turns being generated by the site at this intersection. We also highlighted the upcoming city sponsored Happy Valley Road Capital Improvement Project that incorporates the 43rd Avenue intersection that looks to improve traffic operations and safety to address crash history. In short, the 43rd Avenue and Happy Valley intersection was not analyzed in the TIA because it is not impacted by the proposed development.
It was noted that the Chisum Trail community access point was designed originally to meet city guidelines for spacing from a major intersection. In other terms, this access point was designed with future growth, such as this development, in mind. However, it was noted that the community email received regarding this intersection concern was forwarded to the consultant for consideration.

- **Unrealistic timing:** The study only looks at conditions in the year 2050, ignoring the decades of heavy construction and partial build-out when congestion and safety risks will be worst.

  If you recall, it was explained that a zoning TIA for a master planned development, such as NorthPark, evaluates the ultimate buildout and assigns conservative trip estimates based upon the zoning being sought. We noted that future TIA's will be required upon sale and development of individual Master Development Parcels (MDP) to analyze actual site-specific densities and land uses proposed as well as identify the impacts and assignment of necessary mitigation for each MDP.
  In other words, this TIA will not be the last TIA. What's currently working its way through the public hearing process is the zoning for the 6,400 acres that make up NorthPark. However, the 6,400 acres is split up into 6 MDPs. This means, there will be 6 more TIA's that work their ways through the administrative system that help us to determine what traffic mitigations will be needed and when at the time of the sale and proposed development plans for the specific MDP. This is not the final TIA that will be required during the lifetime of NorthPark's 25 year projected development buildout.

- **Limited safety and multimodal analysis:** the TIA offers no specific pedestrian or cyclist safety solutions for our community. That's a big gap given the City's Vision Zero and Complete Streets commitments. Specifically, we are concerned about semi-truck cut through and the existing crosswalk located at North Inspiration Loop & Stetson Valley Parkway where no direct mitigation is currently recommended, and the TIA suggests creating "gaps in traffic" by adjusting signal timing south of where children cross the street to school.

  It was explained that 51st Avenue within your community is currently striped with existing bicycle lanes and pedestrian sidewalks within the existing right of way dedicated by the Stetson Valley community, thus limiting possible modifications due to the existing community constraints. Based on your community's existing roadway and sidewalk widths, the applicant would be limited from adding or removing anything from within your community.
  However, as discussed, the intersection noted would be analyzed in the forthcoming MDP specific TIA and any signalized intersection improvements recommended by the TIA would address pedestrian crossings at these intersections.

In addition, it was explained that arterial classified roadways, such as the entire stretch of 51st Avenue, are permitted for commercial truck traffic in order to provide communities with goods and services (i.e.) appliance delivery, moving services, utility service needs, etc. However, it was shared that conversations are on-going with the applicant to possibly restrict large truck trips to 51st Avenue through access control restrictions on the proposed TSMC site which would direct truck traffic north to Loop 303 as opposed to south through Stetson Valley.

- **Questionable modeling:** The software used (Synchro HCM-7) can't properly analyze complex, multilane intersections, and no validation was provided to show that the forecasts match real-world traffic counts. They have stated that they can model this if the city asks them to.

  We discussed that Synchro is the standard methodology to analyze a multilane condition which is being utilized by the consultant within their TIA. This is similar to other TIA's reviewed and approved by the City.

- **Developer-funded report:** Because the study was paid for by the developer, not the City, we believe an independent, City-supervised review is essential to ensure fairness and public confidence.

  It was explained that the City's function in the process is to provide that independent review. The Development Coordination Team reviews traffic studies to ensure consistent application of City standards and corroborate appropriate mitigation measures for proposed traffic impacts. It was also noted that other agencies such as ADOT and the City of Peoria have been assigned to review the TIA, and their comments will be integrated for the developer to address. In total, three different government agencies will be serving as independent reviews for this TIA.

- **Mitigation unfunded or funded by taxpayers, rather than developer:** several key road improvements that are assumed, are not currently being funded by the developer. The developer should be required to fund all improvements required for the building of Northpark. Taxpayers in existing neighborhoods should not be burdened to support the cost of the developer's project. It's noted in the TIA that, "ADOT & City of Phoenix do not have future plans on Dixileta Drive currently," but this connection is assumed in the TIA. Their TIA should not rely on unfunded and unplanned mitigation. The TIA assumes that by 2050, the City and ADOT will have widened Dixileta Drive, extended 51st Avenue, and improved Loop-303 interchanges. Those projects are all unfunded. If even one of them is delayed, the entire traffic pattern changes. A true worst-case scenario would test what happens if those projects don't happen on schedule and the developer should be required to fund all of the necessary infrastructure for their proposed development.

  It was clarified that infrastructure and roadway segments considered within the TIA as mitigation for the proposed development will be required to "be assigned" to the development within the TIA and Master Plans to ensure assignment and completion for

the development of each MDP. Meaning, as the project is built out over its projected 25-year timeline, the roads and infrastructure will be paid for by the developers of each specific MDP, not the taxpayers in existing neighborhoods.
It was also explained that the infrastructure and roadway segments considered within the TIA as mitigation are for ultimate buildout, not opening day. Interim roadway improvements will likely be required as part of the approval of each MDP. Again, this means that at ultimate build out, yes, Dixileta Drive will have to be widened and 51st Avenue will have to be extended, but as mentioned above, all of that will be paid for by the developer at the time their MDP's TIA calls for it.
As a reminder, at the sale and proposed development of each MDP, a new TIA will need to be done for that section of NorthPark. That future TIA will let the City and the developer know what improvements and traffic mitigations which were already identified in this TIA would need to be constructed – which the developer will pay for, at that time. Example, if this TIA (which is what the region would need at ultimate buildout) says Dixileta Drive would need to be a six-lane road, the first MDP sold may perform their TIA and only need to build a four-lane road. But the fourth MDP sold may have a TIA which would then call for the widening of Dixileta Drive to its projected six-lane road stated in this current TIA. And at that time, the developer would cover those costs.

We understand that the City of Phoenix has an obligation to ensure that traffic studies used in rezoning decisions are complete, accurate, and protective of public welfare. The City's Street Planning & Design Guidelines and Zoning Ordinance give you the authority and responsibility to require a full and credible TIA before approving zoning or General Plan Amendments.

This responsibility isn't just procedural; it's about safety. These studies inform whether roads, intersections, and emergency access can safely handle new development. When the analysis is incomplete or biased in its assumptions, it's the surrounding neighborhoods that pay the price in congestion, accidents, and lost quality of life.
We respectfully ask that the City:

1. **Require an independent, third-party review** of the North Park TIA, funded by the developer but selected and overseen by the City.
2. **Delay any rezoning or GPA votes** until a revised and fully validated traffic study is completed so that actual impacts on existing, established residents & taxpayers are understood.

We've been told that additional traffic studies will come later, but once zoning is approved, it can't be undone. Our community deserves to know before approval that the existing infrastructure can safely handle the growth being proposed, especially for a project of this size & scope. Approving this without that assurance would be reckless and inconsistent with the City's duty to protect the public. The City's Street Planning and Design Guidelines require that traffic studies demonstrate that a project does not materially worsen safety or operations. That determination should be validated by a neutral reviewer, not solely by a consultant hired by the applicant who has been utilizing assumptions that are inconsistent with City & ITE standards.

Thank you again for your time, your professionalism, and your service to our community. We trust that you will uphold Phoenix's commitment to responsible planning, public safety, and

transparent decision-making.

Sincerely,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From:	Amanda McGowan
To:	Adrian G Zambrano
Subject:	Developer Transparency- Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Wednesday, November 5, 2025 10:42:19 AM

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Report Suspicious

Hello,
I received a concern from a homeowner that someone, I would assume the developer or someone they have hired, is now texting people to support Northpark with text messages that do not disclose the proposed industrial uses for this land. The texts are being sent from the phone number 1-602-804-0758.

I would like to reiterate that this is another example of the developer not being transparent with the community about the proposed industrial uses near our established community, and instead pretending that Northpark will bring shopping & restaurants. Our community does not oppose growth- we oppose industrial use in close proximity to the Sonoran Preserve and our established community. The entirety of the text reads:

"Neighbor Support smart growth, new shopping and restaurants, and outdoor amenities in North Phoenix.

NorthPark will bring all this and much more! Plus, a historic donation of open space to the City of Phoenix!

Support NorthPark Now: https://e.campaignsvc.com/H5O6WauL9ff [e.campaignsvc.com]
Reply STOP to Opt-Out"

Note that on the website it does not disclose the industrial uses of the "Innovation corridor" either.

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165

StetsonValleyOA.com [stetsonvalleyoa.com]

From:	Lenny Siegel
To:	Adrian G Zambrano; PDD North Gateway VPC; Sarah Stockham; Racelle Escolar
Subject:	Northpark PUD needs a transparent assessment of risks from TSMC
Date:	Wednesday, November 5, 2025 5:07:48 PM
Attachments:	Northpark PUD Siegel Review 11-5-25.pdf

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Report Suspicious

As a community activist, environmental professional, and local elected official, for five decades I have overseen the ongoing efforts to clean up chipmaking pollution in Silicon Valley and other communities hosting semiconductor production. I have been asked by residents in Stetson Valley to review the proposed Northpark Planned Unit Development (PUD) rezoning in north Phoenix with respect to the use and potential release of hazardous substances by Taiwan Semiconductor Manufacturing Company (TSMC), the anticipated major occupant of the Northpark "Innovation Corridor," and its suppliers. I have attached my findings, including the recommendation: "**Consideration of the Northpark Planned Unit Development should include a transparent assessment of the risk to the public, both in the existing neighborhood and in the proposed development, posed by the presence and potential release of hazardous substances, with a focus on toxic gases.**"

Lenny Siegel

—

Lenny Siegel
Executive Director
Center for Public Environmental Oversight
A project of the Pacific Studies Center
LSiegel@cpeo.org
P.O. Box 998, Mountain View, CA 94042
Voice/Fax: 650-961-8918
http://www.cpeo.org [cpeo.org]
Author: DISTURBING THE WAR: The Inside Story of the Movement to Get Stanford University out of Southeast Asia - 1965–1975 (See http://a3mreunion.org [a3mreunion.org])

CITY OF PHOENIX

NOV 05 2025

Planning & Development Department



CENTER FOR PUBLIC ENVIRONMENTAL OVERSIGHT
A project of the Pacific Studies Center
P.O. Box 998, Mountain View, CA 94042
Voice/Fax: 650-961-8918 <lsiegel@cpeo.org> http://www.cpeo.org

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Chemical Risks Should Be Considered before Approving the Northpark TSMC Project

By Lenny Siegel, Executive Director

November 5, 2025

I have been asked by nearby residents to review the proposed Northpark Planned Unit Development (PUD) rezoning in north Phoenix with respect to the use and potential release of hazardous substances by Taiwan Semiconductor Manufacturing Company (TSMC), the anticipated major occupant of the Northpark "Innovation Corridor," and its suppliers. I have not reviewed other impacts of the proposal, such as increased traffic and a reduction in open space.

As a long-time resident of Silicon Valley, I have witnessed the growth and departure of semiconductor wafer fabrication plants. As a community activist, environmental professional, and local elected official, I have overseen the ongoing efforts to clean up chipmaking pollution. See https://www.cpeo.org/chips.html.

I am currently a member of the steering committee of Chips Communities United (CCU), which nationally advocates for the responsible expansion of the domestic semiconductor industry. Last year I contributed to CCU's submitted comments on the draft Environmental Assessment for TSMC's development north of Highway 303. See https://www.cpeo.org/pubs/CCUcommentsonTSMCArizonaEA.pdf. However, the Federal government and the company did not respond to ours and other comments because Congress subsequently exempted semiconductor manufacturers from the National Environmental Policy Act (NEPA), at the request of semiconductor manufacturers.

A Chemical Industry

Since the earliest days of chip manufacture, many people have believed semiconductor production to be a clean light industry, because the products were fabricated in "clean rooms," they didn't drip oil, and the plants were called campuses. In reality, **chipmaking is a chemical**

industry, using a vast mix of carcinogens, reproductive hazards, greenhouse gases, and lethal gases, all of which the producers consider essential to production.



TSMC North of 303

Most of the semiconductor wafer fabrication facilities, known as fabs, have departed Silicon Valley, leaving behind dozens of groundwater contamination plumes, nearly thirty of which qualified for the Federal "Superfund" National Priorities List. Phoenix has its share, including the seven-mile-long trichloroethylene (TCE) plume emanating from the Motorola 52nd Street fab, exposing residents and other occupants of buildings above the plume. See https://cpeo.org/brownfields/reports/N-Z/PhoenixVI.pdf.

In response, in Silicon Valley we developed local regulations to prevent additional hazards to public health and the environment. That appears to be a major reason why fabs have moved elsewhere, even though companies continue to concentrate design and software development in Silicon Valley.

Today, chipmakers continue to use toxic solvents such as N-Methyl-2-pyrrolidone (NMP), hundreds of PFAS "forever chemicals" (per- and polyfluoroalkyl substances), and potent persistent greenhouse gases known as fluorinated gases. Their wastewater discharges contain significant concentrations of unregulated, largely unmonitored PFAS, which enter wastewater treatment plants either to contaminate surface waterways or form toxic biosolids, much of which are deposited on farm and ranch lands, contaminating agricultural products.

