



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, June 16, 2022 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the June 2, 2022 Planning and Zoning Commission Regular Meeting Minutes. | None

Ashley Labhart
Community
Development |
| 2. | Internal | Consideration and action to approve or disapprove the June 2, 2022 Planning and Zoning Executive Session Minutes. | None

Ashley Labhart
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 3. | District 3 | Consideration and action pertaining to the Preliminary Development Plan for the Truman Ranch Marketplace PAD (PAD08-015), Case FS20-829 | Trever Fleetham
Community
Development |
| 4. | District 3 | Consideration and action pertaining to the Conditional Use Permit with Site Plan for a Quick Quack Car Wash at Greenway & Cotton. Case FS21-839 | Trever Fleetham
Community
Development |
| 5. | District 6 | Consideration and action regarding the Conditional Use Permit and Site Plan for Dutch Bros. Case FS21-786 | Chris Sexton
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. Other Business and Future Agenda Items

H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Friday, June 10, 2022 @ 11:10 a.m.

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 16, 2022 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the June 2, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the June 2, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 06-02-22 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 2, 2022 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Dennis Bash, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on June 2, 2022.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Kevin Sartor, Commissioner Dennis Smith, Commissioner Ken Chapman, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating and Commissioner Jared Holland.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Director of Community Development; Lloyd Abrams, Assistant Director of Community Development; Leslie Carnie, Current Planner; Trever Fleetham, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd notified the Commission there will not be a Planning and Zoning meeting occurring on July 7, 2022 due to no scheduled agenda items.

Mr. Boyd also advised the presentation for the fiscal year planning activity would be presented in August, as well as a draft of the requested site plan updates provided for the Commission to provide input and feedback on.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Bash opened the call to the public to discuss any items not listed on the agenda.

Quintus Schulzke – Surprise, AZ – Provided an update on a citizen participation meeting that was held for an upcoming project to be heard by the Planning and Zoning Commission at a future meeting.

Hearing no additional requests, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the May 19, 2022 Planning and Zoning Commission Minutes.

Commissioner Chapman and Commissioner Smith simultaneously made a motion to approve the May 19, 2022, Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Commissioner Holland abstained. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – Citywide – Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to amend the parking requirements for Warehouse/Distribution land use. Case FS22-0555

Leslie Carnie presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Data supporting the requested change
- Overlays

Vice Chair Sartor made a motion to recommend approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to amend parking requirements for Warehouse/Distribution land use to the City Council. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

Item 3 – District 1 – Consideration and action pertaining to a Zone Change of approximately 199.21 acres from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3), located west of 155th Avenue and north of Jomax Road. Case FS21-828

Trever Fleetham presented item 3 to the Commission, followed by Wendy Riddell of Berry & Riddell, attorney for the applicant, who also presented.

Chair Bash opened the public hearing.

Kevin Knowles – Surprise, AZ – Offered the opinion that the area be kept rural as it works well in the current state.

Mason Pool – Surprise, AZ – Read a statement from a landowner in the area, conveyed support for the layout and zoning change if there were no negative impacts to current residents. Conveyed concerns regarding sewer/septic in the area and financial prohibitions as a result of development.

Stephanie Holland – Surprise, AZ – Offered opposition of the proposed change, spoke of infrastructure that needed to be completed and also spoke to area access, traffic, public safety, and emergency response time concerns. Also referenced the General Plan for Surprise and projected growth.

John Padelford – Surprise, AZ – Offered support of the proposed change, spoke to the quality anticipated from the developer, family history in the area, benefit from utility provisions as a result of development infrastructure and overall benefit to the area.

Robin Markowski – Surprise, AZ – Offered opposition of the proposed change, spoke on the Private Property Protection Act, the General Plan for Surprise as well as codes and ordinances of the City of Surprise. Spoke on perimeter, transition and green space allowance between the development and existing property lines.

Scott Sasek – Surprise, AZ – Spoke on the proposed greenbelt, water conservation, wells, fire safety, traffic and ingress/egress concerns in the area. Advised the Commission take into consideration the plan and overall public safety.

Aleisha Stefani – Surprise, AZ – Advised the Commission reject the proposed rezone. Questioned how the project had made it so far in the process, and spoke to compatibility with rural residential area, as well as character area and zoning.

Hearing no additional requests, Chair Bash closed the public hearing.

Wendy Riddell provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Building height
- Buffer zones
- Surrounding area
- Roadway infrastructure and proposed improvements
- Future development plans
- Connectivity to existing driveways
- Future maintenance responsibilities
- Future Capital Improvement Project (CIP) plans
- Adjusting for growth needs
- Park access
- Trail system
- Citizen concerns
- Safety and traffic circulation
- Housing supply and demand

Vice Chair Sartor made a motion recommend approval of the proposed Zone Change to the City Council subject to stipulations 'a' through 'h' as outlined in the staff report. Chair Bash seconded the motion. Commissioner Keating and Commissioner Chapman voted against. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 4 – District 3 – Consideration and action regarding the Preliminary Plat entitled "Preliminary Plat Unit Q - Phase 3 - Toll at Prasada". Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS21-710.

Trever Fleetham presented item 4 to the Commission.

Commissioner Rosenbaum made a motion to approve the Preliminary Plat entitled "Preliminary Plat Unit Q - Phase 3 - Toll at Prasada" subject to stipulations "a" through "d" as outlined in the staff report. Commissioner Smith seconded the motion. Motion passed with 7 votes in favor.

Item 5 – Citywide – Consideration and action pertaining to the approval of written procedures to provide effective, early, and continuous public participation in the development and major amendment of the 2040 General Plan Update from all socioeconomic and geographic areas within the City of Surprise; Resolution #2022-52.

Trever Fleetham presented item 5 to the Commission.

The Commission discussed the following:

- Website access and interface
- Collaboration with City Communications staff

Commissioner Chapman made a motion to recommend approval of the 2040 General Plan Communication Plan to the City Council. Commissioner Holland seconded the motion. Motion passed with 7 votes in favor.

Item 6 – Citywide – Consideration and action to nominate and appoint a member of the Planning and Zoning Commission to serve as a General Plan Advisory Group member and to designate an alternative member.

Commissioner Smith made a motion to nominate and appoint Commissioner Rosenbaum to represent the Planning and Zoning Commission on the General Plan Advisory Group. Commissioner Keating seconded the motion.

Chair Bash made a motion to nominate and appoint Commissioner Smith to represent the Planning and Zoning Commission as an alternate on the General Plan Advisory Group. Commissioner Chapman seconded the motion.

Chair Bash made a motion to nominate and appoint Commissioner Rosenbaum as primary to represent the Planning and Zoning Commission on the General Plan Advisory Group, and nominate and appoint Commissioner Smith as the alternate representative. Commissioner Holland seconded the motion. Motion passed with 7 votes in favor.

Item 7 – Internal – Consideration and action to recess into executive session for discussion and consultation for legal advice with the City’s attorneys pertaining to Case No. FS20-829, pursuant to A.R.S. § 38-431.03(A)(3).

Chair Bash made a motion to recess into executive session at 7:13 p.m. Commissioner Holland seconded the motion. All voted in favor.

Chair Bash made a motion to resume the regular meeting. Commissioner Rosenbaum seconded the motion. All voted in favor.

The Planning and Zoning regular meeting reconvened at 7:48 p.m.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash called for a motion to adjourn. Commissioner Rosenbaum made a motion to adjourn, Commissioner Keating seconded the motion. All voted in favor.

Meeting adjourned at 7:48 p.m.

Dennis M. Bash
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Ashley Labhart, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 16, 2022 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the June 2, 2022 Planning and Zoning Executive Session Minutes.

Motion:

I move to approve/disapprove the June 2, 2022 Planning and Zoning Executive Session Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: June 16, 2022

Contact Person: Trever Fleetham

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the Preliminary Development Plan for the Truman Ranch Marketplace PAD (PAD08-015), Case FS20-829

Motion:

I move to recommend approval of the Preliminary Development Plan for the Truman Ranch Marketplace PAD (Case FS20-829) to the City Council subject to stipulations 'a' and 'b' as memorialized in the staff report.

Background:

Susan Demmitt of Gammage and Burnham PLC, on behalf of Truman Ranch 46, LLC, seeks approval of a Preliminary Development Plan (PDP) for Truman Ranch Marketplace PAD, aka Waddell Crossing, aka The Promenade. The proposed PDP would establish a master conceptual site plan for the property and also memorialize the allowed residential density.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS20-829 Truman Ranch Marketplace PDP - Staff Report 061622 PZ
2. 01 - FS20-829 Truman Ranch Marketplace PDP - Vicinity Map

3. 02 - FS20-829 Truman Ranch Marketplace PDP - Zoning Map
 4. 03 - FS20-829 Truman Ranch Marketplace PDP - PDP Narrative
 5. 04 - FS20-829 Truman Ranch Marketplace PDP - PDP Site Plan
 6. 05 - FS20-829 Truman Ranch Marketplace PDP - Citizen Participation Report - REDACTED
 7. 06 LETTERS OF SUPPORT - Redacted FS20-829
 8. 06 LETTERS OF OPPOSITION - Redacted FS20-829
 9. 07 - FS20-829 Truman Ranch Marketplace PDP - Affidavit of Site Posting
 10. 08 - FS20-829 Truman Ranch Marketplace PDP - Luke AFB Letter
 11. FS20-829 Truman Ranch Marketplace PDP
-

Preliminary Development Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS20-829

Project Name: Preliminary Development Plan for Truman Ranch Marketplace PAD

Council District: 3 - Mesquite

Meeting Date: June 16, 2022

Planner: Trever Fleetham, AICP

Owner: Truman Ranch 46 SWC, LLC

Applicant: Gammage and Burnham, PLC

Request: Approval of a Preliminary Development Plan for Truman Ranch Marketplace Planned Area Development (PAD).

Site Location: Southwest corner of Cotton Lane and Waddell Road

Site Size: 43.35 Acres (Net Approx.)
45.93 Acres (Gross Approx.)

Residential Density: 20.9 DU/Ac

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2020

Support/Opposition: See attached Citizen Participation Report.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case FS20-829 to the City Council, subject to stipulations 'a' and 'b'.

PROJECT DESCRIPTION:

Susan Demmitt of Gammage and Burnham PLC, on behalf of Truman Ranch 46, LLC, seeks approval of a Preliminary Development Plan (PDP) for Truman Ranch Marketplace PAD (PAD08-015). The proposed PDP seeks to establish a master conceptual site plan for the property, including memorializing the allowed residential density.

BACKGROUND:

September 13, 2007: Adoption of Resolution 07-128 creating a public record for Chapter 125 of the Municipal Code.

September 27, 2007: Adoption of Resolution 07-44 adopting Chapter 125 of the Municipal Code.

July 24, 2008: The City Council approved a Major General Plan Amendment over the subject property under case GPA08-019, changing the Land Use designation from Low-Density Residential to Mixed Use per Resolution 08-104.

September 12, 2008: The subject property was annexed into the City of Surprise under case ANX08-013.

September 25, 2008: The City Council approved the Truman Ranch Marketplace PAD under case PAD08-015.

May 14, 2009: Adoption of Ordinance 09-12 repealing Chapter 125 and adopting Chapter 122.

May 14, 2013: Adoption of the 2035 General Plan per Resolution 2013-39.

June 25, 2013: Approval of a Minor General Plan Amendment under Resolution 2013-59 regarding development in high noise and accident potential zones for Luke Air Force Base.

October 7, 2014: Approval of a Minor General Plan Amendment pertaining to changes to the Implementation Chapter.

December 15, 2015: Approval of a Minor General Plan Amendment relating to revised Land Use Map per Resolution 2014-101.

December 15, 2015: Approval of a Major General Plan Amendment deleting Village Plan requirements and adopting the Character Area planning concept per Resolution 2015-120.

November 19, 2020: Staff met with the applicant via WebEx, to discuss the project during a regularly scheduled Concept Review meeting under CR20-687.

December 31, 2020: The applicant filed a request for a Major PAD Amendment to the Truman Ranch PAD under case FS20-829, the subject case.

January 29, 2020: The applicant filed a request for a Master Site Plan for Truman Ranch under case FS21-076.

May 13, 2021: The applicant held an outreach meeting to discuss the subject request both virtually and in-person.

July 29, 2021: The applicant held a second outreach meeting to discuss the subject request.

ANALYSIS AND DISCUSSION:

The Truman Ranch Marketplace PAD (PAD08-015) established the permitted land uses for the property as those that were allowed in the Neighborhood Commercial (C-1), Community Commercial (C-2), and Mixed Use Planned Development (MU-PD) districts under Chapter 125, the former Surprise Zoning Ordinance that was in effect in 2008 when the PAD was approved by the City Council. The PAD also specified certain development/design standards that any developments within the subject property would need to follow.

The applicant proposes to develop the property as a mixed-use project that includes C-1 commercial uses, a self-storage or mini-storage warehouse, and a multi-family three- and four-story apartment complex with some townhomes consisting of 601 total dwelling units. All of these proposed uses are permitted under PAD08-015 as approved in 2008, except that the mini-storage use would require a Conditional Use Permit.

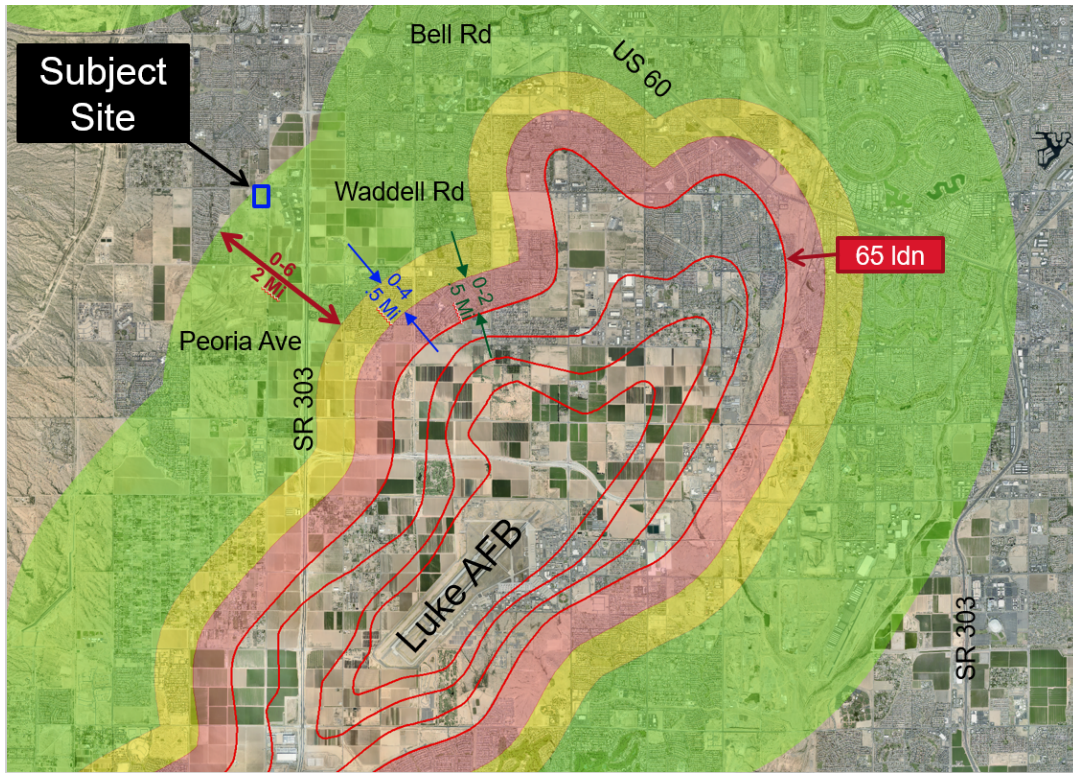
In regard to phasing, the applicant proposes the following: "It is anticipated that the first phase of development will include the Residential Development Unit, including the construction of all residential buildings... A future phase (or phases) will include the development of the Commercial Development Unit."

