

SUPPORT

November 13, 2025

The Honorable Mayor Kate Gallego and Members of the Phoenix City Council
Phoenix City Hall
200 West Washington Street
Phoenix, Arizona 85007

RE: Support for the NorthPark Development, Transmitted Via Email

Dear Mayor Gallego and Members of the City Council,

As the president of Common Bond Development Group, I am writing to express my strong support for the NorthPark project.

Our company is based here in Phoenix and specializes in the development and management of hotel, retail, and office properties. Common Bond has developed projects ranging from The Yard at the Farmer Arts District in Tempe to various Safeway and Sprouts anchored shopping centers throughout the state of Arizona, to the Global Ambassador at 44th and Camelback.


We are currently working to develop a retail center on the west side of the intersection of Interstate 17 and Dove Valley Road in Halo Vista, adjacent to the future Costco. This exciting new development will provide an array of restaurant and hospitality uses adjacent to the TSMC campus, and in close proximity to NorthPark- which was intentional when we opened escrow on the project.

NorthPark would bring the critical residential population to support these new commercial uses. The importance of nearby quality housing opportunities cannot be overstated when we are working with our tenants to locate in the North Gateway area, west of I-17.

NorthPark addresses the issues facing our city by providing new housing and using responsible development techniques to limit water use, all while preserving 2,000 acres of the open desert space that makes the area so attractive. The future pedestrian bridge over the 303 will provide a bike and pedestrian conduit from our project to the future Preserve, and that is an asset for retail development of all kinds in the area.

For these reasons, I respectfully urge approval of the NorthPark PUD and related General Plan amendments.

Thank you,



Brian Frakes

CITY OF PHOENIX

NOV 18 2025

**Planning & Development
Department**

Submission Date

11/14/25

Name

Patricia Dalessio

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honeybear@cox.net

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(602) 527-3270

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Zip Code

85083

Message to North Gateway Village Planning Committee

As a Phoenix resident, I urge the Village Planning Committee to recommend approval of the NorthPark project. NorthPark represents smart, responsible growth that strengthens our city's economic foundation while preparing for the future. The proposed Innovation Corridor will attract high-tech industries and support the continued expansion of companies like TSMC, bringing high-quality jobs and long-term investment to our community. By thoughtfully combining businesses, new housing, and preserved open space, NorthPark creates a balanced plan that promotes opportunity without sacrificing community character. This is the kind of forward-looking development that ensures Phoenix remains a thriving hub for innovation and economic success, and I respectfully ask for your recommendation of approval.



CITY OF PHOENIX
NOV 19 2025

aztechcouncil.org

November 19, 2025

**Planning & Development
Department**

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

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

Dear Mayor and Members of the City Council,

On behalf of Arizona Technology Council, the state's premier trade association representing 750+ science and technology companies, I write to express my support for the NorthPark PUD and related General Plan Amendments. NorthPark reflects the type of balanced and forward-thinking planning that aligns with Valley Partnership's long-term goals for responsible development.

- NorthPark demonstrates a strong commitment to sustainable design and infrastructure. The proposal emphasizes efficient land use, water conservation technologies and resilient building standards that exceed City benchmarks.
- NorthPark will strengthen Phoenix's growing innovation and advanced manufacturing sectors. Its Innovation Corridor, with TSMC Arizona as an anchor, will attract complementary industries and create thousands of high-quality jobs. The land plan will support economic vitality while maintaining a balanced mix of uses.
- The NorthPark plan includes a historic donation of more than 2,000 acres of open space back to the City of Phoenix. This commitment not only safeguards valuable Sonoran Desert habitat but also enhances recreation and access for residents throughout the North Valley. The project's open space framework ensures that development is thoughtfully integrated with conservation and public enjoyment.
- NorthPark exemplifies the collaborative approach to growth that Valley Partnership has long championed, one that creates long-term community value. The project advances environmental stewardship, economic competitiveness and regional connectivity in a cohesive manner.

For these reasons, I respectfully urge approval of the NorthPark PUD and related General Plan amendments. The plan represents a responsible and forward-looking investment in Phoenix's future.

Thank you for your leadership and continued dedication to guiding growth that benefits all who live, work and invest in our city. Please do not hesitate to reach out to me with any questions.

Sincerely,

ARIZONA TECHNOLOGY COUNCIL & SCITECH INSTITUTE

Steven G. Zylstra

President & CEO

Email: szylstra@aztechcouncil.org

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

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85085

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/19/25

Name

Carter Milam

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cmilam760@gmail.com

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2410 W Running Deer Trl, Phoenix, AZ

Zip Code

85085

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

Name

Dan Shrake

Email

dan@shrake.net

Address

35814 N 34th Ln, Phoenix, AZ

Zip Code

85086

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

Name

Dave Smith

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85027

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

Name

Derek Haddad

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85085

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

Name

Donna Kekar

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Zip Code

85032

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

Name

Jesse Haro

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85086

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

Name

Kelly Phend

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Address

3405 W Little Hopi Dr, Phoenix, AZ

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85086

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

Name

Kevin Engholdt

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85085

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

Name

Marla Greenspan

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85085

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/21/25

Name

Matthew Race

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Zip Code

85085

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

Name

Ping Tang

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32535 N 21st Ln, Phoenix, AZ

Zip Code

85085

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

Name

Ron Blom

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85086

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

Name

Sheila Schmidt

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1842 W Dusty Wren Dr, Phoenix, AZ

Zip Code

85085

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

CITY OF PHOENIX

NOV 23 2025

**Planning & Development
Department**

Submission Date

11/20/25

Name

Terry Blount

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(972) 365-8397

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35035 N North Valley Pkwy, Phoenix, AZ

Zip Code

85086

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!



CITY OF PHOENIX

NOV 24 2025

**Planning & Development
Department**

November 20, 2025

Mayor Kate Gallego and Councilmembers
Phoenix City Hall
200 W. Jefferson Street
Phoenix, AZ 85003

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

Dear Mayor and Members of the Phoenix City Council,

On behalf of the Greater Phoenix Chamber, Arizona's largest and most established business organization representing over 2,400 member companies and their employees, I am writing to express our strong support for the NorthPark Planned Unit Development (PUD) and the related General Plan Amendments. NorthPark exemplifies the kind of balanced, forward-thinking planning that aligns with our Chamber's mission and commitment to responsible growth and economic vitality in the Greater Phoenix region.

NorthPark demonstrates a robust commitment to sustainable design and infrastructure. The proposal prioritizes efficient land use, advanced water conservation technologies, and resilient building standards that exceed City benchmarks.

The project will further strengthen Phoenix's innovation and advanced manufacturing sectors. With the Innovation Corridor anchored by TSMC Arizona, NorthPark is poised to attract complementary industries and generate thousands of high-quality jobs. The land plan supports economic growth while maintaining a balanced mix of uses.

A particularly notable aspect of NorthPark is the historic donation of more than 2,000 acres of open space to the City of Phoenix. This commitment safeguards valuable Sonoran Desert habitat and enhances recreational opportunities and access for residents throughout the North Valley. The open space framework ensures that development is thoughtfully integrated with conservation and public enjoyment.

NorthPark reflects the collaborative approach to growth that the Greater Phoenix Chamber has long championed—one that creates enduring community value. The project advances environmental stewardship, economic competitiveness, and regional connectivity in a cohesive manner.

For these reasons, the Greater Phoenix Chamber respectfully urges approval of the NorthPark PUD and related General Plan amendments. This plan represents a responsible and forward-looking investment in Phoenix's future.

Thank you for your leadership and continued dedication to guiding growth that benefits all who live, work, and invest in our city.

Sincerely,

A handwritten signature in black ink that reads "Todd Sanders".

Todd Sanders
President & CEO

NOV 25 2025

**Planning & Development
Department**

November 25, 2025

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

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

Dear Mr. Zambrano,

I support this application. We have resided at 27241 North 52nd Lane, Phoenix, AZ 85083, adjacent to the CAP in Stetson Valley just west of 51st Avenue since 2008. The NorthPark community on the other side of the CAP, dirt berm and utility lines **will have virtually no visual impact to us** – we are far away, and the development proposed is no different from our community in terms of the residential uses and placement. It's hypocritical to say no other development should go on developable land. And it is smart growth to bargain for a 2,100 acres of donated land, when we get a master-planned trail system and parks to program in exchange.

When we bought here 17 years ago, we had no expectation that the State Trust Land north of us would remain all desert forever. But we also had no expectation that more than 1/3 of it would be owned by the City of Phoenix without spending any taxpayer dollars to acquire it.

This zoning package checks all the boxes of providing for jobs, integrated commercial and residential- the combination of which will keep the majority of vehicular trips within the community. That said, I'm looking forward to being able to go north on 51st Avenue into North Park, and for the massive employment opportunities that this project will bring so near to where we live. I'm also relieved by northbound routes that will provide for safer egress options from our community in the event of a major fire or emergency.

For these reasons, we enthusiastically support this. The Stetson Valley HOA does not speak for us or represent our positions on this case. And we are not the only ones.

Thank you for your consideration and please say "YES" to NorthPark.

Sincerely,



Bill Campbell
Resident, Stetson Hills (Home Adjacent to the CAP Canal)



CITY OF PHOENIX

DEC 02 2025

**Planning & Development
Department**

December 1, 2025

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

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

Dear Mayor and Members of the City Council,

On behalf of the Arizona Manufacturers Council (AMC), I want to express our strong support for the NorthPark Planned Unit Development and related General Plan amendments. NorthPark represents the type of strategic, forward-looking planning that strengthens Arizona's manufacturing sector and reinforces the region's long-term economic competitiveness.

The project's emphasis on sustainable design and resilient infrastructure is especially important to manufacturers, who depend on reliable, efficient, and well-planned development. NorthPark incorporates water-conservation technologies, efficient land-use strategies, and building standards that exceed city benchmarks. These attributes support the needs of modern manufacturing operations and help ensure long-term operational stability.

NorthPark also meaningfully advances the region's innovation and industrial ecosystem. With TSMC Arizona serving as the anchor of the Innovation Corridor, the project will attract complementary suppliers, advanced manufacturers, logistics firms, and technology partners. This network of interconnected industries will generate thousands of high-quality jobs and strengthen the broader supply chain that Arizona's manufacturers rely on.

Importantly, NorthPark includes an unprecedented donation of more than 2,000 acres of open space to the City of Phoenix. This investment protects critical Sonoran Desert habitat, expands recreational opportunities for North Valley residents, and ensures that growth is integrated with conservation and community accessibility. The commitment to preserving natural landscapes alongside economic development demonstrates the type of collaborative and responsible planning that the AMC strongly supports.

For these reasons, the Arizona Manufacturers Council respectfully urges approval of the NorthPark Planned Unit Development and related General Plan amendments. This proposal represents a responsible investment that will strengthen Arizona's position as a national leader in advanced manufacturing, enhance the regional economy, and provide lasting benefits for the community.

Thank you for your leadership and your continued commitment to supporting policies and projects that allow Arizona's manufacturers and our communities to thrive.