Toxic Gases

Most pertinent, however, for land use planning, are the risks inherent in the use and potential emission of toxic gases, particularly at factories abutting or near homes and associated services. The Northpark Innovation Corridor is between one and two miles from existing homes, and the proposed Planned Unit Development could place residences immediately adjacent to

TSMC and its suppliers. This means that toxic releases from the plant or gas storage facilities could easily impact residents and other local property occupants.

For convenience, I divide the universe of toxic gases used in semiconductor production into two categories, those that require continuous scrubbing and those only released by accident.

Intel's 2022 release of acid gases in Hillsboro, Oregon is an example of the former. In issuing a much-too-small civil penalty to Intel, the Oregon Department of Environmental Quality (DEQ) wrote:

> DEQ issued this penalty because the alleged violations posed a risk of harm to human health and the environment. Failing to operate an acid gas scrubber at the required minimum pH set point resulted in operating the scrubber with no caustic injection to treat the acid gases, thereby reducing the scrubber removal efficiency and increasing hydrogen fluoride, total fluorides and hydrogen chloride (and possibly fluorine, chlorine, and hydrogen bromide) emissions, in this case, for at least 63 days. **Even short-term exposure to these chemicals, in high enough concentrations, can cause severe health effect including respiratory damage and irritation and lung edema, skin burns, and eye irritation.** (emphasis added)[1]

The category of accidental releases includes lethal chemicals considered essential by chip companies, such as arsine and phosphine. Back in the 1980s, when Silicon Valley was developing our precedent-setting Toxic Gas Ordinance, Joseph LaDou, head of the University of California San Francisco Division of Occupational and Environmental Medicine, warned:

> that the accidental release of the contents of a 20-pound cylinder of 100% phosphine gas would have to disperse over 276 city blocks ten feet deep before being diluted to the permissible exposure level of 0.3 parts per million (ppm)…. **A concentration of 2000 ppm is lethal within a few minutes.** (emphasis added)[2]

Though releases of extremely hazardous gases are not routinely reported to the public, sometimes the information leaks out. For example, in April, 2021 phosphine entered the ventilation system of a small Apple Computer fab in Santa Clara, California, triggering the evacuation of 50 employees. A larger leak, though not as likely, would have been catastrophic.[3]

Comparison to other Maricopa County Chip Plants

Phoenix city planners have downplayed risks inherent in the proximity of homes and schools to the proposed TSMC factory, describing the surrounding neighborhoods at Intel's two facilities in Chandler. They conveniently ignore the hazardous substances released from Motorola's former 52nd Street Plant, its former 56th Street Plant, and Indian Bend Wash. And even

[1] "Notice of Civil Penalty Assessment and Order, Case No. AQ/ACDP-NWR-2023-039," Oregon Department of Environmental Quality, July 11, 2023

[2] "Bhopal in Silicon Valley," *Silicon Valley Toxics News*, Fall, 1986

[3] "Hazardous Materials Spill Report," Cal OES 21-2288, April 30, 2021

Intel has had its problems. In 2013 65 people received health evaluations following a toxic nitrogen trifluoride gas leak at its Ocotillo facility.[4]

I suspect that the neighbors of existing fabs are unaware of the large quantities of toxic substances used, stored, and released at those facilities. In the absence of a public reporting system, I wonder how many more hazardous incidents have taken place at Intel and other chip plants.

Recommendation

Consideration of the Northpark Planned Unit Development should include a transparent assessment of the risk to the public, both in the existing neighborhood and in the proposed development, posed by the presence and potential release of hazardous substances, with a focus on toxic gases. That assessment should propose buffer zones to protect the public from such releases. It should also evaluate whether existing regulations are sufficient to protect the public and whether public agencies have the resources and training to apply the regulations *and* respond in potential emergencies. There should be an opportunity for public comment on that assessment.

The semiconductor industry lobbied hard to exempt its projects from environmental review under NEPA, so the companies and the Federal government never answered the questions raised by environmental and public interest groups such as Chips Communities United for both TSMC North and Intel Ocotillo. Therefore, the review of the Northpark PUD should ensure that the potentially impacted public is aware of the chemicals to be used in the new TSMC facility, the risks, and steps required to protect public health and the environment.

[4] "Intel Corporation Exhaust Leak Investigation Report," June 29, 2013

From:	Amanda McGowan
To:	Adrian G Zambrano
Subject:	Request for Meeting- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Thursday, November 6, 2025 10:13:36 AM

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Report Suspicious

Hello,
I signed up to speak at the city council meeting yesterday, but unfortunately, I had to hop off at 4:30 pm to facilitate our community meetings due to the length of community comments on middle housing. I wanted to send you what I planned to say:

"Good afternoon, Mayor and Councilmembers.
I'm here today representing the Stetson Valley Owners Association- a community of over 2,500 homes- that will be directly impacted by the proposed rezoning to allow heavy industrial use tied to TSMC's expansion south of the 303 freeway as part of the NorthPark development.

Our residents have been emailing and calling your offices, asking you to deny the rezoning as proposed and meet with our HOA board to discuss solutions to our concerns. Most of those requests have gone unanswered.

Our councilperson, who unfortunately has been planning this development with Pulte homes, never disclosed the proposed industrial uses to anyone in our community. We were misled to believe it would be office & retail space in the "innovation corridor"- not heavy industrial, constructed without all environmental permits in an area with horrible air quality.

We do want to thank Councilwomen Guardado and Hodge Washington for being responsive and meeting with us- but we're asking the **rest of the council** to do the same before your **December 17th vote**.

We're deeply concerned about **safety risks, hazardous trucks cutting through neighborhoods, traffic and school safety, and environmental impacts to the Sonoran Preserve** — all of which remain unaddressed.

Our repeated requests to meet with the **Village Planning Committee chair** have also been ignored, and that committee includes **no homeowners from our area**, yet a **voting member is employed by TSMC**.

Our neighborhood feels unheard. We're asking for a fair process and the opportunity to meet and find solutions that protect our families and the environment before you vote on this issue."

Adrian- I would like to ask that our continued requests for meetings with decision makers be included in the public comments packet as opposition to this proposal.

Thank you,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From: Adrian G Zambrano
To: Amanda McGowan
Cc: Julie Read
Subject: RE: Meeting with SVOA - Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Thursday, November 6, 2025 10:50:00 AM

Hi Amanda,

This was the Vice Chair's response:

"To be fair and transparent, I will not be holding any personal meetings, because I have not met with the applicant or with TSMC."

Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Thursday, November 6, 2025 10:35 AM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Julie Read <4kidsandabiz@gmail.com>
Subject: Re: Meeting with SVOA - Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

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You beat me to it Adrian- thanks for the response and for passing on our request.

-Amanda McGowan

SVOA Board President

After Hours Emergency: 1.800.274.3165

StetsonValleyOA.com [stetsonvalleyoa.com]

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Thursday, November 6, 2025 10:28 AM
To: Julie Read <4kidsandabiz@gmail.com>; Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: RE: Meeting with SVOA - Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Hi Amanda,

I have saved this email to the case file.

I forwarded your request to the Vice Chair Michelle Ricart, who will be the acting Chair of next week's meeting.

Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

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From: Julie Read <4kidsandabiz@gmail.com>
Sent: Thursday, November 6, 2025 10:24 AM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>
Cc: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Re: Meeting with SVOA - Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Hi Amanda,

Thanks for your email. I have resigned from the North Gateway Village Planning Committee and will not be present at the meeting, which is why I haven't moved forward with scheduling a meeting with you or Tammy.

However, I have had several conversations with other community members regarding this project over the last few months since the project was coming back on our agenda and I know in speaking to the city they have had conversations and meetings with community members to answer questions and provide factual info as requested.

If you have any further questions, I'm sure Adrian would be more than happy to answer them for you.

Have a great week,

Julie

> On Nov 6, 2025, at 10:14 AM, Amanda McGowan <amanda@stetsonvalleyoa.com> wrote:
>
> Hi Julie,
> I am reaching out again to attempt to schedule a meeting with you regarding the proposed Northpark rezoning & GPA. As I have shared, our homeowners are overwhelming expressing not feeling heard and have come to us expressing concerns about friendships, donations, travel & private meetings surrounding this proposed development. Public comments were posted today and there were over 500 pages of opposition. Only 4 comments were sent in support and two of those are organizations,

not actual impacted individuals in the adjacent communities.

Our neighborhood has no representation on this village planning committee, yet TSMC has an employee on the committee. We would greatly appreciate it if the representatives of our community would get the same opportunity that Pulte and TSMC's representatives have had to meet with you.

Adrian, our prior 2+ requests to have the same opportunity Pulte & TSMC's representative has had to meet with decision makers was not in the public comments packet, perhaps because I did not include the case numbers (Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1). I would ask that you please include it under the opposition section.

Thank you,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Monday, October 20, 2025 9:33 AM
To: Julie Read <4kidsandabiz@gmail.com> <4kidsandabiz@gmail.com>
Cc: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Re: Meeting with SVOA

Hi Julie,
Following up on this again as we did not hear back. Please let us know your availability for a meeting. November 3rd or November 10th at 6pm are dates that would work for the majority of our board.
Thank you,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From: Amanda McGowan
Sent: Friday, October 10, 2025 2:39 PM
To: Julie Read <4kidsandabiz@gmail.com> <4kidsandabiz@gmail.com>
Subject: Meeting with SVOA

Hi Julie,
Would you be available the evening of 10/20 any time after 6pm for a zoom call with our board? If that doesn't work please let me know what your availability is like & I'll try to arrange something.
Thank you,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From: Ellen Grant
To: Adrian G Zambrano
Subject: Fwd: Dr. Finch letter in support of NorthPark PUD Application
Date: Thursday, November 6, 2025 2:06:19 PM
Attachments: Curtis Finch letter North Park.pdf

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I read public comments today on the NorthPark project and noted only four letters were sent in support of the project but hundreds of letters were sent in opposition. It is evident the community does not want this project as currently proposed. I urge you to require changes to the proposal to address the community concerns of the Stetson Valley homeowners who will be most impacted by this project. Below is a letter I sent to Dr. Finch. I was very disappointed he was one the four letters in support of this project.
Ellen Grant
Stetson Valley homeowner

---------- Forwarded message ---------
From: **Ellen Grant** <ellengrantteach@gmail.com>
Date: Thu, Nov 6, 2025 at 11:49 AM
Subject: Dr. Finch letter in support of NorthPark PUD Application
To: curtis.finch@dvusd.org <curtis.finch@dvusd.org>
Cc: <steve.bottfield@dvusd.org>, paul.carver@dvusd.org <paul.carver@dvusd.org>, <kimberly.fisher@dvusd.org>, karen.pack@dvusd.org <karen.pack@dvusd.org>, stephanie.simacek@dvusd.org <stephanie.simacek@dvusd.org>, JoAnn Schwarting <joann.schwarting@dvusd.org>

Good morning Dr. Finch,
Today I received copies of the public comments on the city website regarding the NorthPark PUD Application. **As a homeowner in Stetson Valley, I was very disappointed to find that your letter was one of only four letters in support of the NorthPark application.** There are hundreds of letters opposed to this project from our community members who will be directly impacted by this proposed project. I live directly across the street from Inspiration Mountain School, I sub at this school, and my grandchildren attend this school. This project as proposed will directly impact my family. I urge you to consider the impact that this project as proposed will have on our community and Inspiration Mountain School and therefore, **encourage you to request changes to the proposal to meet community concerns.**

Stetson Valley homeowners are opposed to this project as proposed due to the following concerns:

- **How this proposed project will impact safety in our residential community.** At the October 9 North Gateway Village Planning Committee, it was stated by the project traffic specialist in response to community concerns about increased traffic that 51st Avenue (Stetson Valley Parkway) could be expanded to 6 lanes! Stetson Valley

Parkway is where the school crossing is for Inspiration Mountain! Children and families cross this street daily. This is a grave safety concern for our Stetson Valley children.

- **Proposed Innovation Corridor introduces industrial semi conductor support activities adjacent to residential zones and near Sonoran Preserve.** There is great safety concern with having a chip manufacturing facility close to residential housing.
- **Proposed increase in housing density and how it will affect traffic and our school.** Inspiration Mountain attendance has increased annually as the school expanded from K-6 to K-8. Additional students from the NorthPark proposed housing will put added stress on classroom size and teachers ability to meet the needs of all students. One class I subbed in at Inspiration Mountain this year had more students than desks so one student was the designated roamer and took the desk of any absent student that day. Please require that the new schools in North Park be built first while housing is being built so these new students can attend a school in the North Park area.
- **Proposed increase in housing density and how it will affect my neighborhood.** Currently the school does not have enough parking for students drop off/pickup so parents park in our neighborhood and walk their children to/from school. Additionally the school does not have enough parking for school wide events or sporting events. Thus even more cars are forced to park in the neighborhood. If NorthPark students attend Inspiration Mountain this will put even more cars in our neighborhood.

I urge you to research the changing details of this proposed project and consider the community and school needs as you partner with the NorthPark Planning Committee. Stetson Valley homeowners are requesting changes to the proposed project to ensure safety in our neighborhood and to protect our neighborhood from the effects of over expansion in NorthPark.