Residential Density

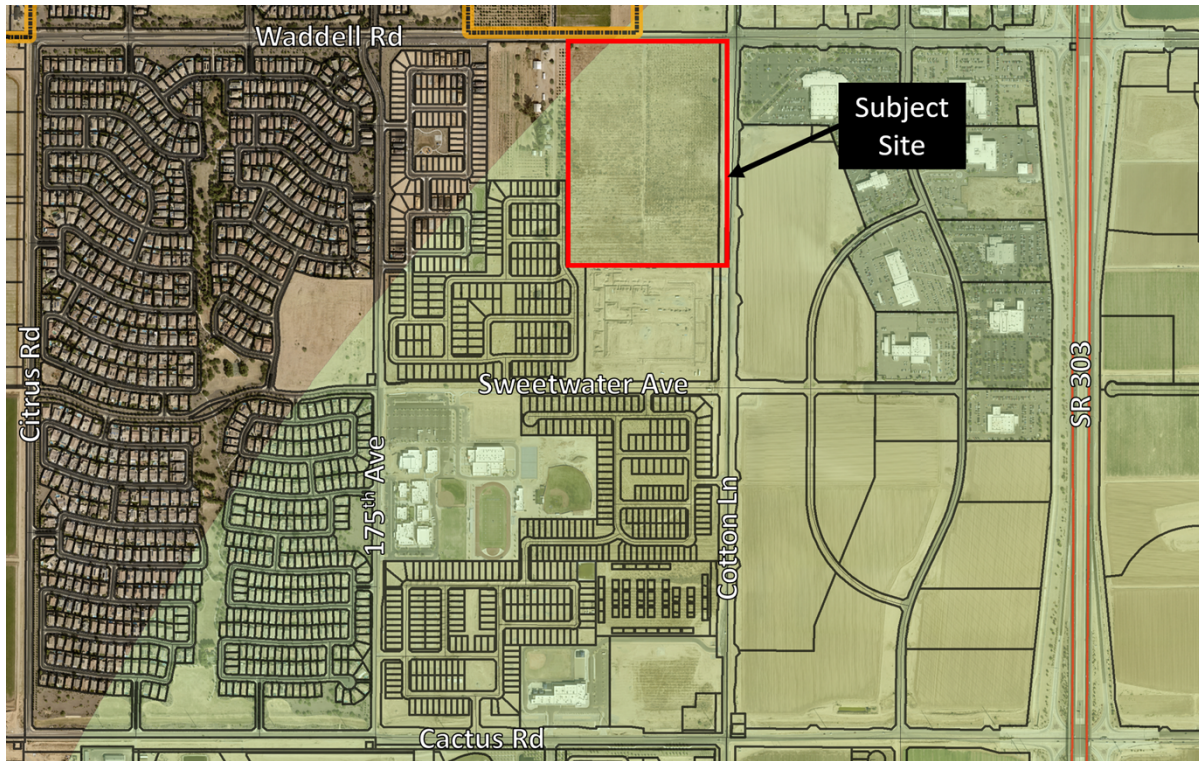
PAD08-015 did not, however, establish a residential density number for development of the property. Per Chapter 125, without an established residential density number in the PAD, the governing document for this is the general plan in effect at the time: General Plan 2020.

Resolution 08-104, which was approved by City Council on July 24, 2008, changed the land use designation of the subject property from Low-Density Residential to Mixed Use. General Plan 2020 did not include a residential density range for the Mixed Use land use designation. As such, the allowed density range in this land use designation under General Plan 2020 would be what the general plan would allow for the particular residential use. In this case, High-Density Residential Uses per General Plan 2020 allow a density range of 15-21 dwelling units per acre. Per Chapter 125, this is the range applicable to the subject PDP.

The current General Plan seeks to protect the mission of Luke Air Force Base through the implementation of the Graduated Density Concept (GDC). The GDC limits residential density based on the site's proximity to the 65 Day-Night Average Sound Level ("Ldn") noise contours for Luke AFB. As illustrated in the graphics below, the site is located along the outermost edge of the 0-6 DU/Ac ribbon of the GDC.



[Continued on following page.]



In a letter dated February 4, 2021, Luke Air Force Base stated that the project would meet the guidelines of the GCD, provided the density over the entire 320-acre half-section bounded by Waddell Road, Cactus Road, Cotton Lane, and 175th Avenue is maintained at a maximum of six (6) dwelling units per acre. This will require the City to administer the remainder of the undeveloped property within the half-section to ensure compliance with the maximum – a task already being conducted by Community Development staff in other areas of Surprise impacted by Luke AFB. It should be noted that the proposed number of dwelling units and density has been reduced by the applicant since Luke issued said letter from 613 to 601.

Preliminary Development Plan

Chapter 125 requires that a PAD include a “Preliminary Development Plan” or master conceptual site plan. When PAD08-015 for the Truman Ranch Marketplace PAD was approved in 2008, a PDP was not included. The original narrative for PAD08-015 states that a preliminary development plan or a master site plan would follow, but this never happened. Presumably due to the economic downturn, a subsequent approval of a PDP did not occur and the site was never developed.

When the applicant initially submitted for the subject case, FS20-829, in December 2020, it was understood by staff that the applicant was seeking approval of a Major PAD Amendment. Several reviews by staff were conducted on the proposed Major PAD Amendment, public outreach meetings were held, and conversations between the applicant and staff occurred.

The applicant subsequently elected to not amend the existing approved PAD, but rather to seek approval of a PDP at this time, which Chapter 125 requires for them to move forward with detailed site planning for each of the planned uses and then building permits and construction. At this time, the applicant intends to develop the property per the approved PAD, General Plan 2020, and Chapter 125, with the Land Development Ordinance (LDO) governing any development matters not addressed by the other regulations, in addition to the allowed density memorialized by the proposed PDP.

Chapter 125 mandates that a PDP be reviewed and considered by the Planning and Zoning Commission, with the Commission making a recommendation for approval or denial to the City Council. The PDP is then presented to the City Council for approval or denial.

Preliminary Development Plan Analysis

Per the approved Truman Ranch Marketplace PAD (PAD08-015), the site will be developed with uses allowed within the Mixed-Use Planned Development District (MU-PD), Neighborhood Commercial Zone (C-1), and Community Commercial Zone (C-2) of Chapter 125 of the Surprise Municipal Code in effect at the time the PAD was approved in 2008.

The PDP proposes a horizontal mixed-use development integrating residential and commercial uses on 45.93 gross acres (43.35 net acres). The residential component of the development is proposed to include a maximum of 601 dwelling units on the south approximate 28.65 acres of the property. Of the 601 total dwelling units proposed, 213 units are planned to be senior living, 384 family-oriented, and 4 townhome units. Utilizing the applicable density calculation within former Chapter 125 of the Surprise Municipal Code, this equates to 20.9 du/acre, which is within the 15-21 du/acre range permitted for High-Density Residential Uses by General Plan 2020.

The commercial component of the proposed development is located on the north side of the property along Waddell Road from the west property boundary, east to Cotton Lane. The proposed PDP anticipates a series of freestanding pads capable of supporting retail, restaurant, and services uses. At this time, convenience, restaurant uses, a fuel station, and a mini-warehouse facility are planned for the property. The allowed uses will be determined by the approved Truman Ranch Marketplace PAD, and Chapter 125 of the Surprise Municipal Code that was in effect at the time of the PAD approval.

Development Standards

The site will be developed in accordance with the development standards within the approved Truman Ranch Marketplace PAD. For any development standards not addressed within this approved PAD, Chapter 125 of the Surprise Municipal Code in effect at the time of approval of the PAD will be applicable. Any development standard not covered by either of these documents will be addressed by the current LDO.

The proposed PDP anticipates 1,339 parking spaces provided on site for the residential component, and 310 parking spaces provided for the commercial development unit. The approved Truman Ranch Marketplace PAD requires adequate parking, but allows for the opportunity for a reduction to the requirements of Chapter 125 with a parking study provided at the time of final site plan.

The Truman Ranch Marketplace PAD outlines required setbacks for the subject site, with an emphasis on the perimeter to protect existing/future adjacent residential. Internal to the site, the PAD allows for a 0 foot setback subject to the current adopted building codes in the City of Surprise. The PAD also requires the following landscape buffers from the edge of street:

- Major Arterial R/W: 22ft.
- Collector: 10ft. If designed to a pedestrian scale with a more urbanized approach. If the project is designed more traditional, greater landscape buffers may be required.
- Street: 5ft.

The proposed PDP demonstrates compliance with these setbacks and buffer requirements, but these will be scrutinized more closely at time of final site plan review.

While actual building heights are not known at this time, the PDP contemplates buildings between one and four stories. The PAD limits the maximum height on the west half of the subject site to 50 feet.

GENERAL PLAN CONFORMANCE:

Surprise General Plan 2020: The Surprise General Plan 2020 shows the subject property as lying within the Mixed Use Gateway. As such, the proposal is consistent with the general plan.

NEIGHBORHOOD MEETING:

The applicant held their official Neighborhood Outreach Meeting on May 13, 2021, which was advertised in accordance with state and local regulations. The meeting was held in-person at Sunset Hills Elementary School and also allowed for virtual attendance. The applicant also held a second outreach meeting on July 29, 2021 at Sunset Hills Elementary School. This meeting was not formally advertised; however, said meeting exceeded the minimum requirements for public outreach. Both meetings were well attended and many residents spoke on the matter. Staff has also received numerous items of opposition and a few items of support. Primary concerns received included traffic, parking, density, housing, crime rates, property values, amenities, school capacity, and infrastructure improvements. Those in support generally cited the need for affordable workforce housing.

On June 2, 2021, the applicant launched a project website to provide additional information. The website has been periodically updated throughout the process.

The applicant has also scheduled an additional informal virtual neighborhood meeting for May 31, 2022.

REVIEWING AGENCIES:

In addition to the standard city internal reviewing departments, the Maricopa County Flood Control District, Maricopa Water District, and Luke AFB were included in the routing of this request and indicated no concerns over the request. Luke AFB also issued a letter stating concurrence with the methodology used to determine consistency with the Graduated Density Concept.

SUMMARY:

The original PAD established the allowed uses for the site but did not establish residential density. The proposed Preliminary Development Plan seeks to define the residential density, while adding clarity to the development standards and other aspects of the project. The proposed density is consistent with the Graduated Density Concept, General Plan 2020, and Chapter 125.

FINDINGS:

- The zoning of the property was established via the approval of case PAD08-015.
- The currently approved PAD establishes the allowed uses and development standards.
- The proposed Preliminary Development Plan aims to memorialize the allowed residential density.
- The proposed residential density is consistent with the Graduated Density Concept, General Plan 2020, and former Chapter 125.
- The proposed Preliminary Development Plan is substantially consistent with PAD08-015 and former Chapter 125.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case FS20-829 to the City Council, subject to stipulations 'a' and 'b' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Development Plan document entitled "Truman Ranch Marketplace Preliminary Development Plan" received April 27, 2022.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

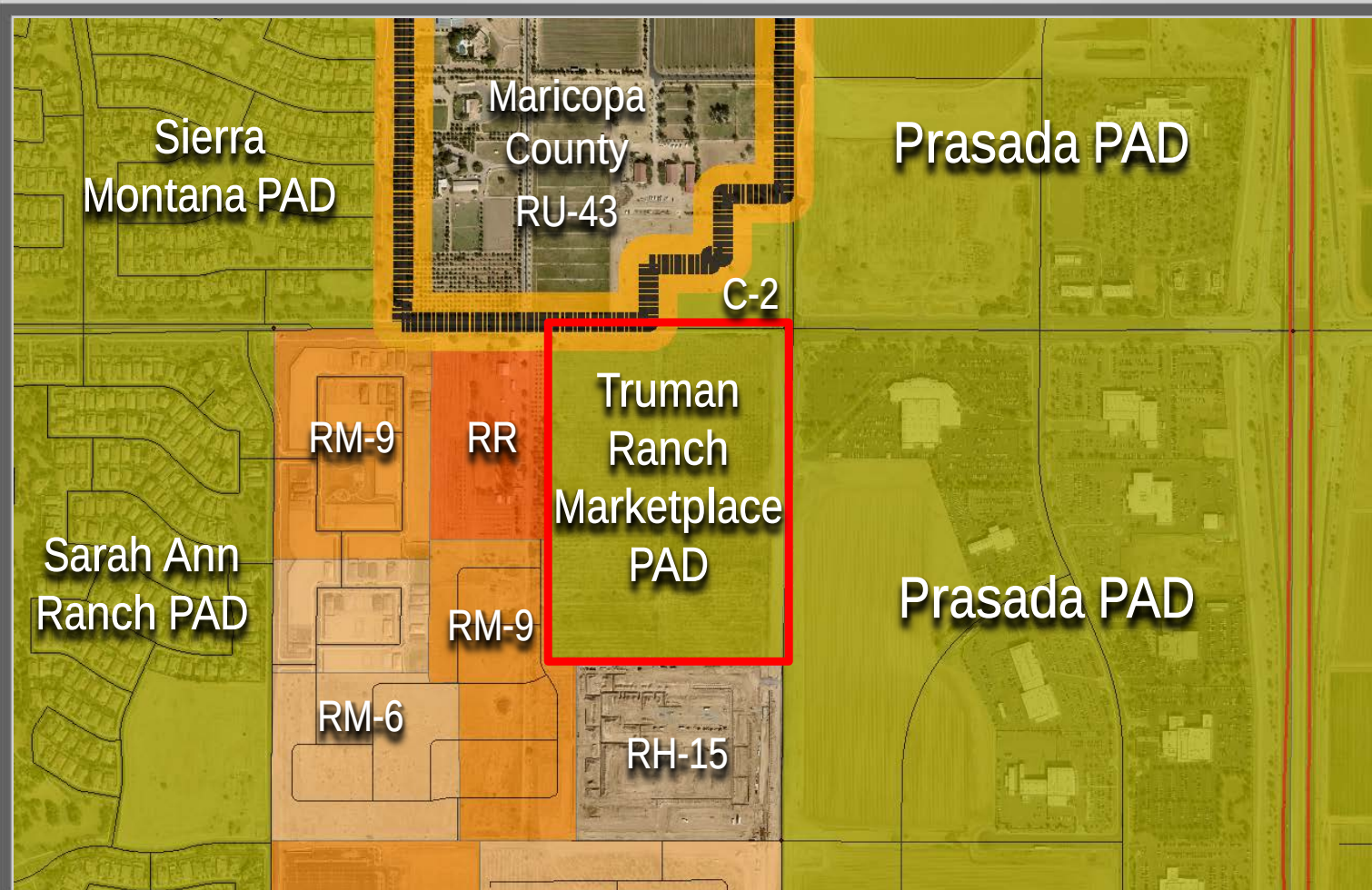
293 However, should the Commission wish to recommend **denial** of the request, the Commission
294 should make its own findings and base its decision on those alternative findings.
295

296 **Attachments:**

297
298 01 Vicinity Map
299 02 Zoning Map
300 03 PDP Narrative
301 04 PDP Site Plan
302 05 Citizen Participation Report
303 06 Opposition and Support
304 07 Affidavit of Site Posting
305 08 Luke AFB Letter
306 PPT



FS20-829 VICINITY MAP



Truman Ranch Marketplace

Preliminary Development Plan

Application No. FS20-829

+/- 45.93 gross acres generally located at the southwest corner of Cotton Lane and Waddell Road

Submitted: December 27, 2021

Resubmitted: April 6, 2022

Resubmitted: April 26, 2022

PRINCIPALS and DEVELOPMENT TEAM

**Property Owner/
Commercial
Developer:**

Truman Ranch 46 SWC LLC

**Commercial Unit
Architect:**

Butler Design Group

Rick Butler
5017 East Washington Street, Suite 107
Phoenix, Arizona 85034
602 / 957.1800
rbutler@butlerdesigngroup.com

**Commercial Unit
Legal Representative:**

Berry Riddell LLC

Wendy Riddell / Elyse DiMartino
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Scottsdale, Arizona 85251
480 / 682.3902
wr@berryriddell.com

**Residential Unit
Developer:**

Dominium, Inc.

