

SUPPORT

DEC 15 2025

Planning & Development
Department

Submission Date

12/1/25

Name

Ravi Pal

Email

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Phone

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Address

2236 W Bonanza Ln, Phoenix, AZ

Zip Code

85085

Message to Planning Commission

I support NorthPark and urge the Planning Commission to approve the project. NorthPark creates jobs, new homes, schools, and businesses while protecting over 2,100 acres of open space. The Innovation Corridor will bring high-quality jobs, and the preserved land keeps our desert accessible for all. This project offers balanced, responsible growth for families and future generations. Please approve NorthPark to move Phoenix forward.

DEC 15 2025

Planning & Development
Department

Submission Date

12/3/25

Name

June Palmer

Email

june@soldwithresults.com

Phone

(602) 750-0662

Address

5113 W Park View Ln, Glendale, AZ

Zip Code

85310

Message to Planning Commission

I support NorthPark and urge the Planning Commission to approve the project. NorthPark creates jobs, new homes, schools, and businesses while protecting over 2,100 acres of open space. The Innovation Corridor will bring high-quality jobs, and the preserved land keeps our desert accessible for all. This project offers balanced, responsible growth for families and future generations. Please approve NorthPark to move Phoenix forward.

DEC 15 2025

Planning & Development
Department

Submission Date

12/3/25

Name

Matthew Leonard

Email

mleonard@levrose.com

Phone

(602) 369-7127

Address

3226 W Donatello Dr, Phoenix, AZ

Zip Code

85086

Message to Planning Commission

I support NorthPark and urge the Planning Commission to approve the project. NorthPark creates jobs, new homes, schools, and businesses while protecting over 2,100 acres of open space. The Innovation Corridor will bring high-quality jobs, and the preserved land keeps our desert accessible for all. This project offers balanced, responsible growth for families and future generations. Please approve NorthPark to move Phoenix forward.



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Phoenix, AZ 85020-5547
602.492.8890
www.shanstrategies.com

CITY OF PHOENIX

December 4, 2025

DEC 15 2025

Phoenix City Council
200 W. Jefferson Street
Phoenix, AZ 85003

Planning & Development
Department

Dear Mayor and Members of the City Council,

I am writing as Founder of Shan Strategies regarding NorthPark PUD and related General Plan amendments. Shan Strategies follows local initiatives closely, particularly those that may influence regional education, workforce development, and economic activity. We appreciate the Council's thoughtful review of projects of this scale.

Planning materials indicate that NorthPark will include an Innovation Corridor that will augment our city's growing advanced manufacturing sector. Such sites typically support a wide range of skilled roles which rely on technical training and advanced STEM backgrounds and often lead to long-term, stable career pathways. Institutions like ours can contribute through technician-training programs, engineering internships, applied research, and continuing-education offerings that help prepare and upskill our region's workforce.

In addition, NorthPark's focus on sustainable design and infrastructure, as well as regional connectivity, will be crucial to our region's long-term development.

For these reasons, Shan Strategies strongly supports the NorthPark planning and urges approval of the PUD and related materials. Thank you for your continued service and for your careful consideration of projects that will positively shape Phoenix's future.

Sincerely,

Pearl Chang Esau
Founder and CEO
Shan Strategies

CITY OF PHOENIX

DEC 15 2025

Submission Date

12/5/25

**Planning & Development
Department**

Name

Linda Torres

Email

lindatorres7@aol.com

Phone

(602) 595-7027

Address

27777 N Black Canyon Hwy #1124, Phoenix, AZ

Zip Code

85085

Message to Planning Commission

I support NorthPark and urge the Planning Commission to approve the project. NorthPark creates jobs, new homes, schools, and businesses while protecting over 2,100 acres of open space. The Innovation Corridor will bring high-quality jobs, and the preserved land keeps our desert accessible for all. This project offers balanced, responsible growth for families and future generations. Please approve NorthPark to move Phoenix forward.

DEC 15 2025

Submission Date

12/5/25

Planning & Development
Department

Name

Pat Davis

Email

patsplace@cox.net

Phone

(623) 256-8550

Address

5443 W Fallen Leaf Ln, Glendale, AZ

Zip Code

85310

Message to Planning Commission

I support NorthPark and urge the Planning Commission to approve the project. NorthPark creates jobs, new homes, schools, and businesses while protecting over 2,100 acres of open space. The Innovation Corridor will bring high-quality jobs, and the preserved land keeps our desert accessible for all. This project offers balanced, responsible growth for families and future generations. Please approve NorthPark to move Phoenix forward.

From: [Cherie Walton](#)
To: [engage@az.gov](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); [Racelle Escolar](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#)
Subject: Support for Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Saturday, December 6, 2025 9:19:39 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.

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Good morning,

My husband and I live in Stetson Valley. Our HOA is strongly opposed to Northpark; however, they did not ask for homeowner opinions. The HOA's position does not reflect that of all of us who live here.

My husband and I strongly support the project as well as the housing, jobs, and economic benefits the project will bring.

Thank you.

Cherie Walton
5742 W Gambit Trl
Phoenix, AZ 85083



GRAND CANYON UNIVERSITY™

3300 West Camelback Road | Phoenix, Arizona 85017 | 602.639.7500 | Toll Free 800.800.9776 | www.gcu.edu

CITY OF PHOENIX

December 10, 2025

DEC 15 2025

Phoenix City Council
200 W. Jefferson Street
Phoenix, AZ 85003

Planning & Development
Department

Dear Mayor and Members of the City Council,

I am writing regarding the NorthPark PUD and related General Plan amendments. Grand Canyon University follows local initiatives closely, particularly those that may influence regional education, workforce development, and economic activity. We appreciate the Council's thoughtful review of projects of this scale.

Planning materials indicate that NorthPark will include an Innovation Corridor that will augment our city's growing advanced manufacturing sector. Such sites typically support a wide range of skilled roles which rely on technical training and advanced STEM backgrounds and often lead to long-term, stable career pathways. Institutions like ours can contribute through engineering internships, applied research, customized training programs, and continuing-education offerings that help prepare and upskill our region's workforce.

In addition, NorthPark's focus on sustainable design and infrastructure, as well as regional connectivity, will be crucial to our region's long-term development.

For these reasons, Grand Canyon University strongly supports the NorthPark planning and urges approval of the PUD and related materials. Thank you for your continued service and for your careful consideration of projects like Northpark that will positively shape Phoenix's future.

Sincerely,

Brian Mueller
President, Grand Canyon University

FIND YOUR PURPOSE



CITY OF PHOENIX

DEC 11 2025

**Planning & Development
Department**

12/10/2025

Phoenix City Council
200 W. Jefferson Street
Phoenix, AZ 85003

Dear Mayor and Members of the City Council,

I am writing as the Vice Chancellor for Workforce & Economic Development for the Maricopa County Community College District (MCCCD) regarding the NorthPark PUD and related General Plan amendments. Our institution follows local initiatives closely, particularly those that may influence regional education, workforce development, and economic activity. We appreciate the Council's thoughtful review of projects of this scale.

Planning materials indicate that NorthPark will include an Innovation Corridor that will augment our city's and county's growing advanced manufacturing sector. Such sites typically support a wide range of skilled roles which rely on technical training and advanced STEM backgrounds and often lead to long-term, stable career pathways. Institutions like ours can contribute through technician-training programs, engineering internships, applied research, and continuing-education offerings that help prepare and upskill our region's workforce.

In addition, NorthPark's focus on sustainable design and infrastructure, as well as regional connectivity, will be crucial to our region's long-term development.

For these reasons, MCCCD strongly supports the NorthPark planning and urges approval of the PUD and related materials. Thank you for your continued service and for your careful consideration of projects like NorthPark that will positively shape Phoenix's future.

Sincerely,

Valerie Jones

Valerie Jones
MARICOPA COMMUNITY COLLEGES
Vice Chancellor
Workforce and Economic Development | External Affairs

CITY OF PHOENIX

DEC 15 2025

Phoenix City Council
200 W. Jefferson Street
Phoenix, AZ 85003

**Planning & Development
Department**

NorthPark Planned Community District (Case Nos. Z-139-24-1, GPA-NG-1-24-1, GPA-NG-2-24-1)

North Gateway Village Planning Committee and Phoenix City Council:

As a business owner in North Phoenix, I'm writing in full support of the proposed NorthPark development (PUD Rezone Case No. Z-139-24-1). This project represents smart, balanced growth that will support our local economy, attract new talent, and strengthen our community for the long term.

They are proposing a first-class development that will create jobs and tax revenue for the city, create diverse housing options which will mean more customers for local businesses, protect open space, and establish an Innovation Corridor to support our growing tech industry.

Phoenix needs forward-looking projects like this to remain competitive — not just regionally, but nationally.

I encourage the North Gateway Village, the Phoenix Planning Commission, and the Phoenix City Council to approve this request.

Gabe Johnson
Name

Little Caesar's
Business Name

3730 W happy Valley Rd 105 Glendale, AZ 85310
Address City/State/Zip

Telephone and/or email address

CITY OF PHOENIX

DEC 15 2025

Planning & Development Department

Phoenix City Council
200 W. Jefferson Street
Phoenix, AZ 85003

NorthPark Planned Community District (Case Nos. Z-139-24-1, GPA-NG-1-24-1, GPA-NG-2-24-1)

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Phoenix needs forward-looking projects like this to remain competitive — not just regionally, but nationally.

I encourage the North Gateway Village, the Phoenix Planning Commission, and the Phoenix City Council to approve this request.

Isaac Davis

Name

Koibito Poke

Business Name

3870 W Happy Valley Rd

Address

City/State/Zip

isaac@KaibitoPoke.com

Telephone and/or email address

CITY OF PHOENIX

DEC 15 2025

Phoenix City Council
200 W. Jefferson Street
Phoenix, AZ 85003

Planning & Development Department

NorthPark Planned Community District (Case Nos. Z-139-24-1, GPA-NG-1-24-1, GPA-NG-2-24-1)

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Phoenix needs forward-looking projects like this to remain competitive — not just regionally, but nationally.

I encourage the North Gateway Village, the Phoenix Planning Commission, and the Phoenix City Council to approve this request.

Jason Jordan

Name _____

Bombino's Sports Grill

Business Name

3860 W Happy Valley Rd Glendale AZ 85310

Address

City/State/Zip

Telephone and/or email address

December 15, 2025

Phoenix City Council
200 W. Jefferson Street
Phoenix, AZ 85003

Dear Mayor Gallego and Members of the City Council:

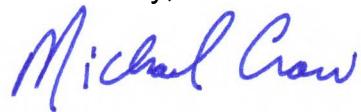
I am writing as President of Arizona State University regarding the NorthPark PUD and related General Plan amendments. Our institution follows local initiatives closely, particularly those that may influence regional education, workforce development, and economic activity. We appreciate the Council's thoughtful review of projects of this scale.

Planning materials indicate that NorthPark will include an Innovation Corridor that will augment our city's growing advanced manufacturing sector. Such sites typically support a wide range of skilled roles which rely on technical training and advanced STEM backgrounds and often lead to long-term, stable career pathways. ASU is already and will continue to contribute through technician-training programs, engineering internships and co-ops, applied research, and continuing-education offerings that help prepare and upskill our region's workforce.

In addition, NorthPark's focus on sustainable design and infrastructure, as well as regional connectivity, will be crucial to our region's long-term development. We aim to support these efforts through our Global Futures Laboratory and Ira A. Fulton Schools of Engineering.

For these reasons, ASU strongly supports the NorthPark planning and urges approval of the PUD and related materials. Thank you for your continued service and for your careful consideration of projects like Northpark that will positively shape Phoenix's future.

Sincerely,



Michael M. Crow
President

DEC 15 2025

Planning & Development Department

Phoenix City Council
200 W. Jefferson Street
Phoenix, AZ 85003

NorthPark Planned Community District (Case Nos. Z-139-24-1, GPA-NG-1-24-1, GPA-NG-2-24-1)

North Gateway Village Planning Committee and Phoenix City Council:

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They are proposing a first-class development that will create jobs and tax revenue for the city, create diverse housing options which will mean more customers for local businesses, protect open space, and establish an Innovation Corridor to support our growing tech industry.

Phoenix needs forward-looking projects like this to remain competitive — not just regionally, but nationally.

I encourage the North Gateway Village, the Phoenix Planning Commission, and the Phoenix City Council to approve this request.

Ryan Hawkes

Name _____

OPTICAL GALLERY ARIZONA
Business Name

Business Name

3870 W. Cherry Valley Way, Glendale, AZ, 85310

Address

City/State/Zip

(623) 362-8642

Telephone and/or email address

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Heather Henderson

Email

benandheather.h@gmail.com

Address

1818 W Sleepy Ranch Rd, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Jennie VanderLeest

Email

jen@vandohomes.com

Phone

(602) 410-5137

Address

35311 N Via Tramonto, Phoenix, AZ

Zip Code

85086

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Rylan Black

Email

rylanblack1994@gmail.com

Phone

(602) 810-2612

Address

2605 W Dove Valley Rd, Apt. 215, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Sharon Garcia

Email

winding_rose@yahoo.com

Phone

(623) 396-8340

Address

34709 N 22nd Ln, Phoenix, AZ

Zip Code

85086

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Toddie Fowler

Email

sunliveraz@gmail.com

Phone

(602) 509-8338

Address

2425 W Bronco Butte Trl, Unit 2032, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Aidee Wilcox

Email

aideehwilcox@gmail.com

Phone

(520) 288-5252

Address

2306 W Night Owl Ln, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Andrew Goron

Email

agoron@cox.net

Phone

(602) 327-8369

Address

21446 N 34th Ave, Phoenix, AZ

Zip Code

85027

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Anthony Borrelli

Email

anthony.borrelli@arrivia.com

Phone

(602) 799-1537

Address

2550 W North Foothills Dr #220, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Brad Kieler

Email

602nomad1957@gmail.com

Address

2606 W Gray Wolf Trl, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

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DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Chevas Samuels

Email

chevas.samuels@gmail.com

Phone

(480) 740-0911

Address

20245 N 32nd Dr #221, Phoenix, AZ

Zip Code

85027

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Darryl Smith

Email

dsmith_87@hotmail.com

Address

20427 N 37th Ave, Glendale, AZ

Zip Code

85308

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Don Barnhill

Email

dcbarnhill@cox.net

Phone

(402) 218-7615

Address

32007 N 15th Dr, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

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DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Heather Barnhill

Email

htbarnhill@cox.net

Address

32007 N 15th Dr, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

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DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Henry Yee

Email

h3nry.y33@gmail.com

Address

4112 W Irma Ln, Glendale, AZ

Zip Code

85308

Message to Phoenix City Council

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DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Jennifer Daurham

Email

jdaurham@gmail.com

Phone

(480) 241-2466

Address

2313 W Florentine Rd, Phoenix, AZ

Zip Code

85086

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

John Massaro

Email

massaro@cox.net

Phone

(623) 308-5293

Address

2430 W Barbie Ln, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

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DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Johnna Harris

Email

johnna.rae.harris@gmail.com

Phone

(480) 621-2787

Address

33414 N 23rd Dr, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

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DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Linda Hicks

Email

lindahicksaz@cox.net

Phone

(480) 703-2284

Address

34103 N 23rd Dr, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

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DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Lindsay Bencic

Email

lbencic77@gmail.com

Address

3445 W Florimond Rd, Phoenix, AZ

Zip Code

85086

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DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Lindsey Tillman

Email

lindseybtillman@gmail.com

Phone

(623) 694-4088

Address

2426 W Sienna Bouquet Pl, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

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DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Maggie Lindsay

Email

maggie-lindsay@outlook.com

Phone

(541) 246-0414

Address

2610 W Luce Dr, Phoenix, AZ

Zip Code

85086

Message to Phoenix City Council

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DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Manny Mfon

Email

emmanuelmfon98@yahoo.com

Phone

(480) 323-9821

Address

33500 N North Valley Pkwy, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Mark Gorden

Email

mgorden80@gmail.com

Phone

(623) 340-8165

Address

35810 N 33rd Ln, Phoenix, AZ

Zip Code

85086

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Michael Corley

Email

dnmjc2002@hotmail.com

Address

31828 N 19th Ln, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Michael Toth

Email

mtothbrowns@gmail.com

Address

2929 W Tumbleweed Dr, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Michelle Braer

Email

mbraer@petsmart.com

Phone

(623) 340-1669

Address

2431 W Jake Haven, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Nicole Muterspaugh

Email

readingquiz4me@gmail.com

Phone

(623) 399-3487

Address

3231 W Rapalo Rd, Phoenix, AZ

Zip Code

85086

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Noel Clarkson

Email

nozclarkson@hotmail.com

Phone

(480) 603-7898

Address

3023 W Perdido Way, Phoenix, AZ

Zip Code

85086

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Riley Black

Email

justrileyblack@gmail.com

Phone

(480) 371-7280

Address

2605 W Dove Valley Rd, Apt. 215, Phoenix, AZ

Zip Code

85085

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Rob Stroud

Email

rstroud80@gmail.com

Address

34944 N 30th Ave, Phoenix, AZ

Zip Code

85086

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

DEC 16 2025

Submission Date

12/15/25

Planning & Development
Department

Name

Waltraut Gaan

Email

wjgaan@yahoo.com

Phone

(623) 451-9400

Address

2748 W Via Bona Fortuna, Phoenix, AZ

Zip Code

85086

Message to Phoenix City Council

I respectfully ask the Phoenix City Council to approve the NorthPark project. NorthPark thoughtfully combines new housing, schools, and neighborhood amenities with the permanent preservation of over 2,100 acres of Sonoran Desert open space, ensuring that families have both places to live and places to explore nature. Its Innovation Corridor will attract quality employers and high-wage jobs, helping strengthen Phoenix's economy while keeping our desert landscape accessible and protected for future generations. Please vote in favor of the NorthPark project.

OPPOSITION / CONCERNS

From: [Amanda McGowan](#)
Subject: Seventeen Page Last Minute Staff Memo Triples Semiconductor Manufacturing for TSMC in Northpark
Date: Thursday, December 4, 2025 9:35:20 PM
Attachments: [20% microchip manufacturing.pdf](#)
[planning ocmision memo.pdf](#)

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Mayor and Members of the Phoenix City Council,

As Commissioners walked into their meeting today, staff handed them a last-minute seventeen (17) page memo that tripled the share of the Innovation Corridor where semiconductor manufacturing would be allowed- expanding it from under 200 acres to over 500 acres. This was done without any public notice, without it appearing in the hearing draft reviewed by the North Gateway VPC, and without giving Commissioners or residents any time to read or understand the change. We appreciate the one commissioner who chose to abstain and did not vote on something he wasn't given any time to read.

These changes directly contradict what our neighborhood was told. I am attaching an email from Adrian Zambrano, who stated that semiconductor use would be limited to 20% of the Innovation Corridor. Instead, this last-minute rewrite quietly opened the door to far more heavy-industrial activity despite overwhelming concerns expressed by our community members.

This is only the latest example in a pattern where key details of the NorthPark project- especially heavy-industrial uses- have been hidden, altered at the last minute, or withheld from community members. It is not wonder that our community overwhelmingly believes that outcomes are predetermined and that public health and safety concerns carry no weight with the City of Phoenix.

Given the scale of semiconductor operations now being contemplated near neighborhoods and the Sonoran Preserve, I am requesting:

1. The emergency plan and/or risk-management plan for TSMC's 303-North complex that was referenced in the meeting but never disclosed to us.
2. An explanation for how & why such a major land-use expansion was inserted at the last minute with zero public disclosure.

3. A clear plan for preventing further back-door changes in this process.

The City's handling of this proposal has severely damaged public trust. The December 4th memo only confirmed what many residents already fear: our neighborhood's concerns are being ignored, and critical decisions are being made behind closed doors.

Respectfully,

-Amanda McGowan
SVOA Board President

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

From: Keith Hinrichsen <hinrichsen83@cox.net>
Sent: Thursday, December 4, 2025 6:51 PM
To: PDD Planning Commission
Subject: Happy valley

Hi ! I am a resident in Stetson .
Please do not grow this area any more!!
Even without road improvement on happy valley the traffic is Horrendous!!
Please do not extend 51 st or 67 th ave
The whole area cannot contain the traffic
Thank you
Keith Hinrichsen
Sent from my iPhone

From: Amy Eisenberg, Ph.D.
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'Reil; Debra W Stark; Jim Waring; Laura Pastor; Betty S Guardado; Kevin L Robinson; Anna M Hernandez; Kesha.hodge.washington@phoenix.gov; Kesha.washington@phoenix.gov; Mayor Gallego; Mayor Gallego; Adrian G Zambrano; Sarah Stockham; Racelle Escolar; engage@az.gov
Subject: Fwd: Archeological Survey- Pyramid Peak
Date: Friday, December 5, 2025 8:55:43 PM
Attachments: State Parks Loco 2024 - smi.org
Screenshot 2025-11-24 at 8.12.57 PM.png
NorthPark Notification Letter with Exhibits 09.26.2025.pdf

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DO RIGHT
SEARCH YOUR SOUL
SAFEGUARD SACRED LANDS
RESPECT OUR MOTHER EARTH WHO SUSTAINS ALL LIFE

Remember, remember the sacredness of life

Amy Eisenberg, Ph.D.
The University of Arizona
Center for World Indigenous Studies Associate Scholar
Jane Goodall Institute grantee for Stewardship and the Preservation of Life
11849 North Labyrinth Drive
Tucson, Arizona 85737
USA
774-777-0173
520-448-6158
dramyeis@yahoo.com
<https://universityofarizona.academia.edu/AmyEisenbergPhD> [universityofarizona.academia.edu]
<https://www.facebook.com/amy.eisenberg.716> [facebook.com]
www.pbase.com/jamato8 [pbase.com]

Elid g Jewed - Respect the Earth
<http://www.tonation-nsn.gov/nowall/> [tonation-nsn.gov]

We are given life that we may enhance life

Begin forwarded message:

From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: Re: Archeological Survey- Pyramid Peak
Date: November 25, 2025 at 10:48:37 AM MST
To: "Amy Eisenberg, Ph.D." <dramyeis@yahoo.com>

Thank you Amy, we will give them a call. I did hear back from GRIC THPO and they said that unfortunately the AZ State Land Department is not required to consult with them.

I am listing the decision makers who vote on the rezoning for proposed industrial uses adjacent to the preserve area, on top of the archeologically sensitive quarter sections on the land they are selling but have not yet studied, if anyone is willing to assist with writing to them to discourage it. The project is called Northpark. I have attached the official notice for the project- the purple area labeled MDP 2 would be rezoned to allow TSMC to build semiconductor factories, as well as data centers and other uses:

council_district_1@phoenix.gov
council_district_2@phoenix.gov
council_district_3@phoenix.gov
council_district_4@phoenix.gov
council_district_5@phoenix.gov
council_district_6@phoenix.gov
council_district_7@phoenix.gov
council_district_8@phoenix.gov
Ann.Obrien@phoenix.gov
Debra.Stark@phoenix.gov
Jim.waring@phoenix.gov
Laura.pastor@phoenix.gov
Betty.guardado@phoenix.gov
Kevin.robinson@phoenix.gov
Anna.hernandez@phoenix.gov
Kesha.hodge.washington@phoenix.gov
Kesha.washington@phoenix.gov
Mayor.gallego@phoenix.gov
Kate.gallego@phoenix.gov
Adrian.zambrano@phoenix.gov
Sarah.Stockham@phoenix.gov
Racelle.Escolar@phoenix.gov
engage@az.gov

Thank you,
-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165

StetsonValleyOA.com [StetsonValleyOA.com]

From: Amy Eisenberg, Ph.D. <dramyeis@yahoo.com>
Sent: Monday, November 24, 2025 8:44:14 PM
To: chaseflore257@gmail.com <chaseflore257@gmail.com>; Eileen Zornow <eileen.zornow@gmail.com>; samuel.fayuant@gmail.com <samuel.fayuant@gmail.com>; John Amato <jamato8@yahoo.com>; Amanda McGowan <amanda@stetsonvalleyoa.com>; rmcpadden@biologicaldiversity.org <rmcpadden@biologicaldiversity.org>; kleonard@azstateparks.gov <kleonard@azstateparks.gov>; mwalsh@azstateparks.gov <mwalsh@azstateparks.gov>; news@kgun9.com <news@kgun9.com>; kenny.darr@kgun9.com <kenny.darr@kgun9.com>; marcusmdeleon@gmail.com <marcusmdeleon@gmail.com>; incomingA2corr@fws.gov <incomingA2corr@fws.gov>; julie_mcintyre@fws.gov <julie_mcintyre@fws.gov>
Subject: Fwd: Archeological Survey- Pyramid Peak

Dear Amanda and Colleagues

I reached out to the Akimel O'odham and left a message for their Cultural Resource Preservation Officer. Fish and Wildlife Service may be able to help. *You are asking important questions, dear Amanda. I admire your perseverance. The Akimel O'odham people must be consulted and involved.

Arizona Ecological Services Field Office - Phoenix



Arizona Ecological Services Field Office [fws.gov]
fws.gov [fws.gov]

(602) 242-0210

9828 North 31st Avenue Suite C3 Phoenix, AZ 85051-2517

Sincerely,
Amy

Remember, remember the sacredness of life

Amy Eisenberg, Ph.D.
The University of Arizona
Center for World Indigenous Studies Associate Scholar
Jane Goodall Institute grantee for Stewardship and the Preservation of Life
11848 North Labyrinth Drive
Tucson, Arizona 85737
USA
774-777-0173
520-848-6158
dramyeis@yahoo.com
<https://universityofarizona.academia.edu/AmyEisenbergPhD> [universityofarizona.academia.edu]
<https://www.facebook.com/amy.eisenberg.716> [facebook.com]
www.pbase.com/jamat01 [pbase.com]

Elid g Jewed - Respect the Earth
<http://www.tonation-nsn.gov/nowall/> [tonation-nsn.gov]

We are given life that we may enhance life

Begin forwarded message:

From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: Re: Archeological Survey- Pyramid Peak
Date: November 24, 2025 at 8:19:19 PM MST
To: Amanda McGowan <amanda@stetsonvalleyoa.com>

Hi Mary-Ellen,

Thank you for the clarification. We appreciate your explanation of the process and understand that, under current law, State Trust land must be sold, and that the presence of significant archaeological resources does not prevent a sale, but rather requires that "appropriate" mitigation be considered. The land sale document (attached, for reference) indicates that a study would be done *after* sale.

What our community is seeking to understand is why one parcel received extensive study before being offered for sale, while another nearby parcel that is acknowledge both by the City of Phoenix and ASLD as possibly containing Register Eligible sites- was posted for sale without any study being initiated first. In our discussions with neighbors and elected officials, we were told that the earlier study of 53-124657 contributed to that area becoming a preservation priority (Class III Cultural Resource Survey of 139 Acres for the Deem Hills ASLD Parcel Acquisition (Parcel 201-10-987). We're trying to understand what triggers the timing of such studies, so the public knows that cultural resources are treated consistently.

The current parcel (53-126033) has been targeted for industrial rezoning. Community members has expressed that such a designation seems inconsistent with the surrounding context, especially given that the adjacent area is identified in the Sonoran Preserve Master Plan. At a recent public meeting, the developer publicly described the land as "trash," which has created strong concern among residents. In response, neighbors have reached out to share land acknowledgments found in the City of Phoenix General Plan, have sent drone footage showing the ecological and scenic value of the property, and have asked whether tribes have been consulted.

We recognize and respect the confidentiality of site location information and are not requesting anything that would put resources at risk. Instead, we are hoping to better understand how cultural resources are treated before land is offered for sale, so the community can feel confident that all State Trust parcels are evaluated with consistency, transparency, and respect for their cultural significance.

Thank you again for your time and for your work to protect Arizona's cultural heritage. Any guidance you can provide regarding the timing or triggering of archaeological studies before sale would be greatly appreciated. Our neighborhood does regard the preserve land as special and is extremely concerned about the negative impacts of the proposed development.

-Amanda McGowan
SVOA Board President

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

From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Monday, November 24, 2025 4:51 PM
Subject: Fw: Archeological Survey- Pyramid Peak

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165

StetsonValleyOA.com [stetsonvalleyoa.com]

From: Mary-Ellen Walsh <mwalsh@azstateparks.gov>
Sent: Monday, November 24, 2025 2:57:13 PM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: Fwd: Archeological Survey- Pyramid Peak

Hi Amanda,
Thank you for your inquiry. The State Land Department does need to conduct an archaeological survey for any land sale unless it's completely disturbed. That report would be reviewed by this office as well as the State Museum. If there are Register-eligible archaeological resources, we would recommend the development of a historic properties treatment plan that would be required to be implemented as a condition of the sale, if those resources could not be avoided by future activities.
Our records indicate that 53-124657 has been submitted to our office for review and comment pursuant to the State Historic Preservation Act (it's still in the queue). If we determine the sites Register-eligible, our response will be to avoid the sites, and if avoidance is not possible, to develop and implement the appropriate mitigation before any ground-disturbance occurs. There's no reason not to expect that we will get consultation for 53-126033.
Please note that even though significant sites may be present, there is nothing to stop a land sale. The laws are in place to ensure that alternatives are considered, but sales may move forward with appropriate mitigation.