Sincerely,

A handwritten signature in dark ink that reads "Grace Appelbe".

Grace Appelbe
Executive Director
Arizona Manufacturers Council

DEC 02 2025

**Planning & Development
Department**

Submission Date

11/25/25

Name

Cheryl Rodgers

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85086

Message to Planning Commission

NorthPark will bring our community vibrant new amenities—from parks and trails to inviting open spaces, restaurants, and shops—all places for neighbors to live, work, and play. The donation of over 2,100 acres to the Sonoran Preserve sets a new standard for environmental stewardship in Phoenix and offers greater public access to our desert landscape. NorthPark is a model for high-quality, master-planned development, blending attainable housing with exceptional spaces for families and businesses. I urge the Planning Commission to approve NorthPark!

DEC 02 2025

Planning & Development
Department

Nov. 19, 2025

The Honorable Mayor and City Council
City of Phoenix
200 W. Washington Street, 11th Floor
Phoenix, AZ 85003

Re: Support for NorthPark (Case Nos. Z-139-24-1, GPA-NG-1-24-1, GPA-NG-2-24-1)

Dear Mayor Gallego and members of the Phoenix City Council,

I am writing to express my ardent support for the NorthPark PUD and related General Plan Amendments. The master-planned community exemplifies best practices of economic development and city-building, improving the connection between the city, its residents and the jobs created by TSMC, and allows for holistic growth that will maximize the impact of the largest foreign direct investment in our country's history.

A key reason why TSMC made its historic investment in Phoenix was the opportunity to create a location that brought about a cluster of related companies and suppliers. TSMC has become the most prolific chip manufacturer in the world, due in part to its execution of this model in Taiwan. By replicating this model in Phoenix, our region will see an onshoring boon unparalleled in the United States. As an example, the median household income in Greater Phoenix has grown from \$53,365 to \$90,133 (indexed for inflation to 2024 dollars) over the last ten years, in large part due to strategic investment to diversify the economy. Projects like these are how we continue the momentum as the most robust and competitive hub for advanced manufacturing in the nation.

Building apartments, homes and supporting services near high-paying, quality jobs is central to ensuring people will not be priced out of their cities. In creating opportunities across the entire spectrum of housing, from single-family to multifamily and workforce to high-end, residents will be able to minimize commute times and more deeply engage with and invest in the city where they live and work. The economy works better when there are housing and job opportunities for all.

As a mixed-use development, NorthPark offers benefits for residents today and tomorrow, across the region. I respectfully urge you to approve this investment in our community.

Sincerely,



Christine Mackay
President & CEO
Greater Phoenix Economic Council

DEC 02 2025

**Planning & Development
Department**

Submission Date

12/1/25

Name

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Zip Code

85083

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 02 2025

**Planning & Development
Department**

Submission Date

12/1/25

Name

Jennifer Burns

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6419 W Cordia Ln, Phoenix, AZ

Zip Code

85083

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 02 2025

**Planning & Development
Department**

Submission Date

12/1/25

Name

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27522 N 30th Ln, Phoenix, AZ

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85083

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 02 2025

**Planning & Development
Department**

Submission Date

12/1/25

Name

Nate Hope

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Address

2339 W Blue Sky Dr, Phoenix, AZ

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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.

CITY OF PHOENIX

DEC 02 2025

**Planning & Development
Department**



WESTMARC

6751 N. Sunset Blvd., Suite 210
Glendale, AZ 85305

Tax ID: 86-0666418
623-435-0431

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

November 19, 2025

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

Dear Mayor and Members of the City Council,

On behalf of WESTMARC, I want to express our support for the NorthPark PUD and related General Plan Amendments. NorthPark reflects the type of balanced and forward-thinking planning that aligns with WESTMARC'S long-term goals and legislative agenda for responsible development in the West Valley where TSMC is located. 40% of Phoenix residents reside in the West Valley (West of I-17).

NorthPark demonstrates a strong commitment to sustainable design and infrastructure. The proposal emphasizes efficient land use, water conservation technologies, and resilient building standards that exceed City benchmarks.

NorthPark will strengthen Phoenix's and the West Valley's growing innovation and advanced manufacturing sectors. Its Innovation Corridor, and the West Valley's broader Loop 303 corridor with TSMC Arizona as an anchor, will attract complementary industries and create thousands of high-quality jobs. The land plan will support economic vitality while maintaining a balanced mix of uses.

The NorthPark plan includes an historic donation of more than 2,000 acres of open space back to the City of Phoenix. This commitment not only safeguards valuable Sonoran Desert habitat but also enhances recreation and access for residents throughout the North and West Valley. The project's open space framework ensures that development is thoughtfully integrated with conservation and public enjoyment.

NorthPark exemplifies the collaborative approach to growth that WESTMARC has long championed—one that creates long-term community value. The project advances environmental stewardship, economic competitiveness, and regional connectivity in a cohesive manner.



6751 N. Sunset Blvd., Suite 210
Glendale, AZ 85305

Tax ID: 86-0666418
623-435-0431

For these reasons, WESTMARC respectfully urges approval of the NorthPark PUD and related General Plan amendments. The plan represents a responsible and forward-looking investment in Phoenix's and the West Valley's future.

Thank you for your leadership and continued dedication to guiding growth that benefits all who live, work, and invest in the City of Phoenix and the West Valley.

Sincerely,

Sintra Hoffman

President & CEO, Western Maricopa Coalition (WESTMARC)

OPPOSITION / CONCERNS

From: [KATHY Olsen Button](#)
To: [PDD North Gateway VPC](#)
Subject: Against North gate expansion
Date: Thursday, November 13, 2025 7:53:59 PM

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

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Sent from my iPhone

From: [Amanda McGowan](#)
To: [Adrian G Zambrano](#)
Cc: [Sarah Stockham](#)
Subject: Letter from TSMC- Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Friday, November 14, 2025 10:28:47 AM
Attachments: [Letter to Stetson Valley Owners Association from TSMC Arizona Nov 13 2025 \(1\).pdf](#)

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

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Please see the attached letter from TSMC to our board. This was also apparently sent to the media, as it was referenced in an ABC15 news article, shared below.

Our board has responded to TSMC. We requested that they 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 they are monitoring discharged water for. We would also like to request the same information for what's being released into the air in Phoenix near our homes. If the city has this information we would appreciate it, as there does not seem to be any information publicly available to support this claim.

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. We requested that they 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, we asked why the company is not seeking to expand north of the 74 freeway, where large tracts of state trust 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. Community members have expressed that they believe it's because the city already built a large sewer through our neighborhood to support TSMC expansion with taxpayer funds, but we have not been able to confirm or deny this.

Thank you,

<https://www.abc15.com/news/region-phoenix-metro/north-phoenix/amid-opposition->

[major-development-in-north-phoenix-near-tsmc-moves-forward \[abc15.com\]](#)

-Amanda McGowan

SVOA Board President

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



TSMC Arizona Corporation

5088 W. Innovation Circle – Phoenix, AZ 85083

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

From: [Amanda McGowan](#)
To: [Adrian G Zambrano](#)
Subject: TSMC class-action lawsuit news article- Rezoning Case No. Z-139-24-1, General Plan Amendment (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Monday, November 17, 2025 12:02:05 PM
Attachments: [Screenshot 2025-11-17 at 11.34.52AM.png](#)
[Screenshot 2025-11-17 at 11.31.09AM.png](#)
[Screenshot 2025-11-17 at 11.31.17AM.png](#)
[Screenshot 2025-11-17 at 11.57.40AM.png](#)

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Hello,

The attached news article was sent to us this morning about a class action lawsuit recently filed against TSMC. There were multiple comments from people underneath the article claiming they worked for and witnessed safety and environmental issues while working there. I have quoted them below and attached them for reference and ask that they be included in the case file.

We are being reassured that this factory with heavy industrial use is safe near our homes & the Sonoran preserve, but see issues like this mentioned by former employees (as well as ADOSH citations after a fatal accident last year).

Our residents have spoken at length about being misled by the term "innovation corridor" and the lack of transparency about the proposed data center & microchip fabrication plants- A2 industrial uses that were inserted when initially they marketing the area as a "commerce park" in official notices & meetings. Additionally, we are being told TSMC will voluntarily comply with not driving semis/hazardous material through our neighborhood, rather than the city banning that.

I would ask that decision makers take this into account when considering allowing this rezoning so close to established neighborhoods & preserve land. One article notes *"30 plaintiffs reported allegations ranging from racial abuse to unsafe work conditions."* It goes on to note that an employee, *"claims his managers would pressure him to turn on the chemical supply to the fab machines without proper safety gear on. The lawsuit expands on this claim, stating that the task is so hazardous that the safety team was required to sign off before the supply was turned on. The suit goes on to claim that the company "attempted to buy safety harnesses from Temu—a retailer known to sell products with safety and quality control issues that is under federal investigation, but backed off only after outcry."*(source:

<https://www.hrgrapevine.com/us/content/article/2025-07-09-chipmaker-tsmc-faces-lawsuit-over-alleged-bias-racism-unsafe-conditions> [hrgrapevine.com]) Another notes,

"Complaints by employees about the company's safety, including deadly violations [azfamily.com], *have gone ignored, according to the lawsuit."*

<https://www.azfamily.com/2025/07/05/discrimination-lawsuit-refiled-against-semiconductor-giant-tsmc-arizona/> [azfamily.com]

We have asked TSMC to provide discharge data to prove their claim to us that, "There are no harmful chemicals in water discharged." We have also asked for air testing data & information about the deadly accident and subsequent citations by ADOSH, but have received no response.

Public comments posted in response to the AZ Central Article included:

[Carl Knapp \[facebook.com\]](#):

"During the bidding process for this project, I encountered violations of EPA emissions requirements and OSHA electrical standards, as outlined in the NEC. After consulting with TSMC engineering, I was told that it was my responsibility to address these issues by working with EPA regulators and local electrical inspectors. Accordingly, I contacted the Maricopa Air Quality Board and the Phoenix Planning Group. Additionally, I reached out to the engineering firm handling emissions compliance in Denver, the two electrical consultants in Phoenix, and the contractor on the pre-construction site. All the firms were aware of the issues; however, they were not authorized to discuss them. In one conversation with TSMC, they told me we pay you money so you can figure out ways to get around regulations. When I said, "Do you want me to pay off the regulators" they simply said "Do what you have to do". They did make electricians work on live power until all trades walked off the project."

[Jim Branton \[facebook.com\]](#):

"Yeah...and they follow proper Safety and EO protocols and guidelines too.

☐ The only laws they follow are theirs.

Ask any safety professional that has worked out there these questions:

1. How many times were they told by a Taiwanese person "OSHA? Don't know OSHA" or something similar.
2. How many times did they witness Americans receive suspensions for a safety violation but a repeat offender of Taiwanese ethnicity simply gets "retraining" (sometimes as much as 5-6 times).
3. Were they ever told they were being "too aggressive" in their work (safety) and then basically told to "back off" or risk their job.
4. Ask TSMC if any DoD trained EO personnel ever filed a complaint(s) regarding a hostile work environment."