Owen Metz / Mark Lambing
2828 North Central Avenue, Suite 1100C
Phoenix, Arizona 85004
623 / 265-6828
ometz@Dominiuminc.com
623 / 265-6830
mark.lambing@Dominiuminc.com

**Residential Unit
Architect:**

Todd & Associates

Gary Todd / Shelley Ranney
4019 North 44th Street
Phoenix, Arizona 85018
602 / 952.8280
gtodd@toddassoc.com

**Residential Unit
Legal Representative:**

Gammage & Burnham PLC

Susan E. Demmitt
40 North Central Avenue, 20th Floor
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602 / 256.4456
sdemmitt@gblaw.com

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General Plan	5
Permitted Uses	5
Development Proposal	6
Dwelling Unit and Density	8
Phasing	10

EXHIBITS

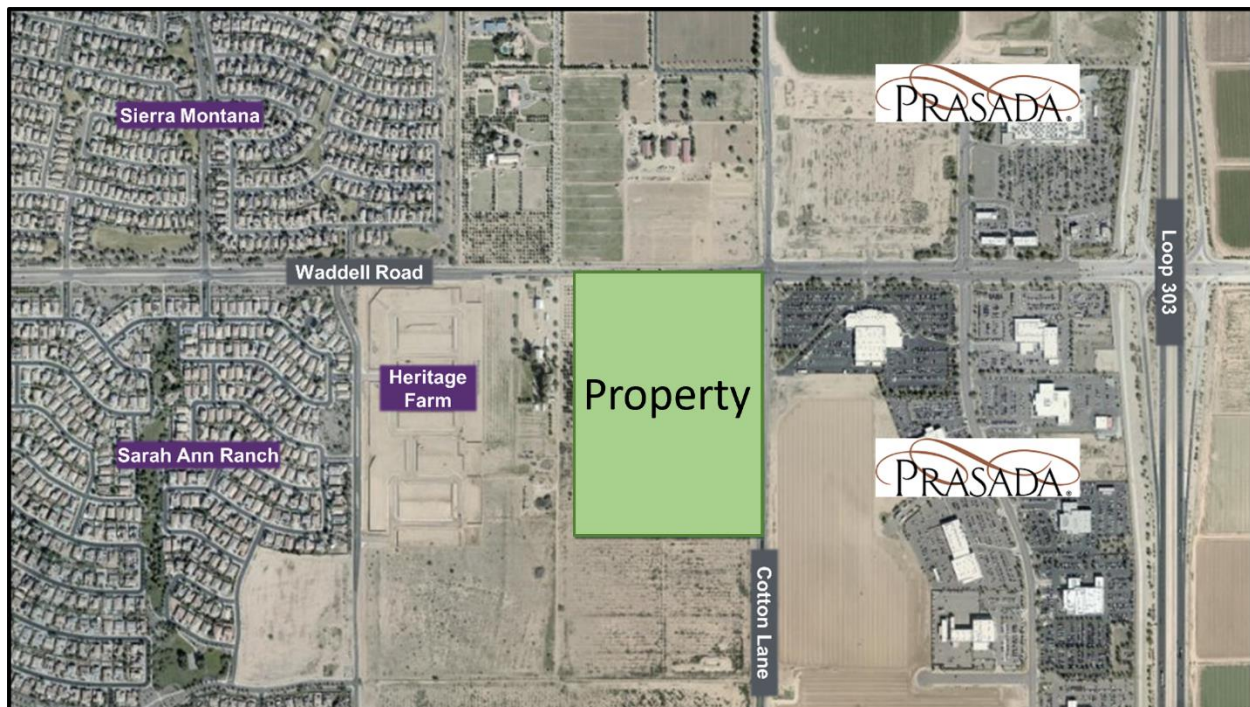
Preliminary Development Plan	Tab A
Pedestrian Circulation Plan	Tab B
Graduated Density Concept Table	Tab C
.	

INTRODUCTION

This application proposes a Preliminary Development Plan (“PDP” or “Application”) for the approximate 43.35 net acres (45.93 gross acres) generally located at the southwest corner of Cotton Lane and Waddell Road (“Property”), in accordance with Section 125-35 of the Surprise Municipal Code—Chapter 125 in effect in September 2008. The Property is zoned Planned Area Development in the Truman Ranch Marketplace Planned Area Development (“Truman Ranch PAD”), approved by the Surprise City Council on September 25, 2008, in Ordinance No. 08-37 (PAD case no. 08-015). This Application proposes a master-planned, horizontal mixed-use development integrating residential uses with commercial activities, such as retail, restaurant, office, service, mini-warehouse, and other similar uses.

PROPERTY AND CONTEXT

The Property was formerly part of Truman Ranch, a larger ranch property, owned and operated by the Truman family. Other portions of the larger Truman Ranch property have been sold off over the years for various individual development projects. The Property is currently vacant, undeveloped land.



The Property is located approximately one-half mile west of the State Route 303 and Waddell Road interchange in an area of the City experiencing significant growth and development interest. Bounding the north and east Property lines are Cotton Lane and Waddell Road, respectively, both classified as Major Arterial roadways. Immediate surrounding uses include:

- North: across Waddell Road, agricultural land zoned Maricopa County Rural-43 and undeveloped property at the immediate northwest corner of Cotton Lane and Waddell Road zoned PAD as part of the Prasada development for intense commercial uses
- East: across Cotton Lane, the Prasada Auto Mall zoned PAD
- South: a built to rent community, under construction, approved for 244 residential units
- West: the Truman Ranch homestead zoned Rural Residential

Within the immediate area, notable uses include the overall 800-acre Prasada master-plan development to the east, which allows for a wide variety of residential and commercial uses, the Loop 303 Freeway corridor and substantial employment uses under development along the Loop 303.

GENERAL PLAN

On July 24, 2008, the Surprise City Council approved a Major General Plan Amendment to the 2020 Surprise General Plan in GPA08-019 changing the land use designation on the Property to Mixed-Use. The Mixed-Use land use designation accommodates a variety of land uses, including the commercial and multi-family land uses planned for the Property. Specifically, the existing Mixed-Use General Plan designation allows multi-family development at a density between 15-21 dwelling units per acre. This PDP conforms with the General Plan.

PERMITTED USES and DEVELOPMENT STANDARDS

The Truman Ranch PAD permits a variety of land uses, including but not limited to residential, commercial/retail, employment, and service uses.

In accordance with the approved Truman Ranch PAD (case no. 08-015), Principally Permitted Uses, Conditionally Permitted Uses, and Permitted

Accessory Uses on the Property include Mixed-Use Planned Development District (MU-PD) (Sec. 125-186), Neighborhood Commercial Zone (C-1) (Sec. 125-187), and Community Commercial Zone (C-2) (Sec. 125-188), as provided in Chapter 125 of the Surprise Municipal Code, in effect at the time the Truman Ranch PAD was approved in 2008.

Development standards shall comply with the approved Truman Ranch PAD (case no. 08-015). If a development standard is not addressed by the approved Truman Ranch PAD (case no. 08-015), then Chapter 125 of the Surprise Municipal Code, in effect in 2008 at the time of approval of the Truman Ranch PAD, controls.¹

DEVELOPMENT PROPOSAL

This Application proposes a 43.35 net acre master-planned horizontal mixed-use development integrating residential uses with commercial activities, such as retail, restaurant, office, service, mini-warehouse, and other uses. See Tab A—Preliminary Development Plan.

Development of the Property is planned to include two Development Units, referred to as the Residential Development Unit and the Commercial Development Unit. The Residential Development Unit consists of a maximum of 601 dwelling units on the south approximate 28.65 acres of the Property. Density has been calculated in accordance with Chapter 125 of the Surprise Municipal Code, in effect in 2008 at the time of the approval of the Truman Ranch Marketplace PAD, as follows:

$$\begin{array}{rcl} & 601 \text{ dwelling units} & \\ 20.9 \text{ du/ac} = & \underline{\hspace{10em}} & \\ & 29.485 \text{ ac. (total site area)} - 0.8324 \text{ ac. (arterial ROW)} = 28.6526 & \end{array}$$

The Commercial Development Unit consists of the remainder of the Property. A Pedestrian Circulation Plan is also included with this Application. See Tab B – Pedestrian Circulation Plan.

¹ Unless otherwise indicated, all references to “Chapter 125 of the Surprise Municipal Code” refer to the Code that was in effect in 2008 when the Truman Ranch PAD was approved.

RESIDENTIAL DEVELOPMENT UNIT

The Residential Development Unit is planned to be developed as a residential community that includes three different housing types. The Residential Development Unit will include: (1) 213 senior living multifamily community units (“Senior Living Community”); (2) 384 family-oriented multifamily community units (“Family-Oriented Community”); and (3) 4 townhome units (“Townhome Units”).

Senior Living Community. An age-restricted, active independent Senior Living Community is planned on the approximate 9 acres located near the southwest corner of the Property. The Senior Living Community will include 213 dwelling units spread throughout two 4-story, “L” shaped, interlocking buildings.

Primary vehicular access to the Senior Living Community is planned to occur from Cotton Lane via a full movement access drive and roundabout entry shared by with the other two residential communities. Secondary vehicular access is planned at the northwest corner of the Senior Living Community (through the Family-Oriented Community), which ultimately extends north to Waddell Road offering residents an alternate point of vehicular access.

Amenities are planned in a courtyard setting and are anticipated to include a clubhouse, pool and spa with cabanas, ramada and fire table/pit, and turf open space areas capable of supporting active and passive uses. Additionally, on-site landscaping will include a blend of desert and/or desert-adapted plant materials and canopy trees that will provide shade relief, contrast, color and texture, and scale to the community.

Family-Oriented Community and Townhome Units. The Family-Oriented Community will be generally located in the midsection of the Property on approximately 21 acres, with frontage along Cotton Lane. This portion will include the 384 Family-Oriented Community units developed in a series of 3-story buildings and 4 Townhome Units developed in 2-story buildings.

Amenities for the Family-Oriented Community and Townhome Units are anticipated to include a clubhouse and fitness center, pool and spa, cabanas, ramada, fire table/pit, tot lot, barbeque, and/or other active and passive open space areas. On-site amenities are planned to be distributed

throughout so that they are convenient and accessible to residents. Similar to the Senior Living Community, on-site landscaping will include a blend of desert and/or desert-adapted plant materials and canopy trees that will provide shade relief, contrast, color and texture, and scale to the community.

Primary vehicular access to the Family-Oriented Community and Townhome Units is planned to occur off Cotton Lane via a shared full movement access drive. A secondary vehicular access drive is planned to connect to and through the Commercial Development Unit providing residents vehicular access to Waddell Road. The Family-Oriented Community and Townhome Units will be gated.

COMMERCIAL DEVELOPMENT UNIT

The Commercial Development Unit, with its strong street-front presence along both Cotton Lane and Waddell Road, is anticipated to be developed with a series of freestanding pads capable of supporting retail, restaurant, and service uses.

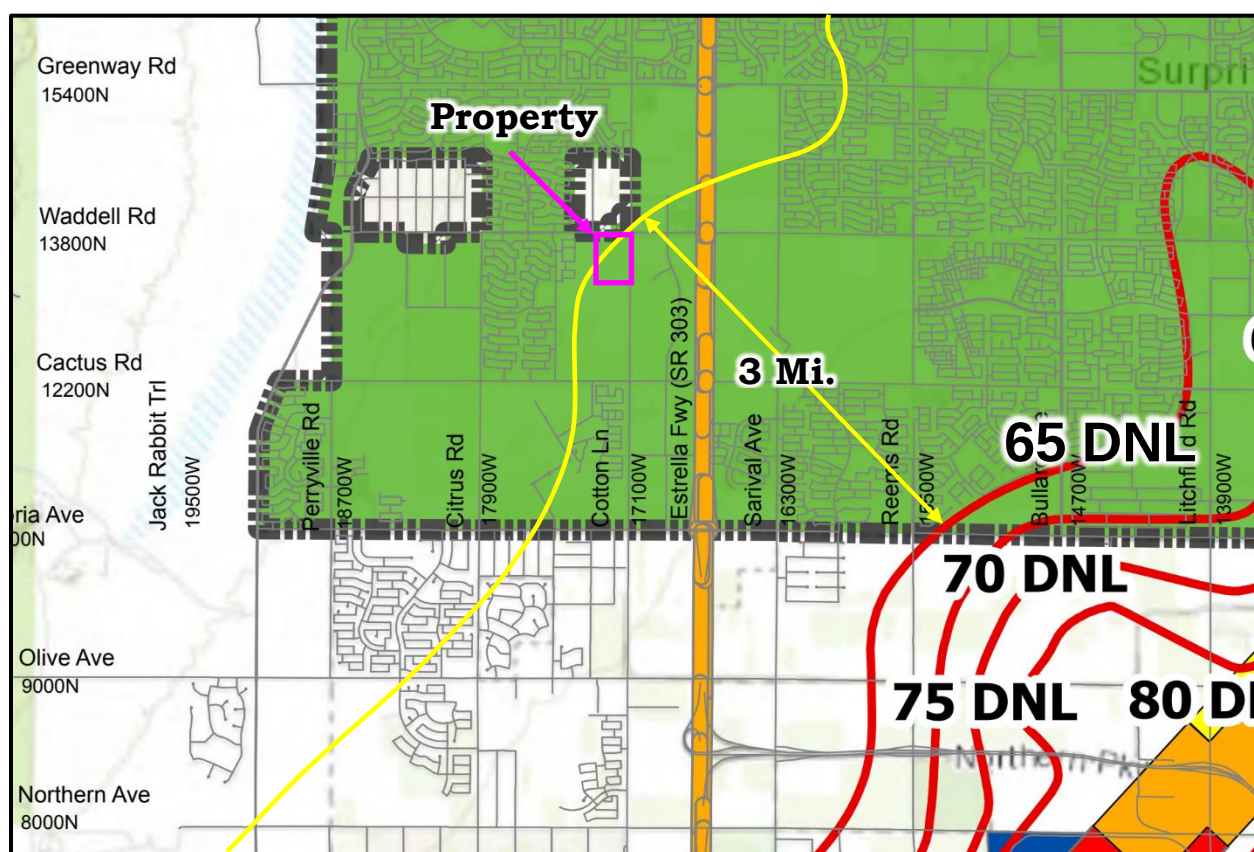
This Application provides for a broad range of land uses that enable the development of the Property consistent with market demands. At this time, convenience, restaurant uses, a fuel station, and a mini-warehouse are planned for the Property.