Site location information is not publicly available.

Please let me know if you have additional questions.
Best,



Mary-Ellen Walsh, M.A.
Cultural Resources Compliance Program Manager
State Historic Preservation Office
1110 West Washington Street, Suite 100
Phoenix, AZ 85007-2957
Phone: 480-202-8914
Email: mwalsh@azstateparks.gov
Web: <http://AZStateParks.com/SHPO> [azstateparks.com]



----- Forwarded message -----
From: AZSHPO - AZPARKS <azshpo@azstateparks.gov>
Date: Mon, Nov 24, 2025 at 1:47 PM
Subject: Fwd: Archeological Survey- Pyramid Peak
To: Mary-Ellen Walsh <mwalsh@azstateparks.gov>

----- Forwarded message -----
From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Date: Fri, Nov 21, 2025 at 7:17 PM
Subject: Archeological Survey- Pyramid Peak
To: azshpo@azstateparks.gov <azshpo@azstateparks.gov>

Hello,

Our neighborhood in North Phoenix is adjacent to the CAP canal (near 51st avenue & Happy Valley) and some land that has long been earmarked to be preserved in the Sonoran Preserve Master Plan that city council adopted in 1998.

However, Pulte Homes (and now TSMC) are interested in rezoning and purchasing the state trust land to build semiconductor manufacturing plants, a data center, house chemical and fuel storage and high-density housing.

We have had homeowners make us aware that prior city rezoning documents noted the area as "archeologically sensitive" (see attached), however the state land department has put this land up for sale (with TSMC as the interested buyer, for heavy industrial uses near the preserve) without performing *any* cultural studies.

Nearby, another area of state trust land had a class III study done and it's my understanding that whatever was found made it such that the land could not be developed and was instead sold for far less money to the City of Phoenix this week to preserve.

Can you help to educate me, and our community, on why some areas of land in the same region would be sold with no study (with stipulations recommended to stop if they find human remains in the city of phoenix rezoning documents), while other areas would be treated differently?

How does one request these types of studies be performed prior to a land sale? Thank you for any information you might provide. I am attaching the relevant land sale notices. 53-126033 is the land TSMC wants to purchase. I have not been able to find maps showing the area around Pyramid Peak or Mt Ochoa (where Pulte hopes to build homes) on any maps showing archeological studies or sensitivities- do you know where we could locate that information? The land recently sold for preservation by the city (that had the class III study done) was 53-124657.

Thank you for any information or resources. Our neighborhood believes strongly that this land is special and should be preserved and protected from heavy industrial zoning.

Sincerely,

-Amanda McGowan
SVOA Board President

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

ADDITIONAL CONDITION(S):

(A) The Patent for the Sale Parcel shall include the following conditions and restrictions:

(1)

There may be Register Eligible Site or Sites located within the Subject Property, which could include information significant in this state's history, architecture, archaeology, or culture and may meet eligibility criteria, which the Arizona State Parks Board has established for listing on the Arizona Register of Historic Places, or which meet eligibility criteria for listing on the National Register of Historic Places. The successful bidder will be required post auction to arrange for a permittee of the Arizona State Museum to inspect the area for cultural, historical, and paleontological remains and submit a PDF copy of the inspection report to the Arizona State Land Department ("ASLD") Cultural Resources Section for review and approval within 12-months of auction date and prior to any ground disturbing activities. Thereafter, the successful bidder will provide the ASLD with any archaeological plans, studies, or reports that may be needed for ASLD's use in consultation with the State Historic Preservation Office. If ground-disturbing activities will or may impact one or more Register Eligible Site or Sites, patentee shall consult with the State Historic Preservation Office and otherwise take such actions as are necessary to avoid, preserve, protect, or mitigate impacts on the Register Eligible Site or Sites. In the event that avoidance, preservation and protection of the Register Eligible Site or Sites cannot be accomplished, patentee shall implement the plan developed for use in consultation with and acceptable to, the Arizona State Museum and the State Historic Preservation Office, or their successor agencies, prior to the Register Eligible Site or Sites being affected. The artifacts and records recovered from the property shall be curated according to the Arizona State Museum Conservation and Curation Standards as established in rules implementing the Arizona Antiquities Act.

If human remains are encountered during ground-disturbing activities, all work must immediately cease within 30.48 meters (100 feet) of the discovery and the area must be secured. The Arizona State Museum must be notified of the discovery. All discoveries will be treated in accordance with Arizona Revised Statutes (A.R.S. § 41-844 and A.R.S. § 41-865) and work must not resume in this area without authorization from the Arizona State Museum.

From: ccd0976@aol.com
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](#); [Mayor Gallego](#); [Racelle Escolar](#); [Sarah Stockham](#)
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, December 5, 2025 5:36:23 PM

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To ALL WHOM THIS CONCERNS:

As a homeowner in North Phoenix for over 15 years, 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. 4

Please consider peoples LIVES for once and put people over profit. This is our community, lives and children whom will be effected.

This project represents overdevelopment that will **SEVERLY** 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. This was over 13 years ago and we all know the growth this area has seen in that time. Go North.
3. Failing intersections – Critical intersections are projected to fail with long delays and safety risks which so many already pose.
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. The whole reason we bought in this area. This is already dangerous enough for the student riding to school. These are elementary school kids whom need safety when riding to school not a throughway.
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. Consider our families lives.

Sincerely,
Colleen Devaney
Stetson Valley Mountain Shadows

From: [Greg Hunt](#)
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, December 5, 2025 7:04:25 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.

From: [Melodi Brown](#)
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, December 5, 2025 5:29:56 PM

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Dear Councilmembers,

As a homeowner in North Phoenix, 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 proposal represents significant overdevelopment that will harm our community's safety, livability, and character.

My primary concerns include:

- **Flawed traffic assumptions** – The traffic analysis assumes that 20% of trips will remain internal to the community, far above the City's recommended 5–10%. This artificially lowers projected traffic volumes and does not reflect real-world conditions.
- **Outdated comparison data** – The study relies on 2010–2012 traffic data from Anthem, which does not reflect current congestion patterns, population growth, or roadway usage.
- **Failing intersections and safety risks** – Several key intersections are projected to fail, creating long delays, dangerous conditions, and increased risk of accidents.
- **Child safety and walkability** – With thousands of additional vehicles expected daily on Stetson Valley Parkway, children will no longer be able to safely walk or bike to schools, parks, or friends' homes. This undermines the walkability and family-friendly nature of our neighborhood.
- **Semi-truck cut-through traffic** – Opening Stetson Valley Parkway as a north–south corridor will allow semi-trucks to cut through a residential area. This is inappropriate for a family neighborhood and must be prohibited.
- **Unfunded future mitigations** – Many of the proposed roadway improvements are assumed to occur by 2050, yet they are neither funded nor guaranteed. Residents would face decades of congestion before any relief.
- **Excessive density** – Increasing density from 1 home per acre to nearly 5 homes per acre could generate more than 160,000 daily vehicle trips. This level of density is incompatible with the existing community and will overwhelm neighborhood streets, arterials, and freeways.
- **Industrial uses disguised as “innovation”** – The plan includes potential microchip fabrication or similar industrial operations under the label of an “innovation corridor.” These are industrial uses—not appropriate near homes—and the language is misleading to residents.

- **Environmental and quality-of-life impacts** – Semiconductor manufacturing facilities consume large volumes of water and electricity, use hazardous chemicals, and generate air and wastewater pollutants. Their 24-hour operations also create continuous noise, lighting, and vibration—conditions wholly incompatible with residential neighborhoods.
- **Inappropriate siting for industrial activity** – Industrial facilities should be located in properly zoned areas with existing infrastructure to support heavy resource demands, not adjacent to homes, schools, and parks. Allowing such uses here would permanently alter the character and safety of our community.

Given these concerns, **I urge you to deny this rezoning request**. At a minimum, the project must be significantly reduced in scale and all industrial or manufacturing uses removed until traffic, environmental, and safety issues are fully addressed.

Please protect our community from unsafe, incompatible, and irreversible overdevelopment.

Sincerely,

Melodi Brown
Al Bellamy
homeowners in Stetson Valley
26614 N 57th Ave
Phoenix, Az 85083

From: [GenrichM](#)
To: [engage@az.gov](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); [Racelle Escolar](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#)
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, December 5, 2025 5:42:17 PM

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Dear City Officials,

I would like to express my concern and disapproval for the North Park development. The industrial zoning needs to be removed from the plans completely. There is not enough infrastructure to support industrial zoning and no plans to correct that in the future.

The road through the Stetson Valley neighborhood needs to be kept at 4 lanes. This is a nice quiet neighborhood where kids ride bikes to school and families enjoy walking in the peace and quiet. This is a safety concern for all families that have lived here peacefully for 20+ years.

There needs to be a real solution to so that semi-trucks do not cut through the neighborhood. The streets are not built to handle those large vehicles and again this will be a safety issue for all families in the neighborhood.

The Sonoran Preserve land needs to be kept in tact for the wonderful wildlife that currently resides near our community.

Please vote NO to North Park.

Thank you,

Michelle Genrich

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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,
Scott & Teri Fyffe
Stetson Valley

From: [Amanda McGowan](#)
Subject: Fw: I Am One of the 18,000 Reasons It's Hard to Build a Chip Factory in America...and I have every reason to be
Date: Saturday, December 6, 2025 10:21:08 AM

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Peter Goodman's recent New York Times piece, "*18,000 Reasons It's So Hard to Build a Chip Factory in America*," cast American residents as obstacles standing in the way of a booming semiconductor future. I read it from my home in North Phoenix, just miles from the rapidly expanding TSMC complex. And I want to be very clear:

I am one of the 18,000 reasons.

And I have every reason to be.

For 16 years, this has been my neighborhood. Phoenix is where I grew up, where I've raised my children, and where I hoped to retire. I've spent countless hours volunteering in my neighborhood because I believe in the kind of Phoenix that values families as much as it values growth.

But growth, in Phoenix today, increasingly feels like something happening to us, not *for* us.

Goodman's article included one line that should alarm every parent and policymaker in this country:

"Last year, the Environmental Protection Agency notified Maricopa County, which includes Phoenix, that it intended to reclassify the local ozone threat as serious. That would have made it far harder for TSMC to gain Clean Air Act approvals. Under President Trump, the agency loosened its standards."

That is not an abstract regulatory footnote.

That is the air our children breathe.

Phoenix already ranks among the most polluted air basins in the nation. Parents in my neighborhood are regularly told not to let their children play outside because the air is unsafe. And still- still- city officials are considering a rezoning that would make hundreds of additional acreage available for semiconductor factories, pushing heavy industrial uses toward our homes, parks, and the Sonoran Preserve.

This isn't visionary economic planning.

This is a neighborhood becoming a casualty of a quiet, bureaucratic war waged through rushed approvals, staff memos that change requirements overnight, and community input that is politely heard and procedurally ignored.

Our concerns are not "NIMBY" theatrics. They are the basics every American family deserves:

Our kids deserve safe routes to school-
not crosswalks crowded with semis hauling hazardous materials.

Our kids deserve clean air and water-
not lowered air-quality standards and untested PFAS emissions, some shielded from public scrutiny under "trade-secret confidentiality."

Our city deserves real open space-
not preserve land flattened for the convenience of global developers.

And yes, America needs chips. But America also needs healthy children, functioning democracies, transparent governments, and neighborhoods that aren't told to sacrifice themselves quietly because the nation needs one more glowing ribbon-cutting ceremony.

Goodman argues that the semiconductor industry struggles because Americans make demands.

He's right.

We demand breathable air.

Safe streets.

Respect for the communities that already exist.

Public officials who don't treat environmental protections as red tape.

And planning processes that treat residents as citizens- not obstacles.

These are not unreasonable expectations.

They are the foundation of responsible governance and responsible growth.

Let me say this plainly: We are not anti-business. We are anti-harm.

We're against allowing multinational corporations to expand without guardrails while the people who live here are told to take the hits quietly for the greater economic good.

If Phoenix wants to lead the future of microelectronics manufacturing, it must also commit to leading the future of community-centered planning, environmental stewardship, and public-health protections. We can have both industry and livability.

But only if elected officials insist on it.

So yes, we are one of the 18,000 reasons it's "hard" to build a chip factory in America. Because if protecting neighborhood children, air quality, water safety, and our last remaining desert open spaces counts as "making it hard," then perhaps the problem isn't the residents.

Perhaps the problem is that we are the only ones still insisting on being responsible.

-Amanda McGowan

SVOA Board President

<https://www.stetsonvalleyoa.com/say-no-to-northpark/> [stetsonvalleyoa.com]

From: [Brenda Southall](#)
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, December 6, 2025 8:33:01 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 & 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.
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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.
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.

Sent from my iPad

From: [Adrian G Zambrano](#)
To: [Adrian G Zambrano](#)
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, December 8, 2025 10:35:31 AM

From: Cole Housley <colehousley@outlook.com>
Sent: Saturday, December 6, 2025 12:32 PM
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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Phoenix City Decision Makers,

My name is Alan Cole Housley, I have lived in Phoenix for 15 years and have enjoyed working and raising my family here, I definitely consider it my home. The reason for my email is I wanted to express my concern for what has unfolded with Pulte and TSMC regarding the North Park development project.

Having attended the 2 formal hearings on this matter, I am disgusted with the lack of transparency and back-office deals that have taken place between Pulte, committee members, and TSMC representatives. Facts regarding traffic impacts, what is actually going to be built by Pulte, and the additional industrial buildings being built by TSMC have not been brought to the forefront for debate. Conflicts of interest are rampant and obvious. As a homeowner in the area of Stetson Valley, the neighborhood most impacted by the North Park development, I understand that additional housing is going to be built, I know that growth is inevitable, but it should be responsible and fair for existing Phoenix residents. A home is a person's biggest, lifelong investment, please help me and the rest of the Stetson Valley residents maintain ours and the great quality of life we have built by opposing what Pulte and TSMC are irresponsibly proposing. On December 17th, please at least question and completely understand what is being presented for your vote.

Please don't let the cloud of a billion-dollar company with its power and influence keep you from doing the right thing. Phoenix will continue to grow, the city will get the revenue it needs to sustain itself, but let's make it good growth.

Regards,

-ACH

From: [Leah Wyatt](#)
To: [engage@az.gov](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); [Racelle Esgalar](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#)
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, December 6, 2025 9:47:18 AM

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Good Morning,

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.
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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.
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,

Leah Wyatt
623-512-9677

From: [Rich Vosko](#)
To: [Rich Vosko](#)
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, December 6, 2025 9:01:32 AM

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Hi,

I am writing as a North Phoenix homeowner to express serious concerns following the Zoning Commission's approval of the NorthPark rezoning (Case Z-139-24-1) and, in particular, the process used at last night's hearing.

At the meeting, City staff presented a **last-minute 17-page memo**—handed to commissioners as the hearing began—which **tripled the acreage where semiconductor manufacturing and other intensive industrial uses would be allowed**. There was **no advance notice, no public explanation, and no opportunity for residents to understand or respond** to the sweeping changes introduced. This approach undermines transparency, damages public trust, and leaves the community feeling blindsided by decisions that will shape our neighborhoods for decades.

Despite the Commission's vote, I ask the City Council to seriously consider the community's ongoing concerns and ensure that the final decision reflects responsible, balanced planning.

Our core requests are clear and reasonable:

- **Remove industrial zoning and semiconductor manufacturing uses** from the project. These late additions dramatically change the intent and impact of the development and were introduced without public engagement or analysis.
- **Keep the road through our neighborhood permanently at four lanes** and implement **real protections against semi-truck cut-through**, which would endanger children walking and biking to school, parks, and local activities.
- **Preserve the natural buffer of Sonoran Preserve land** between our neighborhood and Pyramid Peak. This area includes trails and open desert that many residents—including myself—use multiple times per week for biking, hiking, and outdoor recreation.

North Phoenix families deserve a transparent process and development decisions that prioritize safety, livability, and long-term community health. I urge City Council to address these concerns directly and ensure that the final approval reflects what is best for the community—not just what is most convenient for the applicant.

Thank you for your attention to these critical issues.

Sincerely,

Richard Voskoboinikov and Mallory Makowsky

From: [Sarah Derksen](#)
To: [PDD North Gateway VPC](#)
Subject: Stetson valley
Date: Saturday, December 6, 2025 12:56:31 PM

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Hi! I am a resident of stetson valley, currently going thru tons of construction and OVERGROWTH. I really feel so strongly and would like to express/reintegrate that we want the industrial zoning removed from the project, we want the road through our neighborhood kept at 4 lanes permanently with real solutions for semi-truck cut-through and we want the buffer of Sonoran Preserve land between our neighborhood and Pyramid Peak preserved!! I they have been secretive about all of this and have dismissed our concerns it feels. PLEASE consider our feelings about our neighborhood!

Sarah Derksen
6236704902
sderksendvm@hotmail.com

Get [Outlook for Android \[aka.ms\]](#)

From: [Shawn McGowan](#)
Subject: Northpark decision "has already been made"
Date: Sunday, December 7, 2025 4:52:54 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[12-7-22 formal minutes.pdf](#)

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Dear Mayor and Members of the Phoenix City Council,

I am writing to formally bring to your attention a matter of serious concern related to the pending Northpark rezoning proposal and public confidence in the City's decision-making process.

Attached to this email are screenshots of public comments made online by Mr. Jeff Johnson, a former member of the North Gateway Village Planning Committee who served from 2022–2024. In these comments, posted in response to a recent *Valley Vibe* News article on Facebook calling for environmental review of the Northpark project, Mr. Johnson identifies himself as a former member of the North Gateway Village Planning Committee and states that the decision regarding Northpark "has already been made" and that City Council will approve the project regardless of community concerns. Attached are the council minutes from when he was sworn in.

Statements of this nature are deeply troubling. When a former advisory committee member publicly suggests that public input is completely irrelevant or that City Council approval is a foregone conclusion, it undermines trust in the integrity, transparency, and fairness of the public process. Members of the community participate in hearings, submit comments, and engage in good faith because they believe their voices matter. Assertions that outcomes are predetermined discourage civic engagement and fuel skepticism about whether the City's established processes are being meaningfully followed.

We respectfully request that City Council be aware of these statements as it considers the Northpark proposal and the broader implications for public confidence. We also ask that the City reaffirm- both in practice and in public communication- that community input, environmental review, and adherence to City policy and planning standards genuinely inform decision-making outcomes. The city doubled-down on the lack of transparency by allowing the applicant to pretend that changing the industrial entitlements from 20% to 60% at the last meeting was simply a typo when this was being communicated via email to community members.

Thank you for your time and attention to this matter. We appreciate your commitment to transparent governance and to ensuring that residents' concerns are given thoughtful and fair consideration.



Jeff Johnson

That is great, but a delay will not matter! They are going to vote to approve this regardless of the opposition. City council will do what they have to do regardless of the commissions recommendations.

3d Like Reply

4



Randy Durston

Jeff Johnson There are people that don't want this. For you to say that the delay does not matter. You're telling us that our voice doesn't matter. This is the problem with people like you just letting big corporations just ruin everything. You're fine with that?! 😳😂👎

3d Like Reply



Jeff Johnson

No I am not - I am just saying (since I was on that committee) that it does not matter..... The city council will vote to approve it anyway....

3d Like Reply



Jennifer Ross

Jeff Johnson Also, when you say "do what they have to do" what exactly does that mean.

3d Like Reply



Jeff Johnson

Jennifer Ross show up and complain. Believe me, the decision has already been made

3d Like Reply

Valley Vibe's Post



Jennifer Ross

Jeff Johnson You were on which committee? What what it called and how were individuals selected?

3d Like Reply



Jeff Johnson

Jennifer Ross planning committee

3d Like Reply



Jennifer Ross

Jeff Johnson That's what I thought but wanted to confirm. Thank you.

From: [Katie Rituper](#)
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 Hodge Washington](#); [Mayor Gallego](#); [Mayor Gallego](#); [Adrian G Zambrano](#); [Sarah Stockham](#); [Racelle Escolar](#); engage@az.gov
Subject: No on NorthPark: Concern and Disappointment Regarding NorthPark Development Communication
Date: Sunday, December 7, 2025 9:44:44 AM

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Dear Phoenix City Council Members,

I am writing to express my deep disappointment in the deceptive and misleading information that has been shared with the public regarding the NorthPark development, particularly as it affects the Stetson Valley neighborhood. As a resident, I feel lied to and misled about the true scope of the project and the industrial components that are now being proposed.

Our community has been clear about our priorities, and I want to restate them plainly:

- The Sonoran Preserve buffer must be protected.
- Our main roadway needs to remain four lanes to ensure safe crossings for our children and families.
- The industrial elements of this project must be removed.

We deserve transparency and honesty from our city leadership. I urge you to take these concerns seriously and to advocate for a development plan that respects the community, our safety, and the natural environment that makes this area so special.

Thank you for your attention to this important matter.

Sincerely,

Katie Rituper

623-363-7625

From: [Mark Cole](#)
To: [Council District 2 PCC](#); [Ann M O'Brien](#); [Council District 1 PCC](#); [Jim Waring](#); [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 Ecolar](#); [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, December 7, 2025 5:20:52 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.

Sent from my iPhone

From: [Adrian G Zambrano](#)
To: [Adrian G Zambrano](#)
Subject: Help save Pyramid Peak!!!
Date: Monday, December 8, 2025 9:59:37 AM

From: playmoregr <1979strat@gmail.com>
Sent: Sunday, December 7, 2025 7:30 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Help save Pyramid Peak!!!

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Please, help us save the Pyramid Peak Regional area!!!



Thank you!
Mark Cole
Area homeowner
Sent from my iPhone

From: [parker mcgowan](#)
To: [Mayor Gallego](#)
Subject: Northpark Concerns
Date: Sunday, December 7, 2025 10:01:14 AM

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Hello City Council and mayor Gallego. My name is Parker and I am 12 years old and I wanted to send this email to address some of my concerns about the Northpark project. I have been to all of the meetings and this project doesn't seem at all like a good idea. I envision a future neighborhood where people can have clean water and air where they can enjoy beautiful desert preserve next to their homes. TSMC will essentially be building microchip plants over our preserve and polluting the water and air around it, which not only hurts wildlife, it hurts human beings with carcinogens. Not only that, they essentially want to build a highway through our neighborhood where we cross to go to the park and school. I would like to be able to cross my own street without it being 6 lanes wide and having to worry about getting hit by cars. Just to be clear, I'm not opposed to any development, Having a Costco within a 10 minute drive of our home would amazing for my family but the amount of microchip plants and homes TSMC is building is insane. Bottom line, chemical factories don't belong this close to places where people live. Sorry to get political but I thought Democrats were supposed to care about climate change, peoples safety, the environment, and especially pollution. Please do NOT approve this project, I know there is a lot of money involved but there are peoples lives involved in this.

Thank you for reading this email,
Sincerely Parker.

From: [Philip Mandina](#)
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, December 7, 2025 10:51:48 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 & 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

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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.

Philip M Mandina
5729 W Plum Rd
Phoenix, AZ 85083-9345
623-434-1000

From: [Amanda Flynn](#)
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 Hodge Washington](#); [Mayor Gallego](#); [Mayor Gallego](#); [Adrian G Zambrano](#); [Sarah Stockham](#); [Racelle Escolar](#); engage@az.gov
Subject: North park deception
Date: Monday, December 8, 2025 8:26:43 PM

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Dear Phoenix City Council Members,

I am writing out of frustration and concern over the deceptive information shared with residents regarding the NorthPark development. The Stetson Valley community was not given honest or accurate details about the industrial components being introduced, and many of us feel misled by those responsible for representing our interests.

Our community has been clear about what we expect:

- Protect the Sonoran Preserve buffer.
- Maintain our main roadway as four lanes to keep our families safe.
- Remove all industrial elements from this project.

We deserve transparency from our city leadership, not shifting narratives or withheld information. I urge you to stand with the community, prioritize our safety, and ensure that the development plan reflects the values of the people who live here.

Thank you for addressing these concerns.

Sincerely,

Amanda Flynn
623-229-0658



O'brien,
Let TSMC trucks
cut through *your*
neighborhood.



NO TSMC

**O'Brien,
Don't poison our
preserve for profit.**



#nothanksNorthPark

stetsonvalleyoa.com/say-no-to-northpark

From: [Marian Herman](#)
To: [Kesha Hodge Washington](#); [Mayor Gallego](#); [Adrian G Zambrano](#); [Sarah Stockham](#); [Racelle Esgalar](#)
Subject: NO TO NORTHPARK
Date: Monday, December 8, 2025 6:56:23 PM

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Dear Phoenix City Council Members,

I am writing to express my concern about the lack of clarity and accuracy in the information shared with the public regarding the NorthPark development. Many residents in Stetson Valley feel misinformed about the development's scope, especially with regard to the industrial elements now being considered.

To reiterate the priorities of our community:

- The Sonoran Preserve buffer must be fully protected.
- The primary roadway should remain four lanes to ensure safe pedestrian crossings.
- Industrial uses should be removed from the proposal.

Our neighborhood values transparency, safety, and environmental stewardship. I respectfully ask that you take these concerns into account and advocate for a development plan that reflects these priorities.

Thank you for your consideration.

Sincerely,

Marian D. Bloom

602-679-0752

From: [Amanda McGowan](#)
Cc: [DAVID NIELSEN](#)
Subject: Fw: NorthPark - TSMC Public Access
Date: Tuesday, December 9, 2025 10:01:16 AM
Attachments: [image002.png](#)
[image003.png](#)
[Umlauf maps.pdf](#)
[peter goodman response.pdf](#)

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Mayor Gallego & City Council,

I recognize that you're likely tired of hearing from me. I continue to write because we hear daily from residents in our community and surrounding neighborhoods who still do not have clear answers to fundamental questions about this rushed and poorly coordinated project- one that totally disregards the community most directly affected.

As outlined below, if this proposal is approved, will public access be lost during construction once those lands are turned over to Pulte? For how long? A community member has been trying to get answers and can't get a straight response. Land commissioners asked the Pulte/TSMC representative why they could not save at least the few areas people use for recreation as a buffer and relocate that density elsewhere instead- creating more affordable middle housing instead in the other parcels instead. The answer was essentially, "because we want it." Who is advocating for the community? I am attaching a map showing the area of buffer that people want to see saved- the map was created by another community member Jim Umlauf who I know would be happy to take any of you out there to look at it and explain why he wants to see it preserved. Many of you have taken the time out of your busy schedules to travel to Taiwan; I hope you'll come visit Stetson Valley to understand exactly what you're voting on.

I am also attaching a letter I received today from Peter Goodman, a journalist with *The New York Times* and author of the recent article, "*18,000 Reasons It's Difficult to Build a Chip Plant.*" In it, he notes that in places such as Taiwan, comprehensive land-use planning ensures that communities and chip plants do not collide, because they are deliberately located in separate areas. He further emphasizes that if the United States is serious about expanding domestic semiconductor manufacturing, we must also be serious about the planning, social responsibility, and environmental standards required to make it work.

I ask you to lead in a way that balances economic development with accountability, transparency, and respect for the people who live here. Our neighborhood quality of life should not become collateral damage, and the Sonoran Preserve should never be put at risk of becoming a future environmental liability.

Phoenix will live with the consequences of this vote long after this council term ends. Please choose leadership that withstands time and scrutiny.

Respectfully,
-Amanda McGowan
SVOA Board President

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

From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Tuesday, December 9, 2025 9:24 AM
To: Carolyn Oberholtzer <coberholtzer@bfsolaw.com>; Mark Edelman <medelman@azland.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Claire Miller <claire.miller@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>; Mike Hifler <mike.hifler@pultegroup.com>; Sarah Stockham <sarah.stockham@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: Re: NorthPark - TSMC Public Access

To Whom it may concern,

I never heard back from anyone on this. Should I assume my estimate is about right and the public will lose access for about 10 years?

Thank You

David Nielsen

On Tuesday, November 18, 2025 at 11:36:52 AM MST, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi David,

I would defer to the applicant and the Parks and Recreation Department to answer your questions below.

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: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Tuesday, November 18, 2025 11:26 AM
To: Carolyn Oberholtzer <coberholtzer@bfsolaw.com>; Mark Edelman <medelman@azland.gov>
Cc: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Claire Miller <claire.miller@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>; Mike Hifler <mike.hifler@pultegroup.com>; Sarah Stockham <sarah.stockham@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: Re: NorthPark - TSMC Public Access

Hello Adrian,

Thank you and others for the timely response.