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165

[StetsonValleyOA.com \[stetsonvalleyoa.com\]](#)



azcentral ✓

November 10 at 9:00 AM · 🌐



A lawsuit claims TSMC retaliated against a worker involved in a class-action case. In response, TSMC said it's committed to complying with labor laws. 🔗

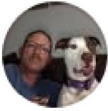
bit.ly/3Lp1RPs





Carl Knapp

Jennifer Lynn During the bidding process for this project, I encountered violations of EPA emissions requirements and OSHA electrical standards, as outlined in the NEC. After consulting with TSMC engineering, I was told that it was my responsibility to address these issues by working with EPA regulators and local electrical inspectors. Accordingly, I contacted the Maricopa Air Quality Board and the Phoenix Planning Group. Additionally, I reached out to the engineering firm handling emissions compliance in Denver, the two electrical consultants in Phoenix, and the contractor on the pre-construction site. All the firms were aware of the issues; however, they were not authorized to discuss them. In one conversation with TSMC, they told me we pay you money so you can figure out ways to get around regulations. When I said, "Do you want me to pay off the regulators" they simply said "Do what you have to do". They did make electricians work on live power until all trades walked off the project.



Jim Branton

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4. Ask TSMC if any DoD trained EO personnel ever filed a complaint(s) regarding a hostile work environment.



Jennifer Lynn

Jim Branton My husband worked there for a subcontractor and said their safety compliance was pretty much nonexistent.

24w Like Reply



Jim Branton

Jennifer Lynn - I'm a safety consultant. Their safety depends on nationality.

American workers (all races), they would want hammered for any little thing.

The Taiwanese however were always "they just need to be retrained" if caught by one of us. But they'd want the American workers given a 3 day, 5 day or permanent ban.

Their ISEP would highlight American infractions but gloss over their people's.

One hundred percent double standards.

24w Like Reply

From: [Randy Wilde](#)
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, November 18, 2025 7:04:11 PM

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The state trust land that will be auctioned as part of this proposal has been used for decades for recreation. The City of Phoenix has been planning to add large portions of this area to the Sonoran Preserve for over 28 years. Now, with dollar signs in their eyes, it seems the city is about to allow this beautiful, raw desert area to be plowed and paved over, like the concrete slab most of the city already is. I urge you to reject the current PUD proposal - but if it must pass, then PLEASE add stipulations that will preserve more open land.

- The expansion of TSMC's campus will bring toxic emissions and dangerous chemicals closer to our homes, and the homes that will be built in the area.
- Do not allow construction traffic to enter the project area from the south. This is a low traffic, residential area. Require all construction traffic to enter from the north.
- Designate 51st Avenue from Dixileta Drive south to Happy Valley Road as a 'NO TRUCK ROUTE.'
- Designate the area north of the CAP canal and south of Pyramid Peak as a preserve area. This has been the plan for 28 years.
(https://www.phoenix.gov/content/dam/phoenix/parkssite/documents/pks_nrd/mastrplan.pdf)
- Require that the land to be preserved be transferred to the City of Phoenix at the close of escrow - immediately after the auction. The goal is to preserve access to hundreds of people who use the land TODAY as state trust land recreational permit holders.

Thank you,
Randy Wilde
Phoenix resident, District 1, and less than ¼ mile from the project area.

The text below is from our neighborhood HOA. I endorse their message.

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: [Lynn Babcock](#)
To: [Mayor Gallego](#); northgatewayVPC@phoenix; [Adrian G Zambrano](#); [Council District 1 PCC](#); [Sarah Stockham](#); Raceelle.escolar@phoenix.gov; [Lynn1130](#); [erin Stewart](#)
Subject: North Park
Date: Friday, November 21, 2025 5:39:07 PM

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Dear Mayor Gallegos,

let me first thank you for meeting with the members of our board for the Stetson Valley HOS.

As a home owner here and a 55 year resident of Phoenix and Glendale I have seen this side of town grow far beyond expectations. I have also seen a number of missteps by city leader and planners over the years. While some parts of our west side have developed and planned well many have not. This is what seems to be happening with North Park. The will of the residents who bought here for the peace and quiet of the hills and open desert are being overrun with business ventures that seem to have no plan or care for the citizens. In-fact it appears that business venture has taken a front seat to reason.

With that, and other issues related to North Park in mind, (water) I fully support the denial of a number of plans presented by North Park and those have been laid out perfectly by the members of our neighborhoods and the Stetson Valley HOS. We do not need what North Park will bring, traffic, noise and deterioration of our home values and way of life.

Also, I wish to suggest a solution to this problem and that is do not open 51st Ave (Stetson Valley Parkway) north bound past the canal. There is not a need for it to continue further and there is history to prove that. 51st Ave ends at the 101 freeway due to mountain preserve and does not begin again until Pinnacle Peak Rd. Preserving the desert should be one of our top priorities. Continuing 51st Ave. does not do that. It destroys current neighborhoods and desert preserve. In this case ending the street would also separate a high industrial use area along the 303 from residential areas south. While the master plan calls for this street to continue north, I see little reason for that to be completed. These areas are different plans, different purposes and have no need to connect. It is time that this city begin looking at ways to preserve our water, neighborhoods and desert and North Park does none of those.

If 51st Ave were stopped at the canal both parties in this would be satisfied and while I do not agree with North Park this would allow that to continue and remove the major contention of neighborhoods south.

Thank you

Charles L and Carol A Babcock

25906 N 49th Ln

Phoenix

From: fdesantis1@cox.net
To: fdesantis1@cox.net
Subject: Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Saturday, November 22, 2025 9:46:30 AM

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As a homeowner in North Phoenix at 5129 West Hackamore Drive, 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 as it's written. It's not about denying the whole project, as we know progress can be good, but more about being a good land and growth steward.

Any quick internet search about the dangers chip plants and data centers near residential homes prove that the surrounding area is made dangerous in numerous ways.

This project represents overdevelopment that will severely harm our community.

Key concerns include:

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

8. Industrial uses disguised as “innovation” – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an “innovation corridor” is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.

9. Environmental and quality-of-life impacts – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of water and electricity, use hazardous chemicals, and generate airborne and wastewater pollutants. Additionally, they operate 24 hours a day, creating constant noise, lighting, and vibration impacts that are incompatible with residential living.

10. Inappropriate location for industrial activity – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — not adjacent to homes, schools, and parks. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

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

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

Thank you,

Frank DeSantis

5219 West Hackamore Drive, Phoenix, AZ 85083

From: [Lisa Lowe](#)
Subject: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Saturday, November 22, 2025 1:43:25 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.

With Sincerity,

Lisa Lowe, Voting Phoenix Resident

From: [Ellen Grant](#)
To: [Mayor Gallego](#)
Cc: [Ann M O'Brien](#); [Council District 1 PCC](#); [Jim Waring](#); [Council District 2 PCC](#); [Debra W Stark](#); [Council District 3 PCC](#); [Laura Pastor](#); [Council District 4](#); [Betty S Guardado](#); [Council District 5 PCC](#); [Kevin L Robinson](#); [Council District 6 PCC](#); [Anna M Hernandez](#); [Council District 7 PCC](#); [Kesha Hodge Washington](#); [Council District 8 PCC](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Sarah Stockham](#); [Racelle Escolar](#)
Subject: Stetson Valley Community Concerns NorthPark Development
Date: Monday, November 24, 2025 7:54:50 PM

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

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Thank you for meeting with representatives from our Stetson Valley Homeowners Association this week and listening to our community's concerns about the proposed NorthPark development. Our community appreciates the Mayor taking the time to meet with our Stetson Valley HOA and listening to the issues that matter most to our neighborhood-protecting the Sonoran Preserve, ensuring compatible land uses, and maintaining safe, manageable roadways.

During the meeting, our representatives emphasized the importance of:

1. **Removing any verbiage in the NorthPark plan that would permit heavy industrial uses**, such as data centers or microchip manufacturing, directly adjacent to our preserve lands and established homes.
2. **Preserving the portions of the Sonoran Preserve that our community relies on for recreation, wildlife habitat, and natural open space.**
3. **Keeping neighborhood roadways at four lanes** to prevent increased traffic volumes and to maintain the character and safety of our area.

As a homeowner in Stetson Valley, I encourage you to:

- Support responsible growth in the NorthPark area,
- Protect the Sonoran Preserve,
- Remove industrial land-use language from the plan, and
- Maintain four-lane roadways near our neighborhood permanently & provide guaranteed safety solutions for school crosswalks & semi truck cut throughs.

Sincerely,
Ellen Grant
5631 W. Straight Arrow Ln.
Phoenix, AZ 85083

From: [Danny Weiss](#)
To: [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Kevin L Robinson](#); [Council District 3 PCC](#); [Betty S Guardado](#); [Council District 7 PCC](#); [Racelle Escolar](#); [Adrian G Zambrano](#); [Council District 4](#); [Anna M Hernandez](#); [Sarah Stockham](#); [Council District 8 PCC](#); [Mayor Gallego](#); [pdd.citywide@phoenix.gov](#); [citymanager@phoenix.gov](#); [environmentalinfo@maricopa.gov](#); [district3@maricopa.gov](#); [ombuds@azdeq.gov](#); [engage@az.gov](#); [info@earthjustice.org](#)
Cc: [Amanda McGowan](#); [Don Diehn](#); [jim@umlauf.com](#)
Subject: Formal Request Submitted for Full Environmental Impact Statement – NorthPark Innovation Corridor
Date: Wednesday, November 26, 2025 11:01:31 AM

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

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Yesterday, I submitted a formal request for a full Environmental Impact Statement (EIS) to the CHIPS Program Office (U.S. Department of Commerce) regarding the proposed NorthPark Innovation Corridor semiconductor expansion in north Phoenix.

This EIS request highlights community, environmental, and public health concerns—including water supply, air quality, hazardous chemical (PFAS) management, and cumulative impacts on nearby neighborhoods—related to both the planned rezoning and the Arizona State Land auction (MDP2 site) currently scheduled for January 6, 2026.

As detailed in my submission:

The Draft Environmental Assessment produced for TSMC's expansion does not adequately address the full scope of impacts, particularly regarding future phases, greenhouse and toxic emissions, wastewater, and long-term regional effects.

A full, independent EIS is necessary to ensure transparent, rigorous analysis—especially as the rezoning and land transfer would authorize industrial operations directly adjacent to thousands of planned homes, schools, and open space.

I have requested that the CHIPS Program Office hold public hearings, extend comment periods, and defer federal funding decisions until all environmental and community risks have been evaluated and mitigated.

I am requesting that your agency/office acknowledge and support this call for further review—and consider pausing local approvals, auction proceedings, or permitting actions until the EIS process is completed. Community voices deserve meaningful participation as these decisions will shape the future of our neighborhoods for decades to come.