Sincerely,
Ellen Grant
5631 W. Straight Arrow Ln.
Phoenix, AZ 85083
ellengrantteach@gmail.com
714-209-6310

PUBLIC GENERAL INQUIRIES

From: Adrian G Zambrano
To: Greg Hegge
Cc: Caleb Weeks
Subject: RE: Meeting Schedule for NorthPark PUD?
Date: Thursday, October 31, 2024 10:17:00 AM

Hi Greg,

We definitely recommend to applicants to notify beyond the 600-foot radius for property owners when appropriate, but we cannot “force” them to do it, per se. We can only make them comply with the 600-foot requirement (property owners) and 1-mile requirement (registered neighborhood organizations). It would be up to the applicant if they choose to notify beyond the 600-foot radius for property owners.

Best regards,

Adrian Zambrano
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

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From: Greg Hegge <g_hegge@yahoo.com>
Sent: Thursday, October 31, 2024 9:29 AM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Caleb Weeks <cweeks@bfsolaw.com>
Subject: Re: Meeting Schedule for NorthPark PUD?

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Thanks again Adrian. I'm apparently just outside the 600 feet radius. It would seem appropriate to increase that radius for such a massive development like this that will have much wider and significant impacts.

On Thursday, October 31, 2024 at 08:48:00 AM MST, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi Greg,

The applicant does have a project website, which is located here: https://northparkphx.com/ [northparkphx.com]. Information about the meeting is under the “Next Steps” tab.

The applicant is required to mail notice letters to all property owners within 600 feet of the site, as well as all registered neighborhood organizations within 1 mile of the site, a minimum of 10 calendar days prior to each meeting. You can also reach out to the applicant and ask them to personally notify you of upcoming meetings if you are not within the notification radius but are an interested party. You can contact Caleb Weeks with BFSO Law at cweeks@bfsolaw.com.

Best regards,

Adrian Zambrano

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

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From: Greg Hegge <g_hegge@yahoo.com>
Sent: Thursday, October 31, 2024 8:29 AM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Re: Meeting Schedule for NorthPark PUD?

Thank you Adrian. How does the average person find out about these informal and formal neighborhood meetings? In particular, where can I go look for the details on the 13NOV meeting?

R/Greg Hegge

On Wednesday, October 30, 2024 at 09:58:34 AM MST, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Good morning Greg,

The applicant for this PUD held an informal neighborhood meeting on October 2, 2024, and they have a formal neighborhood meeting scheduled for November 13, 2024. The applicant will be required to hold a 2nd formal neighborhood meeting prior to any public hearings being scheduled. This PUD application is in the 1st review cycle currently with City departments, and it will likely go through 2 more rounds of revisions and review cycles prior to having a public hearing draft ready to move forward to public hearings with the North Gateway VPC, Planning Commission, and City Council. When it is ready to move forward to public hearings, a sign will be posted along all frontages of the property with the hearing dates and information, as well as notice letters sent to all property owners within 600 feet of the site and all registered neighborhood organizations within 1 mile of the site. Please let me know if you have any other questions.

Best regards,

Adrian Zambrano

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

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From: Greg Hegge <g_hegge@yahoo.com>
Sent: Wednesday, October 30, 2024 4:44 AM
To: PDD North Gateway VPC <northgatewayvpc@phoenix.gov>
Subject: Meeting Schedule for NorthPark PUD?

I'm inquiring as to the proposed meeting schedule to consider the Northpark PUD (Z-139-24). I see the first submission for the development, but I don't see a schedule for any public meetings. Please point me in the right direction. On a related note, I hope any public meetings for such a massive development are appropriately advertised in the future. Thank you!

Greg Hegge

From:	Danny Weiss
To:	Joshua A Rogers
Cc:	Ann M O"Brien; Council District 1 PCC; Jim Waring; Council District 2 PCC; Debra W Stark; Council District 3 PCC; Laura Pastor; Council District 4; Betty S Guardado; Council District 5 PCC; Kevin L Robinson; Council District 6 PCC; Anna M Hernandez; Council District 7 PCC; Kesha Hodge Washington; Council District 8 PCC; PDD North Gateway VPC; Adrian G Zambrano; Sarah Stockham; Racelle Escolar; Mayor Gallego; Amanda McGowan
Subject:	NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date:	Tuesday, October 14, 2025 4:18:49 PM

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Joshua,

After further review of the traffic study, it appears that under the TIA's own projected volumes, queues from 55th & Stetson could extend far enough during peak periods to interfere with traffic flow on Chisum Trail — the entrance to the Inspiration at Stetson Valley gated community — unless additional storage or mitigation is provided.
The traffic study breaks down the number of vehicles expected to be stuck during peak hours and lists several possible concerns — frequent blockages, safety and emergency access challenges, increased crash risk, and access delays for deliveries and school buses.

I am personally requesting the City study this intersection further and explain how they plan to address the projected backups at 55th & Stetson Valley Parkway. If mitigation isn't feasible, they might need to consider a second access point; however, that seems potentially difficult, since we have only one way in and out of our community.

I am copying all recipients of my original email for visibility and to ensure that my email is included in the case file. Please include me in any meetings you might schedule with Amanda McGowan (HOA Board President for SVOA).

Thank you,

Danny Weiss
HOA Board President
Inspiration at Stetson Valley
(623) 208-9270

From:	Adrian G Zambrano
To:	"Amanda McGowan"
Cc:	Kesha Hodge Washington
Subject:	RE: Please Deny the NorthPark PUD and General Plan Amendments — Public Oversight and Density Manipulation Concerns
Date:	Tuesday, October 14, 2025 5:09:00 PM
Attachments:	image002.png

Hi Amanda,

I believe you are looking at an older version of the PUD Development Narrative. The one date stamped October 6, 2025 is the most up-to-date version at this point: https://www.phoenix.gov/content/dam/phoenix/pddsite/documents/planning-zoning-pud/z-139-24-1n.pdf.

In this version, the language regarding ASLD control over amendments to the PUD was removed and it is subject to the existing provisions in Section 671.E of the Phoenix Zoning Ordinance (page 22, PDF page 30).

The maximum density permitted within each Master Development Parcel (MDP) of the PUD would be subject to Table 5: Maximum Unit Allocation Table on page 75 (PDF page 85) (see image clip below). The overall maximum density allowed for the PUD is 15,150 dwelling units.

The maximum building height of 110 feet would only be permitted within the Innovation Corridor Land Use District. The other Land Use Districts in the PUD have different maximum build heights allowed based on the land use (see development standards tables on pages 68 – 75, PDF pages 78 – 84).

6.2. Development Standards for Master Plan Tracking

TABLE 5: MDP MAXIMUM UNIT ALLOCATION TABLE							
	MDP.1	MDP.2	MDP.3	MDP.4	MDP.5	MDP.6	TOTAL SITE
GROSS MDP AREA (ACRES)	519.8	1108.6	880.8	755.8	2244.1	844.7	6353.9
PROPOSED MAX UNITS	4,150	0	2700 [1]	1,000	5,000	2,300	15,150
MAXIMUM DENSITY (DWELLING UNITS/ GROSS ACRE), EXCLUSIVE OF INNOVATION CORRIDOR, NATURAL OPEN SPACE, COMMUNITY OPEN SPACE, AND COMMUNITY COMMERCIAL LAND USE DISTRICT ACREAGES)[2]	8.0	0.0	7.0	3.6	4.2	4.3	5.2
MAXIMUM DENSITY (DWELLING UNITS/ GROSS ACRE), INCLUSIVE OF INNOVATION CORRIDOR, NATURAL OPEN SPACE, COMMUNITY OPEN SPACE, AND COMMUNITY COMMERCIAL LAND USE DISTRICT ACREAGES) [2]	8.0	0.0	3.1	1.3	2.2	2.7	2.4
LMU LUD DIVISION OF USES	MINIMUM 200 DWELLING UNITS MINIMUM 100,000 SQUARE FEET OF COMMERCIAL						

[1] A MINIMUM OF 200 OF THE UNITS DESIGNATED IN MDP.3 MUST BE DEVELOPED WITHIN THE LIFESTYLE MIXED USE PARCEL

[2] MAXIMUM DENSITY ALLOWED WITHIN HILLSIDE AREAS MAY BE LESS THAN THE BASE DENSITY ALLOWED WITHIN ANY LUD WITHIN ANY MDP BASED ON HILLSIDE ORDINANCE REQUIREMENTS PER SECTION 710 OF THE PHOENIX ZONING ORDINANCE. A SLOPE ANALYSIS WILL BE REQUIRED TO DETERMINE THE 10% SLOPE AREA IN EACH MDP.

Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

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From: Amanda McGowan <4amandamcgowan@gmail.com>
Sent: Tuesday, October 14, 2025 1:54 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Kesha Hodge Washington <kesha.hodge.washington@phoenix.gov>
Subject: Re: Please Deny the NorthPark PUD and General Plan Amendments — Public Oversight and Density Manipulation Concerns

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Adrian,

Can you please also clarify- the original PUD placed the City of Phoenix in its standard role of reviewing and approving any major amendments to the plan. In the new version, however, the Arizona State Land Department (ASLD) appears to retains primary control over the property and its development decisions until parcels are sold and even then, amendments can be made without public hearings if ASLD or the developer deems them minor.

> **"**All property within the NorthPark PUD shall remain under the ownership and jurisdiction of the Arizona State Land Department until such time as parcels are sold or leased. The ASLD shall maintain authority to administer, interpret, and amend this PUD as necessary to implement the intent of this document. Amendments determined by the ASLD and City of Phoenix Planning & Development Department to be consistent with the overall intent of the PUD may be processed as *minor amendments* without public hearing."
>
> *(3RD-PUD Narrative–Linked, p. 87 / Sec. 5.3 'PUD Amendments')*

As I understand it, this replaces the standard City-controlled amendment process described in the **original September 2024 PUD (p. 56–57, Sec. 5.3)**, which required that major amendments be approved through the public hearing process before the Planning Commission and City Council. This effectively limits community and City oversight for years to come, allowing major shifts in density, use, or circulation to occur without a public process by granting ASLD authority to determine and approve amendments- even "minor" ones- without any public process, effectively bypassing the City's standard rezoning oversight for as long as the land remains under ASLD control.

I appreciate any clarity you can provide if I am misunderstanding this. Significant changes were made to the PUD over the last year: allowing buildings up to 110 feet with industrial use (earlier PUD limited this to 48 ft and envisioned primarily employment and research-oriented uses), the earlier plan required significant community parks and open-space integration, the current PUD reduces those thresholds and allows drainage corridors, washes, and utility easements to count as open space**.** I am not a developer, but care deeply about my community and am attempting to wade through hundreds of pages of documents to understand the changes that were made and released only a few days before the public meetings to discuss these proposals. I did reach out to the committee chair Julie Reed to request a meeting as well to discuss concerns about all of these changes & the overall lack of transparency. Thank you,

Amanda McGowan

On Tue, Oct 14, 2025 at 1:34 PM Amanda McGowan <4amandamcgowan@gmail.com> wrote:

> Hi Adrian,
>
> Can you please clarify if the density numbers provided in the official notice to our community include the "bonus density points" in the stated densities? As I

understand it, the PUD achieves its stated overall gross density of 2.4 DU/acre, which I believe is extremely misleading, *by including the "preserve land" in the denominator*, even though the density from those acres is effectively **transferred** to the developable portions. While I understand that they are not attempting to alter the provisions for minor PUD amendments and major PUD amendments, they are attempting to rezone a huge acreage of land in one swoop and have snuck in industrial manufacturing under vague terms like "innovation corridor". At the public meeting last week, basically every citizen in attendance raised their hands when asked if they'd just learned TSMC wished to build a manufacturing plant on the land within a mile of an established neighborhood. The lack of transparency is extremely concerning to me and I have many unaddressed questions about the traffic study as well. I have requested a meeting with the city to discuss the traffic study concerns, but have not heard back yet.

Thank you,

Amanda McGowan

On Tue, Oct 14, 2025 at 12:41 PM Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

> Hi Amanda,
>
> Thank you for your email. I have saved it to the case file for the record.
>
> Section 671.E of the Phoenix Zoning Ordinance has existing provisions for minor PUD amendments and major PUD amendments: https://phoenix.municipal.codes/ZO/671 [phoenix.municipal.codes]. The NorthPark PUD is not proposing to change these existing regulations, and staff would not be supportive of changing these regulations through a PUD.
>
> The Zoning Ordinance also currently allows hillside development on slopes 10% or greater, subject to the provisions of Section 710 of the Zoning Ordinance (Hillside Ordinance): https://phoenix.municipal.codes/ZO/710 [phoenix.municipal.codes]. The NorthPark PUD is not proposing to modify the Hillside Ordinance, and any hillside development in NorthPark would still be subject to this section of the Zoning Ordinance.
>
> Per the PUD Development Narrative date stamped October 6, 2025, the majority of the areas surrounding the proposed Preserve areas are within the Traditional

Neighborhood (TN) Land Use District (LUD) and the Foothills Residential (FR) LUD. Per the Development Standards section of the PUD on page 68 (PDF page 78), the maximum density permitted for single-family detached within the FR LUD is 3.5 dwelling units per gross acre (du/ac), or 4.5 du/ac with bonus density points. The maximum density permitted within the TN LUD for single-family detached is 5.5 du/ac, or 6.5 du/ac with bonus density points. Single-family attached is also permitted in the TN LUD, with a maximum density of 10.5 du/ac, or 12 du/ac with bonus. Multifamily residential is not permitted in either of these LUDs. Previous versions of the PUD Development Narrative did include density transfer language, and staff had asked the applicant to remove that language. Staff will be asking the applicant to remove any additional language in the PUD found referencing density transfers.

Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

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From: Amanda McGowan <4amandamcgowan@gmail.com>
Sent: Monday, October 13, 2025 6:11 PM
Subject: Please Deny the NorthPark PUD and General Plan Amendments — Public Oversight and Density Manipulation Concerns

Dear Members of City Council, Planning Commission & North Gateway Village Planning Committee,

I am writing to urge you to deny the proposed NorthPark Planned Unit Development (PUD) and related General Plan Amendments. While the applicant describes this proposal as visionary and environmentally responsible, the fine print of the PUD tells a very different story. There are two provisions in particular, which I would like to make you aware of and which remove meaningful public oversight and distort the true density of the project.

> "A request for a minor amendment shall be reviewed and administratively

> approved by staff… The request for a Minor Amendment shall be granted if the Zoning Administrator determines that the amendment will ensure compatibility with the NorthPark PUD and will not materially and adversely affect adjacent land uses…"

In plain terms, this means most future changes to the project can be approved behind closed doors, without public notice, without a hearing, and without any opportunity for residents or nearby neighborhoods to weigh in.

Even more concerning, the same section says that if the Arizona State Land Department (ASLD) later sells parts of the NorthPark property, those new owners may also propose isolated amendments- again processed as "minor"- so long as ASLD signs off. That means the City would be delegating long-term control of how this 6,000-acre project evolves to private developers, without public review or Council oversight.

This is not a technicality; it's a permanent shift in power. Once approved, the City would lose meaningful control over future land-use changes that could significantly impact traffic, schools, air quality, and surrounding communities.

In Section 4.6, "Hillside and Preserve Density Transfers" (page 212–214), the PUD details how the developer plans to use donated land to boost their building rights on the remaining land.

In short: they count the Preserve acreage when calculating how many units *could* be allowed. Then they move ("transfer") those "units" into flatter, buildable areas (non-Preserve). This inflates net density (units per buildable acre) dramatically while making gross density (units per total acreage) look modest. The "Preserve", then, is a mathematical tool, not a real sacrifice- they are donating *unbuildable areas* and planning to pave the actual Sonoran Master Preserve as planned since 1998 and still currently advertised on the City website.

I urge you to:

- Remove or severely narrow the "Minor Amendment" clause so that all changes (especially to density, land use, infrastructure) must go through public hearings and Council / Commission approval.

- Eliminate the density-transfer trick- preserve lands should not count toward allowable densities that get transferred elsewhere.

- Require strong safeguards or thresholds: if a change materially affects traffic, infrastructure, or adjacent parcels, it must be a "Major Amendment" in all cases.

- Demand clear maps and comparisons illustrating exactly where those transferred units would go, with alternatives evaluated.

- If you approve the PUD as currently written, you will have effectively ceded public review for most future changes and allowed a density build-up that is hidden behind clever math. The preservation language becomes a façade, not a real tool for protecting community character or open space.

Thank you for your time and dedication to protecting fair process, transparency and adjacent established communities. I hope you will reject this version.

- Sincerely,

- Amanda McGowan

From: Amanda McGowan
To: Adrian G Zambrano
Cc: Kesha Hodge Washington
Subject: Fw: Request for Correction
Date: Wednesday, October 15, 2025 1:28:14 PM
Attachments: Outlook-dcbqv1e3.png

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Please see below- we were asked to correct our newsletter information being sent out to inform our community about the proposed development to remove the density being stated as 5 du/ac. The most recent PUD also increased the lot coverage to 70%. This type of transparency is important if surrounding communities are being asked to provide feedback, people need to understand what is actually being proposed. Thank you,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From: Carolyn Oberholtzer <coberholtzer@bfsolaw.com>
Sent: Monday, October 6, 2025 2:28 PM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>
Cc: Erin Stewart <estewart@ccmcnet.com>
Subject: Re: Request for Correction

Thanks, Amanda. It would be more accurate to use gross density in the descriptions as well or at least clarify how net is calculated as we did.

Carolyn

From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Monday, October 6, 2025 2:21 PM
To: Carolyn Oberholtzer <coberholtzer@bfsolaw.com>
Cc: Erin Stewart <estewart@ccmcnet.com>
Subject: Re: Request for Correction

Hi Carolyn,
It's from the notice you sent out to the community, attached for reference: " a **net density of approximately 4.8** DU/AC when excluding areas designated *Natural Open Space, Community Open Space* and *Innovation Corridor."*

Thank you,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com

From: Carolyn Oberholtzer <coberholtzer@bfsolaw.com>
Sent: Monday, October 6, 2025 2:17 PM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: Request for Correction

Amanda-

I just received an HOA Bulletin that outlines the details of the NorthPark case and represents that the request is 5 for DU/AC. Can you point

me to where that is coming from? Our maximum unit count is 2.4 DU/AC and this is from the Master Development Plan:

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.northparkphx.com/_files/ugd/e13ec8_a6ac42dcfc8a49328c824e5ace038772.pdf

Carolyn Oberholtzer
Bergin, Frakes, Smalley & Oberholtzer, PLLC
4343 East Camelback Road, Suite 210
Phoenix, Arizona 85018
Direct: 602.888.7860
Cell: 602.300.2560
Fax: 602.888.7856

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From:	Adrian G Zambrano
To:	Adrian G Zambrano
Subject:	RE: Northpark Notice
Date:	Thursday, October 16, 2025 10:00:48 PM
Attachments:	image010.png image011.png image014.png image015.png image016.png

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From: Adrian G Zambrano
Sent: Thursday, October 16, 2025 9:51 PM
To: 'DAVID NIELSEN' <dnielsen2@cox.net>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>; Claire Miller <claire.miller@phoenix.gov>
Subject: RE: Northpark Notice

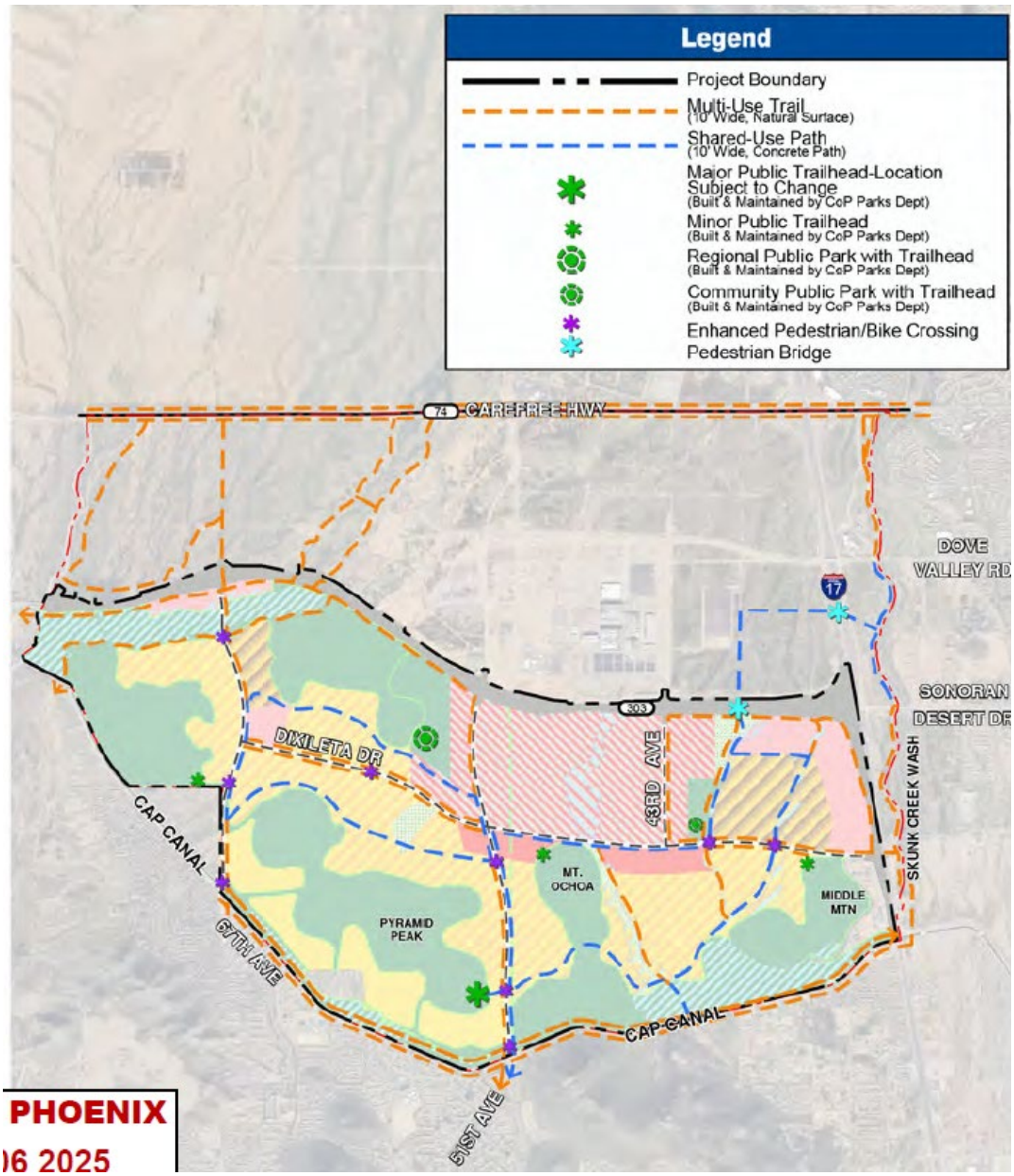
Hi David,

Part of one of the General Plan Amendment (GPA) applications (GPA-NG-1-24-1) is to amend the City Trail System Map to add public multi-use trails (MUTs) on both sides of the CAP canal (see screenshot below). These will be future trails that will be constructed by the City of Phoenix Parks and Recreation Department along the canal. West of 67th Avenue along the canal turns into City of Peoria jurisdiction, and this area would be outside of the City of Phoenix jurisdiction.

Portions of the CAP canal west of 51st Avenue are owned by the federal government (Bureau of Reclamation). See image below for reference.

All the multi-use trails and shared-use paths shown on the image below will be public urban trails and will be located within public access easements, if not already located within public right-of-way. Future trails through the Preserve areas will go through the public review process that the Parks and Recreation Department would take charge.

For questions about the Traffic Impact Analysis, you can reach out to the applicant's traffic engineer Dawn Cartier: dcartier@civtech.com. Additionally, any questions on how the City reviews the TIA can be sent to Josh Rogers with the Street Transportation Department: joshua.rogers@phoenix.gov.



PHOENIX

)6 2025



Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD

Mission: Planning, Development and Preservation for a Better Phoenix

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From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Thursday, October 16, 2025 6:54 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>; Claire Miller <claire.miller@phoenix.gov>
Subject: Re: Northpark Notice

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.
Report Suspicious

Hello Andrian,

Thank you for the response.

Hopefully they will vote No or for a Continuance.

Maybe since TSMC is doubling their size, power consumption, water usage and pollution footprint, they would be in favor a doubling the open space of this PUD as a partial offset. 17 million gallons of water per day and power equal to 900,000 homes, just from the current campus north of the CAP. Everyone needs to stop and think about that.

I will set up a Login at ShapePHX.

Also,

1. If the project does go through in it's current form, having a continuous Public Trail along the CAP will be critical for Public Connectivity. There is one area west of 51st avenue that is currently fenced and you have to walk around it. I assume this might stay as is. The applicant would need to make provisions here for a continuous Public Trail (not an HOA Trail section) so that this is not a dead end. Or the Public Trail would need to pass through this area as shown on Exhibit 2 referenced below.

We are currently being prohibited from walking along the path south of the CAP, west of 51st avenue, apparently due to Ownership by the HOA. We walked along there for many years prior to the Stetson development but this access has been taken away. We would like to be able to walk along the northside of the CAP from I-17 to 67th and beyond, like we currently do.

Regarding "Exhibit 2 - City Trails and Network Map Amendment" are the Orange and Blue Trails shown Public? They appear to be.

2. I heard the presentation on traffic analysis at the 10-9-25 meeting. I believe the presenter stated that they had to figure worst case for 51st and 67th. I would like to know if that takes into consideration the new Casita Law where it seems all single family density, that is new or existing, north or south of the CAP, could essentially double. As I am sure you have heard, 51st and 67th are already extremely busy leading to Happy Valley.

Sincerely,

David Nielsen.

On Wednesday, October 15, 2025 at 01:11:50 PM MST, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi David,

Thank you for your email. I have saved it to the case file for the record.

The PUD has been going through multiple rounds of review with the City and other agencies over the past year. The hearing dates are set and the only way it could be delayed is if the Village Planning Committee, Planning Commission, and/or City Council vote for a continuance.

In order to access the files in ShapePHX, you will need to first create an account and log in. If you are still having issues, please email shapephx@phoenix.gov.

We have never stipulated an Environmental Impact Statement on rezoning cases before and the City does not currently have a process in place to review Environmental Impact Statements for private development. Any remediation requirements are handled at the State level, from ADEQ (Arizona Department of Environmental Quality), and are done at the permitting and construction stages, not at the zoning entitlement stage. However, the Village Planning Committee, Planning Commission, and/or City Council can recommend additional stipulations that address environmental concerns that can be reviewed against through the site plan review and permitting process, such as larger setbacks from drainageways and other limitations.

Best regards,

Adrian Zambrano *(he/him/his)*

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

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From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Tuesday, October 14, 2025 9:03 PM
To: Claire Miller <claire.miller@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>
Subject: Re: Northpark Notice

Hello Mr. Zambrano,

I hope you are doing well, I have not corresponded with you since last November 2024.