1. I do understand the ability to access the land while it is held in ASLD Trust and is not subject to a Certificate of Purchase. Thank you for the clarifications.
2. I would like to get clarification on how long (estimated) the land will Not be accessible to the public, after the Certificate of Purchase is issued. For Example:

Area MDP.5

- a. 1st quarter of 2026 - Certificate of Purchase issued - Closed to Public Access?
- b. 2026 through 2027 - Design and Permitting, Land Transfers to City - Closed to Public Access?
- c. 2028 through 2029 - Sitework, Grading, Drainage, Utilities etc. - Closed to Public Access?
- d. 2029 through 2035 - Building Construction - Closed to Public Access?

The way the Preserve Areas are currently shown in MDP.5 (particularly Pyramid Peak), they are islands surrounded by private property and a construction site. I can't image those little fingers of access at Pyramid Peak can be created and maintained by the Applicant and/or City during construction or that it would be safe to do so, certainly not while sitework is taking place. It seems likely it would be much later in the process or close to completion that access becomes available. If I am completely wrong on this please let me know. This is what I think the public needs to be aware of.

Please confirm the estimated time frame that function/legal access to Preserve Areas in MDP.5 will be closed to the public upon issuance of the Certificate of Purchase for the land?

Thank You

David Nielsen

On Monday, November 17, 2025 at 01:02:13 PM MST, Mark Edelman <medelman@azland.gov> wrote:

Good afternoon everyone -

1. ASLD Recreational Permits: Carolyn's response below is accurate. To fully integrate Carolyn's statement that there is, "(A) period of time where portions of the preserve are not publicly accessible after auctions," I'd suggest that her initial statement be amended to read, "(W)hile the land is held in Trust and is not subject to a Certificate of Purchase, it is available for access through the Recreational Land Use permit process..." ASLD issues a Certificate of Purchase to a successful bidder following an auction and prior to the issuance of a Patent (Deed) for the auctioned property.
2. MDP.2 Auction Date: ASLD Application to Purchase No. 53-126033 submitted by TSMC Arizona is scheduled for auction on 1/7/2026 per ASLD's Website (<https://land.az.gov/reports-notices> [land.az.gov])

Thanks - Mark

	<p>Mark Edelman, AICP Executive Planner</p> <p>Special Projects & Economic Development Initiatives</p> <p>1110 W. Washington St [google.com] Phoenix, AZ 85007 [google.com]</p> <p>602-542-6331 land.az.gov [land.az.gov] Facebook [facebook.com] Twitter/X [twitter.com]</p>
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On Mon, Nov 17, 2025 at 9:47 AM Carolyn Oberholtzer <coberholtzer@bfsolaw.com> wrote:

Good morning-

Regarding the question posed to me, you are correct that while the land is held in Trust, it is available for access through the Recreational Land Use permit process:

[Applications & Permits | Arizona State Land Department \[land.az.gov\]](https://land.az.gov)

There will likely be a period of time where portions of the preserve are not publicly accessible after auctions because the process to transfer the land to the City will not occur until post-auction.

Carolyn

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Monday, November 17, 2025 9:35 AM
To: DAVID NIELSEN <dnielsen2@cox.net>; Claire Miller <claire.miller@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>; Mark Edelman <medelman@azland.gov>; Carolyn Oberholtzer <coberholtzer@bfsolaw.com>; Mike Hifler <mike.hifler@pultegroup.com>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Racelle Esgalar <racelle.esgalar@phoenix.gov>; Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: RE: NorthPark - TSMC Public Access

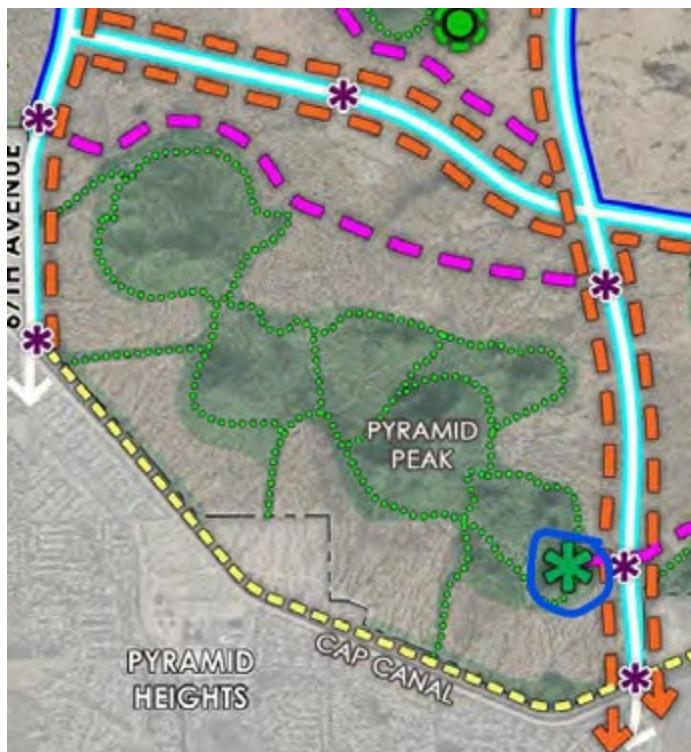
Good morning Mr. Nielsen,

Per Stipulation #9, the timing of the conveyance of the 2,100 acres of Sonoran Preserve will be mutually agreed upon by the developer, the Parks and Recreation Department, and the Planning and Development Department. Even if the PUD rezoning is approved, the land in MDP.5 would still be owned by the Arizona State Land Department (ASLD) until such time that ASLD lists this MDP for auction and it gets sold to the highest bidder. To my understanding, the future Sonoran Preserve land in MDP.5 would still be accessible to the public with a recreational permit after rezoning if the land is still owned by ASLD. I have copied [@Mark Edelman](#) with ASLD to confirm.

After MDP.5 is sold in an auction, if the applicant were the winning bidder, the land in MDP.5 designated as Sonoran Preserve would likely need to be conveyed to the City as Sonoran Preserve before construction began in MDP.5, as this would likely happen before preliminary approval of plans would be granted, which happens before the City issues permits to allow construction to begin. I have copied the applicant, [@Carolyn Oberholtzer](#) and [@Mike Hifler](#) to confirm if the future Sonoran Preserve land would still be accessible to the public between the time the land is purchased from auction and the time of conveyance to the City. Once the land is conveyed to the City, the Parks and Recreation Department would then be responsible for management of the land, and public access would then be determined by the Parks and Recreation Department. [@Jarod Rogers](#) and [@Claire Miller](#) with the Parks and Recreation Department would be better suited to answer questions of public access at this point in the process, and they are both copied on this email thread.

Per the circled areas in the image below, there will be areas from the PUD rezoning boundary that will allow access to this future Sonoran Preserve area from the CAP canal and from an adjacent parcel that is not within the PUD boundary, as well as from 67th Avenue and 51st Avenue. Additionally, the Parks and Recreation Department requested that trailheads be provided, and the circled area in the image below will be a future public major trailhead for this area.

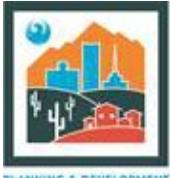
I believe the auction date you noted for MDP.2 is correct. [@Mark Edelman](#) can confirm.



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
rd



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**

200 West Washington Street, 3 Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Saturday, November 15, 2025 11:16 AM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Claire Miller <claire.miller@phoenix.gov>; Jarod Rogers <jarod.rogers@phoenix.gov>; Ann M O'Brien <ann.obrien@phoenix.gov>; Debra W Stark <debra.stark@phoenix.gov>; Jim Waring <Jim.Waring@phoenix.gov>; Laura Pastor <laura.pastor@phoenix.gov>; Betty S Guardado <[bette.guardado@phoenix.gov](mailto:betty.guardado@phoenix.gov)>; Kevin L Robinson <kevin.robinson@phoenix.gov>; Anna M Hernandez <Anna.Hernandez@phoenix.gov>; Kesha.washington@phoenix.gov; Mayor Gallego <mayor.gallego@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; PDD North Gateway VPC <northgatewayvpc@phoenix.gov>; Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; council.district8@phoenix.gov; Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: NorthPark - TSMC Public Access

Hello Adrian,

The vote by North Gateway VPC last week was disappointing to say the least.

I have a few questions should the worst case happen and this development be approved as currently shown.

1. When will the applicant donate the Preserve Portions to the City?
2. Will the applicant allow access to these Public Preserve Areas prior to and during construction?
3. Will the City allow access to these Public Preserve Areas prior to and during construction?

I think the public might be thinking they will have access to a lot of this area for some time since the buildup period is 15+ years and it is not planned to start for awhile.

My concern is it could be completely closed off immediately after purchase and be over a decade before the public has any access to these spaces that they currently enjoy. Particularly with the regard to the Pyramid Peak Area. The 1998 Sonoran Preserve Master Plan allowed clear access to areas

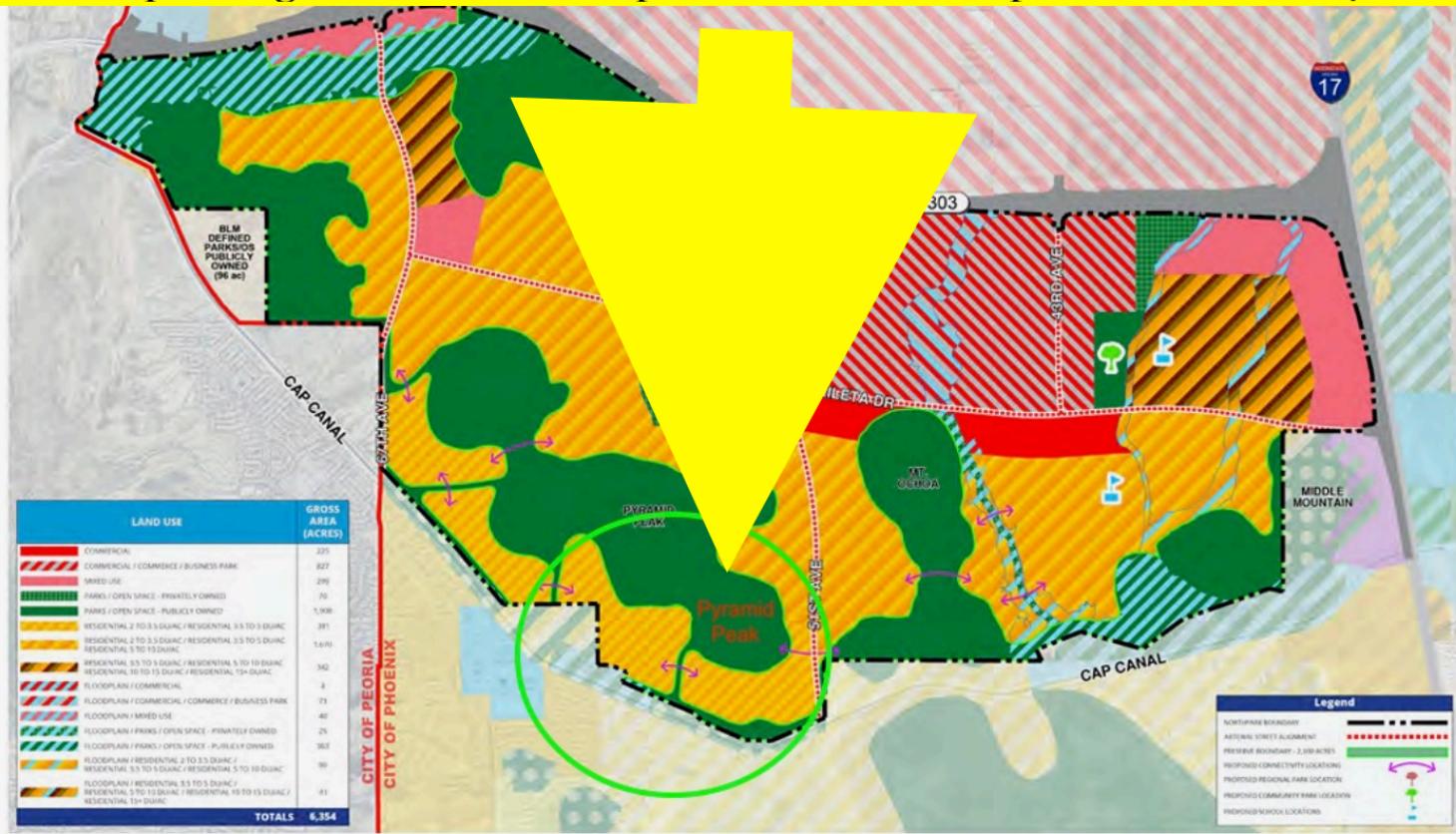
both east and west of 51st avenue at the CAP and connection to Deems Hills Recreation Area, the applicants plan does not. This is another good reason to put that Preserve Area back the way it was originally shown. At least people could have some continuation of the current access they enjoy with easy entry at 51st Avenue and the CAP.

Also, it is my understanding that an auction date of January 7th, 2026 has been set for the TSMC portion shown as MDP.2 on the applicants plans. Can you confirm this?

I stand by my positions as stated in my previous e-mail and request that the Planning Commission & City Council Vote No on the NorthPark - TSMC rezoning cases per attached.

Thank You.

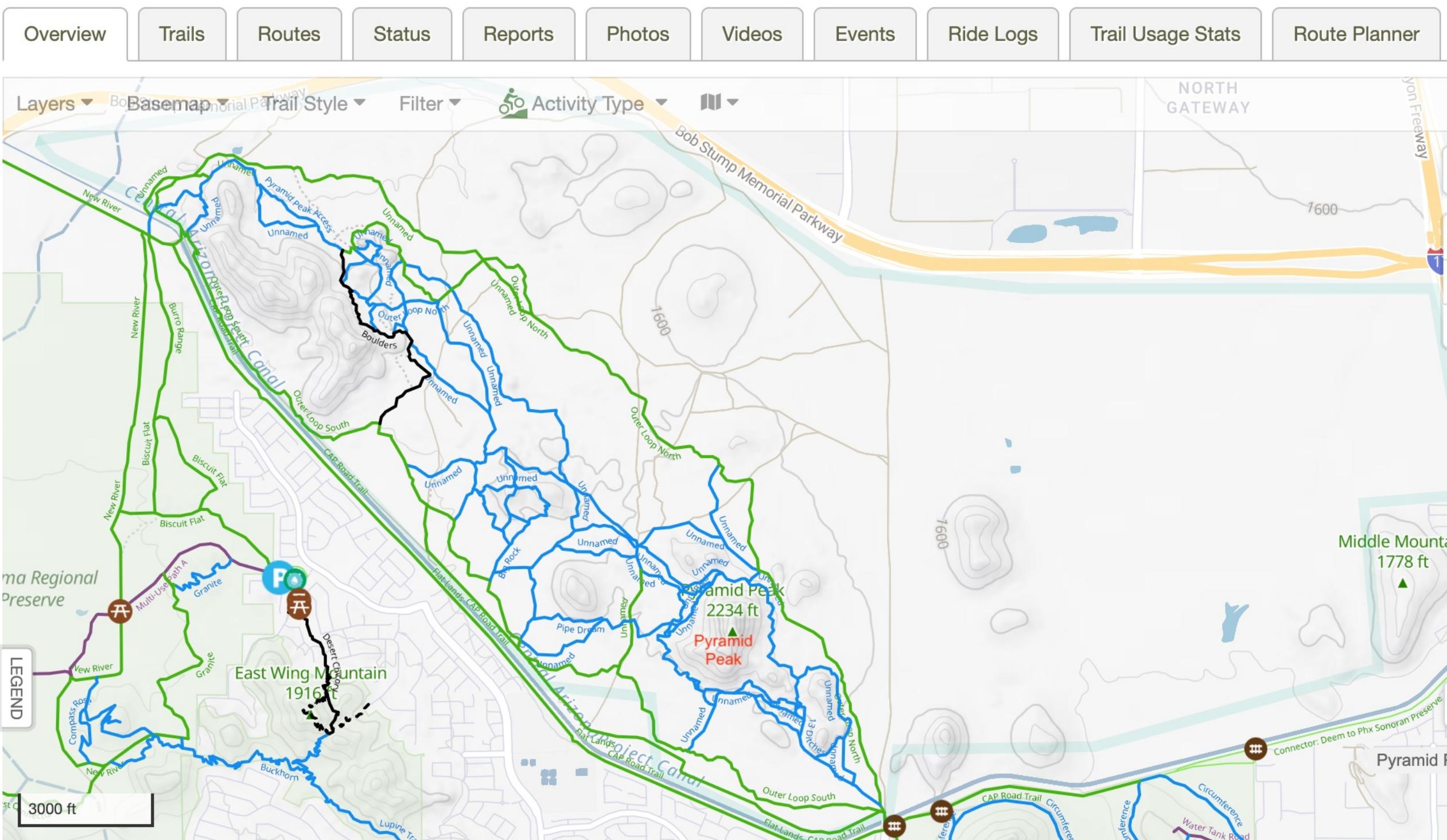
We would like to see the circled area protected- people use this area to hike/bike and it would create a buffer. We have been requesting this of the developer and our councilperson since 2024.



The community uses & loves the area surrounding Pyramid Peak. People come to our neighborhood and park along the CAP canal to go hiking & biking. There is an opportunity for the city to protect this area and create something similar to Piestewa Peak for recreation. Not just preserving slopes, flood plains and strips of land that are “buffers” near industrial and commercial.

Pyramid Peak Mountain Biking Trails

near Phoenix, AZ



51st Ave bisects our community & has a school crossing. It dead ends shortly after our neighborhood. Expanding it to 6 lanes is irresponsible. Connecting it before 67th Ave is poor planning.





There is a massive amount of state trust land available for TSMC expansion. It makes no sense to allow them to expand near existing neighborhoods & Sonoran Preserve land.



Re: I Am One of the 18,000 Reasons It's Hard to Build a Chip Factory in America...and I have every reason to be

From Peter Goodman <peter.goodman@nytimes.com>
Date Tue 12/9/2025 8:40 AM
To Amanda McGowan <amanda@stetsonvalleyoa.com>

Dear Amanda,

Thanks very much for sending me this thoughtful letter. I hope they publish it.

Just for the record, I in no way begrudge communities demanding a say over developments in their midst. And your call for clean air and water, -- and processes to protect both -- seem more than legitimate to me. The point my piece attempts to make about the TSMC development is not the tired cliche that NIMBYs are halting progress. It's that, in places like Taiwan, comprehensive land use planning ensures that communities and chip plants do not collide, because they are confined to separate areas. If we are serious about promoting domestic chip-making capacity, we should be serious studying what is required to make it work, and compliance with our social and environmental standards.

I respect your work, and wish you the best.

Peter

On Fri, Dec 5, 2025 at 4:24 PM Amanda McGowan <amanda@stetsonvalleyoa.com> wrote:

Peter Goodman's recent New York Times piece, "*18,000 Reasons It's So Hard to Build a Chip Factory in America*," cast American residents as obstacles standing in the way of a booming semiconductor future. I read it from my home in North Phoenix, just miles from the rapidly expanding TSMC complex. And I want to be very clear:

I am one of the 18,000 reasons.

And I have every reason to be.

For 16 years, this has been my neighborhood. Phoenix is where I grew up, where I've raised my children, and where I hoped to retire. I've spent countless hours volunteering in my neighborhood because I believe in the kind of Phoenix that values families as much as it values growth.

But growth, in Phoenix today, increasingly feels like something happening *to* us, not *for* us.

Goodman's article included one line that should alarm every parent and policymaker in this country:

"Last year, the Environmental Protection Agency notified Maricopa County, which includes Phoenix, that it intended to reclassify the local ozone threat as serious. That would have made it far harder for TSMC to gain Clean Air Act approvals. Under President Trump, the agency loosened its standards."

That is not an abstract regulatory footnote.
That is the air our children breathe.

Phoenix already ranks among the most polluted air basins in the nation. Parents in my neighborhood are regularly told not to let their children play outside because the air is unsafe. And still—**still**—city officials are considering a rezoning that would make hundreds of additional acreage available for semiconductor factories, pushing heavy industrial uses toward our homes, parks, and the Sonoran Preserve.

This isn't visionary economic planning.

This is a neighborhood becoming a casualty of a quiet, bureaucratic war waged through rushed approvals, staff memos that change requirements overnight, and community input that is politely heard and procedurally ignored.

Our concerns are not “NIMBY” theatrics. They are the basics every American family deserves:

**Our kids deserve safe routes to school—
not crosswalks crowded with semis hauling hazardous materials.**

**Our kids deserve clean air and water—
not lowered air-quality standards and untested PFAS emissions, some shielded from
public scrutiny under “trade-secret confidentiality.”**

**Our city deserves real open space—
not preserve land flattened for the convenience of global developers.**

And yes, America needs chips. But America also needs healthy children, functioning democracies, transparent governments, and neighborhoods that aren't told to sacrifice themselves quietly because the nation needs one more glowing ribbon-cutting ceremony.

Goodman argues that the semiconductor industry struggles because Americans make demands.

He's right.

We demand breathable air.

Safe streets.

Respect for the communities that already exist.

Public officials who don't treat environmental protections as red tape.

And planning processes that treat residents as citizens- not obstacles.

These are not unreasonable expectations.

They are the foundation of responsible governance and responsible growth.

Let me say this plainly: **We are not anti-business. We are anti-harm.**

We're against allowing multinational corporations to expand without guardrails while the people who live here are told to take the hits quietly for the greater economic good.

If Phoenix wants to lead the future of microelectronics manufacturing, it must also commit to leading the future of community-centered planning, environmental stewardship, and public-health protections. We can have both industry and livability. But only if elected officials insist on it.

So yes, we are one of the 18,000 reasons it's “hard” to build a chip factory in America. Because if protecting neighborhood children, air quality, water safety, and our last remaining desert open spaces counts as “making it hard,” then perhaps the problem isn't the residents.

Perhaps the problem is that we are the only ones still insisting on being responsible.

-Amanda McGowan
SVOA Board President
<https://www.stetsonvalleyoa.com/say-no-to-northpark/>

From: [Amanda McGowan](#)
Subject: Concerns Regarding Last-Minute Substantive Changes to the NorthPark PUD and Deviation from Established Planning Process
Date: Tuesday, December 9, 2025 10:37:05 AM

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Dear Mayor and Members of the City Council,

Cc: Planning Commission

After taking the time to review and cross-reference all seventeen (17) pages of last-minute revisions to the NorthPark PUD materials provided immediately prior to the most recent Planning Commission meeting, we are writing to formally express serious concerns regarding both the substance of those changes and the manner in which they were introduced and approved.

These revisions were not minor corrections, as stated by the applicant. They materially altered the scope and intensity of the project presented to the public and previously reviewed by the Village Planning Committee. Specifically, the amendments increased heavy industrial entitlements within the so-called "innovation corridor" from 20% to 60%, effectively expanding heavy industrial uses from approximately 200 acres to more than 500 acres. The changes also increased permitted building heights to 110 feet and expanded the allowable portion of rooftop area that may contain mechanical equipment up to 225 feet tall- including exhaust stacks- from 20% to 25%. These height allowances are inconsistent with the City of Phoenix's Commerce Park standards and represent a substantial departure from what the public was led to believe was being proposed and what is marketed in photographs in the PUD. City staff noted concerns in their August staff comments about A1 uses not being permitted, but A2 uses being inserted into what was marketed as a "commerce park."

Despite the applicant characterizing the 20% to 60% increase as a "typo" and the commissioners voting with that belief before reading the document, the scale and number of these changes make clear that they were negotiated, substantive amendments- not clerical corrections. These changes were not publicly disclosed, noticed, or meaningfully presented prior to the meeting. Planning Commissioners themselves stated on the record that they had received the 17 pages of revisions as they were walking into the hearing and had not read them before voting, but would review

them afterwards. One commissioner abstained, noting that he himself "does this for a living" and was confused about what was being planned. Lack of transparency has deprived both the Commission and the public of a fair and informed review process and allowed materially different entitlements to be approved than those previously discussed and voted on.

Equally concerning is the City's departure from its own planning process under Section 636 of the Phoenix Zoning Ordinance. City rules require that a comprehensive, high-level master plan- the Conceptual Master Development Parcel (CMDP)- for the entire NorthPark project be reviewed and approved before individual parcels may proceed with more detailed plans, in order to ensure coordinated infrastructure, land use compatibility, and full evaluation of cumulative impacts. However, the City stipulations added that MDP.2, the TSMC site, can proceed outside of this required sequence. Granting this exemption undermines the purpose of the Planned Community District framework, enables piecemeal approvals, and signals preferential treatment that is not afforded to other developments.

As members of the public, we are deeply concerned that these procedural shortcuts reflect a rushed approval process that prioritizes preferential treatment for a single applicant over transparency, consistency with City standards, meaningful public participation, and our unaddressed health & safety concerns. Major land-use decisions with community-wide impacts are being advanced before the full scope, scale, and consequences of the project have been properly disclosed, analyzed, and reviewed with seemingly no concern for the surrounding established neighborhoods.

We respectfully request that the City Council closely examine both the substance of these last-minute amendments and the procedural irregularities surrounding their approval, and take appropriate action to ensure that the NorthPark PUD is reviewed in a manner that is transparent, lawful, consistent with established City planning policies, and addresses our community's concerns. Thank you,

-Amanda McGowan
SVOA Board President

StetsonValleyOA.com [stetsonvalleyoa.com]

From: [Greg Latcham](#)
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, December 9, 2025 11:01:27 AM

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Please Vote No on zoning changes!

There needs to be more specific details given before changes are made.

Please vote No until we can protect children walking across 51st Ave to get to school and home again each day.

Please vote No until we can protect the current homeowners and streets from traffic jams through current neighborhoods.

Please vote No until we can get clarification on where the industrial buildings will be built.

Please vote No until we can decide on open space preservation.

Please vot No until the water usage has been approved for the states using water rights from the Colorado river.

Please let TSMC use the land to the north of the 303 for their industrial building.

Please vote No on rezoning changes!

Thank you for listening,
Susan, Ellyce, and Greg Latcham

From: [KentParker McGowan](#)
Subject: Save the desert!
Date: Tuesday, December 9, 2025 2:32:55 PM
Attachments: [image.png](#)

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Hello there. My name is Kent. I'm fifteen years old, and I've lived here my entire life.

You probably already know what this email is about.

I know that this isn't the only letter that you're receiving about this.

I'm not the only human being that lives within a mile radius of the microchip manufacturing plant that's about to be built on top of some of the last truly preserved native wildlife in Arizona. But read this. Read every letter, because you need to know what voting this in will do.

Did I say plant? It's plants now, several of them. Chemical factories. They can call it an 'innovation corridor' to lie and trick people, but it doesn't change the fact that they're releasing 'trade secret' emissions into the already notoriously poor Arizona air; they had to lower environmental standards to allow them to get air permits. Pouring toxic chemicals that never break down into the water. Phoenix isn't making them test for it, either. They're regulated off barely more than a pinky promise. We're in a terrible drought right now, and each one of these plants will use more water in a single day than me and my entire family have used in our entire lives living here. They promise to eventually recycle the water but that's years down the road, assuming they even decide to do it at all.

It'll funnel traffic through our already strained roads, which will kill people. People will have to be afraid letting their kids walk to school. Is that really worth it?

We have an incredible wildlife preserve in our backyard. I love listening to the coyotes sing at night. It's my favorite sound. Bulldozing this beautiful desert to make way for a factory feels like something a literal comic-book supervillain would do.

Please, think about this.

Save the coyotes, save the desert, save the kids, save us. All it takes is one vote. Yours.



From: [DAVID NIELSEN](#)
To: [Carolyn Oberholtzer](#)
Cc: [Mark Edelman](#); [Adrian G Zambrano](#); [Claire Miller](#); [Jarod Rogers](#); [Mike Hifler](#); [Sarah Stockham](#); [Racelle Esgalar](#); [Amanda McGowan](#)
Subject: NorthPark - Public Access
Date: Wednesday, December 10, 2025 6:40:26 AM

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Hello Carolyn,

Thank you for your response. With regard to public access, what you described as a possible option sounds complicated, time consuming and unlikely to happen. My guess is that it could be 10 years before the public has access again, at which time the area will be permanently damaged by development.

A simple solution would be to put the Pyramid Peak area back the way it has been shown for the last 27 years since the 1998 study was issued. That way the Park's Department would have access from 51st avenue immediately to implement their plans which would hopefully include public access similar to they way it is now, photos attached.

Best Regards

David Nielsen

Project Name: Northwest Master Plan 51st Ave
Gravity Sewer
Permittee's Name: Redpoint Contracting
Hotline Number: (623) 218-4545

PUBLIC
ACCESS







PUBLIC
ACCESS

From: [Jessica 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: Wednesday, December 10, 2025 2:09:47 PM

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To Whom It May Concern,

As a homeowner in Stetson Valley, I previously wrote in with my concerns about the requested rezoning and have become aware that the NorthPark initiatives are still pushing through without the changes that the community is requesting. I am even more concerned that the semiconductor company has now increased the amount of semiconductor space two different times and is now going to be a mile from our community.