Enclosures and reference sources submitted to the federal office are available on request and include:

TSMC Draft EA (June 2024)

Community/labor critiques of the environmental review process

Regional environmental justice and health impact documentation

Copy of Center for Environmental Oversight Letter dated 11/5/2025

Copy of NPDES PFAS State Memo (December 2022)

Thank you for your attention to this urgent matter and for protecting the long-term interests of all Phoenix and Maricopa County residents.

Sincerely,

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

From: [Tom Grant](#)
To: [Mayor Gallego](#)
Cc: [Ann M O'Brien](#); [Council District 1 PCC](#); [Jim Waring](#); [Council District 2 PCC](#); [Debra W Stark](#); [Council District 3 PCC](#); [Laura Pastor](#); [Council District 4](#); [Betty S Guardado](#); [Council District 5 PCC](#); [Kevin L Robinson](#); [Council District 6 PCC](#); [Anna M Hernandez](#); [Council District 7 PCC](#); [Kesha Hodge Washington](#); [Council District 8 PCC](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Sarah Stockham](#); [Racelle Escobar](#)
Subject: NorthPark Development Concerns
Date: Wednesday, November 26, 2025 1:39:36 PM

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Mayor Gallego,

Thank you for meeting with representatives from our Stetson Valley Homeowners Association last week and listening to our community's concerns about the proposed NorthPark development. Our community appreciates you taking the time to meet with our Stetson Valley HOA and listening to the issues that matter most to our neighborhood- ensuring compatible land uses with the re-zoning, protecting the Sonoran Preserve while maintaining safe and manageable roadways.

During the meeting, our representatives emphasized the importance of:

1. **Removing any verbiage in the NorthPark plan that would permit heavy industrial uses**, such as data centers or microchip manufacturing, directly adjacent to our preserve lands and established homes.
2. **Preserving the portions of the Sonoran Preserve that our community relies on for recreation, wildlife habitat, and natural open space.**
3. **Keeping neighborhood roadways at four lanes** to prevent increased traffic volumes and to maintain the character and safety of our area.

For me personally, I would like to express my disappointment with the unanimous vote by the Village Planning Committee in the face of some very credible concerns by the community. In particular:

1. Allowing Industrial and Manufacturing uses within the Innovation Corridor, MDP.2. An Innovation Corridor is not industry and dangerous chemicals, it is meant to foster economic growth and innovation; designed to connect businesses, research institutions and talent. Industry and chip manufacturing are not compatible uses with residential uses.
2. No environmental reporting of the proposed semiconductor manufacturing as semiconductor manufacturing is exempted from the National Environmental Policy Act (NEPA) at the request of semiconductor! Everyone knows that that chip/semiconductor manufacturing involves the on-site storage and use of some extremely hazardous and

dangerous chemicals. Does the Mayor and Council really want to allow this less than $\frac{1}{4}$ of a mile (1,100 feet) from the future homes in MDP.5/MDP.6 and 1.5 miles from existing homes in Stetson Valley.

As a homeowner in Stetson Valley, I encourage you to:

- Support responsible growth in the NorthPark area,
- Protect the Sonoran Preserve,
- Remove industrial land-use language from the plan,
- Maintain four-lane roadways near our neighborhood permanently & provide guaranteed safety solutions for school crosswalks & semi-truck cut throughs, and
- Allow the area immediately south of the 303 to be a buffer between the industrial uses north of the 303 and the homes south of the Central Arizona Project Canal.
- Consider requiring environmental documentation for all land uses.

Sincerely,

Tom Grant

5631 W Straight Arrow Lane

Phoenix, AZ 85083

From: [Cheryl Harm](#)
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, November 26, 2025 7:48:57 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.

Sent from my iPhone

From: Michele Adelaar <adelaarm@bellsouth.net>
Sent: Thursday, November 27, 2025 10:06 AM
To: PDD Planning Commission
Subject: Vote No on Northpark

I've been reading a lot about Northpark and do not think it is the proper use of the land in North Phoenix.

While new restaurants and recreational facilities would be welcomed, we do not need more housing.

The parcel just across I-17 is still being built and those homes are still sitting empty. The same is true for all the parcels being developed on Sonoran Desert Drive toward Cave Creek. As a result, existing home values have remained flat for the past 2 years.

In addition, the use of 900 acres for TSMC with an industrial zoning will make the housing and recreational parcels less desirable causing those values to remain flat or decline.

I urge you to vote no on this proposed use of land.

Case Numbers:

PUD Rezone: Z-139-24-1

GPA - Land Use, Infrastructure and Trails: GPA-NG-1-24-1

GPA - Street Classification Map: GPA-NG-2-24-1

Sent from my iPhone

From: Vick Hirani <doctorsmile@gmail.com>
Sent: Sunday, November 30, 2025 5:03 PM
To: PDD Planning Commission
Subject: Northpark

Proposal: Can the developers add a buffer b/t SV and Northpark. Maybe they can beautify the CAP canal area w/ parks etc as a buffer, like in Scottsdale.

Thanks!

From: [Amanda McGowan](#)
To: [PDD Planning Commission](#)
Subject: Northpark Rezoning & GPA: Agenda Items 10-12 & Rezoning Case No. Z-139-24-1
Date: Monday, December 1, 2025 2:04:45 PM
Attachments: [Screenshot 2025-11-22 at 9.45.48 PM.png](#)
[Screenshot 2025-11-22 at 9.46.08 PM.png](#)
[Screenshot 2025-11-22 at 9.46.17 PM.png](#)
[Screenshot 2025-11-22 at 9.46.26 PM.png](#)

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Dear Members of the Planning & Zoning Commission,

I am writing to share several screenshots from our community's social media groups, which are attached for your review. Personal identifying information has been removed to protect residents' privacy.

These screenshots reflect a growing frustration and loss of confidence among residents regarding the Village Planning Committee and the overall planning process surrounding NorthPark. Community members express feelings that their input is not being meaningfully considered, referring to the committee in dismissive terms and stating that decisions appear predetermined. Some comments go so far as to question whether there is corruption involved or whether financial influence is shaping outcomes- sentiments that, regardless of accuracy, highlight a serious erosion of public trust.

Many residents also feel that participating in this process is ineffective and that they are not being adequately represented.

I am sharing this to ensure that decision makers are aware of the depth of community concern and the need for transparency, meaningful engagement, and reassurance that public input truly matters. Addressing these perceptions proactively would go a long way toward rebuilding community trust.

Sincerely,

-Amanda McGowan
SVOA Board President

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



Search Facebook



Stetson Neighborhood

Private group · 1.6K members



These community chats are read-only

You can go to the group on Facebook to stay connected with your community.

[Learn more](#)



November 13 at 10:49 PM · 🌐

Special shout out to all of our Stetson Valley neighbors who spoke at the TSMC Innovation Corridor meeting tonight. Beuf was packed and probably 50 individuals spoke up, including residents from surrounding areas.

It's unfortunate that we all wasted our evening tonight when it was abundantly clear the North Gateway Village Planning Committee was voting unanimously YES regardless of what facts and information were brought forth.

There will probably be many homes going up for sale in the next couple of years. Plan on SV Parkway becoming insanely busy.

Goodbye to our amazing neighborhood.


🥺👍👎 31

20 comments

👍 Like


💬 Comment

📧 Send

 That was a pretend meeting, the clown committee put out a poor show.


1w Like Reply Edited

4 

 Unfortunately once the money has greased the politicians hands, there's little us peasants can do. We moved out of SV back in August but still love the area, just hate what is happening to it.


1w Like Reply Edited

4 

 This was such a disappointing meeting last night. I am literally in tears thinking about how this chip plant will poison our land and our children. I pray my daughter does not suffer the consequences of reproductive health that's these plants cause

1w Like Reply





 Unfortunately, saw that coming from a million miles away. They basically already started building it all - a small neighborhood in the way of what they want to do is sadly the least of their cares.

What we need to hope and push for now is that the new area will come with schools immediately, too, because Inspiration and OC are already too full.

1w Like Reply Edited





My husband told me THIS HAS BEEN IN PLANNING FOR YEARS BEFORE WE EVEN HEARD IT....He said our efforts were in vain....I still don't regret trying. I'm sure the money changed hands long ago....they couldn't turn back.....disgusting..our representatives.

1w Like Reply Edited




 Stetson Valley ...

A

They brute forced it regardless.

 Like  Reply  Share



 Author 2w · Stetson V... ...

Alex exactly! It's a disgrace and the whole session was a sham!

 2  Reply  Share

  2



[Redacted Name]

2w · Las Brisas



I keep getting North Park texts to go online to support it. No thanks!!
The village planners don't care. There is one who has tried to make a difference, but since they don't need all to say yes, it doesn't matter.
It should be a unanimous vote. (edited)



Like



Reply



Share

[Redacted] · Sonoran Mountain Ranch ...

Once politicians are bribed, there is no stopping it.

♡ 4  Reply  Share  4





[Redacted] Stetson Valley ...

Kaylene yup, they are all connected to the chip plant and Pulte.

♡ 2  Reply  Share  2

[Redacted] 2w · Blackstone Country Cl... ...

What a sham of a meeting!!! With approximately 30 speakers in opposition to this and the thousand signatures or more online this board couldn't have cared less what people had to say or how this would affect them, their families and their property values. Unbelievable they didn't even have any discussion. They couldn't wait to pass this and say yes. Major conflict of interest ??? absolutely!!! They should be ashamed. (edited)

 3  Reply  Share  3



· Stetson Court & Upland Hills



Hope you have better luck with Ann O'Brien - she was absolutely useless to her constituents last time they tried to keep them from rezoning an area off Pinnacle Peak.

You have to have consistent huge turnouts for EVERY hearing/meeting even when they move them downtown on week days when most have to work. They only care about money and don't give a 💩 about the constituents.



From: Danny Weiss <dannyinspirationhoaboard@gmail.com>
Sent: Monday, December 1, 2025 8:40 AM
To: PDD Planning Commission
Subject: December 4, 2025 - Agenda Items 10-12 & Rezoning Case No. Z-139-24-1

On November 26, 2025, I submitted a formal request for a full Environmental Impact Statement (EIS) to Corridor semiconductor expansion in north Phoenix.

This EIS request highlights community, environmental, and public health concerns—including water supply, air quality, hazardous chemical (PFAS) management, and cumulative impacts on nearby neighborhoods—related to both the planned rezoning and the Arizona State Land auction (MDP2 site) currently scheduled for January 7, 2026.

As detailed in my submission:

- The Draft Environmental Assessment produced for TSMC's expansion does not adequately address the full scope of impacts, particularly regarding future phases, greenhouse and toxic emissions, wastewater, and long-term regional effects.
 - A full, independent EIS is necessary to ensure transparent, rigorous analysis—especially as the rezoning and land transfer would authorize industrial operations directly adjacent to thousands of planned homes, schools, and open space.
 - I have requested that the CHIPS Program Office hold public hearings, extend comment periods, and defer federal funding decisions until all environmental and community risks have been evaluated and mitigated.
-

I am requesting that your agency/office acknowledge and support this call for further review—and consider pausing local approvals, auction proceedings, or permitting actions until the EIS process is completed. Community voices deserve meaningful participation as these decisions will shape the future of our neighborhoods for decades to come.