With regard to the NorthPark rezoning application, I have been watching for community meeting dates since last November and somehow missed the recent October 6, 2025 meeting. I did make it to the October 9th Village Planning Meeting and was able to attend for over an hour but did not get to hear the public comment section.

I was very surprised to find out that a substantial change to this planned unit development (PUD) has been made at this late stage by creating area MDP.2 of approximately 900+ acres, intended for the massive increase of the TSMC Chip Plant. This is very different than what has been shown and discussed all along for this PUD.

With this major revision it does not seem to me that the timetable laid out on the NorthPark website for review, comment and voting is adequate. I don't know how there could possibly be time for proper review and comprehension by Federal and

State entities as well as the public review and comment period. We are just finding out about it.

I think the City needs to hit the pause and reset button on this project due to the fact that the scope has changed so radically at the 11th hour.

I hope you can provide me with a new timetable for community meetings, village planning meetings and city council meetings.

I did go to the City website to try and download and or view the City review comments and revisions to date but it kept saying information was not available. Can you please confirm if this information is available and if so where I might find access to it? It appears there have been 4 submittals to date.

Thank You

PS. Because this chip plant uses and creates some very dangerous chemicals, some known as "forever chemicals", an Environmental Impact Statement is critical. One issue of concern is the fact that the current and possible future plant is built in and around Buchanan Wash. I have seen Buchanan Wash flow bank to bank and this water runs into Skunk Creek then New River then Agua Fria then Salt/Gila, which means it flows through entire cities. The thought of intentional, unintentional or incidental release of these type of chemicals into this drainage is beyond disturbing. Locating the chip plant at the upper end of a major water drainage system that flows through some of the largest cities in America seems like a bad idea, doubling it seems would make it worse. It is immediately upstream of residential areas both existing and also planned under this PUD.

On Friday, November 22, 2024 at 04:25:32 PM MST, DAVID NIELSEN <dnielsen2@cox.net> wrote:

Hello Mr. Zambrano

I did attend the meeting and have a few subsequent comments:

1. There are a substantial number of people concerned that the applicant is trying to reduce the Preserve area between Pyramid Peak and the CAP. I would agree that this is a very bad idea for the Preserve. The applicant is creating an island for Pyramid Peak with token connection points, this is one of the things that the 1998 Plan and study advised against.

Some of the attendees from the Stetson Hill Area stated that they had been informed when purchasing homes from this applicant that the area in question would not be developed in the future. Although I do not live in that area, I do believe them and that they had/have a reasonable expectation for that area to remain as Preserve, particularly since it has been shown that way on the Preserve map for the last 26 +/- years.

This is a major negative change to a portion of the original plan that should be put back the way it was. I think if the applicant were to make this change prior to the next meeting it would be a step in the right direction.

2. The applicant is stating that the overall area of the Preserve remains the same or a few acres larger than the 1998 Plan. What they have failed to take into consideration

is that the City boundary and study area for the 1998 plan ended at 67th avenue. The City subsequently added all or most of the area to the west. On an overall percentage basis there is much less Preserve Land shown on the applicants revised plan. Reducing the percentage of Preserve Land is a move in the wrong direction and I don't think that should be allowed. It is certainly not consistent with the City of Phoenix 2025 General Plan.

3. The idea that 67th avenue is to be extended from the CAP north, likely in a 6 lane design, is a really bad idea and an environmental disaster. This is some of the premier desert of the entire area and should be completely preserved. Perhaps a Preserve entrance at the 303 and a pedestrian bridge at the CAP. I think the City and applicant should completely cancel any plans for the extension of 67th avenue north of the CAP and any development of the surrounding land. Expanding the Preserve in this area would be consistent with the City of Phoenix 2025 General Plan.

4. The applicant has stated that wildlife north of the CAP does not move south of the CAP. I would like to point out that at the east end of Deems Hills there is major wash that flows under the CAP via large drainage pipes. This is an important wildlife connection between Deems Hills and all of the area to the north of the CAP. Javelina, coyotes, bobcats, porcupine and other animals, use these pipes. I would imagine these pipes are intended to stay but the other issue is to properly preserve the wash to the north. That is one of the reasons my suggested plan picks up all of this wash and substantial areas on either side.

Thank you for allowing me to express my thought on the items above.

ps.

For the record, I stand by my position that the Preserve area in question should be expanded much larger than the 1998 Plan and that this would be consistent with the City of Phoenix 2025 General Plan and the environmental and other challenges and goals identified therein.

I see the City just allocated $60M for shade trees and structures. Probably not a bad idea but I would rather see that money first put toward buying this Preserve land(as previously suggested) where you don't have to plant, trim, water or replace anything.

Think about it.

Thank You

David Nielsen

City of Phoenix Resident

On Tuesday, November 12, 2024 at 09:42:28 AM MST, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi David,

Thank you for your email. I have saved it to the case file and will share it with the applicant. The applicant is holding their first neighborhood meeting tomorrow at 6:00 PM at the Goelet A Beuf Community Center, which I would encourage you to attend.

Best regards,

Adrian Zambrano

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov

City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

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From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Sunday, November 10, 2024 10:48 AM
To: Claire Miller <claire.miller@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>
Subject: Re: Northpark Notice

Hello Mr. Zambrano,

I did read the City of Phoenix 2025 General Plan and find that it is vey consistent with the idea of preserving a much larger area than shown in the 1998 Sonoran Preserve plan. In fact the 1st word on the cover is "PRESERVE".

The "Land Acknowledgment Statement", which is an important and appreciated inclusion, states "The land is sacred", pg-3.

Part one of "The four primary parts of the General Plan" emphasizes and states "Health and Well Being" and "Environment" at the very top of the list. Also listed at the top is "Prosperity", pg-15.

Speaking of "Prosperity", The "Prosperity Challenges" section clearly states "Environmental Threats" as the 1st item. This page also states that "In a Prosperous Society - The natural environment is stewarded wisely as a legacy for present and future generations", pg-36.

"Health and Well Being Opportunities" - "The National Geographic recently named Phoenix as one of the best hiking cities in the country." pg-41. This is followed on pg-45 with information that Phoenix is currently designated or will likely be re-designated as a "Serious Non-attainment" area, as related to air quality for ozone, PM 2.5 and PM 10. "As the classification becomes more severe, the Clean Air Act requirements become more stringent and costly and impact public health". I use to think that water was our biggest risk, and it may be, but it could be poor air quality that ultimately causes people to leave first, or heat. Preserve more native desert land and all of these concerns a positively impacted.

"Areas of Preservation" - "Shaping Phoenix's futures goes well beyond deciding how new growth will occur. It is equally important to preserve those places that have made our city the great place that it is today. Areas of preservation can be employed to insure those places are protected and enhanced." pg-56. The map I sent you outlines such a place and there are not many left in this City. And just to be clear, my plan leaves a substantial area for development.

"BUILD THE MOST SUSTAINABE DESERT CITY" - "Phoenix's renowned Sonoran Desert backdrop, complimented by world-class parks, desert recreation and mountain preserves, stands as testament to decades of visionary citizens dedicated to conserving this invaluable resource. Residents aspire to continue this legacy by enriching and expanding our existing parks, preserves, rivers and washes, recognizing their status as the cities most iconic features." pg-204

Thank You

David Nielsen

On Monday, October 7, 2024 at 10:47:03 AM MST, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi David,

Thank you for your email. I have saved it to the case file.

As you can see from the existing General Plan Land Use Map (attached), the entire area was never planned to be entirely Sonoran Preserve. It appears that the City had always planned for this area to be developed, of course with a balance of Sonoran Preserve in mind. It looks like the area designated as the green “Future Parks/Open Space or 1 dwelling unit per acre” designation is the area that was originally envisioned as Sonoran Preserve. The proposed General Plan Land Use Map (attached) is proposing to change the designation to “Parks/Open Space – Publicly Owned” (removing “Future” and “or 1 dwelling unit per acre” from the designation). The boundaries were also modified a bit and the applicant has been working with the Parks and Recreation Department to ensure the boundaries match the update to the Sonoran Preserve Master Plan.

The General Plan is a policy document that guides future land use decision-making throughout the City. The Zoning Ordinance is the regulatory tool that restricts land uses and development. The Zoning Ordinance does not currently have a zoning district specific to preserve, and the preserve would usually remain zoned S-1 (Ranch or Farm Residence), which is the most restrictive zoning district that exists in the Zoning Ordinance. Through the proposed PUD, which is a regulatory zoning district, the applicant will be designating the proposed areas as Preserve Open Space (see Exhibit 8A, Land Use Types Map, on page 25 of the PUD Development Narrative), which are intended to be subject to the Natural Open Space (NOS) district standards within the PUD (see standards beginning on page 20 of the PUD Development Narrative). This district within the PUD is intended to be limited to recreation, such as trails, and related amenities within the preserve.

If you are still concerned with the proposed Sonoran Preserve, I would encourage you to continue attending the applicant’s neighborhood meetings and future public hearings to voice your concerns, reaching out to the applicant via email or phone call to voice your concerns, and trying to work with the applicant to come up with a compromise that works for all involved.

The PUD Development Narrative for this case (Z-139-24-1) will be available for public viewing on this webpage once we get it posted: https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases.

Best regards,

Adrian Zambrano

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

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200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

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From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Friday, October 4, 2024 11:37 AM
To: Claire Miller <claire.miller@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>
Subject: Re: Northpark Notice

Hello Mr. Zambrano,

I did take your advise and attended the NorthPark Neighborhood meeting last Wednesday which was very informative. The two biggest takeaways for me were as follows:

1. The NorthPark Plan or a plan very similar to it will be implemented in the 6,355 acres. There will not be any substantial modification or increases to the 2095 acres of preserve currently shown.

2. One of the questions asked by an attendee was "how can this development be stopped". The answer given by the developers attorney was very clear and direct, "buy the land".

I think "buy the land" all 6,355 acres is exactly what the City of Phoenix should do. The City can establish a much more substantial area for preservation and still have plenty of space for residential and other development. This is much better than relying on a "gift process" from the developer.

It is my understanding that the most recent auction of State Trust Land by the State Land Department was to Mack Real Estate for 2,300 acres of land just north of the 303 freeway for a about $24,000 per acre. So it seems the State Land Department should be able to satisfy their mandated fiduciary duty for about $153M. I am sure there are a lot of smart people in the City of Phoenix Finance Department that can figure out how to fund this via bond or otherwise. I think there may also be a possible Federal funding element to this as well. It is my understanding that in excess of 6 Billion dollars in federal grants has been given to TSMC via the Chips Act. A great way to help offset the environmental and climate impacts created by a plant such as TSMC would be a world class Sonoran Desert Preserve, that can be seen from the plant no less. Attached is a proposed area for such a preserve previously submitted to the City of Phoenix in 2022.

The attachment assumes that 51st avenue would continue through to the 303 as a traffic and utility corridor and access to the Preserve, utilizing the existing bridge. There would be no extension of 67th avenue. The southern boundary is the CAP, western boundary is the City of Phoenix Boundary, north/east boundary as shown from approximately the 303, then arcing south to the CAP. Middle Mountain and/or a corridor extension to the east could be added but is not shown here.

Thank You

David Nielsen

City of Phoenix Resident

On Tuesday, October 1, 2024 at 02:08:46 PM MST, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi Mr. Nielson,

For the NorthPark development, I would encourage you to attend their upcoming neighborhood meetings and future meetings and voice your concerns and share your thoughts with the applicant and try to work with them to get a plan put together that you think would better achieve your vision for the area. They have a project website which they will update with any revised application materials and locations/dates as meetings get scheduled, here: https://www.northparkphx.com/ [northparkphx.com].

Best regards,

Adrian Zambrano

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

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From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Tuesday, October 1, 2024 1:17 PM
To: Claire Miller <claire.miller@phoenix.gov>
Cc: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>
Subject: Re: Northpark Notice

Hello Ms. Miller,

Yes you did mention that the Draft of the Phoenix Sonoran Preserve Master Plan Update had been completed by Aztec Consultants but had not been officially approved by the Advisory Boards. I just wanted to ask again since there appears to be a private development plan, "NorthPark", for the entire area moving through the system, apparently without consideration of this updated plan. They have created their own plan. So it seems time is of the essence.

It was my understanding that the Aztec update would include public input but to my knowledge that has not yet taken place. Perhaps I misunderstood or somehow missed the process.

Since we don't have much desert left in Phoenix I was hopeful that the update might reflect a much larger area for preservation including proper linkage of mountain areas and the inclusion of more substantial lower slope areas as envisioned by the overall concept of the 1998 plan. After walking over a hundred miles within the area in 2022, I even submitted a rough map of what I thought that plan could look like, (it did leave substantial area for residential development).

I have looked at the NorthPark plan which includes 2095 acres to be preserved and although I do appreciate and agree that those areas should be preserved, it certainly does not achieve a very bold plan for conservation nor does it reflect the overall intent of the 1998 plan, likely for the last remaining desert area of this type in our City.

Future generations will either remember us for adding 20,000 more roof tops or preserving a beautiful and irreplaceable piece of the Sonoran Desert that will benefit our City and be a point of pride forever, I vote for the later.

Any updates that the Parks and/or the Planning Dept.'s can provide is appreciated and thank you and Mr. Zambrano for your responses to my previous e-mails.