Please reconsider the expansion as they are currently requesting it. Our community already has issues with traffic and the school that is in the community. We need to ensure that there is not semi-truck traffic being added to it as well. Also, I am very opposed to making N. Stetson Valley Parkway larger than its current 4 lanes as it is already extremely difficult to cross with strollers or children to get to the many parks in the community. It is also my understanding that the semiconductor facilities release pollution and utilize a large amount of water (and they are not currently set up to recycle the water as they have indicated will be happening).

Please reconsider changes to our community that will negatively impact it. Please consider expanding Dixieleta to help offset some of the traffic to Happy Valley, keep N. Stetson Valley Parkway a neighborhood street and keep semi-trucks away, as well as consider the semiconductor facility to be built on the north side of the 303 where it's current building is located.

Thank you so much for keeping our community in your minds with the votes that will be occurring on the rezone request.

Best,
Jessica Bodenlos
26910 N 54th Ave, Phoenix

Please see the information sent by my HOA about our community's opposing views of the rezoning.

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 exp

From: [Carter Huber](#)
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 Escobar](#); [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: Wednesday, December 10, 2025 12:45:29 PM

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Good afternoon,

I am a local veterinarian and avid mountain biker writing to express my deep concern and opposition for the planned Northpark community. I have no connection or vested interest in any neighboring HOA. I live in an apartment and own no property.

I am simply invested in open space, community building, and recreation in my locale.

Last year when I got word of the plan, I started a petition on change.org titled Say No to North Park. This petition has since garnered over 1,200 signatures and dozens of comments from phoenix residents. I encourage you to review that petition and the words of the individuals you represent. <https://www.change.org/p/say-no-to-northpark> [change.org]

This isn't a few disgruntled nimbys from neighboring HOA's that are in opposition. This is large swaths of phoenix's community from every background and socioeconomic class.

The reasons to oppose this development are endless. I'd love to name a few: TSMC pollution concerns, loss of open space, dwindling Colorado River water, continued urban sprawl, PulteGroup's shoddy reputation for homebuilding.

As a late 20's resident of Phoenix and a prospective home buyer, I see myself as a member of this community and an educated, contributing member of our economy. These changes are not at all reflective of the vision and promise that was set out for this land in the Sonoran Preserve Master Plan. These changes are also not reflective of what I and many other contributing members of our community seek. This is irresponsible growth that is alienating the actual desires of the community. Quite frankly, these are developments that will drive community members (including myself) to seek communities that are more in line with their values far outside of Phoenix.

I urge you to vote no on this plan and allow this space to remain as it is currently zoned.

All the best and thank you for your time,

Carter Huber, DVM

From: [Jennifer Wise](#)
To: [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: Wednesday, December 10, 2025 5:37:19 PM

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Dear Sirs and Madams-

Please kindly reconsider the zoning usage for the area that is to be called "North Park". As residents of the neighboring community to the south, Stetson Valley, we are greatly concerned with the impact this new build will have on our quiet community. As you may have seen from other concerned citizens we DO NOT oppose growth in our community. We understand that growth is necessary. We just URGE you to consider the impacts of the growth when it comes to the safety of your tax-paying citizens. Please write into law a limit on the maximum lanes going north/south on 51st ave to just FOUR. Please, provide a signal at the crossing lanes of Inspiration Loop(north) and 51st ave for our SCHOOL children. Almost 800 children pass this area on a daily basis in our quiet community and we urge you to protect them. Please PROHIBIT semi-tractor truck driving through this area as well in order to protect our kids and to protect our quiet environment. We are not saying don't put the road through, we are just urging you to provide some responsible protection for our community.

Secondly, we urge you to limit INDUSTRIAL zoning to the areas between Loop 303 and Carefree Highway. The current proposal allows industrial zoning south of the 303. This would be just ONE MILE from the Arizona Canal. Can you imagine the danger to our water supply allowing chip and other heavily chemical fueled industrial zoning that close to THE major water source for the entire Valley? Anyone remember Erin Brockovich?

Lastly, please protect our vibrant, beautiful desert. So many of us moved to this area BECAUSE of it's unique access to preserves with endless hiking and outdoor activities. We are not asking for all of the land just the portion that so many of your north Phoenix citizens use on a daily basis. Protect the beautiful parcel of land that extends from Pyramid Peak to the canal. Preserve this for the thousands of generations to come while you still can.

Thank you for your kind consideration.

Respectfully,

Greg and Jennifer Wise

13 year homeowners in Stetson Valley

From: [JEANNIE EKDAHL](#)
To: [Adrian G Zambrano](#)
Subject: NorthPark development
Date: Wednesday, December 10, 2025 8:57:00 AM

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I am vehemently disagreeing with the location of these manufacturing plants being so close to residential areas. The safety of your constituents should come first. There is land north of the 303 that could be used and further away if there are chemical leaks or safety issues.

Please consider voting no for this location.
Jeannie Ekdahl

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](#)

From: [Amanda McGowan](#)
Subject: Would Phoenix's Leaders Want to Live Next to a 225-Foot TSMC-Factory?
Date: Thursday, December 11, 2025 10:48:32 AM

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Residents See an Opportunity for City Leaders to Chart a Better Path at the December 17 NorthPark Rezoning Vote

Phoenix, AZ — As Phoenix races toward its December 17 vote on the NorthPark rezoning, one question is echoing across surrounding neighborhoods:

TSMC isn't a great neighbor, will Phoenix City Council choose to be?

The Stetson Valley Owners Association is calling on City Council to take a breath, hit the “transparency reset button,” and set clear, reasonable guardrails that make room for growth *without* sacrificing community trust, quality of life, or the Sonoran Desert Preserve.

Because yes- Phoenix can grow *and* protect the people who already live here. But only if leaders choose the path of smart, honest, resident-centered planning.

Three Reasonable Fixes That Put Phoenix on the Right Side of Smart Growth

Residents are asking City Council to adopt three straightforward safeguards before approving any rezoning:

1. Remove heavy industrial zoning from NorthPark.

Heavy industrial belongs in areas designed for it- not next to established neighborhoods, schools, libraries, community parks and a major Sonoran Preserve recreation zone.

2. Preserve the Sonoran Preserve buffer around Pyramid Peak.

This is one of the most beloved outdoor recreation areas in the Valley. Families hike there. Kids explore there. Phoenix should protect that- not chip away at it.

3. Keep the main roadway at four lanes and prevent semi-truck cut-through traffic.

Children cross these roads to get to school. Residents walk dogs, push strollers, and bike. No one wants semi-trailers or hazardous materials rumbling through their residential streets at all hours.

A Pattern of Missing Information Has Eroded Public Trust

Residents are increasingly alarmed by what hasn't been disclosed:

Early public meetings **never mentioned heavy industrial zoning**.

- The Vice Mayor, Anne O'Brien, publicly described the area as "Arcadia-like" and referenced planning with Pulte- **with no mention of microchip manufacturing or industrial entitlements**.
- The developer's website and marketing materials similarly **skip any reference to heavy industrial** uses, while touting new restaurants.
- A land commissioner even abstained from voting because he "does this for a living" and still couldn't understand what was being proposed.
- And developers quietly attempted to **triple** the acreage allowed for heavy industrial uses in the "innovation corridor"- without clear public notice.

If the people responsible for planning are confused, and the public isn't told the full story, something is off.

"When a professional planner says he can't understand what's being proposed, that tells you the public never stood a chance," the Association noted. "Phoenix deserves transparent, honest planning- not secrecy & last-minute surprises."

Meanwhile, TSMC's Oversight Raises More Concerns

While the City highlights economic development wins, residents notice the other side of the story:

- TSMC is not required by the City to test for PFAS "forever chemicals."
- Recent federal changes loosened Clean Air Act ozone requirements- rules that would otherwise have made industrial permitting more difficult in Phoenix's already poor air quality.

If Phoenix is rolling out the red carpet for multinational corporations, residents simply want the City to show the *same level of urgency* in protecting existing neighborhoods.

Phoenix Still Has a Chance to Get This Right

This isn't about stopping growth. It's about **smart growth**- the kind that preserves open space, protects residents, and keeps Phoenix livable for decades to come.

City Council now has the opportunity to:

- Restore transparency
- Rebuild trust
- Require reasonable protections
- And show that Phoenix puts its residents first

The path forward is clear. The question is whether leaders will take it.

How to Participate on December 17

Residents are encouraged to participate in the December 17 Phoenix City Council meeting at **2:30 PM** by attending in person or online.

Instructions on how to participate, submit comments, or watch the meeting live are available at:

<https://www.stetsonvalleyoa.com/say-no-to-northpark/> [\[stetsonvalleyoa.com\]](https://www.stetsonvalleyoa.com)

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165

StetsonValleyOA.com [\[stetsonvalleyoa.com\]](http://stetsonvalleyoa.com)

From: [Brittany Szemerei](#)
To: [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Tony J Motola](#); [Adrian G Zambrano](#); engage@az.gov; [Mayor Gallego](#); [Sarah Stockham](#)
Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests
Date: Thursday, December 11, 2025 4:24:48 PM

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Dear Mayor Gallego and Members of the Phoenix City Council,

My family and I are Phoenix residents living near the proposed NorthPark area, and I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship.

Our neighborhood is eager to support responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process.

In particular, we respectfully ask that you:

- 1 Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.
- 2 Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community relies on for recreation and open space.
- 3 Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety.

Below is additional detail on each of these requests.

1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands

We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in close proximity to existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the City:

- Remove or significantly limit heavy industrial uses south of the Loop 303
- Maintain appropriate buffer zones and transitional uses between any employment or industrial areas and residential areas
- Ensure that any future uses are clearly compatible with long-term neighborhood

livability, not just short-term development goals or pressures.

2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat

The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents.

In particular, the two small parcels south of Pyramid Peak are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space.

Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley

One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area.

In particular, we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently, and that it not be widened to six lanes in the future.

A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on.

We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests. They would:

- Allow for meaningful economic development and growth;
- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to oppose the NorthPark proposal in its current form and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,
Brittany Szemerei and family
5752 W Plum rd Phoenix AZ 85083
602-820-5057
Brittszemerei@gmail.com

Sent from my iPhone

From: [Danny Weiss](#)
To: [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Tony J Motola](#); [Adrian G Zambrano](#); engage@az.gov; [Council District 4](#); [Council District 5 PCC](#)
Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests
Date: Thursday, December 11, 2025 3:34:12 PM

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Dear Mayor Gallego and Members of the Phoenix City Council,

My family and I are Phoenix residents living near the proposed NorthPark area, and I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship.

Our neighborhood is eager to support responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process.

In particular, we respectfully ask that you:

1. **Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.**
2. **Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community relies on for recreation and open space.**
3. **Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety.**

Below is additional detail on each of these requests.

1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands

We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in close proximity to existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces.

Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the City:

- **Remove or significantly limit heavy industrial uses south of the Loop 303**
- **Ensure that any future uses are clearly compatible with long-term neighborhood livability**, not just short-term development goals or pressures.

2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat

The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents.

In particular, the **two small parcels south of Pyramid Peak** are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space.

Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley

One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area.

In particular, **we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently**, and that it not be widened to six lanes in the future.

A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on

We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests. They would:

- Allow for meaningful economic development and growth;

- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to **oppose the NorthPark proposal in its current form** and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,

Danny Weiss
(623) 208-9270

From: [Jim U](#)
To: [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Tony J Motola](#); [Adrian G Zambrano](#); engage@az.gov; [Council District 5 PCC](#); [Council District 4](#)
Subject: Please Oppose NorthPark as Currently Proposed
Date: Thursday, December 11, 2025 3:11:12 PM

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Dear Mayor Gallego and Members of the Phoenix City Council,

I am asking you to oppose the NorthPark development as it is currently written and proposed. I have been involved in this process since 2024 and have watched the proposal evolve over time. While I understand that growth is coming, the current plan places an unreasonable share of the burden on existing neighborhoods and open space south of the Loop 303.

Keep TSMC manufacturing north of the 303

The single biggest concern is the new introduction of heavy industrial manufacturing south of the 303. Our neighborhood believes this is wholly inappropriate. There is a significant amount of state trust land available in the broader area, particularly along the 74 and 303 corridors, that could accommodate expansion without pushing heavy industrial uses directly toward established neighborhoods.

We've heard a variety of shifting explanations for why other sites supposedly cannot be used: vibrations, lack of sewer, lack of infrastructure, or the need to develop State Route 74 first. Yet TSMC has already been built directly next to a freeway, and the areas being discussed north and northwest are already under active or planned development. The reality is that there is **ample land** for TSMC and related uses to expand **north of the 303** without encroaching on neighborhoods and the planned Sonoran Preserve.

The land south of the 303 has always served as a critical buffer. We understand it will eventually be developed, but it should be developed responsibly. We need a meaningful buffer between heavy chemical and industrial uses and our homes. The Loop 303 is the logical and effective buffer. Please keep TSMC and heavy industrial manufacturing **north of the 303**.

Keep 51st Avenue at Four Lanes – Plans Can and Should Change

Second, I ask you to keep **51st Avenue at four lanes**. There is no practical or community-based justification for turning 51st Avenue into a six-lane arterial through Stetson Valley.

Today, 51st Avenue through Stetson Valley is four lanes. South of Happy Valley, it narrows to two lanes and then dead-ends into Pinnacle Peak. There is no continuous, logical traffic flow that would warrant forcing a six-lane roadway through an established residential neighborhood. In contrast, **67th Avenue is a far better through corridor**:

- It already connects to the 101,
- It does not slice directly through the middle of a built-out neighborhood, and
- It is far better suited to handle increased regional traffic volumes.

We are repeatedly told that “51st Avenue was always planned to be six lanes.” With respect, that explanation is not sufficient for what is being proposed now. Many elements of North Phoenix have changed dramatically from the original plans over the past decades. TSMC itself was **not originally planned to be south of the 303**, yet plans changed to accommodate new realities.

If plans can change to allow a massive industrial facility to move closer to neighborhoods, they can also change to protect those same neighborhoods. We should not treat “it was always planned this way” as a fixed excuse when we know that plans are updated all the time in response to new information, growth patterns, and community impacts.

A six-lane 51st Avenue would effectively bisect our community, invite higher speeds and cut-through traffic, and permanently damage the character and safety of the neighborhood that has grown here. This is very different from extending an already major arterial like 67th Avenue to North Park.

Please keep 51st Avenue through Stetson Valley permanently at **four lanes** and direct regional traffic and future expansions to more appropriate corridors such as 67th Avenue.

Preserve the planned Sonoran Preserve Parcels South of Pyramid Peak

Third, I urge you to **preserve the two Sonoran Preserve parcels south of Pyramid Peak**.

In 1998, the Phoenix City Council unanimously voted to designate this land as part of the Sonoran Preserve. Since then, residents have consistently used these parcels for hiking, biking, and recreation. They are not vacant, unused land; they are a heavily utilized, defining feature of this community.

These parcels are attractive to developers precisely because they are relatively flat and easy to build on, but that convenience for a developer does not outweigh the long-term loss to the public. There is significant other land available for homes and development; the developer can pursue those options and honor the original intent of these parcels as Preserve land.

This neighborhood was built around access to the Sonoran Preserve and these open spaces. That is how it has been marketed, how it has been used, and how residents have shaped their lives. That commitment should be respected.

Ten years from now, we are not going to regret that we did not “squeeze in” a few more houses. But we will absolutely regret it if we fail to protect enough open space and permanently lose Preserve land that was entrusted to the public. With the pace of growth in this area, once these parcels are gone, they are gone forever.

Finally, I want to reiterate: there is **a great deal of state trust land** along both the 74 and 303 corridors. We do not need to over-intensify this relatively small area with heavy industrial uses, six-lane neighborhood roads, and the loss of designated Preserve parcels.

We can develop this area intelligently—supporting jobs and tax base—without sacrificing buffers, open space, and neighborhood livability. NorthPark, as currently proposed, goes too far in the wrong direction.

I respectfully ask you to:

1. **Keep TSMC and heavy industrial manufacturing north of the Loop 303**, preserving it as a hard buffer between industrial uses and neighborhoods.
2. **Keep 51st Avenue in Stetson Valley permanently at four lanes**, and do not rely on “it was always planned that way” as justification when we know plans are regularly revised; instead, update the plan to reflect today’s built-out neighborhood and safety needs.
3. **Preserve the two Sonoran Preserve parcels south of Pyramid Peak**, honoring the 1998 Council decision and the community’s long-standing, active use of this land.

It has been very disappointing to see how this process has unfolded and the lack of leadership shown by some of our local elected officials. Communication to our neighborhood has been sparse, many times antagonistic, and has not reflected the level of transparency, diligence, or support that residents deserve. We have tried, repeatedly, to engage in good faith and to find an advocate for our neighborhood, but so far we have not found one.

We are asking you now to be that advocate — to ensure our community is heard and meaningfully considered in this decision.

Please oppose the NorthPark proposal in its current form and require these changes so that growth in this area is responsible, safe, and respectful of existing residents and the Sonoran Preserve.

Thank you for your time and consideration.

Sincerely,

Jim Umlauf

623-229-2346

26311 N 49th Ln

Phoenix, AZ 85083

From: [Mark Cole](#)
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: Thursday, December 11, 2025 4:18:12 PM

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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.

Sent from my iPhone

From: playmoregrtr
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: Thursday, December 11, 2025 4:16:43 PM

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Sent from my iPhone

From: [Jen Ross](#)
Subject: TSMC/North Park inquiry - Stetson Valley
Date: Friday, December 12, 2025 9:46:30 AM

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Hello - happy Friday!

I'm curious what the plans are for the 6 lanes on Stetson Valley Parkway. Have you guys decided yet if it will remain at 4?

I'm really concerned about the kids who need to cross to go to Inspiration Mountain School.

Also, what is the timeframe for when the homes and roads will be built? I just need a ballpark. 2 months? 1 year? 5 years? We're trying to figure out when to sell our home. Let me know if any of you are interested and we'll be happy to sell this month. Stetson Valley is a great neighborhood currently.

I won't bother getting into all of the other issues because I know you have plenty of other residents emailing about that. ha!

Thanks for any insight you're able to provide.

Enjoy your weekend!

Jen

Sarah Stockham

Subject: RE: Oppose NorthPark

From: Ang San <livingforj@gmail.com>
Sent: Friday, December 12, 2025 8:39 AM
To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; engage@az.gov; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>
Subject: Oppose NorthPark

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Dear Mayor Gallego and Members of the Phoenix City Council,

I am asking you to oppose the NorthPark development as it is currently written and proposed. I have been involved in this process since 2024 and have watched the proposal evolve over time. While I understand that growth is coming, the current plan places an unreasonable share of the burden on existing neighborhoods and open space south of the Loop 303.

Keep TSMC manufacturing north of the 303

The single biggest concern is the new introduction of heavy industrial manufacturing south of the 303. Our neighborhood believes this is wholly inappropriate. There is a significant amount of state trust land available in the broader area, particularly along the 74 and 303 corridors, that could accommodate expansion without pushing heavy industrial uses directly toward established neighborhoods.

We've heard a variety of shifting explanations for why other sites supposedly cannot be used: vibrations, lack of sewer, lack of infrastructure, or the need to develop State Route 74 first. Yet TSMC has already been built directly next to a freeway, and the areas being discussed north and northwest are already under active or planned development. The reality is that there is **ample land** for TSMC and related uses to expand **north of the 303** without encroaching on neighborhoods and the planned Sonoran Preserve.

The land south of the 303 has always served as a critical buffer. We understand it will eventually be developed, but it should be developed responsibly. We need a meaningful buffer between heavy chemical and industrial uses and our homes. The Loop 303 is the logical and effective buffer. Please keep TSMC and heavy industrial manufacturing **north of the 303**.

Keep 51st Avenue at Four Lanes – Plans Can and Should Change

Second, I ask you to keep **51st Avenue at four lanes**. There is no practical or community-based justification for turning 51st Avenue into a six-lane arterial through Stetson Valley.

Today, 51st Avenue through Stetson Valley is four lanes. South of Happy Valley, it narrows to two lanes and then dead-ends into Pinnacle Peak. There is no continuous, logical traffic flow that would warrant forcing a six-lane roadway through an established residential neighborhood. In contrast, **67th Avenue is a far better through corridor**:

- It already connects to the 101,
- It does not slice directly through the middle of a built-out neighborhood, and
- It is far better suited to handle increased regional traffic volumes.

We are repeatedly told that “51st Avenue was always planned to be six lanes.” With respect, that explanation is not sufficient for what is being proposed now. Many elements of North Phoenix have changed dramatically from the original plans over the past decades. TSMC itself was **not originally planned to be south of the 303**, yet plans changed to accommodate new realities.

If plans can change to allow a massive industrial facility to move closer to neighborhoods, they can also change to protect those same neighborhoods. We should not treat “it was always planned this way” as a fixed excuse when we know that plans are updated all the time in response to new information, growth patterns, and community impacts.

A six-lane 51st Avenue would effectively bisect our community, invite higher speeds and cut-through traffic, and permanently damage the character and safety of the neighborhood that has grown here. This is very different from extending an already major arterial like 67th Avenue to North Park.

Please keep 51st Avenue through Stetson Valley permanently at **four lanes** and direct regional traffic and future expansions to more appropriate corridors such as 67th Avenue.

Preserve the planned Sonoran Preserve Parcels South of Pyramid Peak

Third, I urge you to **preserve the two Sonoran Preserve parcels south of Pyramid Peak**.

In 1998, the Phoenix City Council unanimously voted to designate this land as part of the Sonoran Preserve. Since then, residents have consistently used these parcels for hiking, biking, and recreation. They are not vacant, unused land; they are a heavily utilized, defining feature of this community.

These parcels are attractive to developers precisely because they are relatively flat and easy to build on, but that convenience for a developer does not outweigh the long-term loss to the public. There is significant other land available for homes and development; the developer can pursue those options and honor the original intent of these parcels as Preserve land.

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Ten years from now, we are not going to regret that we did not “squeeze in” a few more houses. But we will absolutely regret it if we fail to protect enough open space and permanently lose Preserve land that was entrusted to the public. With the pace of growth in this area, once these parcels are gone, they are gone forever.

Finally, I want to reiterate: there is **a great deal of state trust land** along both the 74 and 303 corridors. We do not need to over-intensify this relatively small area with heavy industrial uses, six-lane neighborhood roads, and the loss of designated Preserve parcels.

We can develop this area intelligently—supporting jobs and tax base—without sacrificing buffers, open space, and neighborhood livability. NorthPark, as currently proposed, goes too far in the wrong direction.

I respectfully ask you to:

1. **Keep TSMC and heavy industrial manufacturing north of the Loop 303**, preserving it as a hard buffer between industrial uses and neighborhoods.
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We are asking you now to be that advocate — to ensure our community is heard and meaningfully considered in this decision.

Please oppose the NorthPark proposal in its current form and require these changes so that growth in this area is responsible, safe, and respectful of existing residents and the Sonoran Preserve.

Thank you for your time and consideration.

Sincerely,

Angela Sannapu

Sarah Stockham

To: Adrian G Zambrano
Subject: RE: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

From: Danielle Arnold <aprilded@aol.com>
Sent: Friday, December 12, 2025 7:55:07 PM
To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; engage@az.gov <engage@az.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>
Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

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Dear Mayor Gallego and Members of the Phoenix City Council,

My family and I are Phoenix residents living near the proposed NorthPark area, and I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship.

Our neighborhood is eager to support responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process.

In particular, we respectfully ask that you:

- 1 Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.
- 2 Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community relies on for recreation and open space.
- 3 Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety.

Below is additional detail on each of these requests.

1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands

We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in close proximity to existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the City:

- Remove or significantly limit heavy industrial uses south of the Loop 303
- Maintain appropriate buffer zones and transitional uses between any employment or industrial areas and residential areas
- Ensure that any future uses are clearly compatible with long-term neighborhood livability, not just short-term development goals or pressures.

2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat

The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents.

In particular, the two small parcels south of Pyramid Peak are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space.

Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley

One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area.

In particular, we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently, and that it not be widened to six lanes in the future.

A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on.

We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests. They would:

- Allow for meaningful economic development and growth;
- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to oppose the NorthPark proposal in its current form and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,
Danielle Arnold
Stetson Valley
623-221-6909

From: [Don Diehn](#)
To: [PDD Long Range Planning](#)
Subject: Fwd: Please Oppose North Park as Proposed and Support 3 Common Sense Requests
Date: Friday, December 12, 2025 3:43:37 PM
Attachments: [image0.png](#)

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Please forward as necessary

Don D Diehn
dondiehn.3@gmail.com
602-350-6113

Begin forwarded message:

From: Don Diehn <dondiehn.3@gmail.com>
Date: December 12, 2025 at 3:03:01 PM MST
To: engage@az.gov, mayor.gallego@phoenix.gov,
council.district.1@phoenix.gov, council.district.2@phoenix.gov,
council.district.3@phoenix.gov, council.district.4@phoenix.gov,
council.district.5@phoenix.gov, council.district.6@phoenix.gov,
council.district.7@phoenix.gov, adrian.zambrano@phoenix.gov,
tony.motola@phoenix.gov
Subject: Please Oppose North Park as Proposed and Support 3 Common Sense Requests

Dear Mayor and Council Members.,please note some additional information relevant to this opposition position. These messages have been sent to all residents in the impacted close development area. Please review prior to the vote and do not just vote because this development lies outside your district! It is not just another housing development. It is a dangerous industrial neighbor that as propose will be quite close to current communities. Vote you with YOUR OWN MIND, not just because a particular councilwoman may be blessing it!



Don D Diehn
Vice President of the Stetson Valley Owners Association
5139 W. Straight Arrow Ln.
Phoenix AZ. 85083

dondiehn.3@gmail.com

602-350-6113



HELP SAVE STETSON VALLEY!

Show up on December 17th and make your voice heard!

We need everyone to show up and speak out!

What this is about: The City tripled the amount of semiconductor manufacturing allowed in Northpark & put it ~1 mile away from Stetson Valley.

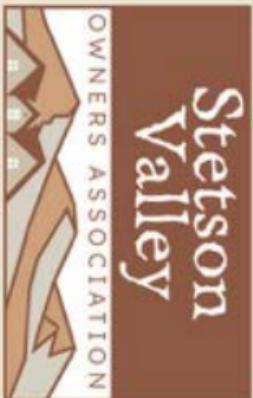
What YOU can do: Show up to the FINAL CITY COUNCIL VOTE at City Council Chambers- 2:30PM on **DECEMBER 17th, 2025** or attend remotely, we will send sign-up instructions as soon as they are released 48 hrs prior.

Tell City Council YOU DEMAND 3 things:

1. No Heavy Industrial in Northpark
2. Keep 51st Ave. to 4 lanes
3. Save Sonoran preserve buffer between Pyramid Peak & CAP

Email City Council

Sign up for updates



Sarah Stockham

Subject: RE: Please oppose North Park as Proposed and Support 3 Common Sense Requests

From: Don Diehn <dondiehn.3@gmail.com>

Sent: Friday, December 12, 2025 1:30:54 PM

To: Mayor Gallego <mayor.gallego@phoenix.gov>; engage@az.gov <engage@az.gov>; Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>

Subject: Please oppose North Park as Proposed and Support 3 Common Sense Requests

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Dear Mayor Gallego and Members of the Phoenix City Council,

My family and I are Phoenix residents living near the proposed NorthPark area, and I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship.

Our neighborhood is eager to support responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We are not opposed to development. We are asking that it be thoughtfully planned so existing families are not sacrificed in the process.

In particular, we respectfully ask that you:

- 1 Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.
- 2 Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community and surrounding communities, rely on for recreation and open space.
- 3 Keep 51st Avenue through Stetson Valley at four lanes permanently and prioritize neighborhood safety.

More details supporting these requests are listed below;

1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands.

We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in close proximity to existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the City:

- Remove or significantly limit heavy industrial uses south of the Loop 303
- Ensure that any future uses are clearly compatible with long-term neighborhood livability, not just short-term development goals or pressures.

2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat.

The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents.

In particular, the two small parcels south of Pyramid Peak are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space.

Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley.

One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area.

In particular, we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently, and that it not be widened to six lanes in the future.

A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on.

We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests. They would:

- Allow for meaningful economic development and growth;
- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to oppose the NorthPark proposal in its current form and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,

Don D Diehn
dondiehn.3@gmail.com
5139 W. Straight Arrow Ln.
Phoenix AZ 85083
602-350-6113

From: Nancy Carriere <nancylcarriere@gmail.com>

Sent: Friday, December 12, 2025 7:14:13 PM

To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; engage@az.gov <engage@az.gov>

Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

Dear Mayor Gallego and Members of the Phoenix City Council:

I am a Phoenix resident living near the proposed NorthPark area, and I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship.