Retail, fuel, and restaurant land uses have been placed along the street frontages to maximize convenience for visitors. As a buffer between these land uses and the Residential Development Unit, mini-warehouse—one of the least impactful commercial land uses—is anticipated to be located internal to the Property where it creates an appropriate transition between land uses.

DWELLING UNITS and DENSITY

In accordance with Section 125-194(b)(5) of the Surprise Municipal Code—Chapter 125, this Preliminary Development Plan includes a total of 601 dwelling units, with a resulting density of 20.9 dwelling units per acre. The proposed residential density is within the allowed range for the Mixed-Use General Plan designation and conforms with the General Plan and existing PAD zoning.

State law, through the Growing Smarter and Growing Smarter Plus measures, and the Arizona Military Regional Compatibility Project Policy Guidebook (“Policy Guidebook”), addresses growth and land development issues through changes in community planning and rezoning process where in proximity to the State’s various military airports and facilities. Specifically, Section 4-8 of the Policy Guidebook includes the “Graduated Density Concept,” a concept developed by Luke AFB to address development outside the “high noise or accident potential zone.” The Graduated Density Concept recognizes that each political subdivision in proximity to Luke AFB faces unique circumstances and obstacles that prevent an aggressive implementation of low density residential within 10 miles of Luke AFB. As such, Luke AFB developed a concept of graduated development away from the 65 Ldn, including a maximum of 2 dwelling units per acre within ½ mile from the 65 Ldn, 4 dwelling units per acre from ½ mile to 1 mile, and 6 dwelling units per acre from 1 to 3 miles, and graduated densities beyond 3 miles.



The Property (as shown above) is generally located just inside the 3-mile Graduated Density Concept line. For the purpose of calculating density in connection with the Graduated Density Concept, the density has been calculated based on the surrounding half-Section of land, inclusive of the Property, and

taking into consideration existing entitlements. The Property is located within Section 14, Township 3 North, Range 2 West, generally bounded by Waddell and Cactus Roads (north-south) and Cotton Lane and Citrus Road (east-west). The east half-Section is comprised of 320 total acres, of which approximately 281 acres are within the Graduated Density Concept boundary. In order to maintain a conservative approach (even though 29 acres within the half section are not subject to the Graduated Density Concept), the recommended maximum of 6 dwelling units per acre as set forth in the Policy Guidebook was used for the 320 acre half-Section resulting in an allowed density of 1,920 residential units. Taking into consideration both developed and entitled units within the half-Section, the proposed density for the Application (601 units) results in an overall maximum density of 4.59 dwelling units per acre within the half-Section (320 acres), which complies with the Graduated Density Concept maximum of 6 dwelling units per acre. A table and map quantifying and depicting the number of entitled/constructed dwelling units per parcel or development within this half-Section is also provided with this Application. See Tab C – Graduated Density Concept Table. This PDP and attendant density conform with the Graduated Density Concept established by Luke AFB. Luke AFB has provided a letter indicating that the proposed development is within the allowable density.

PHASING

It is anticipated that the first phase of development will include the Residential Development Unit, including the construction of all residential buildings, together with necessary on- and off-site work (amenities, landscape, hardscape, lighting, parking, infrastructure, etc.). A future phase (or phases) will include the development of the Commercial Development Unit. Plans for each phase will be submitted to the City to ensure proper and orderly development.

TAB A

PRELIMINARY DEVELOPMENT PLAN

Residential Development Unit - Site Data

CLIENT: DOMINIUM 2828 NORTH CENTRAL AVENUE SUITE 1100B PHOENIX, AZ 85004 CONTACT - OWEN METZ (623) 265-6828	DESIGN PROFESSIONAL: TODD & ASSOCIATES, INC. 4019 NORTH 44TH STREET PHOENIX, AZ 85018 CONTACT - GARY TODD, AIA (602) 952-8280
--	---

SITE AREA:	PARCEL	NET	GROSS
	FAMILY COMMUNITY TOWNHOME UNITS	+/- 865,890 SF / 19.87 AC	+/- 902,196 SF / 20.71 AC
	SENIOR LIVING	+/- 382,153 SF / 8.78 AC	+/- 382,153 SF / 8.78 AC
	TOTAL	+/- 1,248,043 SF / 28.65 AC	+/- 1,284,349 SF / 29.49 AC

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015

BUILDING HEIGHT:
PROPOSED: 50 FEET MAXIMUM FOR PEAK ELEMENTS IN WESTERLY HALF
FAMILY: 3 STORIES (EAST AND WEST HALF)
TOWNHOMES: 2 STORIES (EAST HALF)
SENIOR LIVING: 4 STORIES (WEST HALF)

DENSITY:
PROPOSED: 21 D.U./AC (601 D.U. / 28.65 AC)

APPROVED SETBACKS:
PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 10'
WEST: MIN 45'
SOUTH: MIN 45'
INTERNAL: 0'

LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

UNIT MIX:
FAMILY APARTMENTS: (3 BUILDING TYPES TOTAL)

APARTMENTS - BUILDING TYPE 1 (6 BUILDINGS)				
UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	12	12	24
TOTAL: 6 BUILDINGS	0	72	72	144

APARTMENTS - BUILDING TYPE 2 (2 BUILDINGS)				
UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	0	12	12
TOTAL: 2 BUILDINGS	0	0	24	24

APARTMENTS - BUILDING TYPE 3 (6 BUILDINGS)				
UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	24	12	36
TOTAL: 6 BUILDINGS	0	144	72	216

TOWNHOME UNITS: BUILDING TYPE 4 (2 BUILDINGS)					
UNIT TYPE	1 BD	2 BD	3 BD	4 BD	TOTAL D.U.
TOTAL PER BUILDING	0	0	0	2	2
TOTAL: 2 BUILDINGS	0	0	0	4	4

UNIT TOTALS (APARTMENTS AND TOWNHOMES) - (15 BUILDINGS)		
UNIT TYPE	NO.	%
B-2 BEDROOM/ 2 BATH	216 D.U.	55%
C-3 BEDROOM/ 2 BATH	168 D.U.	44%
D-4 BEDROOM/ 2 BATH	4 D.U.	01%
TOTAL	388 D.U.	100%

SENIOR LIVING: (ONE INTEGRAL COMPLEX)		
UNIT TYPE	NO.	%
A-1 BEDROOM/ 1 BATH	58 D.U.	27%
B-2 BEDROOM/ 2 BATH	131 D.U.	62%
C-3 BEDROOM/ 2 BATH	24 D.U.	11%
TOTAL	213 D.U.	100%

TOTAL: ALL RESIDENTIAL 601 D.U.

PROVIDED PARKING:

FAMILY APARTMENT:	882 P.S.
TOWNHOME UNITS:	10 P.S.
SENIOR LIVING:	447 P.S.
TOTAL:	1,339 P.S.



TRUMAN RANCH MARKETPLACE PAD

Surprise, Arizona

Preliminary Development Plan

April 26, 2022

Commercial Development Unit - Site Data

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015
APN#: 502-04-005C

SITE AREA:	PARCEL	NET	GROSS
	COMMERCIAL	+/- 643,729 SF / 14.78 AC	+/- 778,239 SF / 17.87 AC

BUILDING AREA:
RETAIL: 36,473 SF
SELF-STORAGE: 107,489 SF
TOTAL: 143,962 SF

SITE COVERAGE: 22.7%
PROVIDED PARKING: 310 SPACES
ADA PROVIDED PARKING : 16 SPACES

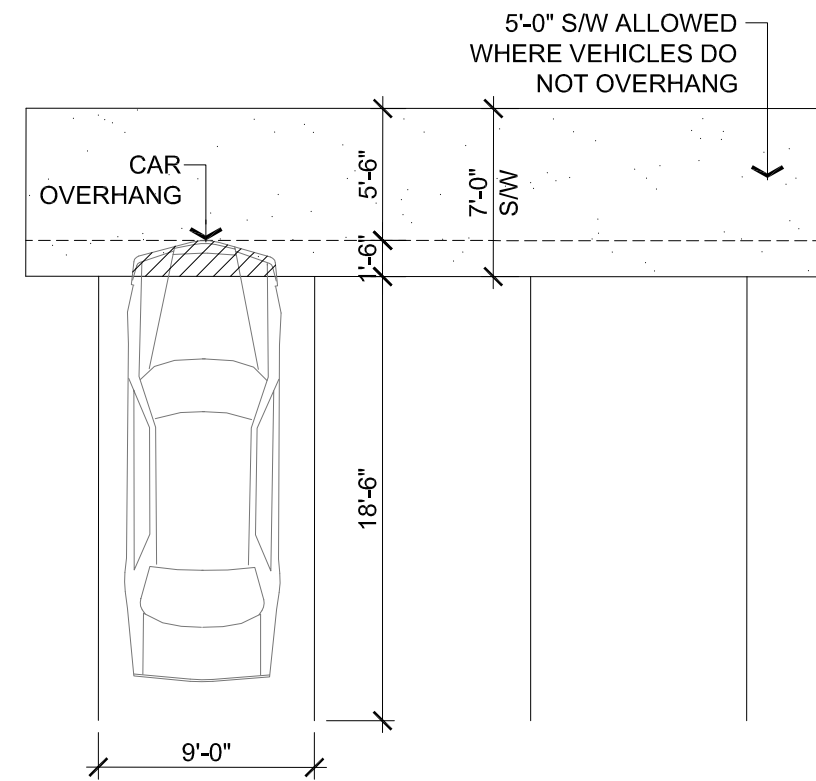
BUILDING HEIGHT:
PROPOSED: RETAIL: 35 FEET MAX.
SELF-STORAGE: 35 FEET MAX.

APPROVED SETBACKS:
PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 10'
WEST: MIN 45'
SOUTH: MIN 45'
INTERNAL: 0'

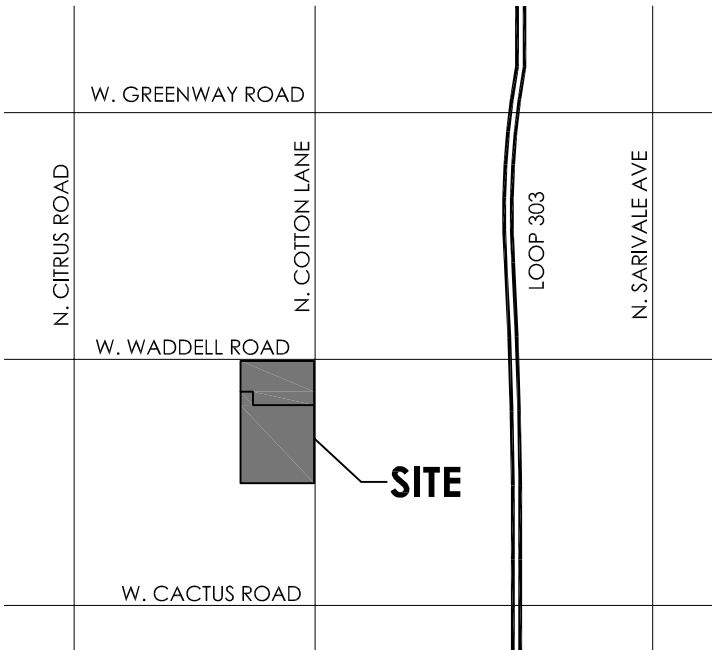
LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

NOTE:
1. THE SITE PLAN, BUILDING FOOTPRINTS, SQUARE-FOOTAGES, AND ARRANGEMENTS, AND USES WITHIN THIS APPLICATION ARE PRELIMINARY AND CONCEPTUAL, AND MAY BE MODIFIED DURING THE FINAL DESIGN AND SITE PLAN REVIEW APPROVAL(S). SPECIFIC PLANS FOR INDIVIDUAL DEVELOPMENT PROJECTS WILL BE PROCESSED THROUGH THE CITY OF SURPRISE REVIEW PROCESS.
2. THE SITE PLAN IS CONCEPTUAL AND SUBJECT TO REVIEW UNDER SEPERATE CASE AND COVER.
3. ERRC SURVEY TEST TO BE CONDUCTED PER IFC 510 PRIOR TO C OF O.