Sincerely,

David Nielsen

On Monday, September 30, 2024 at 01:29:37 PM MST, Claire Miller <claire.miller@phoenix.gov> wrote:

Good Afternoon Mr. Nielsen –

As I believe I've mentioned previously, the DRAFT of the Phoenix Sonoran Preserve Master Plan Update has been completed by Aztec Consultants, but it has not yet been officially approved by our Advisory Boards (Phoenix Sonoran Preserve Mountain Parks and Preserve Committee and the Parks Board).

As soon as these are officially approved, I will make sure you receive a copy – which you will be welcome to share with others in your neighborhood or interested parties.

Respectfully,

Claire Miller, Preserve/Park Supervisor

City of Phoenix Parks and Recreation

Natural Resources Division/North

Office 602-495-5506

   [facebook.com]  [twitter.com]

Many Hands, Many Minds, One Team

From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Monday, September 30, 2024 12:09 PM
To: Claire Miller <claire.miller@phoenix.gov>
Cc: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: Fw: Northpark Notice

Hello Ms. Miller,

I came across this mailer today at 51st Ave/CAP(photos below). Not sure who posted it and the map portion was torn away. I did not receive this by mail so I assume I was outside of the mailing area, apparently there is a public meeting in 2 days.

Last week I did correspond with the City of Phoenix Planning Department and have copied them on this e-mail.

My request is the same as last week. I would like to see the Sonoran Park Master Plan Update done by Aztec prior to the 10-02-24 meeting. Can the Parks Department or Planning please provide this or advise who I need to contact to get a copy.

Thank You

David Nielsen

----- Forwarded Message -----

From: DAVID NIELSEN <dnielsen2@cox.net>

To: DAVID NIELSEN <dnielsen2@cox.net>

Sent: Monday, September 30, 2024 at 11:22:24 AM MST

Subject:

Northpark Notice



B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

September 20, 2024

VIA REGULAR U.S. MAIL

Notice of Informal Neighborhood Meeting to Review a Minor General Plan Amendments and Rezone from S-1 to PUD for approximately 6,355 acres of Arizona State Trust Land generally located west of I-17, south of Loop 303, and north of the CAP Canal for a project known as "NorthPark"

Dear Property Owner or Neighborhood Association representative,

This letter is to inform you that the Phoenix Planning Commission has recently initiated a series of General Plan amendments and a rezoning request for approximately 6,355-acres of Arizona State Trust Land generally located west of I-17, south of Loop 303, and north of the CAP canal (the "Property"). The General Plan amendments would revise the applicable land use designations, infrastructure limit line, trail systems map and street classifications map as shown on the enclosed maps. The rezoning would establish a Planned Unit Development District ("PUD") to the Property to provide for a master-planned development framework applicable to the Property. The PUD will create 6 master development parcels (MDPs) that will each allow for a variety of land uses (preserve open space, traditional neighborhood, neighborhood village, neighborhood center, and innovation corridor) as depicted in the enclosure "Master Development Parcel Land Use Types") to this letter.

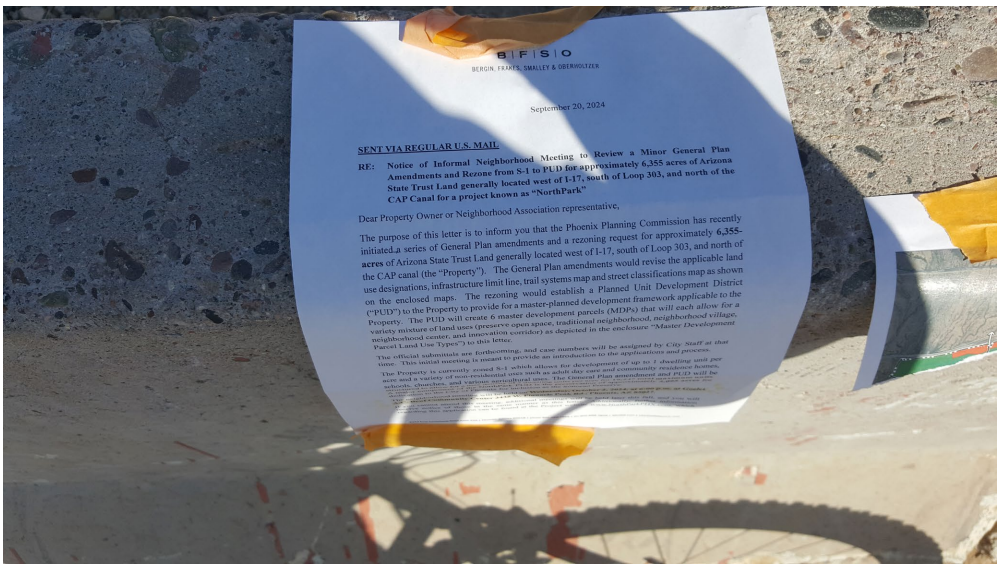
The official submittals are forthcoming, and case numbers will be assigned by City Staff at that time. This initial meeting is meant to provide an introduction to the applications and process.

The Property is currently zoned S-1 which allows for development of up to 1 dwelling unit per acre and a variety of non-residential uses such as adult day care and community residence homes, schools, churches, and various agricultural uses. The General Plan amendment and PUD will be structured to allow for a max density of 3 dwelling units per acre for ***19,247 total maximum units***. A major component of the NorthPark PUD is the preservation of approximately ***2,095 acres*** for dedication to the City of Phoenix for inclusion as the Sonoran Preserve.

The neighborhood meeting will be held on **Wednesday, October 2, 2024, at 6:00 p.m. at Goelet A.C. Beuf Community Center 3435 W. Pinnacle Peak Rd., Phoenix, AZ 85027**.

If you cannot attend this meeting, additional meetings will be held later this fall, and you will receive notice of those in the same manner as this letter. Additionally, further information regarding this application can be found at the Project website www.NorthParkPHX.com, which

4343 East Camelback Road Suite 210 | Phoenix, Arizona 85018 | phone 602.888.7855 | fax 602.888.7856 | bfsolaw.com | cweeks@bfsolaw.com



B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

September 20, 2024

SENT VIA REGULAR U.S. MAIL

RE: Notice of Informal Neighborhood Meeting to Review a Minor General Plan Amendments and Rezone from S-1 to PUD for approximately 6,355 acres of Arizona State Trust Land generally located west of I-17, south of Loop 303, and north of the CAP Canal for a project known as "NorthPark"

Dear Property Owner or Neighborhood Association representative,

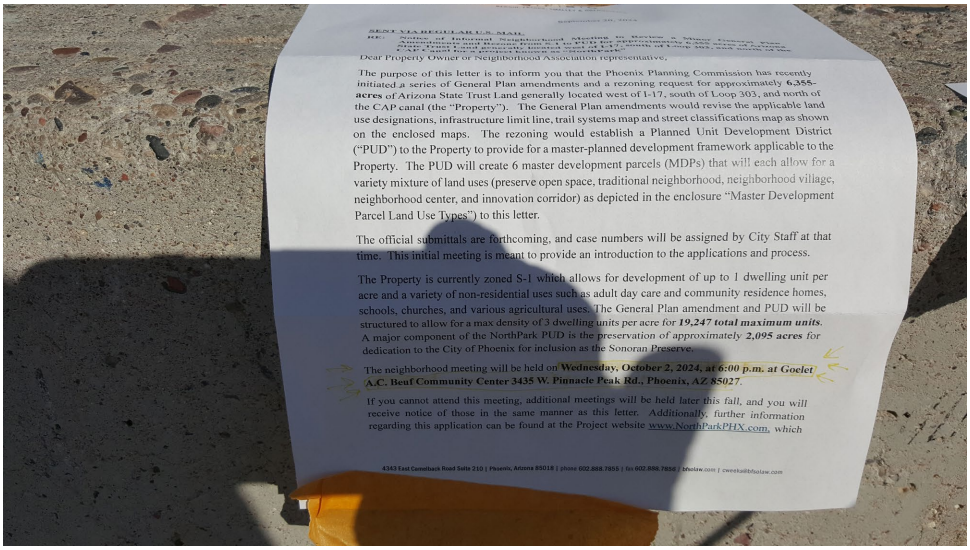
The purpose of this letter is to inform you that the Phoenix Planning Commission has recently initiated a series of General Plan amendments and a rezoning request for approximately 6,355-acres of Arizona State Trust Land generally located west of I-17, south of Loop 303, and north of the CAP canal (the "Property"). The General Plan amendments would revise the applicable land use designations, infrastructure limit line, trail systems map and street classifications map as shown on the enclosed maps. The rezoning would establish a Planned Unit Development District ("PUD") to the Property to provide for a master-planned development framework applicable to the Property. The PUD will create 6 master development parcels (MDPs) that will each allow for a variety mixture of land uses (preserve open space, traditional neighborhood, neighborhood village, neighborhood center, and innovation corridor) as depicted in the enclosure "Master Development Parcel Land Use Types") to this letter.

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The Property is currently zoned S-1 which allows for development of up to 1 dwelling unit per acre and a variety of non-residential uses such as adult day care and community residence homes, schools, churches, and various agricultural uses. The General Plan amendment and PUD will be structured to allow for a max density of 3 dwelling units per acre for ***19,247 total maximum units***. A major component of the NorthPark PUD is the preservation of approximately ***2,095 acres*** for dedication to the City of Phoenix for inclusion as the Sonoran Preserve.

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SENT VIA REGULAR U.S. MAIL

RE: Notice of Informal Neighborhood Meeting to Review a Minor General Plan Amendments and Rezone from S-1 to PUD for approximately 6,355 acres of Arizona State Trust Land generally located west of I-17, south of Loop 303, and north of the CAP Canal for a project known as "NorthPark"

Dear Property Owner or Neighborhood Association representative,

The purpose of this letter is to inform you that the Phoenix Planning Commission has recently initiated a series of General Plan amendments and a rezoning request for approximately 6,355-acres of Arizona State Trust Land generally located west of I-17, south of Loop 303, and north of the CAP canal (the "Property"). The General Plan amendments would revise the applicable land use designations, infrastructure limit line, trail systems map and street classifications map as shown on the enclosed maps. The rezoning would establish a Planned Unit Development District ("PUD") to the Property to provide for a master-planned development framework applicable to the Property. The PUD will create 6 master development parcels (MDPs) that will each allow for a variety mixture of land uses (preserve open space, traditional neighborhood, neighborhood village, neighborhood center, and innovation corridor) as depicted in the enclosure "Master Development Parcel Land Use Types") to this letter.

The official submittals are forthcoming, and case numbers will be assigned by City Staff at that time. This initial meeting is meant to provide an introduction to the applications and process.

The Property is currently zoned S-1 which allows for development of up to 1 dwelling unit per acre and a variety of non-residential uses such as adult day care and community residence homes, schools, churches, and various agricultural uses. The General Plan amendment and PUD will be structured to allow for a max density of 3 dwelling units per acre for ***19,247 total maximum units***. A major component of the NorthPark PUD is the preservation of approximately ***2,095 acres*** for dedication to the City of Phoenix for inclusion as the Sonoran Preserve.

The neighborhood meeting will be held on **Wednesday, October 2, 2024, at 6:00 p.m. at Goelet A.C. Beuf Community Center 3435 W. Pinnacle Peak Rd., Phoenix, AZ 85027**.

If you cannot attend this meeting, additional meetings will be held later this fall, and you will receive notice of those in the same manner as this letter. Additionally, further information regarding this application can be found at the Project website www.NorthParkPHX.com, which

4343 East Camelback Road Suite 210 | Phoenix, Arizona 85018 | phone 602.888.7855 | fax 602.888.7856 | bfsolaw.com | cweeks@bfsolaw.com



Sent from Yahoo Mail on Android [go.onelink.me]

From: Amanda McGowan
To: Joshua A Rogers
Subject: Sensitivity Analysis- Rezoning Case No. Z-139-24-1, (2) First Neighborhood Meeting for General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Thursday, October 16, 2025 8:03:48 AM

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Hi Josh,
I appreciate that you're going to be meeting with us next week to discuss our concerns about the Northpark TIA. I wanted to briefly touch base before that meeting as the developer's consultant has indicated to us that they would refuse to perform a sensitivity analysis. They stated confidence in their assumptions as the reason for this refusal.

We strongly urge the City to require this sensitivity analysis before accepting the TIA. The report relies heavily on unusually high internal and community capture rates (13-21%) that significantly reduce projected external trip volumes and overall traffic impacts. These assumptions depart from City & ITE guidelines (5-10%). They have essentially attempted to characterized NorthPark as a self-mitigating and self-contained, writing in narrative (and marketing) that it will act like a little city. However, no empirical data evidence or field-based data has been provided to validate these assumptions. Without such analysis, this framing risks obscuring the true magnitude of offsite traffic impacts and putting our established, connected neighborhood at serious risk.

The City's Street Planning and Design Guidelines emphasize the importance of transparent, data-driven modeling to ensure accurate representation of real-world travel behavior. Given that multiple intersections in the study area already operate at Level of Service E or F, even modest underestimations of external trips could materially worsen traffic safety & delays for surrounding areas.

To uphold public safety and ensure analytical integrity, we respectfully ask that you require the developer's consultant to recalculate trip generation using standard City of Phoenix and ITE capture rates; and provide a sensitivity analysis showing how alternative, evidence-based assumptions affect intersection operations and required mitigations. This step is essential to ensure that the TIA reflects a realistic, defensible understanding of the project's potential impacts, rather than relying on optimistic or untested assumptions about self-containment.