Enclosures and reference sources submitted to the federal office are available on request and include:

- TSMC Draft EA (June 2024)
 - Community/labor critiques of the environmental review process
 - Regional environmental justice and health impact documentation
 - Copy of Center for Environmental Oversight Letter dated 11/5/2025
 - Copy of NPDES PFAS State Memo (December 2022)
-

Thank you for your attention to this urgent matter and for protecting the long-term interests of all Phoenix and Maricopa County residents.

Sincerely,

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

From: Steve Miller <lsmler1952@gmail.com>
Sent: Monday, December 1, 2025 12:04 PM
To: PDD Planning Commission
Subject: Agenda Items 10-12 & Rezoning Case No. Z-139-24-1.

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

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

Subject: FW: Northpark Rezoning & GPA: Agenda Items 10-12 & Rezoning Case No. Z-139-24-1

From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Monday, December 1, 2025 11:01 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Northpark Rezoning & GPA: Agenda Items 10-12 & Rezoning Case No. Z-139-24-1

To the Members of the Phoenix Planning & Zoning Commission:

We are writing to respectfully urge you to **reject the Northpark rezoning request in its current form**, or at minimum, to **include enforceable stipulations** that:

1. **Remove all heavy-industrial allowable uses from the proposed "Innovation Corridor",**
2. **Preserve the Sonoran Preserve buffer between the CAP canal and the south face of Pyramid Peak,** including the trails families rely on, and
3. **Maintain the roadway through our neighborhood as four lanes permanently,** accompanied by real, physical solutions that prevent semi-truck cut-through traffic and make it safe for children to cross to school.

Lack of Transparency

Throughout the public meetings held in 2024, residents were told this area would be “mixed use” and commercial in nature. At no time was the public informed that heavy industrial uses would be permitted, despite the verbiage that allows it being in the PUD the entire time. The proposal introduces industrial allowances of a scale and hazard level inappropriate for a site located so close to homes, schools, and the Sonoran Preserve. The allowable building heights have also doubled compared with what was previously presented to the community.

Unaddressed Environmental and Public Health Concerns

No environmental impact studies have been conducted to evaluate the risks of storing extremely large quantities of high-toxicity industrial gases in proximity to neighborhoods and protected preserve land.

Phoenix is already one of the cities with the worst air quality in the United States, and recent events underscore the risks: TSMC has already experienced fatal accidents in the short period it has been operating.

Moreover, the City is not requiring semiconductor facilities to test for PFAS- a well-documented byproduct of semiconductor fabrication- in their wastewater discharge. TSMC has also requested that some of its air emissions be designated confidential or trade secret, leaving the public unable to understand what pollutants they may be exposed to.

Given that Phoenix still grapples with contamination from a former semiconductor superfund site, these omissions should be red flags. The public deserves full transparency and independent environmental analysis before any approval is granted.

Impact on the Sonoran Preserve

This rezoning would allow structures up to 225 feet tall directly adjacent to the Sonoran Preserve. This is inconsistent with the intent and spirit of the preserve, contradicts the community’s expectations, and fundamentally alters a landscape that residents use daily. Once this is lost, it cannot be recovered.

Governance and Representation Concerns

The local village committee that recommended approval of this project has no representation from the immediately adjacent neighborhoods most affected. At the same time, several committee members are current or former employees of the applicants or belong to business groups advocating for approval. This has created a sense in the community that the process is neither impartial nor representative.

Traffic, Safety, and Infrastructure Issues

The community continues to raise serious safety concerns that remain unaddressed. The traffic study indicates key intersections *are already failing and will continue to fail after project build-out*, yet the conclusion labels this not materially worse. The same study notes that the City of Phoenix will widen Happy Valley Road for this project, and construction has already begun, reinforcing the widespread community belief that decisions have already been made behind the scenes.

Residents also believe the new sewer infrastructure routed through our neighborhood was installed primarily to support TSMC's operations, yet the community cannot get a clear answer.

The City proposes widening roads to six lanes in areas where children cross to school, while allowing these roads to serve as semi-truck routes- and relying on voluntary compliance by TSMC to prevent cut-through traffic. Arizona's pedestrian fatality rate is nearly twice the national average, and decisions like this are part of why. Safety should come first.

A Call for Responsible Growth

Residents are not opposed to growth. We are opposed to irresponsible growth that disregards public safety, environmental protection, and the promises made to the community. The Sonoran Preserve, the quality of our air, and the safety of our children should not be treated as expendable.

Approving a rezoning that introduces heavy industrial uses without environmental analysis, transparent public notice, or representative community input is fundamentally inconsistent with sound planning practice. The Commission's responsibility is to safeguard public health, safety, and the integrity of the General Plan- and this proposal, in its current form, simply does not meet that standard.

We ask that the Commission either reject this rezoning request or adopt stipulations that eliminate heavy industrial uses, protect the preserve buffer, and safeguard our neighborhoods. Phoenix has only one chance to get this right.

Thank you for your consideration.

Sincerely,

-Amanda McGowan
SVOA Board President

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

From: Dennis OMara <djomara@comcast.net>
Sent: Monday, December 1, 2025 1:02 PM
To: PDD Planning Commission
Subject: Fwd: TSMC Rezoning Proposal: Agenda Items 10-12 & Rezoning Case No. Z-139-24-1

Regarding the proposal to rezone a parcel of land near a large, densely developed residential neighborhood to allow TSMC to build a huge semiconductor manufacturing facility, I suggest that you Commissioners consider the following very simple and obvious information. A facility that manufactures semiconductors is actually a chemical plant that will undoubtedly fill the air with a toxic cocktail of hazardous air pollutants (HAPs), particulates, volatile organic compounds (VOCs) and PFAS. Emerging medical research indicates that long-term exposure to even low, so-called safe levels of these pollutants negatively impacts human health, causing many different diseases and shortening life spans. Common sense suggests that such a facility should not be constructed anywhere near a residential neighborhood.

A company like TSMC will no doubt make reassuring claims about its ability to abate its waste chemicals. But by researching the standard processes and procedures involved in producing semiconductors and by looking at what similar facilities in other communities one can easily see that these plants release TONS of their waste chemicals into the air and water annually.

One of the justifications that TSMC offers for this rezoning proposal is that Intel has manufacturing commission members look very closely at what (and how much) those Intel facilities release, and then ask yourselves if this is the kind of development you want to allow in the proposed location. Some common examples of the many toxic chemicals used in semiconductor manufacturing include Hydrogen Fluoride (Hydrochloric Acid), Hydrogen Chloride (Hydrochloric Acid), Phosphine, Arsine, of Arsenic, Chromium, Cobalt, Lead and Manganese (among others) can also be involved.

TSMC needs to name the chemicals they plan to use in this proposed facility and you, representing the community, need to research them to see just how dangerous and toxic they really are. If you do this research rigorously and independently, I believe your conclusion will be to vote against this rezoning proposal.

Dennis J. O'Mara, Co-Chair
Clean Air for All Now!

From: Bob Saigh <bsaigh@aol.com>
Sent: Tuesday, December 2, 2025 10:24 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Comment on 10-12 & Rezoning Case No. Z-139-24-1

Thank you for this opportunity to comment on the proposed NorthPark development.

My name is Bob Saigh, I'm a nine-year Stetson Hills resident, current president of the Stetson Hills Homeowners Association, and I've followed the NorthPark and other nearby developments closely in recent years, concerned about their impact on our 24-year old community.

I received the unasked-for text message below (scroll down, please) yesterday. The link in the message assumes support for the NorthPark development, and has a canned, boilerplate comment to that effect, making it easy for uninformed visitors to say they support the development.

A similar text message was sent by the developer just before the Nov. 13 North Gateway Village Planning Committee's meeting and vote, which I attended. That message garnered some support for the project, but many more letters of opposition were received by the Planning Committee. That also was the case with speakers at the meeting, with 35 opposed to the development and just two supporting it.

Yet, the Planning Committee, with three vacancies, three members absent, and none of its members representing the several residential Stetson and other subdivisions in the project vicinity, voted unanimously, 7-0, to approve the development after little discussion.

I'm just one of probably hundreds?, thousands?, in the project vicinity disturbed by the Planning Committee's failure to recognize the valid, serious arguments about the NorthPark development harming the environment, health, safety, quality of living and more where so many live.

For example, the CAP Canal borders the proposed development and runs through the existing and adjacent residential and recreational areas, yet the Canal's security has received scant attention throughout this public process. Surely we can't take any chance/risk with our diminished and uncertain water supply in the near-years ahead for the Phoenix metro region and beyond.

Please at least delay the NorthPark development for a review of its location, purpose and impacts/effects, and a suitable alternative(s) to the problems the proposal has now.

Thank you for noting my comments.

Bob Saigh, president
Stetson Hills Homeowners Association
25242 N 44th Dr
Phoenix, AZ 85083
630/624-3546, m/t

NorthPark text message ...

Amenities, convenience, and recreation at NorthPark!

- Better Restaurants & Shopping
- Biking/Hiking Trails in 2,100 Acres of Dedicated Preserve
- New School Sites
- Innovation Corridor with High-Paying Jobs

Tell the Planning Commission to support NorthPark!

<https://e.campaignsvc.com/edSF8XXBTlg> [e.campaignsvc.com]

Reply STOP to Opt-Out

From: Stout House <thehouseofstout@gmail.com>
Sent: Tuesday, December 2, 2025 5:24 PM
To: PDD Planning Commission
Subject: Agenda Items 10-12 & Rezoning Case No. Z-139-24-1.

To Whom It May Concern,

I am writing on behalf of the residents of the Stetson Valley community regarding the planned expansion in our area and the future extension of 51st Avenue to Loop 303. We understand that growth is inevitable and have long anticipated that 51st Avenue would eventually connect through to the freeway. While we appreciate the ongoing development, we respectfully request the City's support in addressing several important considerations that will ensure safety, maintain neighborhood integrity, and support responsible regional planning.

1. Establishment of 51st Avenue as a Non-Truck Route

this roadway as a non-truck route. This is a critical safety measure:

- **Hundreds of students use the crosswalk daily**, particularly during morning drop-off and afternoon dismissal. Heavy truck traffic would increase braking distances, reduce visibility, and significantly elevate safety risks for children walking and biking to school.
- The roadway design near the school and residential areas is **not intended for consistent commercial truck use**, and congestion is already present during school peak hours.
- Additionally, restricting truck traffic would help mitigate **noise levels and air quality concerns**, which especially affect homes, school activities, and outdoor areas due to the valley's sound amplification.

Clear and prominent signage at all access points will be essential to ensuring compliance with a non-truck designation.

2. Completion of an Alternative Access Route for North Park

To reduce cut-through traffic in Stetson Valley and avoid placing additional stress on local neighborhood streets, we ask the City to prioritize the extension and completion of **Dixileta Road through to the I-17**.