Our neighborhood is eager to support responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process.

In particular, we respectfully ask that you:

1. **Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.**
2. **Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community relies on for recreation and open space.**
3. **Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety.**

Below is additional detail on each of these requests.

1. **Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands**

We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in close proximity to existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the City:

- **Remove or significantly limit heavy industrial uses south of the Loop 303**
- **Ensure that any future uses are clearly compatible with long-term neighborhood livability, not just short-term development goals or pressures.**

2. **Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat**

The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents.

In particular, the **two small parcels south of Pyramid Peak** are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space.

Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

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In particular, **we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently**, and that it not be widened to six lanes in the future.

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- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to **oppose the NorthPark proposal in its current form** and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

From: [Selina McCabe-Charley](#)
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: Friday, December 12, 2025 10:34:05 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 & 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: [Steve Miller](#)
To: [PDD Planning Commission](#); [PDD Long Range Planning](#)
Subject: Re: Agenda Items 10-12 & Rezoning Case No. Z-139-24-1.
Date: Friday, December 12, 2025 6:22:02 PM

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I was informed that emails previously sent were not being counted in opposition to this proposed project.

I am also sending it to ppd.longrange@phoenix.gov to insure my voice is heard.

Also to say I am not pleased that heavy industrial development within a mile of my home! Keep it where it won't impact existing development that have bought their homes for their locations away from these types of development!!

Please do the right thing for the existing Denis families and don't let this development go forward!!

Mr. Miller

On Mon, Dec 1, 2025 at 12:04 PM Steve Miller <lsmiller1952@gmail.com> wrote:

I am a City of Phoenix resident who resides in Stetson Valley, the area directly south of the proposed NorthPark development.

As I have reviewed the proposed plan there are two areas of real concern for me.

1. Lack of sufficient major arterials to collect and distribute the traffic.

The number of residences proposed for this development and the impact on the traffic through our development. Phoenix traffic patterns are based on the grid system, which acts to distribute traffic to major traffic arterials from minor arterials. In the area from I-17 to 67th Avenue, a distance that would normally have 5 major arterials available to the traveling public, there is only one. 27th Avenue does not exist, 35th Avenue north of Pinnacle Peak does not exist, 43rd Avenue and 35th Avenue are residential collector streets north of Happy Valley Road, and 59th Avenue does not exist.

In addition, Jomax, an east west major arterial does not exist between I-17 and 67th Avenue which exacerbates traffic distribution.

Happy Valley Road is already joking called 'the Happy Valley Freeway' because of the volumes of vehicles and the speed of the motoring public using it. And the city is developing it to carry even more traffic. Happy Valley Road is the only east west major arterial available to motorists to travel west from I-17, as Jomax does not exist, Deer Valley do not exist continuously from I-17 to 67th Avenue, and Pinnacle Peak necks to two lanes through Thunderbird Park and terminates at 59th Avenue.

Even the one major arterial that does exist, 51st Avenue, is not much more than a minor

arterial north of Happy Valley Road and is a two lane street between Happy Valley Road and Pinnacle Peak, which severely limits its ability to carry the traffic generated by the existing development north of Pinnacle Peak Road much less thousands of additional cars. As you are aware, Pinnacle Peak Road west of 55th Avenue is a two lane road through Thunderbird Park which minimizes 51st Ave to being not much more than a collector street at best.

Because of the mountains from 67th Avenue to about 31st Avenue, south of Happy Valley Road, creating these essential traffic corridors is not feasible.

The proposal to direct thousands of motorists to the 51st Avenue crossing of the canal, through the Stetson Valley residential development, to a non-existing grid system below the CAP canal is unthinkable and perhaps irresponsible for those entrusted to account for the public welfare. Currently during peak traffic times it can take 3 light cycles to get on to Happy Valley Road eastbound from Stetson Valley. Adding potentially thousands of other vehicles from this proposed development is simply unreasonable.

The city has recently installed two new 4-way traffic stops on 51st Avenue to slow traffic down to allow the school children to cross 51st Avenue to get to the grade school just west of 51st Avenue. Additional traffic is certainly an additional hazard and a potential safety for these children. Just yesterday I witnessed two vehicles fail to stop at one of these 4-way stops. It is a real problem!

My suggestion is to eliminate 51st Avenue as a vehicular crossing of the canal and use it as a pedestrian crossing and let the 303 be the egress and ingress into this new development area. Please don't add to the existing traffic issues in Stetson Valley!

2. The mixed use of the proposed area development plan.

It would seem prudent to the residential nature of the existing development in the adjacent areas to restrict the use of this area to residential use and light commercial use also. Please move all the industrial, warehousing and other big box development, like the chip factories to be built north of the 303. This would also have a positive impact on my first concern.

I would sincerely hope that the City Planning and Zoning would reject the current plan and rethink how this land is developed so that it would be in harmony with the existing development and with the open, natural, unobstructed views of the mountains and deserts natural aesthetic of the area.

Please do the right thing by taking seriously the feelings of those who live in this area of the City of Phoenix and reject the current plan and have the citizens of the impacted area be a significant part of the planning of this area instead of involving those impacted the most at the 11th hour!

Sincerely,

L. Steve Miller

27416 N. 54th Lane

Phoenix, AZ 85083

From: [Amanda McGowan](#)
Subject: Where Is Vice Mayor Anne O'Brien?
Date: Saturday, December 13, 2025 9:13:33 AM
Attachments: [Northpark Gmail - PHX Council District 1 Newsletter.pdf](#)

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Dear Mayor and Members of City Council,

I am writing to ask a simple but important question: **Where is Vice Mayor Anne O'Brien?**

Vice Mayor O'Brien has not sent a newsletter to her District 1 constituents since October. During that silence, one of the largest and most consequential land-use proposals affecting our community has advanced rapidly- the Northpark rezoning, which includes hundreds of acres of heavy industrial zoning immediately adjacent to established neighborhoods and Sonoran Preserve land.

Last year, Vice Mayor O'Brien's own newsletter described Northpark as "Arcadia-like" and stated that she was planning the project alongside the developer, Pulte. That same newsletter emphasized neighborhood amenities- shops and walkability. It did not disclose the scale of heavy industrial entitlements now proposed within the so-called "innovation corridor," including land uses consistent with semiconductor manufacturing.

Vice Mayor O'Brien has since stated that she was unaware of the heavy industrial zoning until this summer. Yet since becoming aware, she has not used her primary communication tool- a district newsletter- to inform constituents of what is actually being planned next to their homes and Sonoran Preserve land.

She has also been notably absent from the public meetings where residents expressed their concerns. Vice Mayor O'Brien did not attend the Village Planning Committee or Planning Commission meetings where overwhelming opposition to this project was clearly and repeatedly voiced by community members most directly affected.

This matters. District 1 residents are currently being inundated with mass spam text messages promoting Northpark as a pleasant mixed-use development, again highlighting shops and restaurants, with no mention of heavy industrial uses or semiconductor manufacturing. We explicitly asked Vice Mayor O'Brien to counter this

misinformation by sharing clear, factual details with her constituents. She has not done so.

In the absence of transparent communication from their elected representative, neighbors have stepped up themselves- going door to door with flyers, holding meetings, writing letters, sending postcards, standing on the corner with signs (see attached- someone was standing on the corner holding these as I drove home yesterday) and contacting Council offices to express opposition. Many of those residents have reached out directly to you. But they represent only a small portion of District 1. The broader community remains largely unaware of the true scope of this proposal.

Yesterday, leaders in the City of Chandler made the responsible decision to vote down a project after receiving approximately 250 letters from concerned residents. That raises a fair question for this body as well: **How many letters of opposition have you received regarding Northpark- and how many more would you receive if District 1 constituents were fully informed?**

The record shows:

- A newsletter promoting Northpark as “Arcadia-like”
- A claim of late awareness of heavy industrial zoning
- Months of silence afterward
- Ongoing misleading outreach from the developer
- Repeated requests from residents for transparent communication that went unanswered

These facts raise a reasonable and troubling question: **Why hasn’t District 1 been fully informed?**

City residents rely on their councilmembers to communicate honestly and proactively- especially when proposals of this scale fundamentally change the character of their neighborhoods and public lands. Transparency is not optional; it is foundational to public trust.

Before this Council votes, District 1 deserves to hear plainly and directly from its Vice Mayor about what is being planned, why it was previously described so differently, and why constituents have been left to learn critical details through rumor, advocacy, and developer marketing instead of official communication.

Respectfully,

-Amanda McGowan
SVOA Board President

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



PHX Council District 1 Newsletter

3 messages

Councilwoman Ann O'Brien <Council.District.1@phoenix.gov>

Sun, Dec 1, 2024 at 3:01 PM

[View this email as a webpage](#)



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

NO NORTHPARK!

PROTECT
OUR
WATER



PEOPLE
OVER
PROFITS

From: [kent mcgowan](#)
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 Hodge Washington](#); [Mayor Gallego](#); [Mayor Gallego](#); [Adrian G Zambrano](#); [Sarah Stockham](#); [Racelle Escolar](#); [PDD Long Range Planning](#); [engage@az.gov](#)
Subject: I oppose Northpark
Date: Saturday, December 13, 2025 2:23:07 PM

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I oppose the construction of Northpark. I don't think the children in the school next door will appreciate having to breathe all the 'trade secret' fumes. Be responsible. Do better.

Sarah Stockham

Subject: RE: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

From: Leo Charley <locharly01@yahoo.com>

Sent: Saturday, December 13, 2025 2:41:37 PM

To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; engage@az.gov <engage@az.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>

Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

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Dear Mayor Gallego and Members of the Phoenix City Council

My family and I are Phoenix residents living near the proposed NorthPark area, and I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship. Our neighborhood is eager to support responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process. In particular, we respectfully ask that you:

1. Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.
2. Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community relies on for recreation and open space.
3. Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety. Below is additional detail on each of these requests.

1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands. We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in close proximity to existing neighborhoods and the Sonoran Preserve. Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated. We respectfully ask that the City:

- Remove or significantly limit heavy industrial uses south of the Loop 303
- Ensure that any future uses are clearly compatible with long-term neighborhood livability, not just short-term development goals or pressures.

2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat. The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents. In particular, the two small parcels south of Pyramid Peak are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space. Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area. In particular, we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently, and that it not be widened to six lanes in the future. A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on. We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests. They would:

- Allow for meaningful economic development and growth;
- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to oppose the NorthPark proposal in its current form and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community. Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,

Leo Charley
5213 W Spur Dr
602-615-1867
locharly01@yahoo.com

Sarah Stockham

Subject: RE: North Park - Opposition to PUD as written and formal request for stipulations

From: Randy Wilde <rwlde@outlook.com>

Sent: Saturday, December 13, 2025 9:36:50 AM

To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; engage@az.gov <engage@az.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>

Subject: North Park - Opposition to PUD as written and formal request for stipulations

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SUBJECT: FORMAL OPPOSITION AND CONTINGENT APPROVAL DEMAND FOR NORTH PARK PUD REZONE (CASE NO: Z-139-24-1)

Dear Mayor Gallego and Members of the City Council,

I, a resident and property owner in the community adjacent to the proposed North Park PUD rezone, am writing to formalize my opposition to Case Z-139-24-1 as currently stipulated. I understand the need for development but demand that the Council apply its legislative authority to protect existing neighborhoods from unacceptable impacts.

The project area, and particularly the land north of the CAP canal and south of Pyramid Peak, is a beautiful, raw desert landscape that has previously been designated by the City of Phoenix for preservation as part of the Sonoran Preserve Master Plan of 1998. This land is used TODAY by hundreds of people who hold recreation permits for state trust land from the Arizona State Land Department. It is home to several very popular hiking and mountain biking trails.

The scale of the project will fundamentally change the character of the existing adjacent neighborhoods, most particularly Stetson Valley and Sonoran Mountain Ranch. The increase of traffic, noise, and pollution will have an extremely negative impact on the way of life residents here currently enjoy.

I urge the Council to VOTE NO on the PUD as currently drafted. I offer my conditional support, contingent upon the following three legally binding demands being adopted: two mandatory PUD Stipulations (enforceable against the developer) and one concurrent City Council Resolution (enforceable by the City of Phoenix).

I. PUD STIPULATIONS (DEVELOPER MANDATES)

These demands hold the developer accountable for incremental preservation and necessary infrastructure within the PUD boundary.

1. Stipulation for Incremental Preservation and Dedication

The PUD approval is conditioned upon a PUD Amendment that re-designates 150 acres of land bordering the existing preservation area south of Pyramid Peak and north of the CAP canal from its current Master Development Plan (MDP.5) area to Natural Open Space (NOS) MDP area.

- **Total Preservation:** The Developer shall be required to formally dedicate and deed to the City of Phoenix this **additional and incremental 150 acres of land for permanent preservation**, bringing the total dedicated preservation acreage for the Phoenix Sonoran Preserve system within the PUD boundary to a minimum of **2,250 acres**.
- **Strategic Location:** The location of this 150-acre dedication shall be **contiguous to the main North Park PUD preservation area surrounding Pyramid Peak and west of 51st Avenue**, specifically forming a permanent open space buffer between the new development and residential areas south of the CAP canal.
- **Public Access and Use:** The dedication is subject to the condition that **the proposed major trailhead and associated parking shall be built inside this dedicated 150-acre parcel** and the City of Phoenix shall be authorized to construct and operate it as a gateway to the preserve system.
- **Access Timing:** The dedication shall be completed **as soon as reasonably possible following the closure of the final State Land Department auction** necessary for the Developer to secure full title to the 150-acre preservation parcel. The dedication shall occur no later than the first final development review for the nearest major phase, with the explicit goal of preserving public access throughout the construction period.
- **Compensatory Density:** This reduction in developable land shall be compensated by an equal or greater density/unit transfer to the MDP areas located north of Pyramid Peak designated for higher intensity development.

2. Stipulation for Mandatory Traffic Calming (Inside PUD)

The PUD approval shall be conditioned upon the inclusion of mandatory Traffic Calming Features (e.g., roundabouts, serpentine roadway curves, and/or raised medians) within the roadway design for 51st Avenue inside the PUD boundary, to be fully implemented and funded by the Developer concurrent with the road construction.

II. CONCURRENT CITY COUNCIL RESOLUTIONS (CITY MANDATES)

These demands use the City's authority over its existing streets to protect the segment of 51st Avenue that lies outside the PUD boundary (south of the CAP canal). I demand the Council pass the following two Resolutions concurrent with the PUD approval:

Resolution for Local/Collector Functional Designation and Permanent 4-Lane Maximum

The Council shall pass a Resolution amending the Street Classification Map/Design Guidelines to permanently designate 51st Avenue between Dixileta Drive and Happy Valley Road as a

Local/Collector Street and shall concurrently direct the Street Transportation Department to apply the following permanent restrictions:

1. Ultimate Cross-Section Limit

- a.** The roadway's ultimate cross-section shall be permanently limited to a maximum of four lanes, explicitly prohibiting any future expansion to six lanes by the City of Phoenix.

2. Through-Truck Prohibition

- a.** The segment shall be designated with a prohibition on through-truck traffic (excluding local delivery, construction, and emergency service vehicles).

Conclusion

I trust that you will carefully consider my position, which safeguards the public good and balances growth with responsible community planning and Sonoran Desert preservation. I urge you to confirm your support for amending the motion to include the two required PUD Stipulations and the concurrent City Council Resolution when this case comes before you for a final vote.

Sincerely,
Randall Wilde
Stetson Valley Resident
5306 W Desperado Way
Phoenix AZ 85083
602-459-6060
rwlde@outlook.com

From: [Pedego Bikes Glendale/Peoria](#)
To: az-phoenix-d-8@app.indigov.com; az-phoenix-d-3@app.indigov.com; az-phoenix-vice-mayor-d-1@app.indigov.com
Cc: [PDD Long Range Planning](#)
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, December 13, 2025 10:25:06 AM
Attachments: [Outlook-f0ijuoad.png](#)

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We live in the Deem Hills area of Stetson Valley very close to this NorthPark development project and strongly protest the development based on several factors:

Our neighborhood was never meant to be next to heavy industrial development. Please remove heavy industrial uses from the NorthPark Development.

Families rely on the Sonoran Preserve between Pyramid Peak and the CAP for:

- Hiking, biking, and play. We own a bike shop so we are very supportive of spaces where our customers and neighbors can ride their bikes.
- Wildlife habitat
- The natural open space that makes this area special and this is the reason most of us chose to live here because of the Sonoran Perserve buffer

Keep our roads as is. They are already dangerous enough for the kids, pedestrians and bike riders with the existing traffic

- Kids cross these roads every day to get to school and parks
- We need real solutions to stop truck cut-throughs

Thanks for your consideration,

Sherry Roueche & Steve Pike
26417 N 49th lane Phoenix, AZ 9=85083



*Steve Pike
Owner, Pedego Glendale, Peoria
16610 N 75th Ave, Suite 107
Peoria, AZ 85382
623-233-4399*

From: [Amanda McGowan](#)
To: [PDD Long Range Planning](#)
Subject: Opposition signs/protest
Date: Sunday, December 14, 2025 12:34:49 PM

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As I was driving home this week, there were community members on the corner holding the attached signs opposing the northpark project. Community members have taken to the streets in opposition. I would ask that you place these signs in the case file as opposition. Thank you,

-Amanda McGowan
SVOA Board President

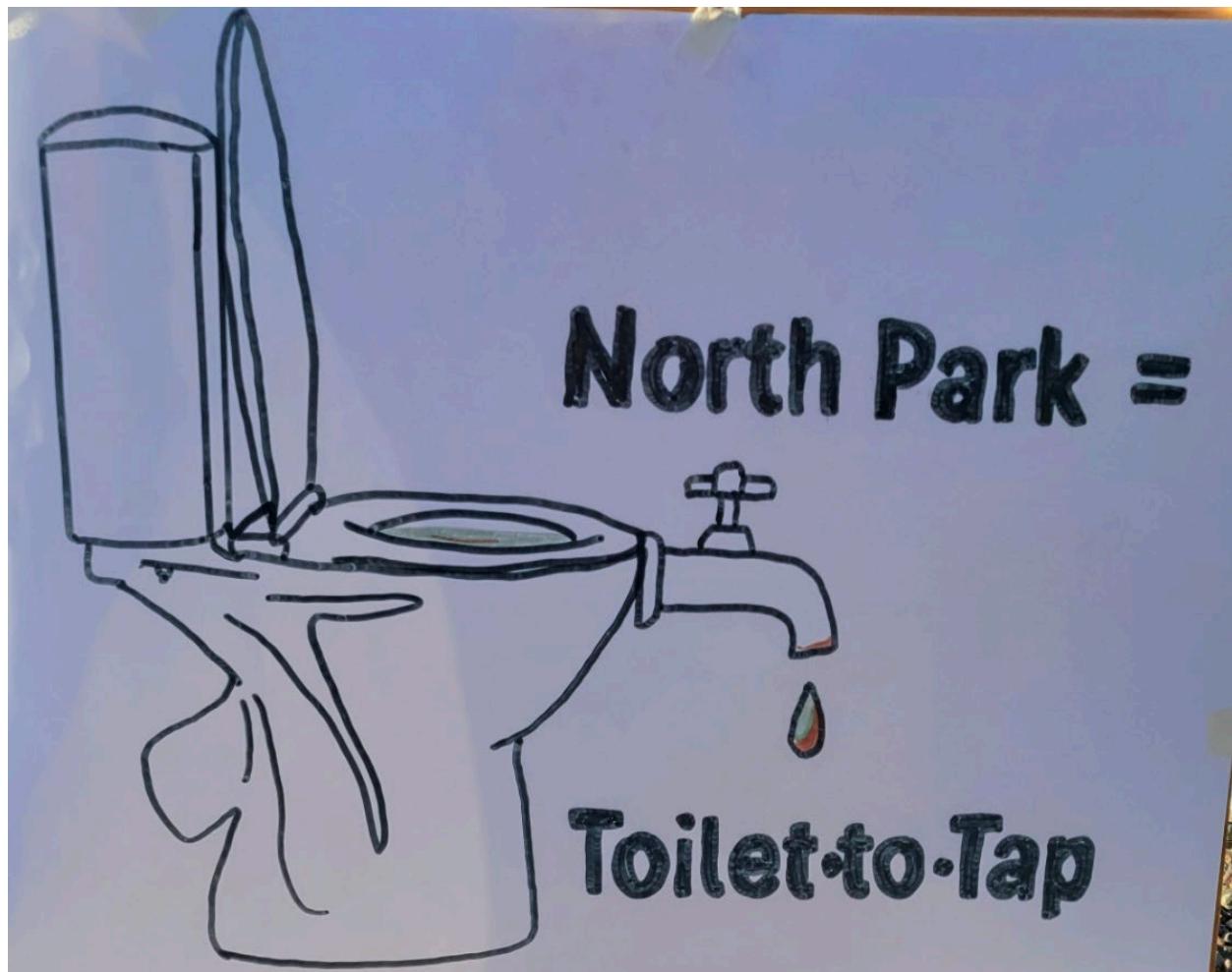
After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [stetsonvalleyoa.com]

NO NORTHPARK!

PROTECT
OUR
WATER



PEOPLE
OVER
PROFITS



3 Schools
near
chemical
factory

speak
up!

POSTER BOARD



From: [Amanda McGowan](#)
To: [tsmc_azinfo](#)
Cc: [Board](#)
Subject: Re: [EXT] Re: A Letter from TSMC Arizona to Stetson Valley Owners Association
Date: Sunday, December 14, 2025 8:54:55 AM

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Thank you for your follow-up. We appreciate your response and the time taken to address our questions. However, your reply underscores several core concerns that remain unresolved and that continue to erode community trust.

With respect to air emissions and water discharge, while you point us to the City of Phoenix and Maricopa County, our community has attempted to access this information through public records requests and encountered significant limitations due to requests that certain discharge-related data be treated as confidential or protected as trade secret. While we understand the need to safeguard proprietary information, the practical effect is that residents are being asked to accept new heavy industrial uses adjacent to their homes are unable to review meaningful, comprehensive environmental impact data. That lack of transparency is deeply concerning.

More critically, community members have repeatedly requested information that goes well beyond routine permitting disclosures and is fundamental to public safety and informed decision-making- specifically environmental impact studies, emergency evacuation planning, and modeling for accidental releases of the highly toxic gases used in semiconductor manufacturing. None of this information has been shared with the community to date. Without disclosure of worst-case scenario modeling, plume impacts, emergency response capacity, and evacuation feasibility, residents are being asked to accept risk without the ability to understand it.

Regarding the May 2024 incident, we acknowledge your statement that ADOSH withdrew its original general duty citation. However, despite your suggestion that this can be verified through public records, we have been unable to locate any publicly available documentation confirming a reversal of fines or citations.

We must also raise a significant concern stemming from the most recent Planning Commission meeting. At that hearing, the representative for TSMC/Pulte Homes stated that “vibrations” were the reason development could not occur north of Loop 303 or the

74 freeway. This explanation directly conflicts with multiple, evolving justifications our community has been given over time regarding why north-of-303 locations were supposedly infeasible. These shifting explanations- flooding, land ownership, buffering, and now vibrations- have left residents feeling misled and have reinforced the belief that information is being selectively disclosed to justify a predetermined outcome.

Taken together, these issues have created a profound trust deficit. Our community feels that it has not been dealt with honestly or transparently, and that critical information is being withheld while heavy industrial rezoning is advanced closer to our homes and to Sonoran Desert Preserve land that residents actively use and value.

For these reasons, our Board has voted unanimously to oppose TSMC moving south of Loop 303 as part of the Northpark project. This opposition is broad, organized, bipartisan and enduring. It reflects not a resistance to economic development, but a clear rejection of siting heavy industrial uses in a location where they directly conflict with established neighborhoods, preserved desert lands, and public expectations for transparency and safety.

We believe it is important to be candid: proceeding with the Northpark project in the face of overwhelming community opposition, unresolved transparency issues, and inconsistent public explanations is not in TSMC's best interest. Doing so invites prolonged public conflict, political resistance, regulatory scrutiny, reputational risk, and long-term project uncertainty- outcomes that prudent, globally respected corporations typically seek to avoid.

Arizona has vast alternative open spaces and industrially appropriate locations where expansion would not require rezoning land that the surrounding community so strongly opposes for heavy industrial use. Voluntarily withdrawing from the Northpark proposal and relocating to one of those alternatives would demonstrate good faith, reduce risk, and help preserve TSMC's standing as a responsible corporate neighbor.

We strongly encourage TSMC to reconsider its participation in the Northpark project as currently envisioned and to refrain from pursuing heavy industrial development south of Loop 303.

-Amanda McGowan
SVOA Board President

<https://www.stetsonvalleyoa.com/say-no-to-northpark/> [stetsonvalleyoa.com]

From: tsmc_azinfo <tsmc_azinfo@tsmc.com>
Sent: Wednesday, November 19, 2025 11:39 AM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>; Board <board@stetsonvalleyoa.com>
Subject: Re: [EXT] Re: A Letter from TSMC Arizona to Stetson Valley Owners Association

Thank you for the follow-up, Amanda.

With regards to your first inquiry re water discharge and air emissions – we would point you to the City of Phoenix and Maricopa County. We hold permits with the City and the County which subject us to strict limits regarding discharge and emissions – and you can request this information from them as part of a public records request process.

On your second inquiry, we believe you are referring to the accident in May 2024 when there was an unexpected pressure release on the valve of a chemical waste truck owned and operated by one of our subcontractors. It was investigated by the Arizona Department of Safety and Health (ADOSH). ADOSH has withdrawn the original general duty citation regarding that case following further evaluation and investigation, and no fines, penalties enforcement actions were imposed against TSMC Arizona. You can verify this information through a public records request.

TSMC Arizona deeply cares about safety in our operations. This includes the use, handling, treatment and disposal of chemicals, and we have rigorous procedures for all handing of dangerous materials for TSMC employees and our contractors and suppliers. We regularly conduct internal safety audits of our sites and have a voluntary partnership with the ADOSH, involving evaluations of our compliance with established safety protocols. We also monitor our sites 24x7 and we have an internal portal where employees can submit real-time feedback regarding facilities.

Regarding your question about land expansion north of SR74, TSMC Arizona has indeed evaluated this option, but our assessment confirmed it is not viable. First, tracts of this land are part of the Ben Avery Recreation Area, owned by the State of Arizona (not Arizona State Land) and managed by the Arizona Game and Fish Department. This Recreation Area is not for sale, and the Ben Avery Shooting Range requires additional buffering from other uses. Second, the state land immediately west of the Ben Avery Recreation Area contains multiple flood zones and floodways, meaning development would require substantial disturbance to existing desert washes and significant regional infrastructure for flood control.

Sincerely,
TSMC Arizona

From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Thursday, November 13, 2025 4:48 PM
To: tsmc_azinfo
Subject: [EXT] Re: A Letter from TSMC Arizona to Stetson Valley Owners Association

[External: This email is from an external source. Do not click links or open attachments unless you acknowledge the sender and content]

Thank you for reaching out and for the offer to provide additional information. Could you

please provide the discharge sampling results that support the statement, “*There are no harmful chemicals in water discharged*” in Arizona? We would like to see the monitoring data for pollutants such as metals, fluorides, organics/SVOCs, PFAS, etc. and anything else you are monitoring discharged water for. We would also like to request the same information for what's being released into the air in Phoenix.

In addition, community members have raised concerns about fatal accidents and ADOSH citations that we understand TSMC has experienced during its short time in Arizona. Are you able to clarify what occurred and explain how similar incidents would be prevented at a site located so close to the Sonoran Preserve and our homes? We understand that Intel's campus has also experienced industrial accidents.

Finally, is there a reason the company is not seeking to expand north of the 74 freeway, where large tracts of land exist that were not designated for preservation and where an expansion would not threaten the character of communities that have been established for nearly two decades? We are frequently receiving this question from concerned community members and do not have an answer.

Thank you,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com

From: tsmc_azinfo <tsmc_azinfo@tsmc.com>
Sent: Thursday, November 13, 2025 9:57 AM
To: Board <board@stetsonvalleyoa.com>
Subject: A Letter from TSMC Arizona to Stetson Valley Owners Association

Dear Members of the Board of Stetson Valley Owners Association,
We wanted to reach out directly from TSMC Arizona to address some of the concerns that have been raised by you and members of the community that you represent with regards to our participation in NorthPark. This letter is attached in PDF for distribution to your members – and also pasted below should anyone have difficulty with the attachment.
Thank you for your service to the Stetson Valley community – where many of our own employees live today. And thank you for the thoughtful questions that have been raised throughout this process.

Sincerely,
TSMC Arizona

###

November 13, 2025

Members of the Board
Stetson Valley Owners Association

Dear Board Members,

On behalf of TSMC Arizona, thank you for your service to the Stetson Valley community. We have over 3,000 employees today and many live in your community. We are grateful that they have neighbors who share our commitment to living and working in a clean and safe environment.