Thank you,
-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From:	Adrian G Zambrano
To:	"Amanda McGowan"
Cc:	Sarah Stockham; Racelle Escolar; Tricia Gomes
Subject:	RE: (PUD) Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1- NEPA review question
Date:	Thursday, October 30, 2025 3:52:00 PM

Hi Amanda,

The Zoning Ordinance nor the PUD would explicitly state “semiconductor manufacturing” as a permitted use. It generally falls under the “basic compounding of raw materials” A-2 use.

Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Thursday, October 30, 2025 2:04 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Tricia Gomes <tricia.gomes@phoenix.gov>
Subject: Re: (PUD) Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1- NEPA review question

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Thank you for sharing their response, Adrian. They are mentioning home values near Intel, but not the significant nitrogen trifluoride leak that occurred there in 2013, or an ammonia leak in 2014 that harmed people- for example. The health & safety of surrounding neighborhoods, not just property values, should matter to the city. Additionally, disclosing the proposed industrial use to the community should have happened in initial meetings about rezoning & village

planners should be informed about what exactly is being proposed. Again, we had one of the 11 individuals who are voting on this tell us we were incorrect when we informed them that the applicants wish to build a "fab" in MDP2 of Northpark. This has not been transparently shared. Thank you,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165

StetsonValleyOA.com [stetsonvalleyoa.com]

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Thursday, October 30, 2025 11:01 AM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Tricia Gomes <tricia.gomes@phoenix.gov>
Subject: RE: (PUD) Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1- NEPA review question

Hi Amanda,

Please see below the applicant's response below regarding NEPA and environmental requirements.

Thank you for forwarding the email from Amanda with questions regarding the proposed uses within MDP 2. We appreciate having the opportunity to address them. Please feel free to share this with Ms. McGowen.

First, NEPA review is triggered by major federal actions, such as federal permits or federally funded construction projects. As TSMC's plan to acquire 900 acres within MDP 2 is a private investment involving no major federal action, NEPA review is not applicable to the proposed PUD and land acquisition. While NEPA's procedural requirements do not apply, all TSMC facilities in the U.S. must comply with all applicable environmental regulations. Also worth noting is that TSMC publishes an annual Sustainability Report which details the company's environmental, social and governance (ESG) goals and performance against those commitments. You can find the 2024 report here [esg.tsmc.com], and TSMC Arizona will be incorporated into future environmental performance metrics.

Second, concerning proximity to residential neighborhoods, we first want to address the statement that the PUD "would bring industrial manufacturing within less than a mile of our existing established community…." Assuming the "established community" refers to Stetson Valley, we want to clarify that the boundaries of MDP 2 and the closest homes are approximately 1.5 miles apart. If a semiconductor fab is built in MDP 2, there would be additional setbacks north of Dixileta Drive, which

will create additional separation between a fab and homes in Stetson Valley.

Also of note, the semiconductor industry has been present in the greater Phoenix area for several decades. For example, Intel's Chandler campus has operated for over 40 years with residential subdivisions – including public school campuses, immediately to its north, east, and west. Similarly, Intel's Ocotillo campus, which includes multiple chipmaking fabs, has been in operation for approximately 30 years. The Ocotillo campus is surrounded by thousands of high-property value homes within a one-mile radius.

Thank you again for bringing these concerns forward and giving us the opportunity to address questions raised by the Stetson Valley OA President.

Carolyn

Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Friday, October 24, 2025 3:56 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: (PUD) Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1-NEPA review question

Hi Adrian,
Can you please tell us whether or not the proposed TSMC manufacturing/industrial facilities within Northpark's "innovation corridor", adjacent to homes & schools, would be subject to normal NEPA review and when this review will occur? It's my understanding that there was never a final EA done for the current facility north of the 303 freeway & CHIPS Act recipients were *exempt* from normal National Environmental Policy Act (NEPA) environmental review. I am attaching a link to concerns that were sent to us about the draft EA being deficient for decision makers to review if you can please add the attachment to the case file for Northpark. There is of course concern about the industry's use, storage, transportation, and potential accidental release of lethal gases such as arsine and phosphine. An unintended release would

not only cause evacuation of the plant, but it could impact nearby homes and schools. Thank you for any information you can provide our community to answer questions about this, as if this is built as currently proposed it would bring industrial manufacturing within less than a mile of our existing established community (and would be much closer to homes, schools & residents within Northpark). I would like to reiterate that we strongly oppose industrial use being introduced into this area and believe that it belongs north of the 303 or 74 freeway, away from long-established communities who expected this land to be Sonoran Preserve, residential homes and some commercial near the freeway. Thank you,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From: Adrian G Zambrano
To: "Amanda McGowan"
Cc: Maja Brkovic; Eric Buskirk; Joshua A Rogers; Sarah Stockham; Mohamad Z Al-kahlout; Christopher Kowalsky; Racelle Escolar
Subject: RE: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Thursday, October 30, 2025 11:39:00 AM
Attachments: image002.png
image003.png

Hi Amanda,

The residential buffer in the North Phoenix 3,500 PUD (Z-37-20-1) was intended to prohibit any residential within 2,000 feet from the south property line, south of Loop 303, in order for there to be a large buffer between residential and the industrial uses proposed in the PUD. The NorthPark PUD incorporates this buffer by not allowing any residential in the Innovation Corridor LUD or the Community Open Space LUD. Additionally, the Community Open Space and Community Commercial LUDs do not permit residential and would be a buffer between the proposed Innovation Corridor LUD and other LUDs of the PUD that permit residential, in addition to the 500-foot setback required from all public streets.

Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
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Phoenix, AZ 85003

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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Thursday, October 30, 2025 11:25 AM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: Re: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

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Thank you Adrian. For clarity- I wasn't referring to the North Phoenix 3,500 PUD (Z-37-20-1). I am referring to the area south of the 303 freeway that is not zoned for industrial use, and was not when people purchased their homes here. Again, this industrial use being proposed was not disclosed in public meetings and even some Village Planning members seem to be confused about what's being proposed. We did note that in the North Phoenix 3,500 PUD (Z-37-20-1) they required a residential "buffer" south of the 303 of several thousand feet. What was the rationale behind that buffer at the time?

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Thursday, October 30, 2025 10:54 AM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>
Cc: Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: RE: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Thanks Amanda.

Regarding environmental concerns, while there may be a NEPA exemption, TSMC is still required to comply with a variety of other environmental regulations through State and local agencies, such as other federal statutes administered by the Environmental Protection Agency (EPA), including the Clean Air Act and Clean Water Act, and the Arizona Department of Environmental Quality (ADEQ) and Maricopa County issue and enforce permits related to air quality, hazardous waste, and water usage.

Since the A-2 use is going to be prohibited west of 51st Avenue and east of 43rd Avenue, there will be over a 1,000-foot buffer from any nearby residential. Additionally, the use will be required to be setback a minimum of 500 feet from all public streets, so that will act as an additional buffer.

The area to the north between the Loop 303 and Carefree Highway is currently zoned for this same use, through the North Phoenix 3,500 PUD (Z-37-20-1). This PUD allows the use within the Technology Campus land use district of the PUD, and it restricts the use to 20% of the district area within the Technology Park land use

district of the PUD. The use is not permitted east of 43rd Avenue, which is where the "Freeway Mixed Use" land use districts of the PUD are located, which permit residential and commercial uses. Surrounding the existing TSMC campus is where the planned Halo Vista development will be located.

The land north of Carefree Highway is owned by the Arizona Game and Fish Department for the Ben Avery Shooting Facility, and to the west of the shooting facility, the land is State Trust Land owned by the Arizona State Land Department (ASLD). To my knowledge, ASLD does not have plans for auction of that land at this time.

Best regards,

Adrian Zambrano *(he/him/his)*

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Thursday, October 30, 2025 10:19 AM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: Re: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Hi Adrian,

Yes, I was referencing homes they wish to build with respect to that distance. Note that the groundwater plume that is presently being mitigated under the former Motorola [cumulis.epa.gov] plant that did similar manufacturing stretches **7 miles**, so 6,500 feet from our homes is not reassuring for long-time residents of our community who purchased here when the area was not zoned for heavy industrial uses. The new sewer would also bring their waste products directly through the center of our neighborhood. In the short time they have been in Arizona, TSMC has already been cited [azfamily.com] [azfamily.com]for worker safety-violations and had a fatal incident [abc15.com] in May of 2024 where a waste disposal truck driver was killed by an explosion from an over-pressurized tank containing industrial waste. These are trucks that would also be allowed to drive through the center of our neighborhood. The proposed proximity of not just heavy industrial- but an industry with a long history of leaving neighborhoods with serious environmental contamination, who was able to skip normal NEPA reviews, this close to our homes and the Sonoran Preserve is extremely concerning. Chipmaking is a chemical industry**,** using a vast mix of carcinogens, reproductive hazards, greenhouse gases, and lethal gases. Again, we don't oppose TSMC and understand the need for this industry- the placement so close to our existing residential neighborhood & the Sonoran Preserve land is the concern. Why is this being proposed so close to our neighborhood when there is so much vacant land north of the 74 freeway that would not put established residents at risk?

-Amanda McGowan

SVOA Board President

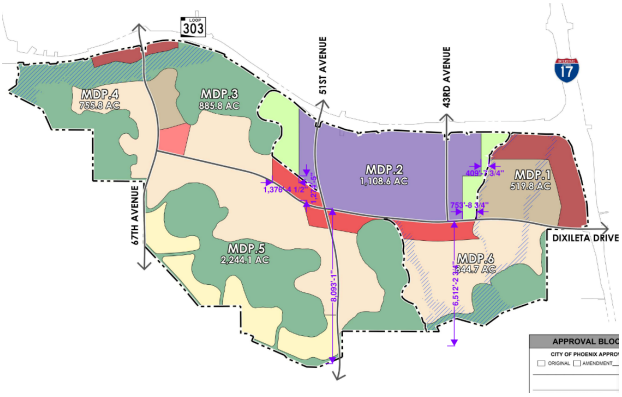
After Hours Emergency: 1.800.274.3165

StetsonValleyOA.com [stetsonvalleyoa.com]

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Thursday, October 30, 2025 9:26 AM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>
Cc: Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: RE: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Hi Amanda,

We do understand the community's concerns of the industrial uses and shared similar concerns when heavier industrial uses were be proposed (more than the existing TSMC campus), which is why we had asked the applicant to limit the industrial uses in the Innovation Corridor, which has now been updated. I am not seeing where you see that it will be within 500 feet of residential homes? The closest distance between the Innovation Corridor land use district and the CAP canal is about 6,500 feet, and when measuring to the CAP adjacent to Stetson it is over 8,000 feet. If you are referring to future residential homes in MDP.1, this A-2 use is going to be prohibited east of 43rd Avenue.



Best regards,

Adrian Zambrano *(he/him/his)*

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Wednesday, October 29, 2025 6:44 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: Re: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Thank you for explaining Adrian. I will share this information with our community. While they may have proposed some reduction, that's still approximately 200 acres of semiconductor manufacturing/A2 use being proposed within 500 feet of residential homes for a company that I understand has been federally exempt from normal NEPA reviews to ensure it's safe. Our country has about thirty "superfund sites" where semiconductor manufacturing previously took place, including one in Phoenix- the seven-mile-long trichloroethylene plume emanating from the Motorola 52nd Street fab & exposing residents and other occupants of buildings above the plume. Our established neighborhood is less than a mile from the proposed site, and this is adjacent to what is supposed to be Sonoran Preserve land. Additionally, the industrial waste water I assume would go right down the center of our neighborhood via the new gravity sewer that was just funded by taxpayers to support all of this.

Several of our community members met last week with one of the village planners & he seemed to be *totally unaware* that microchip fabrication was being proposed for this area- he told us we were incorrect & he thought it was only light support- type uses being proposed and fabs would only be on the north side of the 303. I hope that this proposed industrial usage is being clearly explained to all decision makers so that they understand what it is they are voting on and the implications for surrounding neighborhoods. Many of the members of our community have expressed feeling very misled by the labeling of this as an "innovation corridor" without the word semiconductor being used anywhere in the PUD to describe the allowed uses and *without it being disclosed* in any of the initial public meetings. We are not opposed to TSMC and understand the importance of this type of manufacturing, we don't understand why they are not asked to build north of the 74 freeway to prevent risk of harming existing, established neighborhoods.