- As North Park continues to grow, the area is expected to generate a substantial increase in residential and service-related traffic.
- Without a direct, logical connection to the freeway, drivers—including commercial vehicles—are likely to divert through Stetson Valley, creating congestion and safety issues on streets not built to manage that volume.

- Completing Dixileta Road aligns with long-term transportation planning and would offer a **safe, efficient, and practical route** to the 17, significantly reducing the incentive to use 51st Avenue or neighborhood roads as a bypass.

3. Alignment With Community and City Goals

These requests reflect the priorities of local residents who value balanced development that protects quality of life and, most importantly, student safety. Our recommendations support the City's broader commitments to improving traffic flow, maintaining safe routes to schools, and preserving the character of established neighborhoods.

We would welcome further discussion and collaboration to ensure that these considerations are incorporated into future planning.

Sincerely,
Erica Stout

27505 N. 51st Ln

From: Kevin Stout <kevin@lookoutaz.com>
Sent: Tuesday, December 2, 2025 5:58 PM
To: PDD Planning Commission
Subject: Agenda Items 10-12 & Rezoning Case No. Z-139-24-1

Dear City Officials,

I am writing on behalf of concerned residents regarding the planned expansion associated with North Park and the extension of 51st Avenue to the Loop 303. We understand that growth in this area is inevitable, and many of us anticipated that 51st Avenue would eventually connect through. However, we respectfully request your consideration of several important stipulations to help protect the safety, quality of life, and traffic flow within our community.

1. Designate 51st Avenue as a Non-Truck Route

Given the proximity of a school in Stetson Valley—located very near the main road—we ask that the extended 51st Avenue be clearly designated and signed as a non-crosswalk in this area, and limiting heavy truck traffic is essential to protecting their safety. Additionally, restricting truck traffic will help mitigate loud vehicle noise that would otherwise significantly impact residents living along the corridor.

2. Provide an Alternative Access Route for North Park

To reduce the likelihood of drivers cutting through Stetson Valley to access the freeway or other major roadways, we strongly request that the city prioritize completing Dixileta Road through to the I-17. This improvement would give North Park residents and visitors a direct, practical route to the freeway without passing through established residential neighborhoods. Without this connection, cut-through traffic will likely increase substantially, creating safety concerns and congestion on roads not designed for such use.

We appreciate the city's efforts to support responsible development and infrastructure planning. Our intent is not to hinder progress but to ensure that this expansion is implemented in a way that maintains the safety and livability of the surrounding communities. We respectfully ask that these considerations be incorporated into future planning discussions and design decisions.

Thank you for your attention to these important matters. We would welcome the opportunity to discuss these concerns further or participate in any community meetings regarding the proposed extension.

Agenda Items 10-12 & Rezoning Case No. Z-139-24-1

Kevin Stout
Owner, Lookout Tavern

From: [A Duffy](#)
To: [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Council District 1 PCC](#); [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: Tuesday, December 2, 2025 12:54:39 PM

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As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

Key concerns include:

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

misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.

9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.
10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

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

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

Sincerely,

Adrienne D

Stetson Valley

From: azmkh <azmkh@cox.net>
Sent: Tuesday, December 2, 2025 1:02 PM
To: PDD Planning Commission
Subject: North Park

Having lived 75 years I know this is a done deal. When \$\$\$ is to be made it never falls to the side of the citizens. I'll be gone when the roads in north Phoenix become a literal parking lot. Enjoy that life with all your money.

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](mailto:azmkh@cox.net)

From: [Christie McGee](#)
To: [PDD Planning Commission](#); [Ann M O'Brien](#); [Adrian G Zambrano](#)
Subject: Rezoning Case No. Z-139-24-1 Agenda items 10-12
Date: Monday, December 1, 2025 7:30:00 PM

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My name is **Christie McGee**, and as a native Arizonan and a homeowner in Stetson Valley since 2009, I strongly oppose the proposed rezoning for NorthPark — Rezoning Case No. **Z-139-24-1** and General Plan Amendment Case Nos. **GPA-NG-1-24-1** and **GPA-NG-2-24-1**. This project represents significant overdevelopment that would negatively impact the safety, character, and livability of our community.

While I am not entirely opposed to new development, I believe thoughtful revisions can and should be made to address the legitimate concerns related to **safety, traffic, and environmental impacts**. I hope that through genuine public outreach and collaboration, a revised plan can be developed — one that balances growth with the well-being of existing residents and reflects a true community compromise.

Key concerns include:

1. Child safety – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.
2. Semi-truck cut-throughs – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
3. Unfunded mitigations – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
4. Excessive density – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
5. Industrial uses disguised as “innovation” – Residents are deeply concerned about the inclusion of a microchip manufacturing plant or similar heavy industrial use within this project. Calling this an “innovation corridor” is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
6. Environmental and quality-of-life impacts – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of water and electricity, use hazardous

chemicals, and generate airborne and wastewater pollutants. Additionally, they operate 24 hours a day, creating constant noise, lighting, and vibration impacts that are incompatible with residential living.

7. Inappropriate location for industrial activity – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — not adjacent to homes, schools, and parks. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I understand that this development is moving forward, and I recognize that I will likely use some of the amenities once they are completed. My request is simply that reasonable modifications be made, and that TSCM and Pulte be required to provide certain concessions before final approval.

At the previous planning committee meeting, it was stated that a crosswalk would be required at Inspiration Mountain and 51st Avenue. Installing this now, ahead of the 2026–2027 school year, would demonstrate a genuine commitment to the safety of our children and show the Stetson Valley community that these developers are acting in good faith.

Additionally, I ask that signage restricting semi-truck traffic be put up immediately. Since development will occur regardless, it is important to ensure that all contractors and partners involved in the North Park project use the 303, and that 51st Avenue remains closed until MDP 5 is fully completed.

I also continue to believe that the developers should be required to identify, within the plans, the location of a new, state-of-the-art police and fire facility for this community. Including this requirement before the completion of MDP 5—similar to the way Axon committed to building a new fire station—would support long-term public safety needs.

On any given day, especially weekends, there are often 15 or more cars parked near the CAP Canal from bikers who have permits to access the North Park area. With the anticipated increase of approximately 15,000 new residents in addition to the existing Stetson Valley community, I hope the new trailhead will include sufficient parking and amenities to support this level of use.

Thank you for your time and consideration of these concerns.

Christie McGee

From: Don Diehn <dondiehn.3@gmail.com>
Sent: Tuesday, December 2, 2025 1:45 PM
To: PDD Planning Commission
Subject: Rezoning Case# Z-139-24-1 and agenda items 10, 11, 12

I strongly oppose this rezoning effort based on the following facts;

1. Hidden Industrial Uses and Lack of transparency.
2. Increased density on an already strained infrastructure.
3. Quality of Life concerns such as increased traffic, both residential and more than that industrial traffic.
4. Very limited concerns on about guaranteed traffic concerns already voiced.
5. This rezoning conflicts with COP policies and very limited oversight of chemicals, air quality and water quality under the guise of “proprietary” uses. Many very toxic chemicals in use with little assurances of containments if an accident happens.
6. Use of water on an already strained water supply.

Please deny this rezoning effort based on these facts.

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

Racelle Escolar

From: Greg Latcham <fourlatchams@msn.com>
Sent: Tuesday, December 2, 2025 4:10 PM
To: PDD Planning Commission
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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To Whom it may concern,

Please keep the zoning the same as it currently is, for the North Park area!

I am a resident just south of this North park re-zoning. I am concerned about the traffic. Traffic will increase with the one acre lots, but way too overpowering once re-zoning.

Please consider the children that have to cross 51st Ave. to get to Inspiration Mountain School.

Please consider the open space that will be disrupted.

Please let TSMC build their industrial buildings north of the 303, so that semi-trucks use the 303 and not 51st Ave.

I am asking you to vote NO for the re-zoning for North Park. Please!

Thank you for taking the time to read this, Susan Latcham

From: [Abad, Michael](#)
To: [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](#); [Ann M O'Brien](#); [Sarah Stockham](#); [Racelle Escobar](#); [Mayor Gallego](#)
Cc: estewart@ccmcnet.com
Subject: RE: NorthPark PUD: Inconsistencies with the City of Phoenix General Plan (PlanPHX 2025)- Rezoning Case No. Z-139-24-1, (GPA) Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1
Date: Tuesday, December 2, 2025 2:32:24 PM

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To All:

I write to you regarding the proposed North Park development. While we deeply appreciate your willingness to hear community concerns, I must unequivocally express my profound opposition to this project as a long-standing resident of Stetson Valley.

For over fifteen years, my family and I have proudly called Stetson Valley home, drawn here by the promise of a vibrant community nestled against the irreplaceable Sonoran Desert Preserve. This natural sanctuary, offering vital spaces for hiking, biking, and wildlife conservation, is not merely an amenity; it is fundamental to our quality of life and the very identity of our neighborhood. Crucially, when my wife and I purchased our home, we did so with the explicit understanding and assurance that these adjacent lands would remain undeveloped, preserving the serene environment that defines our community. The potential loss of this open space represents an irreversible degradation of our shared environmental heritage and a breach of the foundational expectations on which our community was built.

The prospect of the North Park development is profoundly unsettling, not only due to the extensive overdevelopment of cherished open space but particularly because of the proposed inclusion of the TSMC expansion. Introducing heavy industry, specifically one associated with significant chemical contamination and pollution risks, into such close proximity to a residential community defies logic and threatens the health and well-being of thousands of residents. Our city already bears the burden of numerous "Superfund" sites, a stark reminder of the long-term environmental and public health consequences of poorly sited industrial operations. To knowingly invite similar hazards into our immediate vicinity, especially when suitable industrial corridors exist further north of the 303, would be an oversight with potentially devastating and irreversible impacts on our air quality, water resources, and property values.

Beyond these critical environmental and health concerns, the proposed development would inevitably lead to a drastic increase in traffic congestion, transforming our quiet streets into arteries for industrial and commercial traffic. This surge in vehicles would not only extend commute times and increase localized air pollution but also pose significant safety risks for pedestrians and children in our neighborhood. Furthermore, the accompanying industrial noise and light pollution would severely degrade our quality of life, eroding the peaceful environment we currently enjoy. The sheer scale of development also raises significant questions regarding community safety and the strain on our existing public services and infrastructure.

Our collective vision for Stetson Valley is one of sustained tranquility, environmental stewardship, and community well-being, free from the burdens of unchecked industrial expansion and residential overdevelopment. We urge you to consider the profound and negative ramifications this project would have on our established community, our natural heritage, and the promises made to its residents. This plan impacts not just individual property values, but the very fabric of family life and the future health of our environment.

Do any of you live in this area? Imagine if this was planned for your neighborhood and the impact on your family. Vote your conscience and your heart.

We trust you will uphold the commitment to thoughtful urban planning that prioritizes the welfare of your constituents.