We understand that some concerns have been raised related to TSMC Arizona's role in NorthPark and how advanced manufacturing would fit within its Innovation Corridor. Please be assured, we have been listening to the Stetson Valley comments and wanted to take this moment to address them directly. Specifically, we want to address the following concerns: **proximity of manufacturing facilities to residential neighborhoods, environmental impacts and related safety concerns, water use and conservation, and traffic safety.**

- **Advanced manufacturing facilities and residential neighborhoods.** Intel's campuses in Chandler have been in existence for more than 40 years with residential subdivisions immediately to its north, east, and west. Intel's Ocotillo campus is surrounded by thousands of homes within a one-mile radius. TSMC also operates a US manufacturing facility (or "fab") in the state of Washington with two K-12 schools close to the campus. Numerous other major semiconductor facilities across the U.S. are situated near residential areas. For neighbors in communities that are adjacent to NorthPark, the perimeter of the Innovation Corridor and the closest homes in established communities are at least one mile apart.
- **Commitment to minimal environmental impact.** TSMC's advanced chip fabs require the purest of components and stringent protocols. This means that whether it's the air outside of our facilities or the water we drink, safety and cleanliness are paramount.
 - **Responsible chemical use and waste disposal** - Over TSMC's nearly 40-year history, we've developed industry-leading processes to ensure that nearly anything that doesn't go in our final products – the chips – is either reused, recycled or recovered for secondary use. Chemicals that we cannot recycle or recover are transported off our site and taken to designated out-of-state waste disposal facilities with state and federal oversight. The transportation routes are also government regulated and waste transport off our TSMC Arizona campus today goes directly to the I-17 from Dove Valley Road. No chemical transport would go through residential neighborhoods or through NorthPark.
 - **PFAS mitigation** - TSMC has made progress in the substitution of photoresists based on long-chain PFAS compounds since 2006, and will continue to collaborate closely with suppliers in the development of material substitutes. As mentioned above, all chemicals are carefully packaged, removed from our site, and transported to facilities with government oversight outside of the state of Arizona.
 - **Responsible water use** - TSMC Arizona currently recycles 65% of used water through in-house water recycling systems. This allows us to reuse water in our site chillers and air scrubbers. We are currently constructing an Industrial

Reclamation Water Plant (IRWP) which will enable us to recycle 90% or more water, putting this critical element back into our chipmaking process.

- **Advanced water treatment** - TSMC has integrated advanced water treatment technologies in its operations to ensure that wastewater is separated and treated to meet stringent environmental standards before being discharged and removed from the TSMC Arizona site. There are no harmful chemicals in water discharged. We also follow City of Phoenix's strict discharge guidelines and water quality limits with our Water Discharge Permit.
- **Rigorous environmental oversight** –Superfund sites tied to the semiconductor industry were primarily from operations in the 1970s and 1980s when environmental regulations and disposal practices were less stringent. Modern semiconductor fabs employ rigorous environmental controls, including sophisticated waste treatment, monitoring, and containment systems, to prevent the types of leaks and spills that led to Superfund sites more than 40 years ago.
- **Strict compliance with air permitting requirements** - TSMC Arizona regularly consults with state, local and federal regulatory bodies to ensure clarity about necessary permits for emissions-generating units, and what can and cannot be done during site preparation and construction stages. TSMC Arizona strictly follows the permitting processes as outlined within regulations and obtains all necessary permits before starting construction on any structure and emission-generating unit.
- **Supporting safe streets and walkways for children and pedestrians.** TSMC Arizona supports measures by the City of Phoenix that will help keep streets and walkways safe for children and pedestrians. While specific site plans are still being reviewed, the NorthPark partners have been working with the City of Phoenix on site design requirements which will route truck trips to the adjacent freeways and limit turning movements that would allow trucks into the area south of the Central Arizona Project canal.
- **NorthPark is envisioned as a complete community** with commercial, employment and residential uses, all connected with significant open space and Preserve land. Enhanced quality of life is central to the ethos of this community. The Innovation Corridor, along with other parts of NorthPark, will offer employment opportunities with residential communities nearby, helping to alleviate the stress of lengthy commutes and time away from home.

We hope we have addressed the concerns raised. If you have follow-up questions, we invite you to reach out via tsmc_azinfo@tsmc.com. As neighbors to your north for the last four years, we want to have an open dialogue as we chart the next stage of smart growth in north Phoenix – together.

Sincerely,
TSMC Arizona

TSMC PROPERTY

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Sarah Stockham

Subject: RE: Please Oppose NorthPark as Proposed and Support Some Common Sense Requests

From: Dave B <davebishop09phx@gmail.com>

Sent: Sunday, December 14, 2025 7:20:49 AM

To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; engage@az.gov <engage@az.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>

Subject: Please Oppose NorthPark as Proposed and Support Some Common Sense Requests

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Dear Mayor Gallego and Members of the Phoenix City Council,

My family and I are Phoenix residents living near the proposed NorthPark area, and I'm writing to request you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental responsibility. Our neighborhood is supportive of responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We moved to this home in 2007 attracted to the beauty surrounding mountains and desert areas. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process.

In particular, we respectfully ask that you:

- 1 Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.
- 2 Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community relies on for recreation and open space.
- 3 Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety. This is our main road in and has ended at the canal.

Below is additional detail on each of these requests.

1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands

We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in close proximity to existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible

with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the City:

- Remove or significantly limit heavy industrial uses south of the Loop 303
- Ensure that any future uses are clearly compatible with long-term neighborhood livability, not just short-term development goals or pressures.

2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat

The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents.

In particular, the two small parcels south of Pyramid Peak are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space.

Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley

One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area.

In particular, we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently, and that it not be widened to six lanes in the future.

A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on.

We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests. They would:

- Allow for meaningful economic development and growth;
- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to oppose the NorthPark proposal in its current form and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,

David Bishop
Resident of Stetson Valley
davebishop09phx@gmail.com

From: [Edgar Rodriguez](#)
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, December 15, 2025 2:13:32 PM

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

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Dear elected officials,

I am a homeowner in North Phoenix and I have enjoyed the tranquility, open spaces and nature areas available around the Stetson Valley community, for over 10 years since we moved into the area. As an avid hiker and mountain bike rider, I have enjoyed, with my family and friends, the wonderful area known as Biscuit Flats or North Park. Being fond of photography, I've made it a habit to take a single picture of each day that I spend in the area; you can see some of those pictures in [this photo album \[photos.app.goo.gl\]](#) [\[photos.app.goo.gl\]](#) which, collectively, do a decent job of documenting the flora, fauna and natural rock formations that form part of the area, and that will disappear if this proposed rezoning is approved.

It's hard to grasp the severe loss of the beautiful saguaros, cholla, ocotillo, bushes, snakes, lizards, owls, tortoises, bobcats, roadrunners, coyotes, javelinas, hares, burros and cows, all of which I have encountered, and most of which I have photographed, unless you are directly affected by it, but I can assure you, as a resident that frequents the area 2-3 times per week, the potential loss of flora and fauna is massive. Just glance through the photo album and you will be able to appreciate how vast and beautiful it is.

I urge you to deny the proposed rezoning.

With respect,

Edgar Rodriguez, Stetson Valley homeowner and resident since 2013

From: [Gary Akard](#)
To: [PDD Long Range Planning](#)
Subject: North Park
Date: Sunday, December 14, 2025 9:25:39 AM

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Phoenix City Council:

We are homeowners and residents of Stetson Valley subdivision, we live south of the planned development at North Park.

We have concerns and objections to the proposed industrial use in our residential neighborhood. Our peaceful neighborhood was never meant to be converted to a "mixed" use location with heavy industrial development.

We also object to building on the Sonoran Preserve between Pyramid Peak and the CAP instead of preserving this area for hiking, biking, and play areas and wildlife habitat, converting open natural desert space to high density housing, traffic and asphalt and concrete.

Lastly we object to converting 51st Ave, aka Stetson Valley Parkway into 6 lanes that will present a hazard for children crossing these roads daily to get to school and parks. It will also increase traffic noise and congestion in a residential neighborhood with truck and heavy equipment cut-throughs.

Please vote no on these changes to the original plan put forth by Pulte and TSMC. There's an abundance of developable space north of the 303 for industrial use.

Thank you,

Gary and Paula Akard
26919 N 54th Ave
Phoenix, AZ 85083
garyakard@garyakard.com
mobile 623-523-4751

From: joetta.chapman
To: PDD North Gateway VPC; Adrian G Zambrano; Council District 1 PCC; Sarah Stockham; Racelle Esgalar; Mayor Gallego; Council District 2 PCC; Council District 3 PCC; Council District 4; Council District 5 PCC; Council District 6 PCC; Council District 8 PCC; PDD Long Range Planning
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, December 14, 2025 4:10:50 PM

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Hello,

I have been a resident of Stetson Valley for 17 years.

I have also attended numerous meetings regarding the above referenced rezoning request.

Unfortunately, the dozens of TSMC lawyers and representatives have made it clear their purpose is to push non-stop that this project will be wonderful for our entire state.

The reality is the "ever changing" TSMC plans for this property have now expanded to request zoning change to allow virtually "anything" to be allowed on that property regardless of impact to the local homeowner communities, the current wildlife and the overall environmental toll.

Before you cast your vote.....I please consider the lives human and animal that will be impacted.

No Heavy Industrial in NorthPark

Keep 51st Avenue to 4 lanes of traffic only (2 lanes north and south)

Save Sonoran preserve buffer between Pyramid Peak and Central Arizona Project (CAP) canal

Thank you for reading this request and "voting no" to this zoning change request.

Joetta Chapman

From: [kent mcgowan](#)
To: [PDD Long Range Planning](#)
Subject: Fwd: Automatic reply: I oppose Northpark
Date: Sunday, December 14, 2025 9:45:42 PM

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I OPPOSE NORTHPARK but you are not recording some of the public comments because a city employee is on vacation.

Kent

----- Forwarded message -----

From: **Adrian G Zambrano** <adrian.zambrano@phoenix.gov>
Date: Sat, Dec 13, 2025 at 2:23 PM
Subject: Automatic reply: I oppose Northpark
To: kent mcgowan <4kentmcgowan@gmail.com>

Hello,

I will be out of office from Friday, December 12 through Thursday, December 18. If you need immediate assistance, please email pdd.longrange@phoenix.gov. Otherwise, I will respond to your email upon my return on Friday, December 19.

Thank you,

Adrian Zambrano, Planner II - Village Planner

City of Phoenix

Planning and Development Department

Planning Division, Long Range Planning

From: [Louise Wild](#)
To: [Ann M O'Brien](#); [Council District 1 PCC](#); [Mayor Gallego](#); [Mayor Gallego](#)
Cc: [PDD Long Range Planning](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#)
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, December 14, 2025 2:54:02 PM

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Good afternoon,

As a homeowner in North Phoenix (Stetson Valley), I 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, as is, as modifications are needed to protect the health and safety of the surrounding residential community and protect the Sonoran Preserve and its wildlife. Key concerns include:

- Potential exposure to hazardous chemicals. I have lived in the Phoenix metropolitan area for over 50 years and have seen numerous instances of accidents that released hazardous levels of airborne chemicals into surrounding communities, and regulation and testing of routine emissions is sporadic at best. Only after-the-fact are these events discovered, once the damage has already been done, and the air, soil and groundwater are already contaminated. Therefore, practically speaking, we cannot rely on assurances from the manufacturers or the city that this is not going to happen. These events cause long-term health effects for individuals, destroy property values, and leave community members in class-action lawsuits that only ultimately benefit attorneys. Please limit the amount of area that could be used for manufacturing that includes the use of hazardous chemicals to prevent this.
- Over-development of the land between Stetson Valley and the 303. I realize that additional housing it needed as Phoenix is a growing area, and in contrast to others, I'm not concerned about the housing density, but I am concerned about development destroying the nature of the land, housing covering every square inch of the land, including every hill, and forcing all the wildlife out of the area. Please ensure that a significant amount of the land, including all the hills, are left undeveloped so that the desert can continue to thrive and the development will not be an eyesore.
- Industrial traffic. Please do not increase the number of lanes in Stetson Valley Parkway and 51st Avenue north of Happy Valley Rd. and limit them to residential traffic only.

I urge you to deny this rezoning request and insist on modifications that will help ensure the health and safety of the community, the desert and its wildlife.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Thank you.

Kind regards,
Louise Wild
25914 N. 56th Dr. Phoenix.

Sarah Stockham

Subject: RE: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

From: Maggie Umlauf <maggieut25@hotmail.com>

Sent: Sunday, December 14, 2025 4:56:52 PM

To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; engage@az.gov <engage@az.gov>

Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

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Dear Mayor Gallego and Members of the Phoenix City Council,

My family and I are Phoenix residents living near the proposed NorthPark area, and I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship.

Our neighborhood is eager to support responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process.

In particular, we respectfully ask that you:

- 1. Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.**
- 2. Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community relies on for recreation and open space.**
- 3. Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety.**

Below is additional detail on each of these requests.

1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands

We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in close proximity to existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the City:

- **Remove or significantly limit heavy industrial uses south of the Loop 303**
- **Maintain appropriate buffer zones and transitional uses** between any employment or industrial areas and residential areas
- **Ensure that any future uses are clearly compatible with long-term neighborhood livability**, not just short-term development goals or pressures.

2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat

The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents.

In particular, the **two small parcels south of Pyramid Peak** are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space.

Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley

One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area.

In particular, **we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently**, and that it not be widened to six lanes in the future.

A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on.

We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests. They would:

- Allow for meaningful economic development and growth;
- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to **oppose the NorthPark proposal in its current form** and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,

Maggie Umlauf
Stetson Valley
Phoenix, AZ 85083

623-707-3912

From: [Amanda Chapman](#)
To: [engage@az.gov](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); [Racelle Escolar](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#); [PDD Long Range Planning](#)
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, December 15, 2025 10:17:18 PM

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Dear Mayor Gallego and Member of the Phoenix City Council,

I am writing to voice my firm opposition to the proposed North Park Development in North Phoenix. While I recognize the value of economic growth, this proposal represents reckless planning that puts public health, community safety, and protected desert land at risk. Development of this scale belongs north of Loop 303, not embedded beside long-established neighborhoods, schools, and Sonoran Preserve land.

Locating TSMC's so-called "Innovation Corridor" adjacent to residential communities raises serious concerns. Phoenix has already experienced the consequences of semiconductor manufacturing placed too close to where people live. Past contamination tied to Motorola facilities in Phoenix and Scottsdale resulted in widespread groundwater pollution from solvents such as TCE, a probable human carcinogen, causing long-term health impacts for residents. Ignoring those lessons would be irresponsible.

Safety is another major concern. Families in Stetson Valley would be forced to send their children across a high-volume, 4–6 lane roadway along 51st Avenue to reach Inspiration Mountain School. I encourage decision-makers to visit the area, walk the route with these families, and consider whether increased traffic, industrial proximity, and loss of open space are acceptable risks to impose on children for the sake of expediency or profit.

Additionally, the economic benefits being cited deserve closer scrutiny. TSMC's Arizona operations have faced growing criticism for limited local hiring, with reports indicating that roughly half of its workforce has been brought in from Taiwan. This raises legitimate questions about whether Arizona residents are truly benefiting from the promised job creation. Local schools have already had to adapt classrooms and resources to support the influx of non-English-speaking students tied to temporary relocations, further straining community infrastructure.

This proposal also directly contradicts the Sonoran Preserve Master Plan established in 1998. That plan was created to safeguard the ecological integrity and natural character of the Sonoran Mountain Preserve. Allowing the North Park Development to move forward would permanently damage land that generations of residents have worked to protect and preserve.

As a registered voter who participates in every election, I pay close attention to whether my representatives prioritize community well-being over corporate interests. Many residents are watching closely and expect leadership that protects public health, safety, and our shared

natural resources.

Arizona deserves thoughtful, sustainable development, development that respects existing communities, honors conservation commitments, and places industrial growth where it belongs. I strongly urge you to keep TSMC development north of Loop 303 and to reject or significantly revise the North Park Development to preserve the Sonoran Mountain Preserve as it was intended.

This is a great opportunity to do the right thing for this Arizona community and VOTE NO. Chandler just did it, so can Phoenix.

Stetson Valley Community Member,

Amanda Chapman

From: [Amanda McGowan](#)
Subject: Part of Loop 303 closed after fatal semi-truck rollover crash near TSMC in Phoenix
Date: Monday, December 15, 2025 11:13:04 AM
Attachments: [Loop 303 closed after semi-truck rollover crash in Phoenix.pdf](#)

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Mayor Gallego and Members of the City Council,

We are writing to formally reiterate and document our serious, unaddressed concerns regarding the proposed changes to our neighborhood roadway and the surrounding land-use decisions that directly affect the safety and wellbeing of our community.

Our neighborhood road- currently a place where children cross daily to get to school- is slated to become a six-lane roadway that would allow semi-truck traffic. This is deeply alarming and our Councilperson had reassured us she was doing everything she can to keep it to 4 lanes, which we now know is not true. Our concerns are not hypothetical. This morning, a semi-truck rolled over on Loop 303, blocking the freeway and forcing all traffic to exit at 51st Avenue. This real-world incident demonstrates exactly what we have been warning about.

In the future scenario being proposed, when Loop 303 traffic is diverted, the failure to first connect 67th Avenue would mean that diverted traffic- including semi-trucks- would be forced directly through our residential community. This is not only poor planning, it creates an obvious and avoidable safety hazard for families, children, pedestrians, cyclists, and school traffic.

We ask you to seriously consider the consequences of an incident occurring not on the freeway, but in the middle of our neighborhood. What happens if a semi-truck overturns on this road? What if that truck is carrying hazardous materials? What is the emergency response plan if there is a release of toxic or hazardous gases in the heart of a residential area with schools, libraries, parks, and homes nearby?

We have repeatedly asked whether any modeling has been conducted regarding accidental hazardous material or gas releases associated with the proposed heavy industrial uses. To date, we have received no answers. Has any modeling been performed? If so, what evacuation timelines would residents face? Minutes matter in these scenarios, particularly when children are present at schools, parks, or libraries.

The absence of clear, transparent answers is unacceptable.

It is entirely irresponsible to place more than 500 acres of heavy industrial uses involving hazardous gases immediately adjacent to established neighborhoods- then claim they are adequately “buffered” by community parks where children play. Parks are not industrial buffers. Schools and libraries are not compatible neighbors for hazardous industrial operations.

We urge you to reconsider the direction this planning has taken. The expansion of TSMC and similar heavy industrial uses should remain north of the Loop 303 freeway, with the freeway itself serving as the appropriate buffer it was always intended to be.

Likewise, Northpark should remain what the General Plan clearly envisioned: a residential area with some true commercial and mixed-use development- actual commercial uses that serve residents. It was never intended to become a so-called “commerce park” dominated by heavy industrial uses and 225 foot tall structures so poorly disclosed that even experienced land commissioners were confused about what was being proposed.

Accidents are never part of the glossy plans-but they happen every day, as this morning’s rollover made clear. Planning as if they won’t occur does not make our community safer; it simply shifts the risk onto families who never consented to bear it. We ask you not to gamble with the safety of our neighborhoods or the Sonoran Preserve by approving development that assumes a perfect world and reassurances from TSMCs own experts instead of preparing for the real one.

We are asking you, as our elected officials, to act as responsible leaders. Please prioritize public safety, transparent planning, and the long-term health of our community over rushed or ill-conceived development decisions. Our neighborhood, our children, and our future deserve better.

Sincerely,

-Amanda McGowan
SVOA Board President

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

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ARIZONA TRAFFIC

Part of Loop 303 closed after fatal semi-truck rollover crash near TSMC in Phoenix

Dec 15, 2025, 6:39 AM | **Updated:** 10:42 am**BY KEVIN STONE**

KTAR.com senior editor



2

PHOENIX – Part of Loop 303 is closed near the TSMC Arizona campus in north Phoenix after a fatal semi-truck rollover crash on Monday morning, authorities said.

RELATED STORIES**KTAR Traffic Center: Map, alerts, latest news**

A commercial truck pulling a trailer rolled over on southbound/westbound Loop 303, about 2 miles east of Lake Pleasant Parkway, around 5:35 a.m., according to the Arizona Department of Public Safety.

All southbound/westbound traffic had to exit [at 51st Avenue near the TSMC campus](#) during the cleanup and investigation, according to the Arizona Department of Transportation.

It is unclear how long the roadway will be blocked. Motorists are advised to expect delays or avoid the area.

No other details were immediately available.

Get the latest KTAR News 92.3 FM [traffic alerts](#) sent straight to your phone by texting “TRAFFIC” to 620620.

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NEWSLETTER

Sarah Stockham

Subject: RE: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

From: Catherine Middendorf <catherine@middendorf.com>

Sent: Saturday, December 13, 2025 9:27:22 AM

To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; engage@az.gov <engage@az.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>

Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

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Dear Mayor Gallego and Members of the Phoenix City Council,

My family and I are Phoenix residents living near the proposed NorthPark area, and I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship.

Our neighborhood is eager to support responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process.

In particular, we respectfully ask that you:

- 1. Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.**
- 2. Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community relies on for recreation and open space.**
- 3. Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety.**

Below is additional detail on each of these requests.

- 1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands**

We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in close proximity to existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the City:

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2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat

The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents.

In particular, the **two small parcels south of Pyramid Peak** are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space.

Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley

One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area.

In particular, **we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently**, and that it not be widened to six lanes in the future.

A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on.

We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests. They would:

- Allow for meaningful economic development and growth;

- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to **oppose the NorthPark proposal in its current form** and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,

Catherine Middendorf

From: [Amanda McGowan](#)
To: [PDD Long Range Planning](#)
Subject: Fw: TSMC will require more power than ALL of the homes in Phoenix - Vote NO on NorthPark/TSMC
Date: Monday, December 15, 2025 10:24:16 AM

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From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Monday, December 15, 2025 10:18 AM
To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 6 PCC <district6@phoenix.gov>; phoenix-gov <council.district.7@phoenix.gov>; council.district8@phoenix.gov <council.district8@phoenix.gov>; az.gov <engage@az.gov>; tony.motola@phoenix.gov <tony.motola@phoenix.gov>; Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: TSMC will require more power than ALL of the homes in Phoenix - Vote NO on NorthPark/TSMC

Dear Mayor and Phoenix City Council Members,

TSMC is projected to use 1000 MG of power with six fabs and support.

1 MG will power approximately 750 homes.

1000 MG x 750 = 750,000 homes.

Number of homes in Phoenix is approximately 670,000.

The existing plant with 3 fabs is plenty. Please Stop.

Thank You

David Nielsen

Sources -

1. Arizona Republic Article May 15, 2025 "Arizona grid must double or thousands more will die when the power goes out".
2. Multiple online searches for number of homes in Phoenix.

From: [Stout House](#)
To: [engage@az.gov](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); [Racelle Escolar](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#); [PDD Long Range Planning](#)
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, December 15, 2025 1:15:13 PM

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To Whom It May Concern:

I am writing to express serious concern about the actions taken concerning the Zoning Commission meeting regarding North Park. The City **tripled the acreage for potential semiconductor manufacturing** through a **last-minute staff memo** handed to commissioners as the last meeting began.

There was **no notice, no explanation, and no opportunity for residents to respond**—only seventeen pages of sweeping changes introduced without transparency. For a matter of this magnitude, such a process is unacceptable and erodes public trust.

I have **attended every meeting and submitted multiple letters** regarding this project. Despite staying engaged from the beginning, I—and the entire community—were blindsided. Even an industry professional on the Commission openly admitted confusion about what the applicant actually intends to build. If the experts can't get clarity, how can the community possibly feel anything but misled?

If **residential homes** are planned, that is one thing. But **semiconductor manufacturing is entirely different**, especially when placed **within close proximity to established neighborhoods**. The industrial intensity, traffic demands, environmental impacts, and long-term community risks are incompatible with our residential setting.

Moreover, **safety on our streets is already a daily concern**. Adding more lanes and more vehicles will make conditions worse—putting families and children at greater risk. Expanding capacity without proper protections is irresponsible and dangerous.

To protect our neighborhoods and restore public confidence, I strongly urge the following actions:

1. **Remove all industrial zoning, including semiconductor manufacturing, from the North Park project.**
2. **Permanently cap the roadway at four lanes.**
3. **Designate Stetson Valley Parkway as a “No Thru Trucks” route** to protect residents and maintain neighborhood safety.
4. **Require a full connection of Dixileta to the I-17**, reducing pressure on Stetson Valley

and preventing unnecessary traffic diversion.

5. Preserve the Sonoran Preserve buffer between our neighborhoods and Pyramid Peak—an essential protection for both residents and the environment.

These are not extreme requests—they are the minimum needed to ensure responsible planning, safety, and transparency. The sudden, unexplained zoning expansion has damaged community trust. Your leadership is needed now to correct the course and ensure development aligns with what was promised and what is safe.

Our community deserves honesty, clarity, and a meaningful voice in decisions that will shape our future for decades.

Thank you for your immediate attention.

Sincerely,

Erica Stout

27505 N. 51st Ln

From: eisenbergmarilyn52@icloud.com
To: engage@az.gov; [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); [Racelle Escolar](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#); [PDD Long Range Planning](#)
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, December 15, 2025 3:28:35 PM

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To NorthPark Decision Makers:

As a resident of Stetson Valley Ranch I say NO to NorthPark.

NorthPark is too big, too dense, and too dangerous for our community. We support smart growth- but this plan puts thousands of new cars on roads that are already over capacity, without the infrastructure or safety improvements to handle them. We encourage families with children to bring their children with them. The traffic study as submitted does not provide for a safe crossing for the elementary school and would allow semi-trucks to cut through our community.

I demand (3) things:

NO HEAVY INDUSTRIAL IN NORTHPARK
KEEP 51st AVE. TO 4 LANES
SAVE SONORAN PRESERVE BUFFER BETWEEN PYRAMID PEAK & CAP

Sarah Stockham

Subject: RE: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

From: Tom Roberts <azt101748@gmail.com>

Sent: Monday, December 15, 2025 12:13:06 PM

To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; engage@az.gov <engage@az.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>

Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

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From: Tom <azt101748@Hotmail.com>

Sent: Monday, December 15, 2025 12:58 PM

To: council.district.1@phoenix.gov <council.district.1@phoenix.gov>; council.district.2@phoenix.gov <council.district.2@phoenix.gov>; council.district.3@phoenix.gov <council.district.3@phoenix.gov>; council.district.4@phoenix.gov <council.district.4@phoenix.gov>; council.district.5@phoenix.gov <council.district.5@phoenix.gov>; council.district.6@phoenix.gov <council.district.6@phoenix.gov>; council.district.7@phoenix.gov <council.district.7@phoenix.gov>; tony.motola@phoenix.gov <tony.motola@phoenix.gov>; engage@az.gov <engage@az.gov>; adrian.zambrano@phoenix.gov <adrian.zambrano@phoenix.gov>

Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

Dear Mayor Gallego and Members of the Phoenix City Council,

My family and I are Phoenix residents living near the proposed NorthPark area, and I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship.

Our neighborhood is eager to support responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process.

In particular, we respectfully ask that you:

- 1 Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.
- 2 Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community relies on for recreation and open space.
- 3 Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety.

Below is additional detail on each of these requests.

1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands

We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in close proximity to existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the City:

- Remove or significantly limit heavy industrial uses south of the Loop 303
- Maintain appropriate buffer zones and transitional uses between any employment or industrial areas and residential areas
- Ensure that any future uses are clearly compatible with long-term neighborhood livability, not just short-term development goals or pressures.

2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat

The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents.

In particular, the two small parcels south of Pyramid Peak are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space.

Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley

One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area.

In particular, we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently, and that it not be widened to six lanes in the future.

A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on.

We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests. They would:

- Allow for meaningful economic development and growth;
- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to oppose the NorthPark proposal in its current form and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,
Tom Roberts
[\[google.com\]](http://[google.com])
623-326-8796
[1874 W. Morse Dr. \[google.com\]](http://1874 W. Morse Dr. [google.com])
[Anthem, AZ 85086 \[google.com\]](http://Anthem, AZ 85086 [google.com])

From: [Amanda McGowan](#)
Subject: Fw: Arizona State Land Department - Case No. 00040976
Date: Tuesday, December 16, 2025 12:34:19 PM

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Mayor Mayor Gallego, Members of the City Council & Governor Hobbs,

I write on behalf of concerned neighbors to state clearly and emphatically: environmental review has not been completed for the proposed rezoning/sale of the 540 acres of Arizona State Trust Land intended for semiconductor development, and it should be completed before the ASLD land disposition or any rezoning is approved.