-Amanda McGowan

SVOA Board President

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StetsonValleyOA.com [stetsonvalleyoa.com]

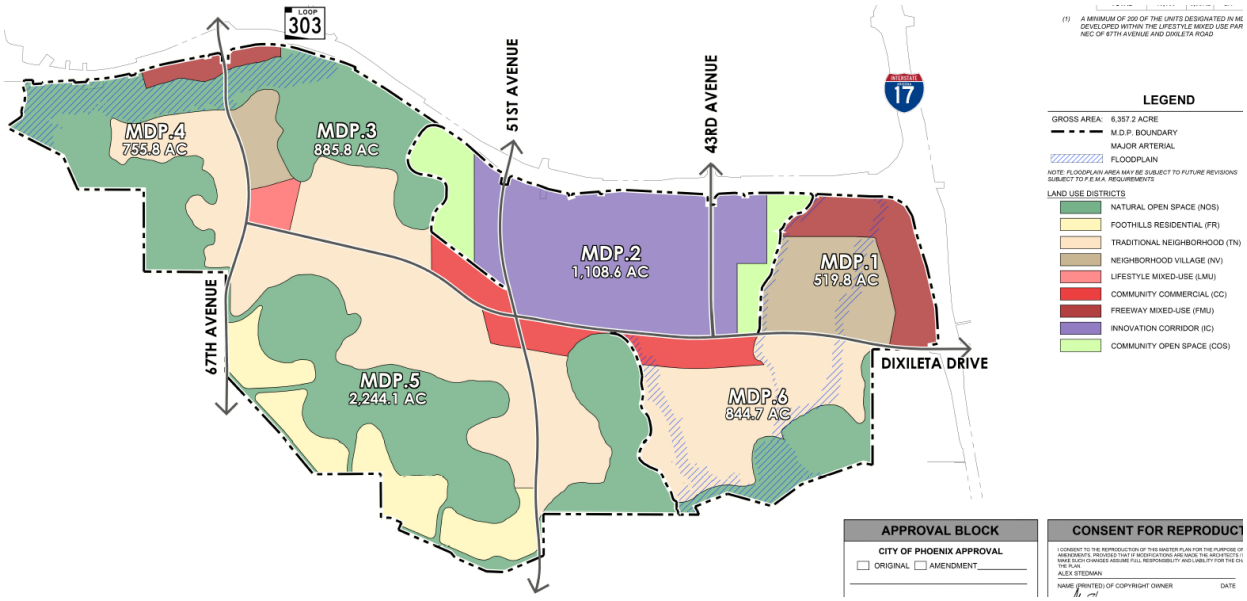
From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Wednesday, October 29, 2025 9:37 AM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>
Cc: Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: RE: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Hi Amanda,

Through PUD zoning, an applicant can author their own list of permitted uses, development standards and design guidelines in their PUD Development Narrative. PUDs can limit uses, whereas conventional zoning would not have the ability to limit uses of a zoning district. So, through the PUD, only the "basic compounding and processing of raw materials" A-2 use is being permitted (only for the Innovation Corridor land use district of the PUD), in addition to the Commerce Park uses permitted for the Innovation Corridor district, but no other A-2 uses are permitted.

To answer your earlier question, the applicant has been responsive to limiting the industrial uses. In the updated narrative to come, you will see that the proposed A-2 use is being prohibited west of 51st Avenue and east of 43rd Avenue, is limited to a maximum of 20% of the gross Innovation Corridor district area, and will have minimum 500-foot setbacks from all public streets and from the floodplain.

The Innovation Corridor land use district is buffered to the south by the Community Commercial land use district, which is 1000 feet deep. The Community Commercial land use district does not permit residential. To the east and west of the Innovation Corridor is the Community Open Space land use district, which is about 1,300 deep west of 51st Avenue, and about 200 feet at its closest east of 43rd Avenue. The Community Open Space land use district also does not permit residential. The closest distance between the Innovation Corridor district and the CAP canal is about 6,500 feet, and when measuring to the CAP adjacent to Stetson it is over 8,000 feet. Note that only the Innovation Corridor land use district is proposing to permit the A-2 industrial use. None of the other land use districts in the PUD are proposing to allow this use. The land use districts of the PUD closest to Stetson is the Foothills Residential and Traditional Neighborhood land use districts, which mainly only permit single-family residential.



Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix
► Planning & Development Department
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200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Tuesday, October 28, 2025 5:26 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: Re: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Thanks Adrian,

I believe that's the question I was being asked- how are they using Commerce Park standards but incorporating A2 industrial uses into it? What is the distance of the proposed buffer between the A2 industrial zoning use and residential? Have they been asked to remove the A2 use and limit the district to Commerce Park (§626.F) uses only? The TSMC site north of the 303 is not comparable; that property is surrounded by vacant or employment land with no residential zoning within half a mile.

-Amanda McGowan

SVOA Board President

After Hours Emergency: 1.800.274.3165

StetsonValleyOA.com [stetsonvalleyoa.com] [link.edgepilot.com]

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Tuesday, October 28, 2025 5:01 PM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>; Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: RE: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Hi Amanda,

Yes, the “basic compounding and processing of raw materials” use is an A-2 zoning district use, which is being proposed in the Innovation Corridor district south of the Loop 303, within the NorthPark PUD. The Land Use Districts adjacent to the Innovation Corridor district within the NorthPark PUD (Community Open Space and Community Commercial) do not permit residential, and are proposed to act as a buffer between the Innovation Corridor district and residential.

Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov
City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Tuesday, October 28, 2025 3:54 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: Re: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Thanks Adrian- I will share the response to the environmental questions and appreciate you passing that along to TSMC.

I understand that the area north of the 303 freeway is zoned to allow A2 uses, but they are now also proposing A2 use south of the freeway as well in the Northpark PUD- correct? In MDP2 of Northpark the same language to allow A2 use is incorporated closer to residential?

-Amanda McGowan

SVOA Board President

After Hours Emergency: 1.800.274.3165

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From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Tuesday, October 28, 2025 1:54 PM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>; Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: RE: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Hi Amanda,

I would defer ADEQ questions to TSMC as well, as those are State requirements and are not under City jurisdiction.

There is not a Phoenix Environmental Quality Division that I am aware of. There is an Environmental Services Division in the Water Services Department, which is dedicated to protecting public health and the environment by maintaining compliance with environmental regulations for drinking water, stormwater, and wastewater quality. The Water Services Department reviews all development projects in the City of Phoenix and provides comments on infrastructure requirements needed to support capacity. Drinking water, stormwater, and wastewater in the City of Phoenix is managed and treated by the City of Phoenix Water Services Department at wastewater treatment plants, water reclamation plants, and within the next few years, advanced water purification facilities.

The North Phoenix 3,500 PUD (Z-37-20-1) is the PUD that regulates the zoning on the existing TSMC campus and the surrounding area north of the Loop 303, west of the I-17, and south of Carefree Highway. Per this PUD, the existing TSMC campus is within the Technology Campus Land Use District of the PUD. This district permits the following uses:

- All uses permitted in the Commerce Park District, General Commerce Park Option per Zoning Ordinance Section 626.F.
- Basic compounding and processing of raw materials except food and agricultural products. The end product consists of materials for later processing or fabrication into a finished product to be used by the ultimate purchaser.
- Outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption as accessory uses to other uses permitted within this district.

The “basic compounding and processing of raw materials” use is an A-2 (Industrial District) use, per Section 628.B.5 of the Phoenix Zoning Ordinance. This use is what permitted the semiconductor manufacturing use on the existing TSMC campus. Simiarly, the Innovation Corridor Land Use District in the NorthPark PUD is proposed to allow Commerce Park District, General Commerce Park Option uses, in addition to the “basic compounding and processing of raw materials” use.

Best regards,

Adrian Zambrano *(he/him/his)*

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix

► Planning & Development Department

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200 West Washington Street, 3rd Floor

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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Tuesday, October 28, 2025 1:23 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: Re: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Thanks Adrian,

We also received questions about when & if reviews for compliance with air quality and water treatment standards under ADEQ and Phoenix Environmental Quality Division will occur? Additionally, we've been asked how they are being permitted to use Commerce Park standards if they're planning microchip fabrication on those 900 acres (versus A2)? Any information you can provide for us to relay would be appreciated. Thanks,

-Amanda McGowan

SVOA Board President

After Hours Emergency: 1.800.274.3165

StetsonValleyOA.com [stetsonvalleyoa.com] [link.edgepilot.com]

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Tuesday, October 28, 2025 12:53 PM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>; Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: RE: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Hi Amanda,

Thank you for your email. I have saved it to the case file for the record.

We have also forwarded your other email regarding NEPA requirements to TSMC for a response.

Best regards,

Adrian Zambrano *(he/him/his)*

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Saturday, October 25, 2025 12:34 PM
To: Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: Traffic Study Meeting Follow-Up- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Thank you for meeting with us yesterday to discuss our concerns about the North Park Planned Unit Development and the Traffic Impact Analysis (TIA) prepared by CivTech, Inc. We appreciate your time and the City's willingness to listen to residents who will be most affected by this project and that you acknowledged that you have noted many of the same issues with the study that we have.

We would like to reiterate that we feel that the current TIA paints an overly optimistic picture of traffic and safety impacts. It contains several assumptions and omissions that appear to minimize the true level of congestion and risk that North Park will add to our already overburdened roadways. I would like to reiterate some of the key concerns we discussed:

- **Inflated traffic reductions:** The study assumes unusually high "internal" and "community capture" rates based on a 2010 study from Anthem. That's an outdated and incomparable development. These inflated numbers make traffic look lighter than it will actually be. We appreciate that you have expressed that you will require them to utilize the city/ITE standards for this assumption in future revisions.
- **Failing intersections & interpretation of "materially worsening":** Even with those generous reductions, major intersections like are still projected to fail by 2050. The TIA claims intersections "will continue to operate at similar levels (LOS F) even without the project." That's technically true but avoids quantifying how much worse delay actually gets. Other problem spots, including 43rd Avenue and Happy Valley Road, weren't even analyzed despite serious crash histories. The only ingress/egress to the Inspiration subdivision, located at Chism Trail, was also omitted.
- **Unrealistic timing:** The study only looks at conditions in the year 2050, ignoring the decades of heavy construction and partial build-out when congestion and safety risks will be worst.
- **Limited safety and multimodal analysis:** the TIA offers no specific pedestrian or cyclist safety solutions for our community. That's a big gap given the City's Vision Zero and Complete Streets commitments. Specifically, we are concerned about semi-truck cut through and the existing crosswalk located at North Inspiration Loop & Stetson Valley Parkway where no direct mitigation is currently recommended, and the TIA suggests creating "gaps in traffic" by adjusting signal timing south of where children cross the street to school.
- **Questionable modeling:** The software used (Synchro HCM-7) can't properly analyze complex, multilane intersections, and no validation was provided to show that the forecasts match real-world traffic counts. They have stated that they can model this if the city asks them to.
- **Developer-funded report:** Because the study was paid for by the developer, not the City, we believe an independent, City-supervised review is essential to ensure fairness and public confidence.
- **Mitigation unfunded or funded by taxpayers, rather than developer:** several key road improvements that are assumed, are not currently being funded by the developer. The developer should be required to fund all improvements required for the building of Northpark. Taxpayers in existing neighborhoods should not be burdened to support the cost of the developer's project. It's noted in the TIA that, "ADOT & City of Phoenix do not have future plans on Dixileta Drive currently," but this connection is assumed in the TIA. Their TIA should not rely on unfunded and unplanned mitigation. The TIA assumes that by 2050, the City and ADOT will have widened Dixileta Drive, extended 51st Avenue, and improved Loop-303 interchanges. Those projects are all unfunded. If even one of them is delayed, the entire traffic pattern changes. A true worst-case scenario would test what happens if those projects don't happen on schedule and the developer should be required to fund all of the necessary infrastructure for their proposed development.

We understand that the City of Phoenix has an obligation to ensure that traffic studies used in rezoning decisions are complete, accurate, and protective of public welfare. The City's Street Planning & Design Guidelines and Zoning Ordinance give you the authority and responsibility to require a full and credible TIA before approving zoning or General Plan Amendments.

This responsibility isn't just procedural; it's about safety. These studies inform whether roads, intersections, and emergency access can safely handle new development. When the analysis is incomplete or biased in its assumptions, it's the surrounding neighborhoods that pay the price in congestion, accidents, and lost quality of life.

We respectfully ask that the City:

1. **Require an independent, third-party review** of the North Park TIA, funded by the developer but selected and overseen by the City.
2. **Delay any rezoning or GPA votes** until a revised and fully validated traffic study is completed so that actual impacts on existing, established residents & taxpayers are understood.

We've been told that additional traffic studies will come later, but once zoning is approved, it can't be undone. Our community deserves to know before approval that the existing infrastructure can safely handle the growth being proposed, especially for a project of this size & scope. Approving this without that assurance would be reckless and inconsistent with the City's duty to protect the public. The City's Street Planning and Design Guidelines require that traffic studies demonstrate that a project does not materially worsen safety or operations. That determination should be validated by a neutral reviewer, not solely by a consultant hired by the applicant who has been utilizing assumptions that are inconsistent with City & ITE standards.

Thank you again for your time, your professionalism, and your service to our community. We trust that you will uphold Phoenix's commitment to responsible planning, public safety, and transparent decision-making.

Sincerely,

-Amanda McGowan

SVOA Board President

After Hours Emergency: 1.800.274.3165

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From: Amanda McGowan
To: Adrian G Zambrano
Subject: Re: Air Permits- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Wednesday, November 5, 2025 3:53:44 PM

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I would hope that the city would take that information into account before considering rezoning to allow heavy industrial near our community.

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Wednesday, November 5, 2025 2:48 PM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: RE: Air Permits- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Hi Amanda,

We are not sure, since this is outside of the scope of a rezoning case, but we will forward to TSMC to see if they can provide a response.

Best regards,

Adrian Zambrano *(he/him/his)*
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Wednesday, November 5, 2025 2:40 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Air Permits- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

Hi Adrian,

We received information today indicating that the Maricopa County Air Quality Dept has said that if this rezoning is approved, TSMC will be allowed to build & expand factories near our neighborhood without an air pollution permit approved before construction begins (letters attached for reference). Concerns were expressed that the area is *already a nonattainment area for PM10 and Ozone* air pollution. Can you confirm that if this rezoning is approved that TSMC would be allowed to expand and build most components of the microchip manufacturing buildings *before* having environmental permits approved?

Thank you,

-Amanda McGowan

SVOA Board President

After Hours Emergency: 1.800.274.3165

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