Sincerely,

MICHAEL ABAD
Stetson Valley Resident

December 2, 2025

City of Phoenix Planning Commission
200 West Washington Street, Room 3B
Phoenix, AZ 85003

Opposition: Rezoning Case No. Z-139-24-1, General Plan

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

Dear Planning Committee Members,

Unquestionably, the Sonoran Desert is beautiful and the reason many of us call Phoenix home. Sadly, our natural landscape is quickly vanishing under population demands. Now, the proposed NorthPark project will swallow up most of 6,357 acres of State Trust Land and reverse the original plan for open space and low-density housing.

As a long-time property owner in Stetson Valley, we will be most impacted by Pulte and Tawain Semiconductor Manufacturing Company's (TSMC) Planned Unit Development (PUD) or rezone which will include high density housing and chip manufacturing just north of the Central Arizona Project (CAP) canal. This project will overwhelm our roads and neighborhood and turn it into a major corridor for all sorts of traffic, pollution, and other density issues. The developer's traffic studies are flawed and out-of-date. Already, our local surface roads have become increasingly unsafe and congested despite ongoing construction efforts.

The joint decision by Pulte and TSMC to place a fabrication plant south of Loop 303 is unacceptable and haphazard. Fabrication sites will be less than three miles from pristine Deem Hills Recreation Area, the CAP canal, and existing homes. The latest changes to the PUD also increased the size of the innovation corridor (aka: industrial zone) and moved it west away from Interstate 17.

We understand the strategic importance of chip manufacturing in the United States and the economic boom it will bring to the area. Yes, much more housing is required. However, we need sustainable, smart growth which properly considers preexisting neighborhoods and the natural beauty of the surrounding area. Please do not allow developers to permanently alter this one-of-a-kind desert environment (abounding in lush vegetation, unique rock formations, and distinct peaks) into an unrecognizable urban sprawl. Even if it cannot be fully preserved it

can be honored and left untouched as much as possible to become a legacy for centuries to come.

Please consider our future and Vote NO on the current PUD proposal!

Sincerely,

Michael Lopez and family

From: Rich Vosko <richvosko@gmail.com>
Sent: Tuesday, December 2, 2025 12:24 PM
To: PDD Planning Commission
Subject: Agenda Items 10-12 & Rezoning Case No. Z-139-24-1.

Hi Folks,

I am a homeowner in Stetson Valley and strongly oppose the NorthPark rezoning. The scale and density—over 15,000 homes—would overwhelm our community's roads, schools, and public safety services.

Key concerns:

- **Unsafe traffic impacts:** The traffic study uses unrealistic assumptions (20% internal trips) and outdated data, leading to severe underestimates of congestion and intersection failures. Increasing to nearly five homes per acre generates more than 160,000 daily trips—far beyond what the area can support.
- **Child and pedestrian safety:** Streets like Stetson Valley Parkway were designed for neighborhood use. Thousands of added cars make it unsafe for children walking or biking to school, accessing parks, or playing outside.
- **Cut-through and truck traffic:** Opening north connections would turn residential streets into regional corridors, inviting delivery and semi-truck traffic through family neighborhoods.
- **Loss of nature trails:** The area includes desert open space and trails I bike multiple times per week. This rezoning eliminates critical recreation areas and removes one of the few remaining natural buffers in North Phoenix.
- **Lack of transparency about manufacturing uses:** The proposal includes uses that undermines public trust.

I respectfully request **denial** of Rezoning Case Z-139-24-1 or significant **reductions in density** until real, funded infrastructure and safety solutions are in place.

Thank you,
Richard Voskoboynikov and Mallory Makowsky

From: [Amanda McGowan](#)
Subject: FW: Press Release: Phoenix Community to City Planning Commission: Don't Poison our Air and Water!
Date: Wednesday, December 3, 2025 5:51:33 PM
Attachments: [image.png](#)
[Outlook-A black ba.png](#)

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From: Brenda Rodriguez <brenda@chipscommunitiesunited.org>
Sent: Wednesday, December 3, 2025 5:15 PM
To: Judith Barish <info@chipscommunitiesunited.org>
Subject: Press Release: Phoenix Community to City Planning Commission: Don't Poison our Air and Water!



Date: December 3, 2025
Contact: Judith Barish
Email: info@chipscommunitiesunited.org
Phone: 510-759-9910

**Phoenix Community to City Planning Commission:
Don't Poison our Air and Water!**

Washington, DC – As the Phoenix City Planning Commission prepares to vote on a planned expansion of the heavily polluting Taiwan Semiconductor Manufacturing Company (TSMC), community members are urging the city to consider public health and reject the proposal unless there is greater transparency and opportunity for public input. The proposed rezoning for the NorthPark project, a 6,300-acre development in north Phoenix, is scheduled to go before the Commission tomorrow, December 4.

“On the anniversary of the Bhopal disaster, in which 4000 people died from a poisonous gas leak, the City Planning Commission is set to vote for a project that will place thousands of homes adjacent to a factory handling hundreds of hazardous chemicals,” says Judith Barish, coalition director of CHIPS Communities United, a national coalition of unions and community organizations. “Workers and neighbors need to know more

about the hazardous substances that will be used, transported, and potentially released in their neighborhoods. Without more information about the threat of chemical leaks and exposures and plans for risk management, the Commission should vote no.”

“Consideration of the Northpark Planned Unit Development should include a transparent assessment of the risk to the public, both in the existing neighborhood and in the proposed development, posed by the presence and potential release of hazardous substances, with a focus on toxic gases,” concluded Lenny Siegel, executive director of the Center for Public Environmental Oversight (CPEO) and steering committee member of CHIPS Communities United, in a recent [report \[cpeo.org\]](https://www.cpeo.org) on the proposed Northpark development.

“What chemicals will TSMC be using?” Siegel asks. “What are the company’s emergency plans for gas leaks and chemical exposures? Does TSMC have a PFAS management plan? Before the city planning commission votes, they should consider the health of not only the current residents of Stetson Valley and North Phoenix but generations to come.” Siegel, the former mayor of Mountain View, California, has been involved in the clean-up and oversight of toxic Superfund sites in Silicon Valley left by former chip-makers.

“Even apart from the threat of accidental releases, TSMC’s emissions could worsen air quality in Phoenix. Phoenix already fails to meet federal air quality standards for ozone and particulate matter, both of which harm our health and are especially dangerous to young people, seniors, and other vulnerable populations,” says Jennifer Martin-McLeod, a water policy expert with the Sierra Club Grand Canyon Chapter. “Is another fab so close to residential communities without transparent management plans a good idea for our community and the environment? The semiconductor industry touts its water reuse, but consumption will still be significant. Amid dwindling Colorado River supplies, shrinking aquifers, and a rapidly changing climate, we need a meaningful cost-benefit analysis that considers water quantity and quality impacts now and 100 years from now.”

“The working people and residents of North Phoenix have a right to know what kind of companies are being placed a mile from where they live, work, and sleep. We need transparency. The city planning commission must consider smart development that provides family-sustaining wages and worker safety during construction and after construction. We encourage consideration for the potential human and environmental costs of this project,” shares Cynthia Diaz, an organizer with Arizona Jobs with Justice.

“The entire process of rezoning North Park has been secretive, unaccountable, and lacking in transparency,” laments Amanda McGowan, president of the Stetson Valley Homeowners Association. “Homeowners in our community have overwhelmingly expressed that they feel they have been kept in the dark about the changes planned for our community, which could put toxic substances near our homes and potentially bring

tankers carrying hazardous materials past school crossings. We urge the Planning and Zoning Commission and City Council to reject the proposed rezoning plan. This is an inappropriate location for heavy industrial zoning.”

You can find a copy of Lenny Siegel’s report [here. \[cpeo.org\]](#)

#

* * * * *

Brenda Rodriguez, MPH (she/her/ella), National Campaign Coordinator
773-817-9683

brenda@chipscommunitiesunited.org

www.chipscommunitiesunited.org [chipscommunitiesunited.org]



The US is spending billions of dollars to expand semiconductor manufacturing.
Let’s make sure this investment benefits all of us.

From: Steve Kimmel <sjkimmel99@yahoo.com>
Sent: Thursday, December 4, 2025 8:02 AM
To: PDD Planning Commission
Subject: Comment on GPA-NG-1-24-1, GPA-NG-2-24-1 and Z-139-24-1

This comment is for the December 4 Planning Commission meeting and is about cases GPA-NG-1-24-1, GPA-NG-2-24-1 and Z-139-24-1.

What will Phoenix do if Colorado River deliveries are cut back further? Even with the two pipelines that run from plants along the Arizona Canal to North Phoenix water treatment plants currently using CAP water can Phoenix sustain water deliveries to 200,000+ North Phoenix residents AND the North Phoenix chip plants?

"Phoenix typically provides about 147,000 acre-feet of Colorado River water to its customers each year. In the Republic's scenario, Phoenix's delivery of CAP water could drop below that amount, reaching 127,956 acre-feet. That would leave about 20,000 acre-water use of 200,000 Phoenix residents." (AZCentral article.)

Even with the TSMC water recycling plant due to come online in 2028 the chip plant will still use a significant amount of water. If Colorado River water deliveries are cut what uses in North Phoenix take precedence?

"Company officials say TSMC's first fab uses 4.75 million gallons of water/day. When the IRWP reaches a 90% recycling rate, the fab's water demand will drop to fewer than 1.2 million gallons/day. Fab 2 will consume 5.7 million gallons. When Fabs 1, 2 and 3 are all operational, the demand will be 17.2 million gallons/day, but TSMC's existing conservation efforts and the IRWP will greatly reduce the supply necessary from the City of Phoenix, officials say." (AZ BEX article.)

I have to question what the priority is in this area. Industry or residential? If it's residential/commercial then make it all residential/commercial and don't try to shoehorn heavy industry into residential/commercial. Or make it all heavy industry and move the residential further away. Or make the 303 corridor between I-Lake Pleasant Parkway and industrial corridor and move residential further north and out of the danger zone.

Sincerely,
Steve Kimmel
Glendale, Arizona.

November 10 AZ Central article.

<https://www.azcentral.com/.../what-phoenix.../87156357007/> [azcentral.com]

September 3 AZ BEX article:

<https://azbex.com/.../tsmc-building-water-reclamation-plant/> [azbex.com]

From: Steve Kimmel <sjkimmel99@yahoo.com>
Sent: Thursday, December 4, 2025 8:08 AM
To: PDD Planning Commission
Subject: Comment about air and water pollutants re: cases GPA-NG-1-24-1, GPA-NG-2-24-1 and Z-139-24-1
Attachments: AZ DEQ stack emission report 2 TSMC.jpg; AZ DEQ stack emission report TSMC.jpg

To the Planning Commission:

about cases GPA-NG-1-24-1, GPA-NG-2-24-1 and Z-139-24-1.

Now that TSMC has been operating their first fab for a year and actual air and water emissions are available(see attached images presumably from AZDEQ Emissions Inventory reports,) I think it would be reasonable to request an environment impact study of both the existing and proposed fabs with an eye toward whether adequate protections between industrial and residential are in place in the North Park PUD.