PARKING DIAGRAM

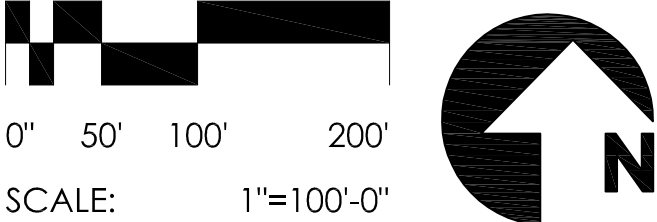


VICINITY MAP



CONTACT INFORMATION

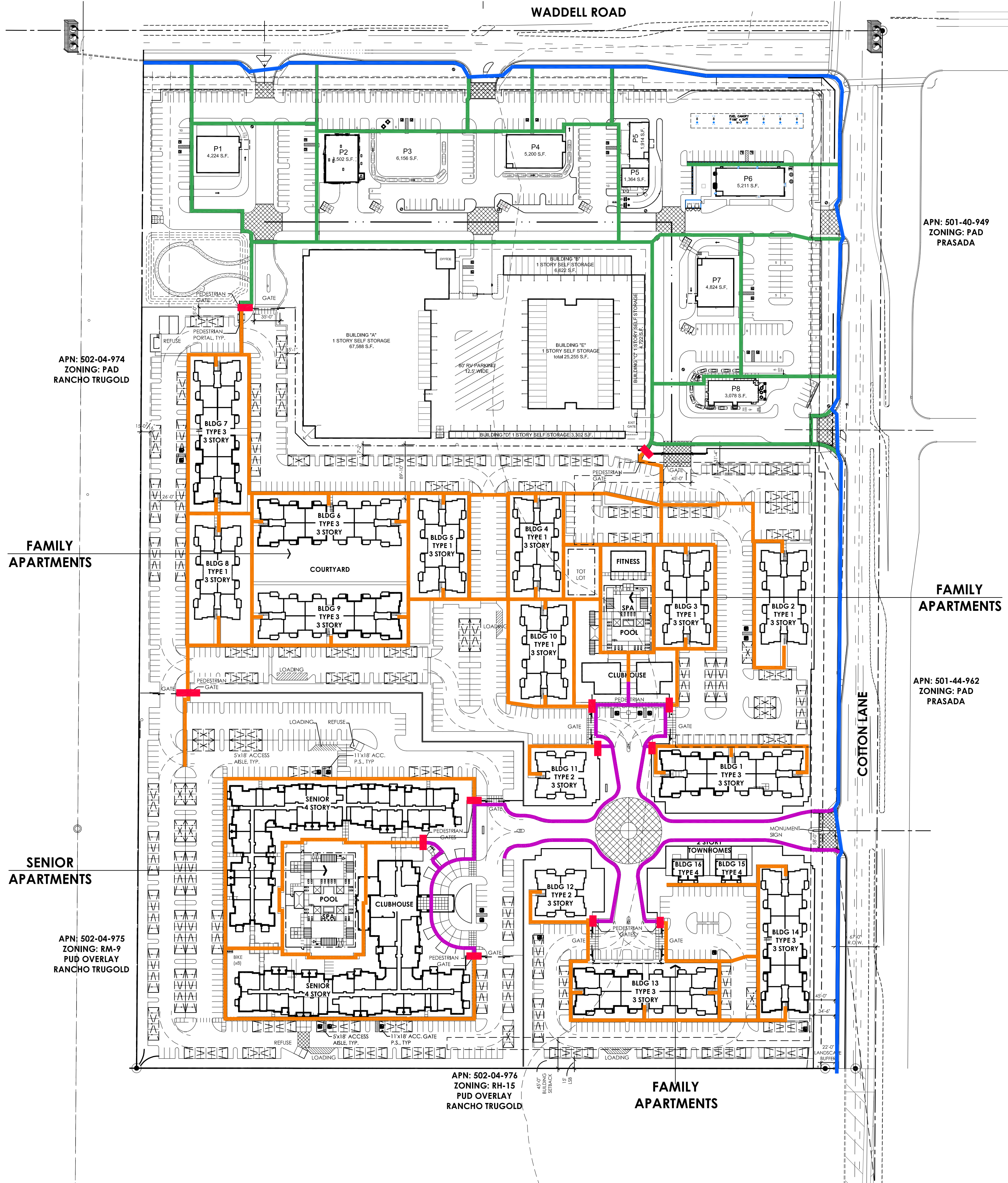
PROPERTY OWNER / COMMERCIAL DEVELOPER TRUMAN RANCH 46 SWC LLC		
RESIDENTIAL ARCHITECT: TODD & ASSOCIATES, INC. 4019 N 44TH STREET PHOENIX, ARIZONA 85018 602.952.8280 GARY TODD gtodd@toddassoc.com	COMMERCIAL ARCHITECT BUTLER DESIGN GROUP 5017 E WASHINGTON STREET, SUITE 107 PLYMOUTH, MINNESOTA 55441 602.957.1800 RICK BUTLER / DAVID REUTERMAN rbutler@butlerdesigngroup.com davidr@butlerdesigngroup.com	RESIDENTIAL DEVELOPER DOMINIUM 2905 NORTHWEST BOULEVARD, SUITE 150 PLYMOUTH, MINNESOTA 55441 763.354.5604 JEFF HUGGETT / KATESSA ARCHER jhuggett@dominiuminc.com katessa.archer@dominiuminc.com
RESIDENTIAL LANDSCAPE ARCHITECT: TODD & ASSOCIATES, INC. 4019 N 44TH STREET PHOENIX, ARIZONA 85018 602.952.8280 GARY TODD gtodd@toddassoc.com	COMMERCIAL LANDSCAPE ARCHITECT KIMLEY-HORN 7740 N 16TH STREET, SUITE 300 PHOENIX, AZ 85020 602.944.5500 ANNE S. DEBOARD anne.deboard@kimley-horn.com	CIVIL ENGINEER KIMLEY-HORN 1001 W SOUTHERN AVENUE, SUITE 131 MESA, AZ 85210 602.552.3171 HEATHER D. ROBERTS HeatherD.Roberts@kimley-horn.com



CASE #FS20-829

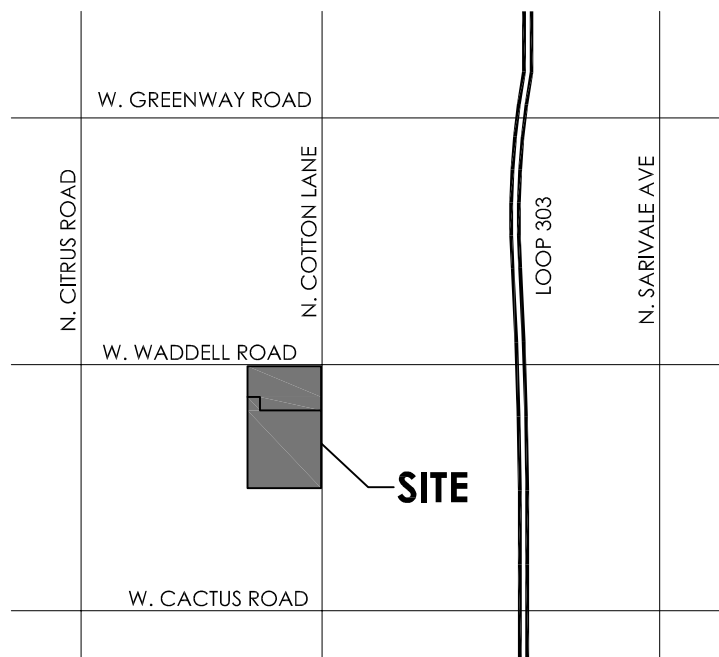
TAB B

PEDESTRIAN CIRCULATION PLAN



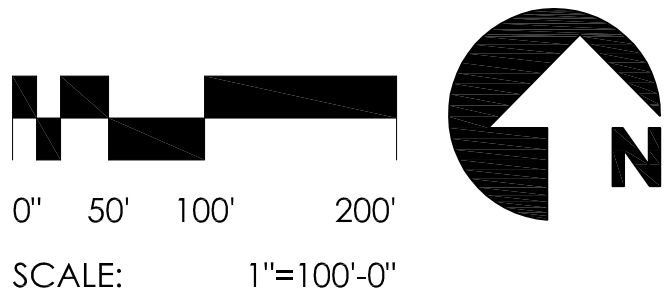
- PUBLIC STREET
PEDESTRIAN CIRCULATION
- PUBLIC COMMERCIAL
PEDESTRIAN CIRCULATION
- PUBLIC RESIDENTIAL
PEDESTRIAN CIRCULATION
- PEDESTRIAN ACCESS GATE
- SECURED PEDESTRIAN
CIRCULATION

VICINITY MAP



CONTACT INFORMATION

PROPERTY OWNER / COMMERCIAL DEVELOPER TRUMAN RANCH 46 SWC LLC		
RESIDENTIAL ARCHITECT: TODD & ASSOCIATES, INC. 4019 N 44TH STREET PHOENIX, ARIZONA 85018 602.952.8280	COMMERCIAL ARCHITECT BUTLER DESIGN GROUP 5017 E WASHINGTON STREET, SUITE 107 PHOENIX, ARIZONA 85034 602.957.1800	RESIDENTIAL DEVELOPER DOMINIUM 2905 NORTHWEST BOULEVARD, SUITE 150 PLYMOUTH, MINNESOTA 55441 763.354.5604
GARY TODD gtodd@toddassoc.com	RICK BUTLER / DAVID REUTERMAN rbutler@butlerdesigngroup.com davidr@butlerdesigngroup.com	JEFF HUGGETT / KATESSA ARCHER jhuggett@dominiuminc.com katessa.archer@dominiuminc.com
RESIDENTIAL LANDSCAPE ARCHITECT: TODD & ASSOCIATES, INC. 4019 N 44TH STREET PHOENIX, ARIZONA 85018 602.952.8280	COMMERCIAL LANDSCAPE ARCHITECT KIMLEY-HORN 7740 N 16TH STREET, SUITE 300 PHOENIX, AZ 85020 602.944.5500	CIVIL ENGINEER KIMLEY-HORN 1001 W SOUTHERN AVENUE, SUITE 131 MESA, AZ 85210 623.552.3171
GARY TODD gtodd@toddassoc.com	ANNE S. DEBOARD anne.deboard@kimley-horn.com	HEATHER D. ROBERTS HeatherD.Roberts@kimley-horn.com



TRUMAN RANCH MARKETPLACE PAD
Surprise, Arizona
Pedestrian Circulation Plan
March 30, 2022



CASE #FS20-829

20-2007-02
Preliminary Not For Construction

TAB C**GRADUATED DENSITY CONCEPT TABLE**

	PARCEL / DEVELOPMENT NAME	UNIT COUNT	ACREAGE (+/-)	NOTES
1.	Heritage Farms	137	32.40	—
2.	Ranch Trugold Lot 2	139	40.77	—
3.	Paradise Honors High School	—	38.29	—
4.	Ryder Ranch	145	38.56	—
5.	Hayden Farms	48	12.21	—
6.	Sierra Sky	157	41.51	—
7.	Legacy Traditional School	—	9.84	—
8.	APN 502-04-986	—	12.05	Zoned C-3
9.	APN 502-04-023E	—	0.34	
10.	APN 502-04-002S	—	0.12	
11.	APN 502-04-002H	—	1.36	
12.	APN 502-04-974	1	14.74	Truman Homestead
13.	Ranch Trugold	244	20.5	—
14.	APN 502-04-005C	601	45.93	Subject Property
TOTALS	—	1,472	308.62*	—
SECTION	—	1,472	320	—
DENSITY	—	4.6		—

* Excludes portions of right-of-way.

Residential Development Unit - Site Data

CLIENT: DOMINIUM 2828 NORTH CENTRAL AVENUE SUITE 1100B PHOENIX, AZ 85004 CONTACT - OWEN METZ (623) 265-6828	DESIGN PROFESSIONAL: TODD & ASSOCIATES, INC. 4019 NORTH 44TH STREET PHOENIX, AZ 85018 CONTACT - GARY TODD, AIA (602) 952-8280
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SITE AREA:	PARCEL	NET	GROSS
	FAMILY COMMUNITY TOWNHOME UNITS	+/- 865,890 SF / 19.87 AC	+/- 902,196 SF / 20.71 AC
	SENIOR LIVING	+/- 382,153 SF / 8.78 AC	+/- 382,153 SF / 8.78 AC
	TOTAL	+/- 1,248,043 SF / 28.65 AC	+/- 1,284,349 SF / 29.49 AC

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015

BUILDING HEIGHT:
PROPOSED: 50 FEET MAXIMUM FOR PEAK ELEMENTS IN WESTERLY HALF
FAMILY 3 STORIES (EAST AND WEST HALF)
TOWNHOMES 2 STORIES (EAST HALF)
SENIOR LIVING 4 STORIES (WEST HALF)

DENSITY:
PROPOSED: 21 D.U./AC (601 D.U. / 28.65 AC)

APPROVED SETBACKS:
PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
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WEST: MIN 45'
SOUTH: MIN 45'
INTERNAL: 0'

LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

UNIT MIX:
FAMILY APARTMENTS: (3 BUILDING TYPES TOTAL)

APARTMENTS - BUILDING TYPE 1 (6 BUILDINGS)				
UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	12	12	24
TOTAL: 6 BUILDINGS	0	72	72	144

APARTMENTS - BUILDING TYPE 2 (2 BUILDINGS)				
UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	0	12	12
TOTAL: 2 BUILDINGS	0	0	24	24

APARTMENTS - BUILDING TYPE 3 (6 BUILDINGS)				
UNIT TYPE	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	24	12	36
TOTAL: 6 BUILDINGS	0	144	72	216

TOWNHOME UNITS: BUILDING TYPE 4 (2 BUILDINGS)					
UNIT TYPE	1 BD	2 BD	3 BD	4 BD	TOTAL D.U.
TOTAL PER BUILDING	0	0	0	2	2
TOTAL: 2 BUILDINGS	0	0	0	4	4

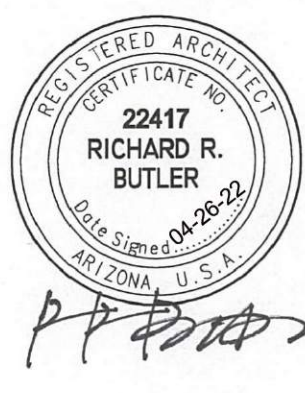
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SENIOR LIVING: (ONE INTEGRAL COMPLEX)		
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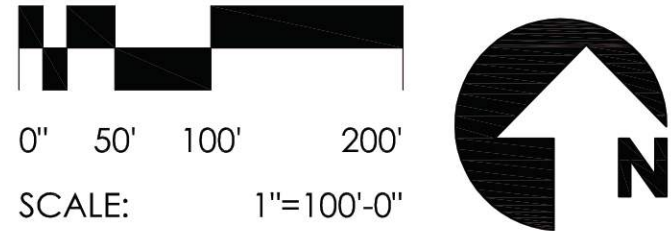
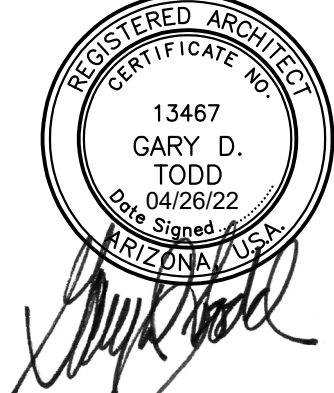
TOTAL: ALL RESIDENTIAL 601 D.U.

PROVIDED PARKING:

FAMILY APARTMENT:	882 P.S.
TOWNHOME UNITS:	10 P.S.
SENIOR LIVING:	447 P.S.
TOTAL:	1,339 P.S.