This is not a technicality. A project of this scale is water-intensive, will use hazardous process chemicals, and can create long-term air, noise, traffic, and hazardous-materials risks to surrounding neighborhoods and the Sonoran Preserve. Neighbors have not been given basic information about emergency evacuation plans or the footprint of areas at risk in an accidental chemical release. Rather than demanding full, transparent environmental and emergency-planning analyses now, the process appears rushed - privileging the developer's timeline over resident safety and community stewardship.

We continue to request:

1. A full, public environmental review (at minimum an EA and, if warranted, a full EIS) addressing water use, air emissions, hazardous materials, waste management, traffic, biological and cultural resources, and cumulative impacts.
2. A complete emergency response and evacuation analysis identifying zones at risk from accidental release scenarios and clear, published evacuation protocols for nearby neighborhoods.
3. All ASLD due-diligence reports (Phase I ESA, cultural resources, drainage/geotechnical studies) and any federal/state permit applications or funding commitments that trigger NEPA or other environmental review.

Please acknowledge receipt of this letter and confirm that this lack of environmental study and the community's opposition will be documented in the official case file. We expect the City to put resident safety and transparency ahead of any rush to

accommodate private timelines.

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165
StetsonValleyOA.com [[stetsonvalleyoa.com](http://StetsonValleyOA.com)]

----- Forwarded message -----

From: **Nancy Garcia** <ngarcia@azland.gov>
Date: Tue, Dec 16, 2025 at 10:44 AM
Subject: Arizona State Land Department - Case No. 00040976

Dear Mr. McGowan:

Thank you for contacting the Arizona State Land Department. In regards to your request submitted through the above-referenced case for "...the *Environmental Impact study for Application 53-126033*", there are no records responsive to this request.

Thank you,

Nancy



Nancy Garcia

Administrative Procedures & Information Section Manager

[1110 W. Washington St](http://1110WWashingtonSt) [google.com]

[Phoenix, AZ 85007](http://PhoenixAZ85007) [google.com]

602-542-2504

land.az.gov [land.az.gov] | Facebook [facebook.com] | [Twitter/X](http://TwitterX) [twitter.com]

Sarah Stockham

Subject: RE: NorthPark proposal - oppose

From: Bob Saigh <bsaigh@aol.com>

Sent: Tuesday, December 16, 2025 2:10:43 PM

To: Mayor Gallego <mayor.gallego@phoenix.gov>; Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>; pddlongrange@phoenix.gov <pddlongrange@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; engage@az.gov <engage@az.gov>

Subject: NorthPark proposal - oppose

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Mayor Gallego and Mmbers of the Phoenix City Council,

I write in support of the December 11, 2025 emailed letter (attached below) sent to you by Maggie and Jim Umlauf opposing the NorthPark development as it's currently proposed.

I'm a nine-year resident of the far northwest community of Stetson Hills, and I've followed the NorthPark proposal for months online, in news reports and by attending informational, and Village Planning Committee meetings in-person, and the Planning and Zoning Commission's meeting virtually.

As with other recent developments near where I live, I'm generally concerned with their impact on "quality of life," including environment (water, air, noise, desert landscape), safety, traffic, density, infrastructure (roads, sewers, traffic and street lights, bike lanes, sidewalk, shade), public services and enforcement, all of which seem to me now to be shaky, stretched thin, over-burdened, at-risk and compromised.

I'll soon be 80-years old, knock wood, and all my life I've been a part of post-WWII "progress" in the Midwest (IL, WI, IN, MN), Deep South (GA) and now the Far Southwest. It's certainly been interesting, much of it was needed, and much of it's been thoughtless and permanently damaging, serving particular interests and not necessarily the well-being of cities, communities and people.

I see this tired, unwelcome rerun in the current NorthPark proposal and in the uncomfortable, hurried and incomplete way in which it's before you, as described in the

last three paragraphs of the Umlaufs' letter. The public committee-commission process has not indicated that it's sufficiently aware of, much less responsive to, the genuine, actual concerns of residents - particularly those in Stetson Valley - near the NorthPark site.

The process has not been one in which a strong, consistent public-entity advocate for residential neighborhoods has emerged. As the Umlaufs state, "We are asking you (the City Council) now to be that advocate - to ensure our community is heard and meaningfully considered in this decision."

I join them and their request for responsible and safe growth that is transparent, responsive and respectful to neighbors. Please make that a standard for NorthPark and for all future Phoenix developments.

Thank you for your consideration and service to Phoenix.

Bob Saigh (president, Stetson Hills Homeowners Association)
25242 N. 44th Dr.
Phoenix, AZ 875083-1689
630/624-3546, m/t
bsaigh@aol.com

Umlauf letter is below ...

From: Jim U <jimumlauf@gmail.com>
Subject: Please Oppose NorthPark as Currently Proposed
Date: December 11, 2025 at 3:10:35 PM MST
To: council.district.1@phoenix.gov, council.district.2@phoenix.gov, council.district.3@phoenix.gov, council.district.6@phoenix.gov, council.district.7@phoenix.gov, tony.motola@phoenix.gov, adrian.zambrano@phoenix.gov, engage@az.gov, council.district.5@phoenix.gov, council.district.4@phoenix.gov

Dear Mayor Gallego and Members of the Phoenix City Council,

I am asking you to oppose the NorthPark development as it is currently written and proposed. I have been involved in this process since 2024 and have watched the proposal evolve over time. While I understand that growth is coming, the current plan places an unreasonable share of the burden on existing neighborhoods and open space south of the Loop 303.

Keep TSMC manufacturing north of the 303

The single biggest concern is the new introduction of heavy industrial manufacturing south of the 303. Our neighborhood believes this is wholly inappropriate. There is a significant amount of state trust land available in the broader area, particularly along the 74 and 303 corridors, that could accommodate expansion without pushing heavy industrial uses directly toward established neighborhoods.

We've heard a variety of shifting explanations for why other sites supposedly cannot be used: vibrations, lack of sewer, lack of infrastructure, or the need to develop State Route 74 first. Yet TSMC has already been built directly next to a freeway, and the areas being discussed north and northwest are already under active or planned development. The reality is that there is **ample land** for TSMC and related uses to expand **north of the 303** without encroaching on neighborhoods and the planned Sonoran Preserve.

The land south of the 303 has always served as a critical buffer. We understand it will eventually be developed, but it should be developed responsibly. We need a meaningful buffer between heavy chemical and industrial uses and our homes. The Loop 303 is the logical and effective buffer. Please keep TSMC and heavy industrial manufacturing **north of the 303**.

Keep 51st Avenue at Four Lanes – Plans Can and Should Change

Second, I ask you to **keep 51st Avenue at four lanes**. There is no practical or community-based justification for turning 51st Avenue into a six-lane arterial through Stetson Valley.

Today, 51st Avenue through Stetson Valley is four lanes. South of Happy Valley, it narrows to two lanes and then dead-ends into Pinnacle Peak. There is no continuous, logical traffic flow that would warrant forcing a six-lane roadway through an established residential neighborhood. In contrast, **67th Avenue is a far better through corridor**:

- It already connects to the 101,
- It does not slice directly through the middle of a built-out neighborhood, and
- It is far better suited to handle increased regional traffic volumes.

We are repeatedly told that "51st Avenue was always planned to be six lanes." With respect, that explanation is not sufficient for what is being proposed now. Many elements of North Phoenix have changed dramatically from the original plans over the past decades. TSMC itself was **not originally planned to be south of the 303**, yet plans changed to accommodate new realities.

If plans can change to allow a massive industrial facility to move closer to neighborhoods, they can also change to protect those same neighborhoods. We should not treat "it was always planned this way" as a fixed excuse when we know that plans are updated all the time in response to new information, growth patterns, and community impacts.

A six-lane 51st Avenue would effectively bisect our community, invite higher speeds and cut-through traffic, and permanently damage the character and safety of the neighborhood that has grown here. This is very different from extending an already major arterial like 67th Avenue to North Park.

Please keep 51st Avenue through Stetson Valley permanently at **four lanes** and direct regional traffic and future expansions to more appropriate corridors such as 67th Avenue.

Preserve the planned Sonoran Preserve Parcels South of Pyramid Peak

Third, I urge you to **preserve the two Sonoran Preserve parcels south of Pyramid Peak**.

In 1998, the Phoenix City Council unanimously voted to designate this land as part of the Sonoran Preserve. Since then, residents have consistently used these parcels for hiking, biking, and recreation. They are not vacant, unused land; they are a heavily utilized, defining feature of this community.

These parcels are attractive to developers precisely because they are relatively flat and easy to build on, but that convenience for a developer does not outweigh the long-term loss to the public. There is significant other land available for homes and development; the developer can pursue those options and honor the original intent of these parcels as Preserve land.

This neighborhood was built around access to the Sonoran Preserve and these open spaces. That is how it has been marketed, how it has been used, and how residents have shaped their lives. That commitment should be respected.

Ten years from now, we are not going to regret that we did not “squeeze in” a few more houses. But we will absolutely regret it if we fail to protect enough open space and permanently lose Preserve land that was entrusted to the public. With the pace of growth in this area, once these parcels are gone, they are gone forever.

Finally, I want to reiterate: there is **a great deal of state trust land** along both the 74 and 303 corridors. We do not need to over-intensify this relatively small area with heavy industrial uses, six-lane neighborhood roads, and the loss of designated Preserve parcels.

We can develop this area intelligently—supporting jobs and tax base—without sacrificing buffers, open space, and neighborhood livability. NorthPark, as currently proposed, goes too far in the wrong direction.

I respectfully ask you to:

1. **Keep TSMC and heavy industrial manufacturing north of the Loop 303**, preserving it as a hard buffer between industrial uses and neighborhoods.
2. **Keep 51st Avenue in Stetson Valley permanently at four lanes**, and do not rely on “it was always planned that way” as justification when we know plans are regularly revised; instead, update the plan to reflect today’s built-out neighborhood and safety needs.
3. **Preserve the two Sonoran Preserve parcels south of Pyramid Peak**, honoring the 1998 Council decision and the community’s long-standing, active use of this land.

It has been very disappointing to see how this process has unfolded and the lack of leadership shown by some of our local elected officials. Communication to our neighborhood has been sparse, many times antagonistic, and has not reflected the level of transparency, diligence, or support that residents

deserve. We have tried, repeatedly, to engage in good faith and to find an advocate for our neighborhood, but so far we have not found one.

We are asking you now to be that advocate — to ensure our community is heard and meaningfully considered in this decision.

Please oppose the NorthPark proposal in its current form and require these changes so that growth in this area is responsible, safe, and respectful of existing residents and the Sonoran Preserve.

Thank you for your time and consideration.

Sincerely,

Jim Umlauf

From: [Chris Brewer](#)
To: [Racelle Esgalar](#); [Anna M Hernandez](#); [Council District 1 PCC](#); [Council District 8 PCC](#); [Ann M O'Brien](#); [Kesha Hodge Washington](#); [Jim Waring](#); [Council District 7 PCC](#); [Kevin L Robinson](#); [Mayor Gallego](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Debra W Stark](#); [Council District 2 PCC](#); [Council District 5 PCC](#); [Sarah Stockham](#); [Council District 6 PCC](#); [Betty S Guardado](#); [Council District 4](#)
Cc: [PDD Long Range Planning](#)
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, December 17, 2025 8:10:00 AM

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Dear Members of the Planning Commission, My family and I chose to move to Stetson Valley in 2020 precisely because of its peaceful character, low traffic volumes, and stunning mountain surroundings. These qualities have made it an ideal place to call home and raise our family.

I am deeply concerned and strongly opposed to the proposed rezoning of nearby land for industrial use. The introduction of industrial zoning would bring significant increases in traffic, heavy equipment operations, noise, and pollution. All impacts that would fundamentally alter and degrade the residential nature of our community.

This change would irreparably harm the quality of life, safety, and well-being of residents who selected Stetson Valley for its tranquil environment. For my family, it would create an untenable situation: we would feel compelled to relocate, yet current high interest rates make that financially unfeasible for us and many others in the neighborhood.

I respectfully but firmly urge you to reject the proposed industrial rezoning and preserve the residential integrity of Stetson Valley. Please prioritize the long-term health and livability of our established community over short-term development pressures.

Thank you for your time and careful consideration of our concerns.

Sincerely, Chris

Sarah Stockham

Subject: RE: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

From: cthurman@fsec.net <cthurman@fsec.net>

Sent: Tuesday, December 16, 2025 7:43:51 AM

To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; engage@az.gov <engage@az.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>

Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

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Dear Mayor Gallego and Members of the Phoenix City Council,

My family and I are Phoenix residents living near the proposed NorthPark area, having lived in our home for over 16 years. I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship.

Our neighborhood is eager to support responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process.

In particular, we respectfully ask that you:

1. **Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.**
2. **Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community relies on for recreation and open space.**
3. **Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety.**

Below is additional detail on each of these requests.

1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands

We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 near existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the City:

- **Remove or significantly limit heavy industrial uses south of the Loop 303**
- **Maintain appropriate buffer zones and transitional uses** between any employment or industrial areas and residential areas
- **Ensure that any future uses are clearly compatible with long-term neighborhood livability**, not just short-term development goals or pressures.

2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat

The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents.

In particular, the **two small parcels south of Pyramid Peak** are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space.

Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley

One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area.

In particular, **we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently**, and that it not be widened to six lanes in the future.

A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on.

We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests. They would:

- Allow for meaningful economic development and growth;
- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to **oppose the NorthPark proposal in its current form** and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,

Curt Thurman

4925 W. Marcus Dr. Phoenix, AZ 85083

602 561-6299

cthurman@fsec.net

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From: [Daniel Lucci](#)
To: [Laura Pastor](#)
Cc: dan.lucci@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
Date: Wednesday, December 17, 2025 8:09:52 AM

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I am alarmed and very much against the proposed changes to the Northpark development area. This is appearing to me to be a bait and switch situation. The initial plans for Northpark seemed reasonable for the areas adjacent to Northpark, but with the proposed changes, it appears that the council is about to approve changes that will significantly impact the surrounding areas.

I do not believe that is it necessary to increase the amount of semiconductor manufacturing or any other heavy manufacturing south of Loop 303, especially because of the availability of land north of Loop 303.

I believe that the possibility of expanding 51st Avenue beyond its current configuration of 4 lanes would significantly reduce the value of nearby homes. I also believe it would have a very negative impact on the children crossing 51st Avenue to attend school in the Stetson Valley neighborhood.

Finally, I believe that it is essential to preserve the land around the Central Arizona Project canal as a buffer for wildlife and to maintain the aesthetics of the desert area.

I would strongly suggest that the recommended changes proposed to the Northpark plan be rejected.

Thanks for your consideration.

Daniel and Sandra Lucci
5522 W. Straight Arrow Ln
Phoenix, AZ 85083

From: [Danny Weiss](#)
To: [engage@az.gov](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); [Racelle Escobar](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#); [PDD Long Range Planning](#)
Subject: Phoenix can show Chandler-style courage on NorthPark heavy-industrial zoning
Date: Tuesday, December 16, 2025 5:21:28 PM

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Councilwoman O'Brien and Members of the Phoenix City Council,

Last week, the Chandler City Council unanimously rejected a proposed AI data center after hours of public testimony about water, energy, noise, and neighborhood impacts, and that decision is now drawing national praise as an example of local leaders standing up to powerful interests and putting residents first. National figures like Senator Bernie Sanders and Representative Alexandria Ocasio-Cortez publicly applauded Chandler's leaders for having the courage to say no when the risks to utility bills, limited water supplies, and community health were not honestly resolved. [\[abc15.com\]](#)

On Wednesday, December 17, Phoenix has a similar choice in front of it with the NorthPark rezoning and the proposed jump to 60% heavy industrial in the Innovation Corridor next to established neighborhoods and the Sonoran Preserve. This is not a routine land-use case; it is the biggest land-use decision in North Phoenix in a generation, and it will permanently determine how much heavy truck traffic, chemical risk, noise, and industrial infrastructure is pushed up against existing homes, schools, and trails.

Chandler showed that a pro-business city can still say "not here, not like this" when a project's impacts on water, power, and quality of life are out of balance and not credibly mitigated. Phoenix deserves the same reputation—leaders who welcome growth and jobs, but who also draw firm lines to protect public health, neighborhood safety, and the desert open space that makes this area livable.

For NorthPark, that courage looks like this:

Refusing to lock in a 60% heavy-industrial corridor based on 17 pages of last-minute changes that neither the public nor independent experts have had time to review. Insisting that the heaviest industrial and semiconductor-adjacent uses be relocated north of the Loop 303, away from existing neighborhoods and Sonoran Preserve access points, while allowing housing, parks, schools, and innovation-focused employment to move forward.

Requiring full transparency and credible environmental and safety analysis—including traffic, hazardous materials, air quality, and evacuation planning—before committing Phoenix residents to decades of heavy-industrial risk next to their homes.

Chandler's data center vote proves that councils can withstand intense lobbying, reject a flawed rezoning, and still be recognized as champions of responsible growth and

community protection. Phoenix now has an opportunity to show the same courage by voting no on the NorthPark heavy-industrial expansion as written—or, at minimum, continuing that portion of the case until the public has had a fair chance to see, understand, and debate what is being proposed. [\[axios.com\]](#)

North Phoenix residents are not asking you to say no to growth; we are asking you to say yes to responsible growth that keeps heavy industry in the right place and protects the people and places that are already here. Chandler has just shown the nation what that kind of leadership looks like—please show that Phoenix can do the same on December 17.

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

[Link to AXIOS Phoenix Article \[axios.com\]](#)

Sincerely,
Danny Weiss
25930 N 54th Avenue, Phoenix 85083 (Inspiration at Stetson Valley)
(623) 208-9270
dweissaz@gmail.com

From: [Amanda McGowan](#)
Subject: Fw: NorthPark/TSMC Fails to meet the goals and priorities of the Phoenix General Plan and the People - Please Vote NO
Date: Tuesday, December 16, 2025 8:27:21 PM

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From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Tuesday, December 16, 2025 7:45 PM
To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 6 PCC <district6@phoenix.gov>; phoenix.gov <council.district.7@phoenix.gov>; council.district8@phoenix.gov <council.district8@phoenix.gov>; tony.motola@phoenix.gov <tony.motola@phoenix.gov>; az.gov <engage@az.gov>; Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: NorthPark/TSMC Fails to meet the goals and priorities of the Phoenix General Plan and the People - Please Vote NO

Dear Mayor and Phoenix City Council Members,

I feel strongly that this development does not meet the goals and priorities of the Phoenix General Plan and the People living here and request that you Vote NO. Please see the quotes below from pages 36, 56 and 204 of the Phoenix General Plan.

1. "In a Prosperous Society - The natural environment is stewarded wisely, as a legacy for present and future generations."
2. "Shaping Phoenix's future 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 it is today. Areas of Preservation can be employed to ensure those places are protected and enhanced".
3. "BUILD THE MOST SUSTAINABLE DESERT CITY" - "Phoenix's renowned Sonoran Desert backdrop, complimented by world-class parks, desert recreation areas and mountain preserves, stands 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."

I am sure your planners are good, qualified, professional people and do great work. However, they are wrong on this one and I urge you to Vote NO.

As far as I can tell, the Village Planning Committee, the Planning Commission and the Applicant did not listen to the community and did not incorporate changes that would address their concerns. The Applicant has just told the public what they are going to do from day one.

Please understand, this development impacts the entire City of Phoenix, surrounding Cities and the entire State and most people are not even aware of it. Public notices only go out to a very limited number of people and for a project of this magnitude that seems crazy.

The Arizona Sonoran Desert is unique in the World and unless you vote NO, this wonderful area will be gone forever and there is no getting it back. As the City grows, people want, need and demand the Desert Preserves for hiking, biking and other quiet recreation more than ever and if they don't get this along with clean air and water they will not only quit coming here, they will leave.

This Desert was a gift from God and Mother Nature. It is unique, irreplaceable and in very limited supply. This is one of the last best places in Phoenix, please don't let it slip away. We owe it to future generations to have the foresight to save more of this area. We can come up with a better plan, I am sure of it.

Thank You

David Nielsen
Phoenix Resident Since 1963

From: [Amanda McGowan](#)
Subject: Fw: Pulte is taking Preserve Land from the Public - Please Vote NO on NorthPark /TSMC
Date: Tuesday, December 16, 2025 9:59:26 AM
Attachments: [Pulte taking Preserve Land from the Public.pdf](#)

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-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165

[StetsonValleyOA.com \[stetsonvalleyoa.com\]](#)

From: DAVID NIELSEN <dnielsen2@cox.net>
Sent: Tuesday, December 16, 2025 9:14 AM
To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 6 PCC <district6@phoenix.gov>; phoenix.gov <council.district.7@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>; tony.motola@phoenix.gov <tony.motola@phoenix.gov>; az.gov <engage@az.gov>; Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: Pulte is taking Preserve Land from the Public - Please Vote NO on NorthPark /TSMC

Dear Mayor and Phoenix City Council Members,

Pulte is taking Preserve Land from the public around Pyramid Peak that has been shown as Preserve since 1998. This is going to ruin the Pyramid Peak area forever.

The loss of this land is substantial in size and it also creates an isolated mountain area with insufficient lower slope areas and a lack of proper connectivity for wildlife and mixed terrain biodiversity, which are mistakes the 1998 Sonoran Preserve Study specifically said to avoid.

These small drawings(attached) cannot come close to representing the impact, you have to see it and view it on full sized topographical maps. The impact of this change is devastating and permanent. The green highlighted areas generally show what Pulte is taking.

This Pyramid Peak Preserve Area needs to be put back the way it is was on the 1998 Sonoran Preserve Master Plan. City Council Approved this in 1998.

Pulte was made aware of this in 2024 and 2025 and had the opportunity to fix it but they did not.

Please Vote No on NorthPark/TSMC so we can Save Pyramid Peak for future generations to enjoy.

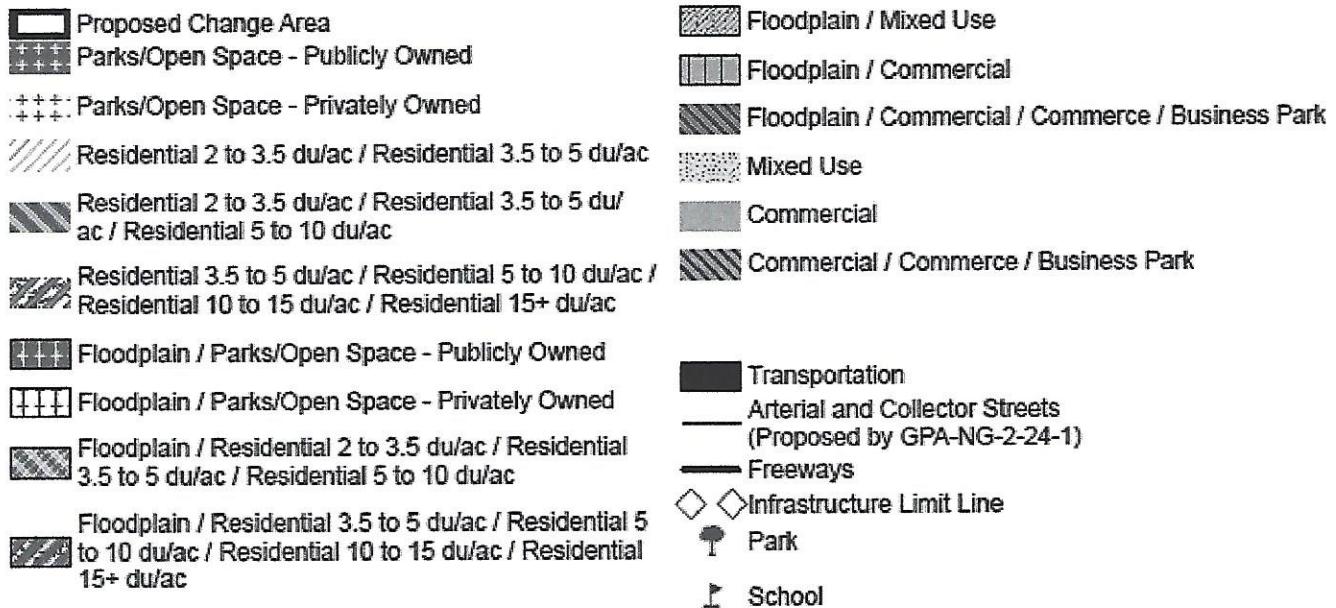
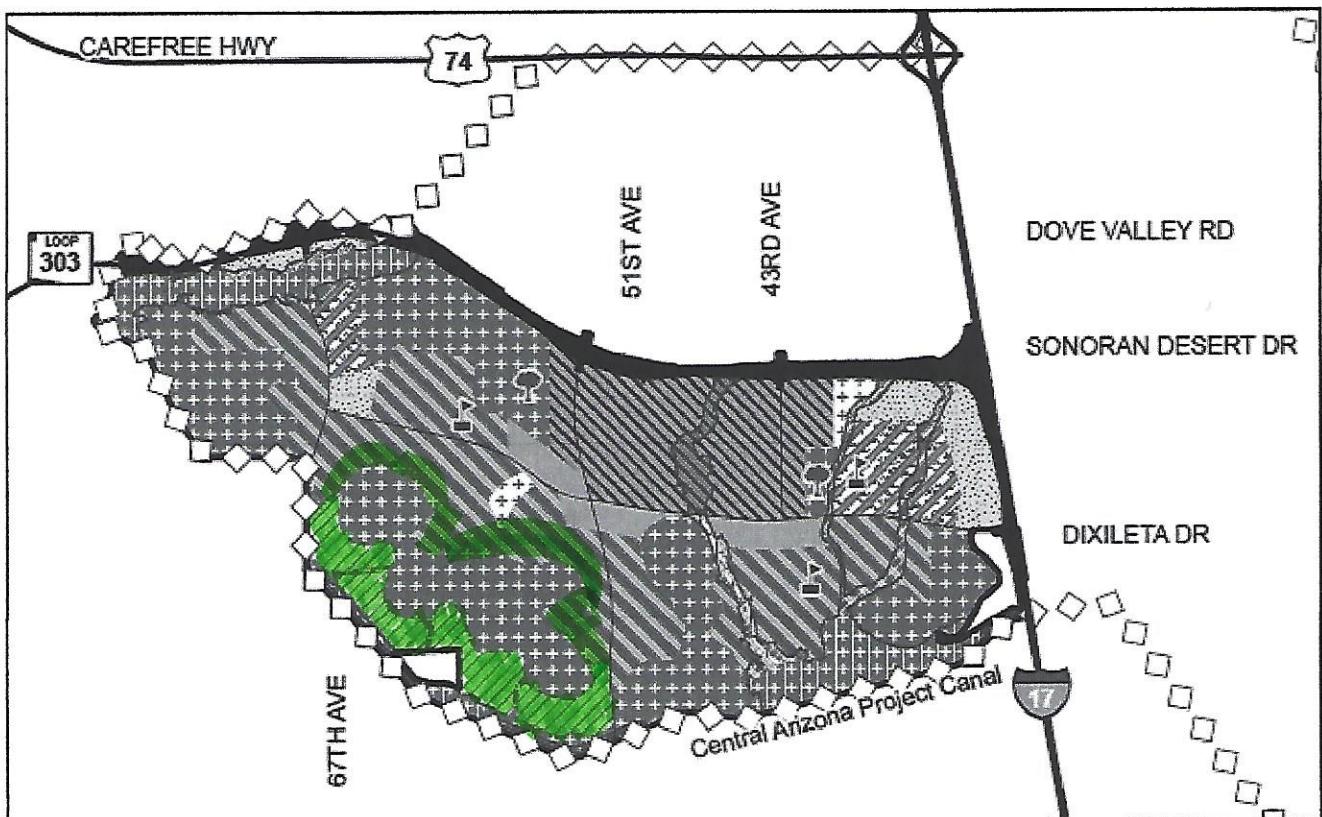
Thank You

David Nielsen
City of Phoenix Resident since 1963





Land Use Proposed Change:



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
Private land outside city limits	1,900
Total Private Land	4,700
 Total Sonoran Preserve Land	 21,500

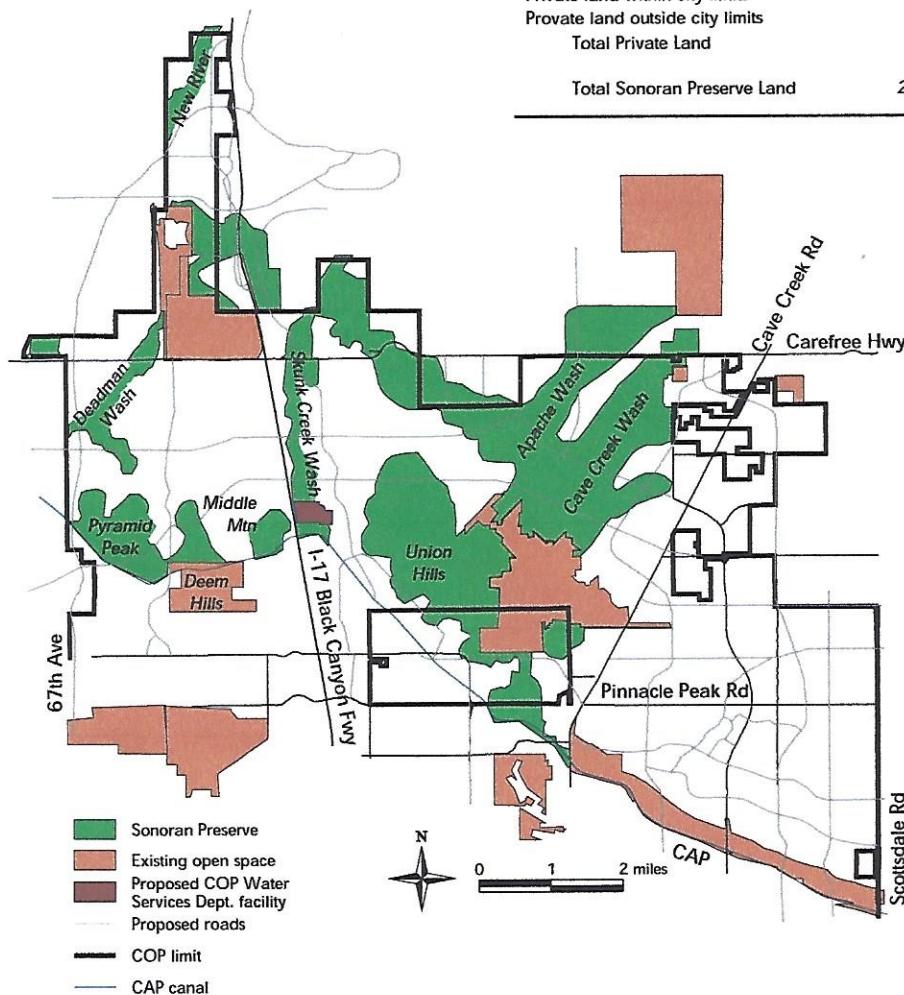


Figure 3.5 Sonoran Preserve Master Plan

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

Sarah Stockham

Subject: RE: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

From: George Middendorf <george@middendorf.com>

Sent: Tuesday, December 16, 2025 5:43:10 AM

To: Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Tony J Motola <tony.motola@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>; engage@az.gov <engage@az.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>

Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

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Dear Mayor Gallego and Members of the Phoenix City Council,

My family and I are Phoenix residents living near the proposed NorthPark area, and I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship.