I haven't been able to find an environmental impact study other than the Draft Environmental Assessment for TSMC from June, 2024 which only estimated stack emissions from the north-of-the-303 plant. In the time between the announcement that TSMC is partnering with Pulte on North Park and now, on the verge of the PUD approval by the City, I'm concerned the shoehorning of fabs into North Park did not involve much more than winging it when specifying a buffer zone around the industrial area.

North Park started as a residential / commercial development. Now it's a residential / commercial / heavy industry development. Can it be all that safely? It seems like the die has been cast to make the area along the 303 an industrial zone. If that's needed for national security reasons and economic development reasons well, with adequate environmental safeguards around stack emissions and wastewater (PFAS contamination,) then maybe that needs to be accepted. But I question whether that use is compatible with a residential community a few hundred yards away. One or the other but not both.

I urge you to recommend a new environmental impact study be done before approving any residential development around the proposed North Park Innovation Zone.

Steve Kimmel
Glendale, Arizona

<https://azdeq.gov/emissions-inventories> [azdeq.gov]

PUBLIC GENERAL INQUIRIES

From: [Adrian G Zambrano](#)
To: [Amanda McGowan](#)
Cc: [Sarah Stockham](#); [Racelle Escolar](#); [Tricia Gomes](#)
Subject: RE: TSMC Response- Discharge & Air Pollution Data- Northpark
Date: Monday, December 1, 2025 1:59:00 PM

Hi Amanda,

As noted before, the Community Commercial district and the Community Open Space district act as “buffer zones” between the proposed industrial use and existing/future residential. In previous drafts of the PUD Development Narrative, there were heavier industrial uses being proposed, which have now been removed or limited to accessory uses, after staff provided comments in previous reviews of the PUD expressing concerns with heavier industrial uses being proposed, more than what the PUD on the north side of the Loop 303 allows. The hearing draft also limits the industrial use to no more than 20% of the Innovation Corridor district. Residential is prohibited within the Innovation Corridor, Community Commercial, and Community Open Space districts, so there will be no adjacent residential to the proposed industrial use. Additionally, the industrial use is prohibited west of 51st Avenue and east of 43rd Avenue, and it has a large setback requirement of 500 feet that adds an additional buffer zone. Water discharge permits and air quality permits from Maricopa County do not occur at the zoning entitlement stage. The developer will have to obtain these permits after the zoning entitlement stage, during the plan review and permitting stage, which occurs before any construction can begin. At this point, there is no actual development being proposed – only the zoning entitlement that would allow certain uses, subject to future review and permitting to ensure the development is meeting all local, County, State, and federal regulations, before any construction can begin.

The staff report goes over background of a case (including community correspondence), policy plans that have been adopted by the City Council in relation to the request, and relation to the General Plan. A zoning/land use staff report is not an environmental assessment. The Village Planning Committee, the Planning Commission, and the City Council may add additional stipulations during the public hearing process to address certain concerns, if they deem it appropriate, and if it is able to be enforced by the City through plan review and permitting.

Best regards,

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



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

Mission: Planning, Development and Preservation for a Better Phoenix

From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Wednesday, November 26, 2025 4:29 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Tricia Gomes <tricia.gomes@phoenix.gov>
Subject: Re: TSMC Response- Discharge & Air Pollution Data- Northpark

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Hi Adrian,

I do understand that the city does not issue air permits. The city decides on rezoning and how close they will allow TSMC to expand and put heavy industrial uses near our neighborhood. The county website shows that TSMC already has many ~8,000 gallon tanks of hazardous gases on site north of the 303 freeway. I would hope that city planners & council members would take into consideration the large quantities of hazardous gases that this specific industry utilizes when considering buffers between existing residential neighborhoods. Most industries do not store such large quantities of hydrofluoric acid, for example.

I am attaching a letter from the Center for Environmental Oversight noting that the city, "should include a transparent assessment of the risk to the public, both in the existing neighborhood and in the proposed development, posed by the presence and potential release of hazardous substances, with a focus on toxic gases. That assessment should propose buffer zones to protect the public from such releases. It should also evaluate whether existing regulations are sufficient to protect the public and whether public agencies have the

resources and training to apply the regulations and respond in potential emergencies. There should be an opportunity for public comment on that assessment."

The staff report noted community concerns about this, but did not substantively address concerns. Thank you,

-Amanda McGowan
SVOA Board President

After Hours Emergency: 1.800.274.3165

StetsonValleyOA.com [stetsonvalleyoa.com]

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Wednesday, November 26, 2025 11:19 AM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Tricia Gomes <tricia.gomes@phoenix.gov>
Subject: RE: TSMC Response- Discharge & Air Pollution Data- Northpark

Hi Amanda,

I forwarded your email to the Water Services and Fire departments for a response. I let them know of the upcoming hearing dates and asked if they could provide a response prior to one of those dates.

The City does not regulate air emissions. The Maricopa County Air Quality Department (AQD) regulates air emissions. Chuck Erickson with Maricopa Count AQD responded to your email yesterday with instructions on how to access the air permit and Technical Support Document (TSD) online. Please forward any air emissions questions to Maricopa County.

Best regards,



Adrian Zambrano (*he/him/his*)
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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Monday, November 24, 2025 11:01 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Re: TSMC Response- Discharge & Air Pollution Data- Northpark

Hi Adrian,

Thank you again for your time and for facilitating a call with Water Services regarding community questions about industrial wastewater discharges. I appreciate the responsiveness and the willingness to discuss these issues.

During the call, Ms. Nunez confirmed that the City does not currently require TSMC to test for PFAS (“forever chemicals”) in their discharge, despite PFAS being well documented as widely used in semiconductor manufacturing. She also shared that the City believes it cannot require this testing because it is not federally mandated and there would be pushback.

For reference, I am attaching an EPA memorandum (December 2022) that clarifies that states and local pretreatment authorities do have the authority under existing Clean Water Act provisions to require PFAS monitoring, and that EPA explicitly recommends that POTWs and permit authorities begin such monitoring immediately using draft method 1633. EPA’s PFAS Roadmap explicitly identifies the semiconductor industry as a sector of concern.

I requested that Water Services provide written information to share with our community members, but was advised that a response may take weeks and could involve both internal review and coordination with TSMC. Unfortunately, this would likely occur after the Council’s vote on the proposed rezoning- well after it could meaningfully inform decision-making or public feedback.

Given that this rezoning would bring large-scale industrial uses significantly closer to existing homes and Sonoran Preserve land, community members are seeking basic clarity on issues essential to understanding potential public health and environmental impacts. The staff report notes the many environmental concerns the city has received but does not substantively address them.

Below are the key questions residents & our board hope the City can answer so that

Council may make a fully informed determination.

Wastewater & PFAS Monitoring

1. Will the City require PFAS monitoring for industrial users discharging to the POTW, consistent with EPA's December 2022 guidance encouraging pretreatment authorities to use existing Clean Water Act authority to require this testing?
2. If not, what is the rationale for declining to require PFAS monitoring when EPA guidance permits and recommends it?
3. Will the City require the facility to conduct influent, effluent, and sludge testing to identify PFAS or PFAS precursors entering the wastewater system?
4. If PFAS are detected, what mechanisms or controls are in place to prevent contaminated wastewater or biosolids from entering the environment?

Chemical Inventory & Spill/Accident Risk

5. Has the City conducted (or will it require) a hazard analysis for the large volumes of hydrofluoric acid, nitric acid, sulfuric acid, glycol ethers, diesel, and other hazardous chemicals currently stored onsite and anticipated with expansion?
6. What release modeling radius is used for chemicals such as hydrofluoric acid, and will those models be made public? The Center for Environmental Oversight has already stated in writing that such analysis is appropriate for a project of this scale. Hydrofluoric acid (HF) is one of the most dangerous industrial chemicals in use today. A single semiconductor fab can store multiple 7,000–8,000 gallon tanks of HF and related chemicals- far more than an average industrial facility.
7. Will expansion necessitate updated emergency response plans, and will those plans be coordinated with local fire agencies and accessible to residents?

Air Quality & Emissions

8. Will the City require cumulative air-quality modeling for the expanded operations, given the number of thermal oxidizers, diesel generators, cooling towers, and VOC-containing storage tanks?
9. How will the City ensure that increased VOCs, NO_x, SO₂, particulate matter, and other emissions do not negatively impact nearby neighborhoods- particularly in a region already facing significant air-quality challenges?

10. What perimeter or ambient monitoring (continuous or periodic) will be required to ensure compliance and detect offsite impacts?

Water Supply & Usage

11. A city employee indicated an estimated discharge of approximately 4 million gallons per day from existing operations. What is the projected increase in water usage and wastewater discharge associated with the expansion?
12. How will this increased industrial demand affect local water availability and long-term planning?

Waste Handling & Transportation

13. The finalized Traffic Impact Analysis contains no information on freight, hazardous materials transport, or semi-truck traffic associated with chemical deliveries and waste removal. How many additional truck trips are anticipated weekly?
14. Will there be changes to hazardous waste storage limits or routing of transport vehicles through residential areas? Will the City continue relying on voluntary routing preferences?

Community Transparency & Notification

15. Will the City commit to promptly notifying nearby neighborhoods of any accidental releases, exceedances, or operational issues that could affect public health?
16. Will residents have access to discharge monitoring reports, pretreatment data, and air emissions reports for the facility or will these be marked as trade secrets/confidential?

Our community continues to express deep concern that the proposed rezoning represents rapid, large-scale industrial growth without a sufficient understanding of potential impacts, especially given the proximity to homes and to Sonoran Preserve land. We understand that certain operational details may traditionally arise later in the process; however, these questions go directly to the compatibility of the proposed land use- and therefore are essential for Council to understand before voting.

Thank you again for engaging on this issue. I hope the City can provide clarity on these questions so that both Council and the community can fully understand the implications of this rezoning proposal for our community.

Sincerely,

-Amanda McGowan
SVOA Board President

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Sent: Thursday, November 20, 2025 10:44 AM
To: Amanda McGowan <amanda@stetsonvalleyoa.com>
Subject: RE: TSMC Response- Discharge & Air Pollution Data- Northpark

Hi Amanda,

The Water Services Department is reaching out to you regarding the discharge permit.

For air emissions, that would likely be with Maricopa County.

Best regards,



Adrian Zambrano (*he/him/his*)

Planner II - Village Planner

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City of Phoenix

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From: Amanda McGowan <amanda@stetsonvalleyoa.com>
Sent: Wednesday, November 19, 2025 4:59 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: TSMC Response- Discharge & Air Pollution Data- Northpark

Hi Adrian,

TSMC referred us back you (and the county) with regard to the following:

"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."

I thought you had said they do not hold permits with the city regarding environmental issues? Does the city have data on their air emissions or water discharge contents? I am happy to put in a records request as they suggested to us, if needed. Thank you,

-Amanda McGowan

SVOA Board President

After Hours Emergency: 1.800.274.3165

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