TRUMAN RANCH MARKETPLACE PAD
Surprise, Arizona
Preliminary Development Plan
April 26, 2022



CASE #FS20-829

20-2007-02
Preliminary Not For Construction



Commercial Development Unit - Site Data

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015
APN#: 502-04-005C

SITE AREA:	PARCEL	NET	GROSS
	COMMERCIAL	+/- 643,729 SF / 14.78 AC	+/- 778,239 SF / 17.87 AC

BUILDING AREA:
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SELF-STORAGE: 107,489 SF
TOTAL: 143,962 SF

SITE COVERAGE: 22.7%
PROVIDED PARKING: 310 SPACES
ADA PROVIDED PARKING : 16 SPACES

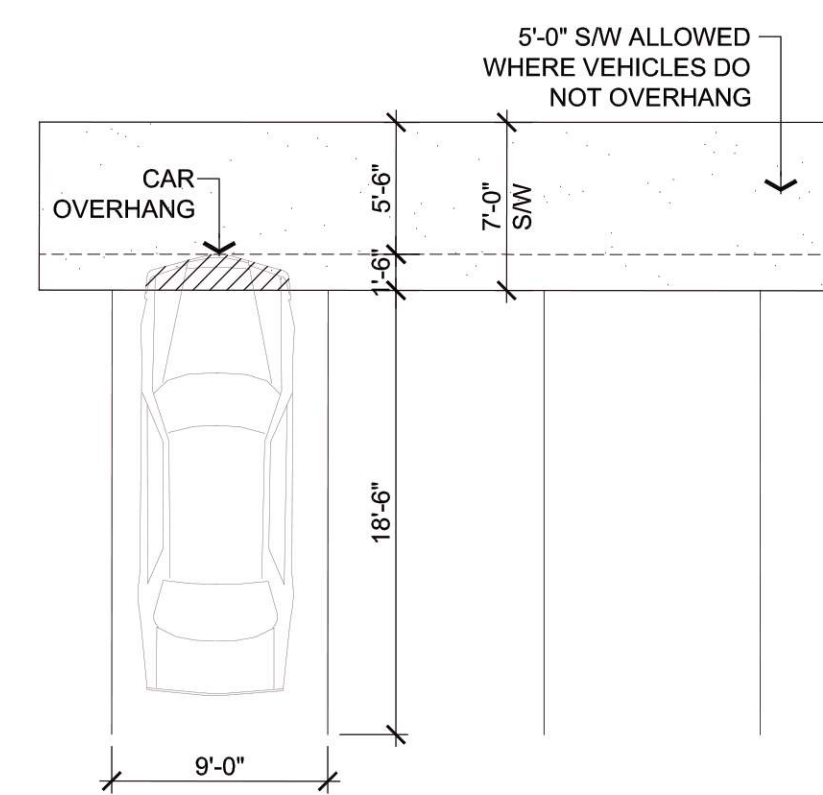
BUILDING HEIGHT:
PROPOSED: 35 FEET MAX.
RETAIL 35 FEET MAX.
SELF-STORAGE 35 FEET MAX.

APPROVED SETBACKS:
PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 10'
WEST: MIN 45'
SOUTH: MIN 45'
INTERNAL: 0'

LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

- NOTE:
1. THE SITE PLAN, BUILDING FOOTPRINTS, SQUARE-FOOTAGES, AND ARRANGEMENTS, AND USES WITHIN THIS APPLICATION ARE PRELIMINARY AND CONCEPTUAL, AND MAY BE MODIFIED DURING THE FINAL DESIGN AND SITE PLAN REVIEW APPROVAL(S). SPECIFIC PLANS FOR INDIVIDUAL DEVELOPMENT PROJECTS WILL BE PROCESSED THROUGH THE CITY OF SURPRISE REVIEW PROCESS.
 2. THE SITE PLAN IS CONCEPTUAL AND SUBJECT TO REVIEW UNDER SEPERATE CASE AND COVER.
 3. ERRC SURVEY TEST TO BE CONDUCTED PER IFC 510 PRIOR TO C OF O.

PARKING DIAGRAM



VICINITY MAP



CONTACT INFORMATION

PROPERTY OWNER / COMMERCIAL DEVELOPER TRUMAN RANCH 46 SWC LLC		
RESIDENTIAL ARCHITECT: TODD & ASSOCIATES, INC. 4019 N 44TH STREET PHOENIX, ARIZONA 85018 602.952.8280 GARY TODD gtodd@toddassoc.com	COMMERCIAL ARCHITECT BUTLER DESIGN GROUP 5017 E WASHINGTON STREET, SUITE 107 PLYMOUTH, MINNESOTA 55441 602.957.1800 RICK BUTLER / DAVID REUTERMAN rbutler@butlerdesigngroup.com davidr@butlerdesigngroup.com	RESIDENTIAL DEVELOPER DOMINIUM 2905 NORTHWEST BOULEVARD, SUITE 150 PLYMOUTH, MINNESOTA 55441 763.354.5604 JEFF HUGGETT / KATESSA ARCHER jhuggett@dominiuinc.com katessa.archer@dominiuinc.com
RESIDENTIAL LANDSCAPE ARCHITECT: TODD & ASSOCIATES, INC. 4019 N 44TH STREET PHOENIX, ARIZONA 85018 602.952.8280 GARY TODD gtodd@toddassoc.com	COMMERCIAL LANDSCAPE ARCHITECT KIMLEY-HORN 7740 N 16TH STREET, SUITE 300 PHOENIX, AZ 85020 602.944.5500 ANNE S. DEBOARD anne.deboard@kimley-horn.com	CIVIL ENGINEER KIMLEY-HORN 1001 W SOUTHERN AVENUE, SUITE 131 MESA, AZ 85210 602.552.3171 HEATHER D. ROBERTS HeatherD.Roberts@kimley-horn.com

Truman Ranch Marketplace

Preliminary Development Plan
Citizen Participation Report

Application No. FS20-829

+/- 45.93 gross acres generally located at the southwest
corner of Cotton Lane and Waddell Road

Submitted: June 3, 2022

INTRODUCTION

Truman Ranch 46 SWC LLC and Dominion, Inc. (collectively, the “Applicant”) are proposing to develop the approximate 45 acres located at the southwest corner of Cotton Lane and Waddell Road (“Property”) with a mixed-use development integrating residential and commercial uses. The Property is zoned Planned Area Development (“PAD”) as part of the Truman Ranch Marketplace PAD, which was approved in 2008. The approved Truman Ranch Marketplace allows multi-family residential and commercial uses.

This Citizen Participation Report documents the outreach efforts conducted over the last year with regard to Truman Ranch Marketplace project. An amendment to the Truman Ranch Marketplace PAD and a Master Site Plan were filed with the City in late 2020. Two community meetings were held in May and June 2021 in addition to numerous individual communications with residents. In January 2022, the Applicant revised the development plan for the project to conform to the requirements of the approved Truman Ranch Marketplace PAD. The amended application consists of a Preliminary Development Plan (“PDP”) only. Although public outreach is not required as part of the PDP review and approval process, an additional voluntary community outreach meeting was held in May 2022. The results of all public outreach efforts conducted since 2021 are documented in this report..

MAY 31, 2022 VIRTUAL NEIGHBORHOOD MEETING

To ensure the community had an opportunity to be informed of the amended application and PDP, the Applicant voluntarily held a Virtual Neighborhood Meeting on May 31, 2022.

In advance of the meeting, the Applicant sent copies of the Notice of Virtual Neighborhood Meeting by first class mail to: (1) property owners within 2,000-feet of the Property; (2) the Aria Ranch, Heritage Farms, Sterling Grove, Sierra Montana, Sarah Anne Ranch (Mountainside), and Sierra Montana Parcel G Homeowners Associations; and (3) individuals that signed-in/registered and provided their contact information at the prior neighborhood meetings. In addition, this Virtual Neighborhood Meeting was advertised on the project website. Approximately 515 notification letters were mailed and 120 emails were sent providing notice of the meeting. The Notice of Virtual Neighborhood Meeting

included the date, time, place, and registration link for the meeting, the City's case number for the application, a brief description of the request, and contact information for Gammage & Burnham PLC, Dominion's legal representative. The Notice of Virtual Neighborhood Meeting and notification list are attached at Tab A.

The Virtual Neighborhood Meeting was held on May 31, 2022 from 6:00 PM – 7:15 PM. Representatives from Dominion, Inc., Gammage & Burnham PLC, and Berry Riddell (collectively, the "Development Team") went over the neighborhood meeting format and procedures, introduced the Development Team, and provided a formal presentation on the PDP. The presentation included a context map, history of the Property and prior applications, existing entitlements, overview of the PDP site plan and perspective renderings, compliance with the Truman Ranch Marketplace PAD, and anticipated public hearing dates.

After the formal presentation, which lasted approximately 30 minutes, the Development Team opened the meeting up for questions/answers and comments from attendees. The question and answer session lasted approximately 45 minutes. The Development Team responded to questions and comments regarding building height; street improvements; parking; rental rates; architecture; school capacity; affordable housing tax credits and funding; self-storage use; and public hearing dates. In total, approximately 45 individuals attended virtually. The virtual meeting attendee list is attached at Tab B.

JUNE 29, 2021 OPEN HOUSE NEIGHBORHOOD MEETING

The Applicant hosted a voluntary in-person Open House Neighborhood Meeting on June 29, 2021 related to the December 2020 application for an amendment to the Truman Ranch Marketplace PAD.

This meeting was advertised on the project website. Additionally, residents that signed-in and provided their email address at the first Neighborhood Meeting (discussed below) were sent an email invitation approximately two weeks prior to the Open House Neighborhood Meeting.

The Open House Neighborhood Meeting was held at Sunset Hills Elementary School—Cafeteria on June 29th from 6:30 – 7:45 PM. Representatives from the Development Team presented boards showing an aerial map, site plan, and various perspective renderings of the project and answered questions one on one from attendees. Approximately 50 attendees signed-in. Sign-in sheets from the Open House Neighborhood Meeting are attached at Tab C.

MAY 13, 2021 NEIGHBORHOOD MEETING

The Applicant hosted a hybrid in-person and virtual Neighborhood Meeting on May 13, 2021 related to the December 2020 proposed amendment to the Truman Ranch Marketplace PAD. The meeting constituted the required neighborhood meeting pursuant to the City’s policies and procedures.

On April 23, 2021, City Staff sent copies of the Notice of Neighborhood Meeting by first class mail to property owners and City-registered homeowners associations within 300-feet of the Property. The Notice of Neighborhood Meeting information for the “hybrid” in-person and virtual neighborhood meeting included the date, time, place, and registration link for the meeting, the City’s case number for the application, a brief description of the request, a map of the Property, and contact information for Gammage & Burnham PLC and City Staff.

Also, on April 23, 2021, two (2) double-sided Notice of Neighborhood Meeting/Public Hearing signs were installed on the Property—one along Cotton Lane; the other along Waddell Road. The Notice of Neighborhood Meeting/Public Hearing signs included information for the “hybrid” in-person and virtual Neighborhood Meeting, including the date, time, place, and registration link for the Neighborhood Meeting, the City’s case number for the application, a brief description of the request, a map of the Property, and contact information for the Applicant’s representative, Gammage & Burnham PLC and City Staff. The Affidavit of Posting and photographic evidence is attached at Tab D.

On April 26, 2021 and April 28, 2021, City Staff ran newspaper ads in the Daily Independent and Surprise Independent newspapers advertising the “hybrid” in-person and virtual Neighborhood Meeting. The newspaper ads included the date, time, place, and registration link for the Neighborhood Meeting, the City’s case number for the application, a brief description of the request, a map of the

Property, and contact information for Gammage & Burnham PLC and City Staff. A copy of the newspaper ad is attached at Tab E.

The Neighborhood Meeting was held in-person at Sunset Hills Elementary School—Media Center on May 13, 2021 from 6:00 PM – 8:00 PM. The Neighborhood Meeting was also streamed virtually via the Zoom conferencing platform.

Representatives from the Development Team introduced the Development Team and provided a formal presentation. The presentation included a map, history of the Property, existing and proposed entitlements, overview of Dominion and workforce housing, site plan and perspective renderings, lighting, and details regarding the proposed commercial and multi-family developments.

After the formal presentation, the Development Team opened the meeting up for questions/answers and comments from both in-person attendees and virtual attendees. The Development Team responded to questions and comments regarding traffic, parking, roadway, signal, and infrastructure improvements; parking; on-site project amenities; Section 42 v. Section 8 housing; rental v. for-sale units; project location; school capacity; density; development of the Commercial Development Unit; subsidy and tax credits; City services; Dominion's resident community guidelines and restrictions; entitlement process; property values; anticipated resident count; and future notice of meetings/hearings. Concerns included: traffic and parking; density; workforce housing; crime rates; property values; and City services and infrastructure. The meeting concluded around 8:00 PM. In total, approximately 31 individuals attended in-person and signed-in, and 24 individuals attended virtually. The sign-in sheets and virtual meeting attendee list are attached at Tab F.

PROJECT WEBSITE

The Development Team created and continues to maintain a project website, www.waddellcrossing.com, which went live in June 2021. The project website provides information regarding the entitlement process, a project overview, information about workforce housing and resident eligibility, information regarding Dominion and a portfolio of their other developments, FAQs, and contact information for the project outreach coordinator. The website is periodically updated to include current versions of submittal materials, as well

as to provide additional information about the project, including the proposed PDP, and hearing/meeting dates.

OTHER PUBLIC OUTREACH

In April 2021, the Development Team voluntarily met with Mr. James Truman, the owner of the adjoining property, and Mr. George Bradbury and other owners of property to the north across Waddell Road, at Sunset Hills Elementary School. The Development Team introduced the development proposal, and responded to questions and comments regarding building setbacks and height, density, traffic, lighting, and perimeter walls.

In May 2021, the Development Team had a follow-up meeting with Mr. Truman at his residence.

In August 2021, members of the Development Team voluntarily met in-person with community residents Nate Pomeroy and Quintus Schulzke to discuss the project and related concerns regarding affordable housing, parking and traffic.

NOTICE of PUBLIC HEARINGS

On May 31, 2022, two (2) double-sided Public Hearing signs were installed on the Property—one along Cotton Lane; the other along Waddell Road. The Public Hearing signs included information for the PDP application, the location, date, and time for the public hearing, and contact information for Gammage & Burnham PLC and City Staff. The Affidavit of Site Posting was submitted to City Staff on May 31, 2022. The Affidavit of Posting and photographic evidence is attached at Tab G. City Staff will complete all other notification requirements.

INQUIRIES / INVOLVEMENT

To date, Gammage & Burnham has had the following communication with the interested residents:

1. In May 2021, the Applicant received an email message from Ms. Diana Haselmyer, a virtual meeting attendee, with follow-up questions from the

meeting regarding building design and street frontages, the future of the Truman Homestead, and the types of housing proposed.

2. In June 2021, the Applicant received a comment form submitted through the project website from Ms. Cynthia Haskin. Ms. Haskin requested an application to lease at Dominium's proposed development.
3. In June 2021, the Applicant received a comment form submitted through the project website from Ms. Lya Parrish. Ms. Parrish inquired about the architect and contractor for the project, as well as the expected construction start date.
4. In June 2021, the Applicant received a comment form submitted through the project website from Ms. Barbara Adair. Ms. Adair was unable to attend the Neighborhood Open House Meeting, but asked to be added to an interest list for the project.
5. In June 2021, in response to a request at the Open House Neighborhood Meeting, the Applicant sent a follow-up email to Ms. Susan Sharbaugh. Ms. Sharbaugh requested additional information regarding the project schedule.
6. On May 23, 2022, the Applicant received a voicemail from Mr. George Bradbury. The Applicant returned Mr. Bradbury's call on May 24, 2022 and attempted to leave a voicemail; however, Mr. Bradbury's voicemail was not accepting additional messages.
7. On May 23, 2022, the Applicant received a call from Mr. Quintus Schulzke. Mr. Schulzke inquired if the site plan shown on the project website was current, which the Applicant confirmed it was. Additionally, Mr. Schulzke inquired about the difference between the PDP site plan and the one previously submitted. The Applicant encouraged Mr. Schulzke to follow-up should he have any additional questions.
8. On May 24, 2022, the Applicant received an email from Mr. Stu Wood regarding building height.
9. On May 24, 2022, the Applicant received a call from Mr. Tom Musgrave. The Applicant provided Mr. Musgrave the history of the property and project, along with an explanation of how the application has been revised

to conform the approved Truman Ranch Marketplace PAD. In response, Mr. Musgrave expressed that the community does not need workforce housing next to multi-million dollar properties. The Applicant encouraged Mr. Musgrave to register for the May 31, 2022 virtual neighborhood meeting to learn more about the project.