Our neighborhood is eager to support responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process.

In particular, we respectfully ask that you:

- 1. Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.**
- 2. Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community relies on for recreation and open space.**
- 3. Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety.**

Below is additional detail on each of these requests.

- 1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands**

We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in close proximity to existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the City:

- **Remove or significantly limit heavy industrial uses south of the Loop 303**
- **Maintain appropriate buffer zones and transitional uses** between any employment or industrial areas and residential areas
- **Ensure that any future uses are clearly compatible with long-term neighborhood livability**, not just short-term development goals or pressures.

2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat

The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents.

In particular, the **two small parcels south of Pyramid Peak** are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space.

Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley

One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area.

In particular, **we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently**, and that it not be widened to six lanes in the future.

A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on.

We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests. They would:

- Allow for meaningful economic development and growth;
- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to **oppose the NorthPark proposal in its current form** and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,

George Middendorf V
Stetson Valley, Phoenix, AZ
Cell 480-241-6223

From: [Jason Faulkner](#)
To: engage@az.gov; [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); [Racelle Escolar](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#); [PDD Long Range Planning](#)
Cc: [Jason Faulkner](#)
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, December 16, 2025 9:56:36 AM

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Hello Arizona, City of Phoenix and Local Leadership,

First off, thank you for continuing to make Phoenix a wonderful place to live and call home. My wife and I moved from the Midwest 11 years ago, in what was supposed to be a temporary corporate relocation with my previous employer. We immediately fell in love with Phoenix because of the abundant natural spaces for outdoor recreation and the climate which makes it possible to enjoy those spaces year-round. We soon decided to make Phoenix our permanent home and have been residents of Stetson Valley, which is just south of the proposed NorthPark development, ever since.

Many of the residents in our community are concerned about the increased traffic flows through Stetson Valley that the NorthPark development will likely cause. That concerns me as well, as there are kids on scooters, bicycles and on foot all over the neighborhood making their way to and from Inspiration Mountain school each morning (roughly in line with rush hour) and afternoon. However, my biggest concern is just that once all of the land that is being proposed for rezoning is developed, there is no taking it back to its natural state. I am an avid mountain biker and hiker and have recreated on the State Trust Land (and actually with a State Trust Land permit!) just north of the CAP and south of the 303 for all 11 years we have lived here. I have seen every granite boulder formation, every variety of plant flowering, and even a lot of ancient pottery pieces from the folks who called this area homes centuries ago. The further away one goes West/Northwest (and South of Pyramid Peak Mountain) after crossing the canal bridge the prettier the desert gets. In places you would think the landscape architects from the Desert Botanical Garden laid it out....it is naturally that perfect.

I should also note that after a long career in the corporate world for a Fortune 100 company, I am now a residential real estate agent along with my wife. The new development all over the North Valley keeps us working, which is our lifeblood. Having said that, we believe responsible growth in the NorthPark area is of utmost importance to keep the area a great place to live now and for future generations. This is a situation where I believe compromise is necessary.

There is plenty of land in the proposed NorthPark area for all your constituents to be happy by doing the following:

1. Preserve the Sonoran Preserve south and west of Pyramid Peak

- This would eliminate housing development directly south of Pyramid Peak which would appease existing Stetson Valley residents who have views of the peaks, recreate near Pyramid Peak, or have concerns about increased traffic flows through the Stetson Valley neighborhood.
- 2. Remove industrial land-use language from the plan
 - This would keep the area beautiful and safe for all the new residents that move into the new residential units developed north of where the proposed Dixileta Road would be located and those who move into residences south of the new Dixileta Road that isn't currently part of the Sonoran Preserve

I believe doing these two things still leaves Pulte, or whichever developer wins a future state land auction, plenty of real estate for profitable and responsible development. I also believe TSMC will benefit from offering a workplace that balances good jobs, strong pay, and proximity to wonderful natural spaces and recreation opportunities for their employees and families.

Looking out 10, 20, 50 years and beyond, I believe everyone will be pleased with decisions made now that preserve as much land as possible for green space and outdoor recreation. Phoenix will continue to spread out in all directions, keeping land aside for residents' enjoyment will help to keep it the wonderful place to live for future generations that it has been for us!

Thank you for hearing our concerns, and we are optimistic that you will find a way to balance all interests, such as what I proposed above.

Best Regards,

Jason Faulkner

Sent from my iPhone

From: [Jeanette Simon](#)
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, December 16, 2025 7:26:26 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.

Sent from my iPhone

From: [Jessica Cole](#)
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: Tuesday, December 16, 2025 7:30:15 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.

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Please protect our community from reckless overdevelopment and incompatible industrial expansion.

Sent from my iPhone

From: [John Rafuse](#)
To: [engage@az.gov](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); [Racelle Escobar](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#); [PDD Long Range Planning](#)
Subject: Preserve the Sonoran Preserve – Protect Our Community's Future
Date: Tuesday, December 16, 2025 1:58:03 PM

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Dear Council Members,

As someone who regularly hikes and bikes in the Sonoran Preserve, I'm asking you to safeguard the natural spaces and neighborhood integrity that make this area so special.

1. Remove Heavy Industrial Uses from NorthPark

Industrial development does not belong next to homes and open space. This neighborhood was marketed as a vibrant, family-friendly community—not an industrial corridor. Residents deserve transparency and a plan that reflects those promises.

2. Preserve the Sonoran Preserve Buffer

The buffer between Pyramid Peak and the CAP is more than land—it's a lifeline for wildlife and a sanctuary for families. Losing it would permanently erase the outdoor experience that defines this area.

3. Keep Our Neighborhood Road at 4 Lanes—Permanently

Safety must come first. Kids cross these roads every day, and truck traffic is already a concern. Expanding roads or allowing cut-throughs will only make things worse.

Please reject any proposals that threaten the Sonoran Preserve buffer or introduce heavy industrial zoning near our homes. Our children's safety and future depend on your leadership.

Thank you for listening and for your leadership.

John Rafuse
Frequent Sonoran Preserve Visitor

From: [Kelly Simon](#)
Cc: [PDD Long Range Planning](#)
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, December 16, 2025 10:20:47 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 & 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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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.
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: [Sunni R](#)
To: engage@az.gov; [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); [Racelle Escolar](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#); [PDD Long Range Planning](#)
Subject: Subject Line: Protect Our Neighborhood – Say No to Heavy Industrial Zoning
Date: Tuesday, December 16, 2025 1:54:41 PM

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Dear Council Members,

I'm writing as a parent of a resident who chose this neighborhood for its unique balance of community and natural beauty. I'm deeply concerned about the direction of development in NorthPark and urge you to protect what makes this area special.

1. Remove Heavy Industrial Uses from NorthPark

This neighborhood was never intended to sit adjacent to heavy industrial development. When this area was promoted, home buyers were told it would be "Arcadia-like." Instead, plans for hundreds of acres of industrial uses have surfaced without transparent communication. This is not what families signed up for.

2. Preserve the Sonoran Preserve Buffer

The open space between Pyramid Peak and the CAP is an important area for hiking, biking, and wildlife habitat. It's where families go to play and connect with nature. Once this natural buffer zone is gone, it's gone forever. The character of our community many have chosen as their home would vanish as well.

3. Keep Our Neighborhood Road at 4 Lanes—Permanently

Children cross these roads every day to reach schools and parks. Expanding them or allowing truck cut-throughs creates unnecessary danger and worry for every parent. Let's develop solutions that promote residential safety, rather than adding industrial traffic to the already busy neighborhood streets.

Please vote NO on any zoning changes that allow heavy industrial uses in NorthPark and YES to preserving the Sonoran Preserve buffer and neighborhood safety.

Thank you for your time and commitment to our community.

Linda Rafuse
Parent of Erica Stout - 27505 N. 51st Lane Phoenix, AZ 85083

From: [Matthew New](#)
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 Ecolar](#); [Mayor Gallego](#)
Cc: [PDD Long Range Planning](#)
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, December 16, 2025 11:13:27 AM
Attachments: [image001.png](#)

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Dear City of Phoenix Leaders and Mrs. O'Brien:

I am writing you as a longtime resident of Phoenix, a member of the local business community, and specifically a resident of Stetson Valley, near the proposed NorthPark rezoning application.

I am opposed to this rezoning for 3 specific reasons:

1. Heavy industrial, as currently written, is entirely too close to thousands of residential properties. I think the community at whole would be better served by making sure this is only allowed North of Loop 303, further away from large scale neighborhoods, and currently undeveloped desert.
2. The proposed density of the residential areas, as currently written, is absolutely out of step with the character and norms of all the current master planned communities nearby. This will cause irreparable economic harm to us taxpayers that live nearby. Furthermore, our neck of the woods has been plagued by an almost decade long bout of perpetually under construction roads: Happy Valley, Jomax, Pinnacle Peak, I-17, Stetson Valley Parkway (for TSMC by the way), 51st Ave, 67th Ave, and now, the Loop 101. Even after all this construction, the roads are woefully horrible, continually in disrepair, and under no circumstances will be able to handle all the new traffic this proposal will bring.
3. Very specifically, this plan would eviscerate my neighborhood – Stetson Valley. The plan to take 51st Ave/Stetson Valley Parkway through to the loop 303 would absolutely cut our neighborhood in half. Quality of life would be dramatically affected by increased traffic, pollution, and awful drivers speeding right through the literal middle of our neighborhood. We can't allow this to happen.

Thank you for your time. I am a huge Arizona First and Phoenix First supporter! We have a great state, and an even greater city. Please reject this plan and send it back to the drawing board

for modifications that better balance economic growth, residents, and environmental stewardship.

I'm happy to meet in person on this matter as well.

Matthew New

Chief Information Officer

BASIS.ed

7975 N Hayden Road, Suite B100

Scottsdale, AZ 85258

O +1.480.289.2088 x220

M +1.520.250.8088



From: [Amanda McGowan](#)
To: [PDD Long Range Planning](#); [Sarah Stockham](#); [Racelle Esgalar](#)
Subject: Fw: Northpark Proposal
Date: Tuesday, December 16, 2025 3:04:21 PM

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Sent: Tuesday, December 16, 2025 3:02 PM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: Fwd: Northpark Proposal

----- Forwarded message -----

From: **Paula Weiss Attryde** <pweissattrye@gmail.com>
Date: Tue, Dec 16, 2025 at 10:35 AM
Subject: Northpark Proposal
To: <council.district.1@phoenix.gov>, <council.district.2@phoenix.gov>, <council.district.3@phoenix.gov>, <council.district.6@phoenix.gov>, <council.district.7@phoenix.gov>, <tony.motola@phoenix.gov>, <adrian.zambrano@phoenix.gov>, <engage@az.gov>, <mayor.gallego@phoenix.gov>, <council.district.4@phoenix.gov>, <council.district.5@phoenix.gov>

December 16, 2025

Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests

Dear Mayor Gallego and Members of the Phoenix City Council,

I am a North Peoria resident living just south of Route 303. My children and grandchildren are Phoenix residents living near the proposed NorthPark area, and I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship.

I support responsible growth that strengthens Peoria and Phoenix while preserving the qualities that make North Peoria and North Phoenix community unique. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process. In particular, we ask that you:

1 Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.

2 Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that the community relies on for recreation and open space.

3 Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety.

Below is additional detail on each of these requests.

1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands. We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in proximity to existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the cities of Peoria and Phoenix:

- Remove or significantly limit heavy industrial uses south of the Loop 303.
- Ensure that any future uses are clearly compatible with long-term neighborhood livability, not just short-term development goals or pressures.

2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for recreation, open space, and wildlife habitat. The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of the community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents.

In particular, the two small parcels south of Pyramid Peak are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space. Please consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley.

One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area.

In particular, we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently, and that it not be widened to six lanes in the future. A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on.

We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests. They would:

- Allow for meaningful economic development and growth;
- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to oppose the NorthPark proposal in its current form and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,
Paula Attryde
24032 N 97th Ave
Peoria, AZ 85383
pweissattryde@gmail.com

From: [Rich Silveira](#)
To: [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); [Racelle Esgalar](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#); engage@az.gov
Cc: [Valerie Silveira](#)
Subject: FW: Objection to Industrial Intensity, Roadway Expansion, and Buffer Impacts Affecting Stetson Valley
Date: Wednesday, December 17, 2025 7:53:50 AM

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City of Phoenix Planning & Development Department; Phoenix City Council; Office of the Mayor

I write to formally object to land use and transportation decisions associated with the NorthPark development and related semiconductor manufacturing expansion, a project reportedly exceeding \$7B+ in land development and supporting a \$65B semiconductor facility projected to employ up to 80,000 people.

While the primary fabrication facility may be approximately seven to nine miles away, the functional impacts—traffic, freight movement, and supporting industrial intensity—are corridor-based, not distance-based. Current planning assumptions place Stetson Valley at risk of becoming a cut-through residential corridor for a project of unprecedented scale.

Stetson Valley is a master-planned residential community intentionally designed with:

- A K-8 school
- Parks and neighborhood open space
- Preserved desert buffer zones
- Pedestrian access to hiking within minutes
- Traffic-calming infrastructure and low-speed road design

These characteristics are incompatible with heavy industrial or semiconductor-support uses, as well as roadway expansion that converts neighborhood access roads into regional throughput routes.

I specifically object to:

- Any industrial zoning or use intensity that introduces heavy manufacturing, high-hazard operations, or 24/7 logistics activity adjacent to Stetson Valley

- Any roadway widening beyond four total lanes (two in each direction) at community entry points
- Any encroachment, reduction, or functional degradation of preserve buffer areas, which serve as environmental, safety, and quality-of-life mitigation—not surplus land

More lanes will not “solve” traffic. They will induce additional volume, undermine pedestrian safety, conflict with existing traffic-calming design, and permanently alter neighborhood character.

I respectfully request that the City:

1. Apply zoning conditions or an overlay prohibiting heavy industrial semiconductor-support uses near Stetson Valley
2. Cap roadway access from Happy Valley at four lanes total, with explicit prohibition of industrial cut-through traffic
3. Preserve and strengthen existing buffer zones, prohibiting roadway or industrial encroachment
4. Require a revised Traffic Impact Study that fully models:
 - 80,000-employee buildout
 - Shift changes and peak loads
 - Explicit exclusion of Stetson Valley as an industrial traffic corridor

Phoenix can support economic growth without sacrificing established residential communities. Compatibility, buffering, and safe transportation planning must be enforced.

I respectfully request a written response detailing how these concerns will be addressed.

Sincerely,
Rich Silveira
Stetson Valley, Phoenix AZ

From: [Scott Bortness](#)
To: [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 6 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 7 PCC](#); [Tony J Motola](#); [Adrian G Zambrano](#); engage@az.gov; [Mayor Gallego](#)
Cc: [PDD Long Range Planning](#)
Subject: Please Oppose NorthPark as Proposed and Support 3 Common Sense Requests
Date: Tuesday, December 16, 2025 9:56:59 PM

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Dear Mayor Gallego and Members of the Phoenix City Council,

My family and I are Phoenix residents living near the proposed NorthPark area, and I'm writing to respectfully ask you to oppose the North Park proposal as it is currently written and to support specific changes that would better balance growth with neighborhood safety, livability, and environmental stewardship.

Our neighborhood is eager to support responsible growth that strengthens Phoenix while preserving the qualities that make our community unique. We are not opposed to development; we are asking that it be thoughtfully planned so existing families are not sacrificed in the process.

In particular, we respectfully ask that you:

- 1 Keep TSMC manufacturing and other heavy industrial uses north of the Loop 303 and out of established neighborhoods.
- 2 Save the two small parcels south of Pyramid Peak, that were planned to be Sonoran Preserve, that our community relies on for recreation and open space.
- 3 Keep 51st Avenue in Stetson Valley at four lanes permanently and prioritize neighborhood safety.

Below is additional detail on each of these requests.

1. Remove language that allows heavy industrial manufacturing south of the 303 near neighborhoods and preserved lands

We are deeply concerned about any entitlements or language that would allow heavy industrial uses, including future TSMC-related or similar manufacturing, south of the Loop 303 in close proximity to existing neighborhoods and the Sonoran Preserve.

Heavy industrial uses bring increased noise and potential environmental impacts that are incompatible with nearby homes and natural open spaces. Once this type of zoning and use is approved, it is extremely difficult to reverse, even if the impacts turn out worse than anticipated.

We respectfully ask that the City:

- Remove or significantly limit heavy industrial uses south of the Loop 303
- Maintain appropriate buffer zones and transitional uses between any employment or industrial areas and residential areas
- Ensure that any future uses are clearly compatible with long-term neighborhood livability, not just short-term development goals or pressures.

2. Protect two small planned Sonoran Preserve parcels south of Pyramid Peak that residents rely on for

recreation, open space, and wildlife habitat

The nearby Sonoran Preserve is not just empty land on a map; it is an integral part of our community's daily life and identity. Families use it for hiking, biking, walking, and connecting with nature. It supports wildlife, protects scenic views, and provides meaningful mental and physical health benefits for residents. In particular, the two small parcels south of Pyramid Peak are heavily used and valued by nearby residents. Losing or encroaching on these parcels would have an outsized impact on our neighborhood's access to nature and open space.

Consider this an opportunity to mimic the area around Piestewa Peak and the Dreamy Draw area.

3. Maintain four-lane neighborhood roadways permanently and prioritize safety and livability on 51st Avenue in Stetson Valley

One of our biggest concerns is how roadway design and traffic will impact safety, noise, and the basic character of our neighborhood. Converting nearby roads into wider, faster corridors would effectively turn neighborhood streets into thoroughfares and truck routes, undermining the family-oriented nature of the area.

In particular, we ask that 51st Avenue through Stetson Valley remain a four-lane roadway permanently, and that it not be widened to six lanes in the future.

A permanent four-lane commitment, combined with appropriate design standards, will help protect neighborhood safety, reduce cut-through and truck traffic, and maintain the livability that current residents depend on.

We believe these adjustments are reasonable, practical, and aligned with Phoenix's long-term interests.

They would:

- Allow for meaningful economic development and growth;
- Protect existing neighborhoods and the Sonoran Preserve;
- Prioritize safety for children and families; and
- Preserve the character, environment, and quality of life that current residents value.

We respectfully urge you to oppose the NorthPark proposal in its current form and require these protections and clarifications before moving forward. With thoughtful revisions, we believe there is a path that can meet the City's goals while honoring the commitments made to residents who have invested their lives, families, and futures in this community.

Thank you for your time, your service, and your consideration of the families who will live with the long-term impacts of these decisions. We ask that you stand with us in supporting responsible growth that strengthens, rather than harms, the neighborhoods and natural spaces that make Phoenix special.

Sincerely,

Scott and Deborah Bortness
27810 N 58th Lane
Phoenix, 85083
971-235-1475
3borts@gmail.com

From: [W.C](#)
To: [engage@az.gov](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); [Racelle Escolar](#); [Mayor Gallego](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#); [PDD Long Range Planning](#)
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, December 16, 2025 6:53:49 PM
Attachments: [NO TO NORTHPARK.pdf](#)

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I strongly oppose the proposed rezoning and general plan amendments proposed by the developer of NorthPark. Please read the attached NO TO NORTHPARK.

Thank you.

William Crotteau

Email to:

Governor Katie Hobbs: engage@az.gov

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 Escalar, Planning: Racelle.escalar@phoenix.gov

Mayor Gallego: mayor.gallego@phoenix.gov

Councilman Jim Waring: council.district.2@phoenix.gov

Councilwoman Debra Stark: council.district.3@phoenix.gov

Councilwoman Laura Pastor: council.district.4@phoenix.gov

Councilwoman Betty Guardado: council.district.5@phoenix.gov

Councilman Kevin Robinson: council.district.6@phoenix.gov

Councilwoman Kesha Hodge Washington: council.district.8@phoenix.gov

Pdd.longrange@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 and destroy the natural habitat of the Sonoran Preserve.

Key concerns include:

1. The City of Phoenix has declared a Stage 1 Water Alert and activated its Drought Management Plan. The City of Phoenix is already asking residents to voluntarily reduce their water usage due to water shortages on the Colorado River. In 2023 the State of Arizona water supply from the Colorado River (CAP Canal) was cut by 592,000 Acre Feet. 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 and an “Innovation Corridor”. Just across the 303 is the TSMC Chip plant which according to an October 2024 article in Greater Phoenix InBusiness, will use 17 million gallons of water per day. A 2300 acre Master Planned Community around TSMC which is advertised as the City within a City called Halo Vista. The developer for Halo Vista is proposing 9000 more residential units, Industrial facilities, Educational institutions, Retail spaces, Hospitality venues, Entertainment facilities, and Research facilities. All of this reckless overdevelopment will create an additional burden on the City of Phoenix Water Resources and destroy critical desert habitat.

2. There should be no rezoning that would allow an Innovation Corridor, MDP.2. Halo Vista is already developing The Forge which is a Manufacturing District focusing on Advanced Technologies and Industrial Facilities. And the Sonoran Oasis Research and Technology Park which will be an Engineering Hub, Research and Development Facilities and an Innovation Center. According to the Developer of Halo Vista, they want this project to emulate the Hsinchu Science Park which surrounds TSMC in Taiwan. The City of Phoenix has already committed over 200 Million Dollars to the Halo Vista development.
3. 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 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
4. **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 than 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.

5. 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. According to the 1998 Sonoran Preserve Master Plan Map (Attached), the area north of the Cap Canal to the Dixileta alignment, west of 51st Ave alignment to the 67th Ave alignment is mostly Sonoran Preserve Land (MDP.5). In the Existing General Plan Land Use Designations submitted by the developer, this area and MDP.3, MDP.4, and MDP.6 still zoned Future Parks/Open Space/Publicly Owned. The **City of Phoenix SHOULD NOT APPROVE ANY ZONING OR LAND USE DESIGNATIONS IN THESE AREAS.** The City of Phoenix should use this opportunity to follow through with the 1998 Sonoran Preserve Master Plan, which was unanimously approved by the Phoenix City Council. Preserve the Largest Area Possible, Maintaining the diversity of animal habitats and Vegetation types, and keep this an area where the citizens of Phoenix can all enjoy the natural beauty of the desert.
6. 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.
7. Outdated comparisons – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
8. Failing intersections – Critical intersections are projected to fail with long delays and safety risks.
9. 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.
10. Semi-truck cut-through – Do not allow 51st Ave to be constructed between the CAP Canal and the Dixileta Alignment. Make the developer construct Dixileta from I-17 to the 51st Ave. Alignment. 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. Signs will not stop any traffic from coming through. They have already installed Speed Humps to slow the traffic from 67th Ave. that comes through the neighborhood on Pinnacle Vista Parkway and around Inspiration School.
11. 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. MCDOT just stated they are several BILLION Dollars short to do any improvements at Grand Avenue and the 303, and on Grand Avenue widening to improve Traffic Gridlock. The Maricopa County Board of Supervisors just denied a rezoning request for the BNSF Intermodal site at the intersection of Grand Avenue and Hwy 74 because of this.
12. 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.

Halo Vista and NorthPark development include 25000+/- residential units, Hotels, Shopping/Dining areas, the City in a City. With all of this development we have already

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
Private land outside city limits	1,900
Total Private Land	4,700
Total Sonoran Preserve Land	21,500

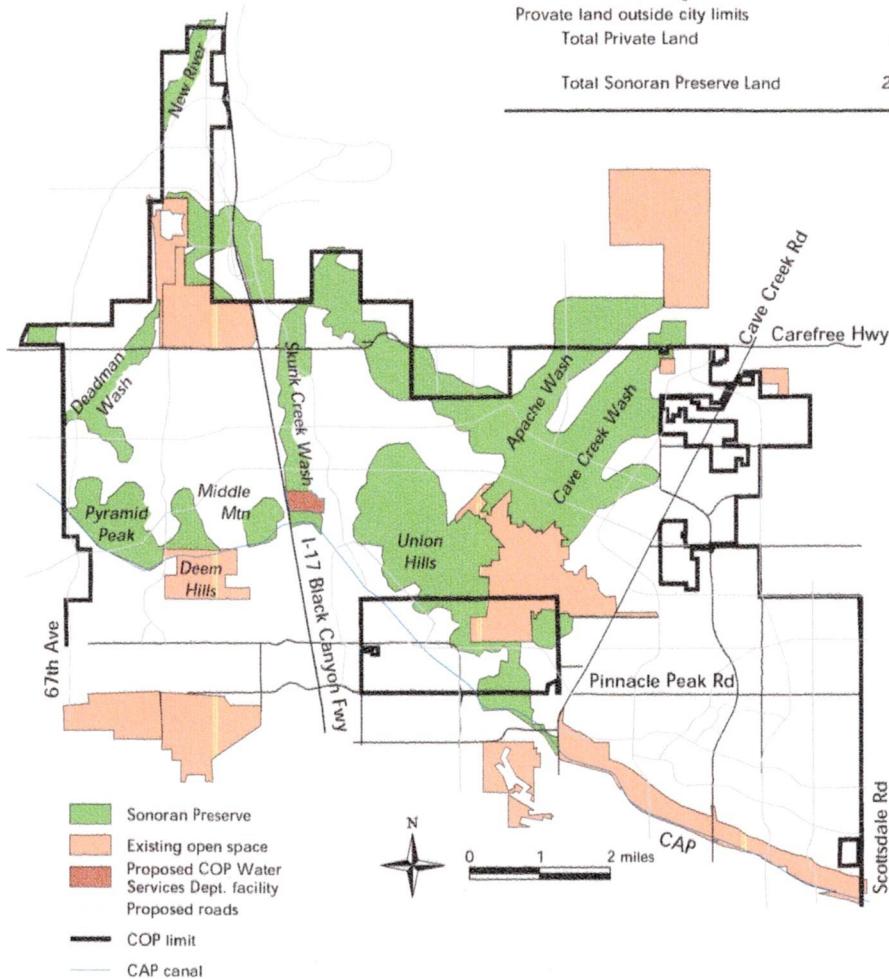


Figure 3.5 Sonoran Preserve Master Plan

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

destroyed several thousand acres of animal habitat and vegetation types. 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 and the City of Phoenix should use this opportunity to Preserve the Largest Area Possible, Maintaining the diversity of animal habitats and Vegetation types, and keep this an area where the citizens of Phoenix can all enjoy the natural beauty of the desert.

Please protect our community from reckless overdevelopment.

Sincerely,

William C. Cottam
SOUTHERN VALLEY