10. On May 25, 2022, the Applicant received a call from Ms. Nicole Moreno, a resident of Heritage Farms. Ms. Moreno expressed support for the project.

11. On June 1, 2022, the Applicant received an email from Ms. Stacy Sanchez inquiring if Dominium has a prospective resident interest list.

The Applicant is also aware that the City has separately received email communications from residents in the area regarding the development proposal.

SCHEDULE

Citizen Review Meeting Site Posting & Mailing	April 23, 2021
Hybrid Citizen Review Meeting	May 13, 2021
Open House Neighborhood Meeting	June 29, 2021
Virtual Neighborhood Meeting	May 31, 2022
Public Hearing Site Posting	May 31, 2022
Citizen Participation Report Submitted	June 3, 2022
Public Hearing Mailing Notification	On or before June 9, 2022
Planning & Zoning Commission	June 16, 2022
City Council	August 16, 2022

TAB A

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

May 20, 2022

**NOTICE OF VIRTUAL NEIGHBORHOOD MEETING
TRUMAN RANCH MARKETPLACE – PRELIMINARY DEVELOPMENT PLAN**

Dear Property Owner or Interested Resident:

Truman Ranch 46 SWC LLC and Dominion, Inc. (collectively, the “Applicant”) are proposing to develop the approximate 45 acres located at the southwest corner of Cotton Lane and Waddell Road (“Property”) with a mixed-use development integrating residential and commercial uses. The Property is zoned Planned Area Development (“PAD”) as part of the Truman Ranch Marketplace PAD, which was approved in 2008. The approved Truman Ranch Marketplace PAD allows multi-family residential uses and commercial uses.

In the time since the last community meeting regarding this project, the Applicant has revised the application to conform to the requirements of the approved Truman Ranch Marketplace PAD. The application has been amended and the Applicant is now solely processing a Preliminary Development Plan (case no. FS20-829) (“PDP”) and is no longer seeking to amend the Truman Ranch Marketplace PAD. The PDP establishes a conceptual site plan for the overall Property. The PDP will be reviewed by the Planning Commission and City Council. As noted, the PDP conforms with the approved Truman Ranch Marketplace PAD — no changes are proposed to the existing PAD zoning.

To ensure the community has an opportunity to stay informed regarding the project, a follow-up **virtual** neighborhood meeting has been scheduled for **Tuesday, May 31, 2022 at 6:00 PM**. The meeting will be hosted virtually via the Zoom conferencing platform. To register for the virtual neighborhood meeting, please visit our project website—**www.waddellcrossing.com**. For assistance with registration, please contact Ellie Brundige, Gammage & Burnham Land Use Planner, at **(602) 256-4409** or **ebrundige@gblaw.com**.

Should you have questions regarding the development proposal in advance of the neighborhood meeting, please contact Nick Sobraske, Gammage & Burnham Land Use Planner, at **(602) 256-4449** or **nsobraske@gblaw.com**. Thank you.

Sincerely,
GAMMAGE & BURNHAM



By
Susan E. Demmitt

MAY 31, 2022 FOLLOW-UP COMMUNITY MEETING NOTIFICATION LIST				
PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
SUBURBAN LAND RESERVE INC				
HEIGHTS PROPERTIES LLP				
TRI STAR MARKETING INC				
STR FUND XV LLC				
BHC ENTERPRISES LC				
TRUMAN JOHNSON INC				
WAL MART STORES INC				
COTTON AND WADDELL COMMERCIAL LLC				
NEXTGEN APARTMENTS - PRASADA LLC				
ALDI ARIZONA LLC				
CVP-WADDELL DB LLC				
SSCW WADDELL ROAD LLC				
WESTCOR SURPRISE WCW LLC				
SFVT DEVELOPMENT INC				
JAZ AUTOMOTIVE PROPERTIES LLC				
SANDS SURPRISE REAL ESTATE KIA LLC				
SANDS SURPRISE REAL ESTATE CHEVY LLC				
PAG SURPRISE T1 LLC				
LAZYDAYS LAND OF PHOENIX LLC				
ECLIPSE PROPERTIES 1 LLC				
ARIZONA AMERICAN WATER COMPANY				
303 CN II LLC				
LHM SCD LLC				
SCHUFF FAMILY TRUST				
COTTON WADDELL INVESTMENTS LLC				
CARLIER EUGENE NORMAN/NOELLE K TR				
SCHUFF FAMILY TRUST				
WADDELL REAL ESTATE GP LLC				
HIGH DESERT DEVELOPMENT INC				
POTENZA BRUCE/SHETTKO DONNA LYNN				
BYRNE BARRY/WENDY				
BYRNE BARRY/WENDY				
TRUMAN RANCH 46 SWC LLC				
MATTAMY ARIZONA LLC				
MARICOPA COUNTY MUN WTR CONS DIST 1				
TRUMAN RANCH 46 SWC LLC				
TRUMAN RANCH LLC				
NPC TRUGOLD LLC				
PARAGON MANAGEMENT INC				
PARAGON MANAGEMENT INC				
ATKINS JASON C/ALENA				
AVALOS JESSICA/LUIS				
HIGDON JASON				
KUPPER NICKOLAS				
JENSEN JENNIFER J				
STOGNER ROBERT/DEBRA				
APONTE MICHAEL/CRYSTAL				
ROMERO MARCY M/JOSE N				
TUBBESING MICHAEL PAUL/MICHELLE JEAN				
TURNER ARNOLD T III/DEBORAH L				
JOBAN ABRAHAM/MARY				
WHITE ELBERT D/PASCASCIO EMAKIO T				
AROS DAVID V/DOROTHEA M				
BLAHUT JOSEPH/STEFANIE				
RICHARDSON HOWARD				
JOHNSON WILLIAM JR				
PARKS JERRY/JOY				

PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
PALACIOS ALVIN/ELINOR				
SCRIVNER RYAN				
REHAK ROBERT W/MAUREEN P				
ALLEN JESSIE L/KAYLENE A				
MOSS ROBERT A /BRIDGETTE E				
ARMSTRONG JOHN/ANJANETTE				
FURTADO ANTHONY J				
GAGNE CHRISTINE/JEFFREY				
RODRIGUES MARK/LORI M				
ORTIZ JOSE M/GUILLERMINA C				
HALL JASON W JR				
BAF ASSETS 3 LLC				
EMPAT BERSAUDARA L L C				
VIRAY ANGELITO/VANESSA				
BUYNO JAMES J/CATHERINE E TR				
WRIGHTCHOICE PROPERTIES LLC				
REED BRADLEY ADAM				
LESZCZYNSKI MICHAEL/JOHNSON RACHAEL				
KNICKLE ROBERT/JENNIFER				
KULINSKI TIMOTHY J/CHRISTIN K/ETAL				
HOLMAN QUALITY RENTALS LLC				
COX NICHOLAS				
OSTERHAUS GORDON F JR/PAMELA A				
DIEGMILLER JAY MICHAEL JR/KRISTIE ANN				
AUGUSTUS ALVIN				
SPANN RUTH A MORGAN				
RICHARD E WHITE INTERVIVOS TRUST				
HOUCK MICHAEL S/BRITTNEY N				
PACHECO JOSE/SERGIO				
IH6 PROPERTY PHOENIX LP				
NALSAN JULIYAN				
FRIDAY UGOCHUKWU/ADAKU				
SILBER RICHARD A/DRESBACK DIANE M				
CONNEMARA WEST PROPERTIES LLC				
LARSON BRYCE				
POPALZAI SALEH/FOWZIA				
COSMAS JOHN				
HOELLER DANIEL J TR/GHAFARI AZAR F TR				
STABILE ANTHONY/CONSTANCE				
REED JOHNNY JAY				
EWERT CRAIG				
GANDY MATTHEW/KELTY KIRSTIE				
SHOCKLEY MELISSA/EVAN K				
BURDETTE TRUST				
GONZALEZ JUSTRO S				
SCHAEFER ALLEN D/WEIRONG				
AH4R PROPERTIES LLC				
DEL ROSARIO GERARDO G/AUREA S				
BESAW JAMES/LAURA TR				
TOWNSEND DAVID C/JANET RENEE				
GODER DIMITRY				
REAL TRUST IRA ALTERNATIVES LLC				
WEITZEL GREGORY ALAN/WALTON KORYN				
SALMASSI JOHN				
GARCIA JOSE TRINIDAD				
STEWART HARRY DEAN JR/KIMBERLEE LEEANN				
WALLACE BRYAN/COLLINS DENISE				

PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
RONALD G HOLT TRUST				
EVANS JASON				
FARINA FAMILY TRUST				
CALEB STEWART AN SHELLY SIVLEY FAMILY TRUST				
LIENDO ARMANDO/CLAUDIA				
BOPERT ADAM N/MILLER CRYSTAL L				
POPAL MOHAMMAD H/SADAT SAYED AZIM				
FOX JULIE				
ALLEN TARA				
JOSEPH TOMA				
MASTERS DEAN P/CHERISH				
OSEGUEDA FRANK A/ANA M				
AL FRADI ALAA/AL SHAMMARI RAGHAD				
FRASSETTO MONIKA L				
MARKWICK GEORGE EARL III				
SARAH ANN RANCH HOMEOWNERS ASSOCIATION				
DYSART UNIFIED SCHOOL DISTRICT NO 89				
TAYLOR MORRISON ARIZONA INC				
GARCIA CORINA YVONNE				
RICKERT CLINT ALLAN/MORIAH LILLY				
DURAN VANESSA/SOSA NEZTALI DURAN				
MALLICK SALMAN R				
KANT SHREE/SHARMA PRIYANKA				
HERRICK KEVIN A/STEPHANIE LEIGH				
CASAS MATTHEW ROBERT/CRISTAL AIDA				
GELLINEAU LLOYD DOMINIC JR/SIMPSON ROCHELLE C				
NICOLICH MICHAEL D/LEA L				
NAVARRO ROBERTO MARCIAL				
MORENO NICOLE ANNETTE/RANDY				
STANLEY PRESTON EARL/ELIZABETH ANN				
BENNETT TYINNIA LYNN/JOVAN				
BOVEE ELIZABETH MARIE/BRIGGS MATTHEW HOWELL				
GARNER DARLENE VANITO/JONES-MACKEY MARY ANN				
WELSHANS MEGAN M/JONATHAN M				
GEORGIA DRIVE LLC				
GIANNINI WILLIAM/KATHERINE				
SANCHEZ SARA CHRISTINE/GABRIEL GENARO				
DENMAN RYAN LEWIS/LISA MARIE				
RACZKOWSKI ROBERT				
HANCE ROBERT MICHAEL/SHIBA CARMEN				
BLACK KRISTOFER A/KEVIN LEE/MARY ALICE				
ENRIQUEZ TAMMY/CHARLES ALBERT SR				
BELANGERI GARY CARL/JEAN ELIZABETH				
BURKE IAN DOUGLAS				
DILL CHRISTOPHER LEE/ANGELA MARIE				
HOWARD CHRISTOPHER TODD				
HUTTON MATTHEW WILLIAM/SELLERS VICTORIA ROSE				
CHAVEZ BERENICE/CLINTON				
SEXTON REBECCA F/CARL R				
RMHSLB OWNER 1 LLC				
LOWERY DARCY				
JIMENEZ ANTHONY JOE/KORI MEGAN				
ELLISON ERIKA ANTONETTE				
ANGELOU ASPASIA				
SORUM MICHAEL LEE/ASHUE MARIE				
STRATTON STEPHEN JOHN/THOMPSON SUSAN EVA				
KNOTTENBELT FAMILY TRUST				
MALLOY WANDA J				
VALENCIA ELIAS SANCHEZ JR/NICOLE DANIELLE				
BUETTGENBACH AARON/MIRANDA R				

PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
CRUZ ROBERT				
XAVIER BRYAN				
MOSLEY TYSON ALLEN/MADISON RACHELLE				
DIMARIA LEVI ZOUXUETIAN				
HOTTMANN ALEX GREGORY/BROOKS RACHEL ANN				
MOONEY THOMAS EUGENE				
GROVE BETHANY CRANE SWEENEY/WILLIAM KARL				
PILVINIS SCOTT MICHAEL/ALEXANDRIA MARIE				
BELLEZZA CHRISTOPHER STEVEN/KAZUMI				
SALERNO LYDIA MARIE/BRYAN FRANK				
THORPE ELIJAH DANIEL/MARSH DANIELLE MARIE				
KUEFER WESLEY A				
MONROY EDGAR D ORTIZ				
JACKSON JUDY LYNN				
BODVEN SCOTT ANTHONY/REBECCA ANN				
MOORE SOLOMON E				
BOYSEN THOMAS ANDREW/PATTI JO				
FURFLE MATTHEW ALEXANDER/DANYELLE MARIE				
DESOTELL MARK DANIEL/VENESKY NATASHA CARREN				
ROGERS VIANCA MARIA GUTIERREZ/ADAMS DEMOUND VERNAIL				
BEZNER CHERYL				
SHERIDAN KATHLEEN MARIE/KEITH Q				
DEVERA KRISTINE BALASUIT				
RAINES DEVARRIO/GERIELLE A				
GBLER JEREMY JAMES/CARRIE A				
SIMMERMAN BRADLEY JAMES/SARAH NICOLE				
PAVLIK LOUIS/JEFFREY				
FAIRER DARLENE LEE/JEFFREY D				
SALINAS SAMUEL SIERRA/DANYA MARIE				
CUMMINGS BENJAMIN B/GAMBLE-CUMMINGS LISA A				
JOHNSON JAMES ROBERT/SHELLEY JEAN				
HENSCHKE ALLISYN KAY/MICHAEL DAVID				
TM HOMES OF ARIZONA INC				
MCGILL KEAGAN PATRICK/MADISON ANN				
SIMS RAYMOND DONNELL				
RAY NATASHA L/MICHAEL JAMES				
DAGER DAVID JOHN/STEPHANIE ANN				
ALMAZAN AMY DAWN/ALMA NIDIA				
WALL RUSSELL NATHAN/CARRI ELIZABETH				
TERRELL BRETT LEVI/GRADE ERIN NICOLE				
BEEKS JOSHUA WAYNE				
JOHNSON GARY EVERARD/MARIA E				
NEYRA JORGE/MARIA DEL ROSARIO				
MAHON TIMOTHY MATTHEW/JOICE BRITTANY NICOLE				
SCHMID KYLE DAVID/KAY MEGAN ELIZABETH				
VALVERDE SAMUEL/RAQUEL/SAMUEL/CELESTE				
CARLON ERICKA CECILIA				
MARCELINO GARRY TUASON/ANTONIA SHEILA MARIE				
LUC QUOC VL/LUONG HANH T				
OSTOJIC GORAN/BILJANA M				
KLINK RICHARD EUGENE/CROWE LORI MICHELLE				
WALKER ROBERT CALEB/CYNTHIA MARIE				
KOSAL SONG AND SOPHALLENY PHOK REVOCABLE TRUST				
MUSNI JENNY D/JOCSON DOMINIC MACAPINLAC				
ESCOBAR LOURDES				
VERNER JERRY L/JUANITA L				
SUTCLIFFE CRAIG LAVAR/CINDY LYNN				

PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
BRUBAKER JAMES M/LISA MARIE				
PAVLIK LOUIS G/JEANETTE P				
TODD SEAN THAD/JESSICA LEE				
HEBERT RACHEL MARIE/DUANE THOMAS				
SMITH RYAN MATTHEW/FLORES GISEL RANGEL				
BALDISSERI DAVID ANTHONY/SUSAN KANE				
MAHMOUD SHIREEN M/DUONG TOAN				
HERITAGE FARM COMMUNITY ASSOCIATION INC				
WENTZ JULIE				
LARRY ELLIS AND EUNICE ELLIS REVOCABLE LIVING TRUST				
HACKNEY ANGELA KAY				
LARREMORE BRAD/MELANYE				
COSENTINO BLAISE A/WENDY R				
ATKINSON DUSTIN/ERIKA				
IMRICH MARK S/ELIZABETH A				
OETKEN KATHERINE				
HBT OF RYDER RANCH LLC				
ARIA RANCH HOMEOWNERS ASSOCIATION				
FRASER PATRICK DANIEL				
LANG JANICE E				
SALAZAR DORA ANA				
MAFNAS ROY/SANDRA				
PROGRESS RESIDENTIAL BORROWER 13 LLC				
KAU KEVIN J/HEATHER R				
MATTES CLAYTON D/PATRICIA A				
DURRER JOSHUA A/JENNIFER R				
ALBERT DANIEL/KELLY				
OPARA-NESTOR OBIOMA/STEPHANIE				
PADUANO ANTHONY/PATRICIA				
SAUCEMAN NANCY				
SPIEGEL MATTHEW T/VICKI R				
KEY FAMILY TRUST				
PYLE JOHN G				
BUNCH TIMOTHY ALLEN/DONNA LYNN				
REBLIN MARK/TERRI				
LONG WILLIAM/LINDA				
SIERRA MONTANA HOMEOWNERS ASSOCIATION				
QUIJADA-LOPEZ MARIA R/LOPEZ PAUL				
HARRISON JENNIFER M				
NUNN GEORGE/CHRISTINE				
MCH SFR PROPERTY OWNER 3 LLC				
PAY RENT LLC				
BRIMHALL DWAYNE/RAMIREZ-BRIMHALL MARIA ANGELA				
PHILIP E BENGE AND BARBARA C BENGE FAMILY TR				
GREG COLE COMPANY LLC				
SAGAT DEREK SPENCER/SOPHIA MICHELLE				
COLLINS VERNON/SONDRA A				
MAHONEY LIVING TRUST				
FEDRIGO CARLA C				
PROGRESS RESIDENTIAL BORROWER 14 LLC				
PATEL SUNNY/PRIYA/RAVI				
2018-4 IH BORROWER LP				
JOHN RYAN DAVID				
TAH MS BORROWER LLC				
TOBIAS CHRISTOPHER R				
MARTINEZ EDWARD PAUL JR/MARIANA				
PROGRESS RESIDENTIAL BORROWER 2 LLC				
WHITE RICHARD E TR/WHITE ATTA DEE TR				

PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
KAUR HARJUNDER/GILL MANDEEP				
HAUFLAIRE SPENCER				
KEARNS DANIEL				
MARKLEWITZ BRITTANY/BRIAN				
PURDY JANICE MARIE				
JEFFREY MICHAEL PITMAN LIVING TRUST				
USATE HENRY N/AJONGHAGE PRISCA F				
CHAPPLE TYLER RAYMOND				
GOBLE BILLIE JEAN				
WILLIAMS EDDIE				
LAVELLE JEFFREY PHILLIP				
AOKI BRIAN Y/LUZVIMINDA B				
LINDBERG RYAN T				
ANDERSON ROBERT A/KNAPP RACHEL A				
ZUKEWYCZ ANDREW A/JAMIE				
LOPEZ ERIC EDWARD				
CSH PROPERTY ONE LLC				
MURPHY DENNIS W				
REYES YVONNE/JAVIER				
GRAY NATHANIEL S/TAMA L				
BEAZER PRE OWNED HOMES LLC				
CHASE CHANDLER/FLOWERS KODY				
SFR JV-2 2022-1 BORROWER LLC				
GIBBS JAMES W JR/ACOSTA MONIQUE				
ESTABLISH HOMES LLC				
CAMPBELL CRISTINE				
FIGUEROA ADRIAN				
MAC GONEGAL PATRICK/SHANNON JENNIFER				
HERRING DAVID W/JENNETTE				
FKH SFR PROPCO A L P				
FKH SFR C2 L P				
DANDURAND JOHN/ANITA				
MARTIN THOMAS K				
JAMES C BETTS AND BRENDA E BETTS TRUST				
ARP 2014-1 BORROWER LLC				
PROGRESS RESIDENTIAL BORROWER 1 LLC				
LESTER BILLY G II/STACEY M				
STRETMATER CHLOE ANN				
BOWERS LYNDA				
LENTZ GARY				
BEARE REVOCABLE TRUST				
PROGRESS RESIDENTIAL BORROWER 12 LLC				
MASSEY STEPHANIE				
GONDEK MICHAEL/MAY ELIZABETH				
STEWART THOMAS JAMES/ALISHA DAWN				
BRECKE CHRISTOPHER D/LEAH R				
ESPOSITO DENNIS F JR/ALISA G TR				
HARTMANN NICHOLE/BRIAN R				
LOPEZ JORGE				
HAMILTON MATTHEW				
ALDERINK AARON PHILIP/AUBRIE				
LOESCHER JOSHUA				
GUTIERREZ FERNANDO/SUSANA				
FLM RIO LLC				
YOUNG MICHAEL L/CHARLINE				
ARIANA HOMES LLC				
NAPOLITANO MICHAEL/DENISE				
MITCHELL ROBERT/KORINA				

PROPERTY OWNERS WITHIN 2,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
HEFFRON KELLY				
CHACON CHRISTINE E				
IH6 PROPERTY PHOENIX LP				
BAUM ALAN K				
BETTS JAMES C				
SWH 2017-1 BORROWER LP				
ALBERTO AND YANDERI MARTINEZ LIVING TRUST				
EISENBAUGH JON W/NANETT R				
AVILA ANGEL O/OLIVIA				
TAYLOR ROBERT J IV				
DO CECILIA				
GLOSTER BERDINA N				
FABIANO JAMELE M				
DYER MARTIN				
ALLEN BRETT ROBERT/KRISTINE MARIE				
TONKIN THOMAS A/FAZIO SANDRA M				
HERMAN ARLO/ERIN				
CARRANZA GEORGE/MA ERICKA				
RAB FAMILY TRUST				
MARKS CAROLYN/SHAWN P				
OSGAR LEONARD T/JORDAN JUDITH A				
HPA CL2 LLC				
DAVENPORT JAMES M/LESLIE				
DE LA ROSA FAMILY PROPERTY 3 LLC				
CACIOLA RONALD M/DONNA A				
BOCA RATON ROAD LLC				
TEADT TYLER EARL/HEATHER				
CONTRERAS ANTHONY/AMANDA				
GILKEY HAROLD L				
SANDERS SCOTT THOMAS/MARY SAMANTHA-BREWER				
BURCH DANIEL GARY/ELIZABETH ELAINE				
LEVESQUE MICHAEL A				
FERNANDEZ CARLOS/CARLOS GABRIEL JR				
BROGDON RONALD DAMON				

ADJACENT CITY-REGISTERED NEIGHBORHOOD ORGANIZATIONS					
ORGANIZATION/CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL
ARIA RANCH HOMEOWNERS ASSOCIATION					
C/O AAM					
HERITAGE FARM COMMUNITY ASSOCIATION					
C/O AAM					
ATTN: LIZ REYNOLDS					
SARAH ANN RANCH (MOUNTAINSIDE)					
C/O CITY PROPERTY MANAGEMENT					
ATTN: RON ANTHONY					
SIERRA MONTANA					
C/O PDS					
ATTN: IMANI KEY					
SIERRA MONTANA					
ATTN: HENRY MAYER					
SIERRA MONTANA PARCEL G					
C/O ROYER ASSN MGMT					
ATTN: KRISTINA SCHULTZ					
STERLING GROVE					
C/O CCMC					
ATTN: DEBBIE HARPER					
STERLING GROVE					
ATTN: CHRISTINA BARKLEY					

MAY 13, 2021 HYBRID NEIGHBORHOOD MEETING ATTENDEES					
NAME	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL
JUDI HARRIS					
CRYSTAL MILLER					
MAURICE HOYT					
DAVE MCCORMICK					
MITCHELL AND EVA HORABIK					
PATRICK DUFFY					
CANDANCE SIMPSON					
KRISTY MCINTOSH					
STEVE TRUMAN					
MICHAEL TRUMAN					
BARRY BYRNE					
DAVE SCHUFF					
GEORGE BRADBURY					
BRUCE POTENZA					
DONNA SHETTIG					
MARTIN ANDRADE					
JOHN CHLOPEK					
M. GELMS					
ANDY CEPON					
JAMES TRUMAN					
QUINTUS SCHULZKE					
CHRISTINE DREY					
JAMES REEVES					
DONNA FIELDS					
DAVID AND BARBARA TAYLOR					
BRUCE DREY					
JOHN JONES					
CHRISTINE FLORENDO					
MARY MCLAUGHLIN					
SHANNON DANIELS					
DAN RHEA					
ANDREW BERRAFATO					
CHARLES KYLE					
MARVA GREENE					
CYNTHIA RODRIGUEZ					
JEFF DUNCAN					
KIMBERLY COOTS					
CHRIS SAMORANSKI					
LOUIS PARISI					
JOHN RIGGINS					
CHAD JOHNSON					
TRACIE AND GREG TARPEY					
DAVE OPSAHL					
GERARDO DEL ROSARIO					
MARVIN LARSON					
PATRICK & DEBBIE SMITH					
STUART WOOD					
DAVID AROS					
LAURA POMEROY					
STEFANIE BLAHUT					
ALFONSO TORRES					
STEVEN ALLELY					
PETER NELSON					
KELLI LAIDLAW					
EFREN MORENO					
MRS. DIANA HASELMYER					
SHAMIKA MONEKE					
MEGAN NEAL					
KATHLEEN TRUMAN					
JASON HANSOM					

ASHLEY KNIGHT					
NICHOLE REILLY					
RON ANTHONY					
CAROL TRUMAN					
JUNE 29, 2021 OPEN HOUSE MEETING ATTENDEES					
NAME	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL
SUE SHARBAUGH					
TIM STAAB					
KIRK HUNTSMAN					
JOHN CHLOPEK					
QUINTUS SCHULZKE					
MIKE AND LEELEA LEGARE					
NATE AND LAURA POMEROY					
GILLIAN CHIURA					
BARB BERRAFATO					
DAN SICUA					
KRISTY MCINTOSH					
LOUIS AND MICHELLE HOENIGER					
CHARLIE AND BRENDA HAWORTH					
DIANA SOLOMON					
SUSAN STRICKLAND					
TOM BOYSEN					
TOM MUSGRAVE					
ELVA HIRST					
RICHARD JENSEN					
JAMES TRUMAN					
SARA DAVID					
AARON DAVID					
PAULA JENSEN					
ASHLEY JENSEN					
JOHN B. ROBLES					
HONEY M. CALDWELL					
LATOI SULLENGER					
RICK KNOTTENBELT					
JOAN SANTOLI					
RICK EDWARDS					
SUSAN DRAPER					
DONNA RODRIGUEZ					
GABRIEL RODRIGUEZ					
MRS. MAYRA ADAMS					
BOB PLATT					
MARYANNE PLATT					
LINDA PARLOW					
RANDI BECKETT					
CHRIS DUFFY					
JEREL GRANT					
DAVE OPSAHL					
KAREN OPSAHL					
TINA WARD					
LAURIN AND DONNA FIELDS					
CHRISTIE L. ALLEN					
ERIC AND DARLA DOWNS					
LINDA BAKER					
JACK HASTINGS					
ROBERT RACZKOWSKI					
BARBARA HILGEMAN					
PAUL HILGEMAN					
ANDY CEPON					
VERONICA FIELDS					
MAURICE HOYT					
EFREN MORENO					
MELODY PAHEL					

JUNE 29, 2021 OPEN HOUSE MEETING ATTENDEES						
NAME	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL	
DAVID AND BARBARA TAYLOR						
JEANNE MRAZEK						
EKEMINI ANAKO						
DON HIRST						
ANDREW BERRAFATO						
JOHN JONES						
M. MARTINEZ						
PAULINE CARLSON						
STEPHANIE MOORE						
RICH OZGA						
PAM TUFEGDZIC						
BRUCE RAB						
CHUCK KYLE						
P. RIGGLE						
W. VANCE						
D. O'RRAY						
TRAVIS CAMPBELL						
LORI MCDONALD						
ED MCDONALD						
OTHER INTERESTED PARTIES						
ORGANIZATION/CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL	
GAMMAGE & BURNHAM, PLC						
ATTN: SUSAN E. DEMMITT						
CITY OF SURPRISE						
COMMUNITY DEVELOPMENT DEPT.						
ATTN: TREVER FLEETHAM, AICP						

TAB B

May 31, 2022 FOLLOW-UP COMMUNITY MEETING VIRTUAL ATTENDEE LSIT							
ATTENDED	ATTENDEE NAME	ADDRESS	CITY	STATE	ZIP	PHONE	EMAIL
Yes	Daniel Efune						
Yes	Evan Bilton						
Yes	Lisa						
Yes	Quintus Schulzke						
Yes	Susan Strickland						
Yes	Mike Martinez						
Yes	Greg and Tracie Tarpey						
Yes	Pat Tudisco						
Yes	Tim Mahon						
Yes	Candace Simpson						
Yes	Diana McNitt						
Yes	David & Barbara Taylor						
Yes	Alicia Campbell						
Yes	James Buyno						
Yes	Cheryl						
Yes	Stuart Wood						
Yes	Stuart Wood						
Yes	Patrick Smith						
Yes	James Truman						
Yes	Honey Caldwell						
Yes	Sheri Avena						
Yes	Veronica Fields						
Yes	GAIL OLIVE						
Yes	John Sanchez						
Yes	Nate Pomeroy						
Yes	Sarah Rajda						
Yes	Kathleen Truman						
Yes	Trever Fleetham						
Yes	Ekemini MbekAnako						
Yes	Jason Moquin						
Yes	Lloyd Abrams						
Yes	Gary Miller						
Yes	Kelly Braun						
Yes	Bruce Potenza						
Yes	Efren Moreno						
Yes	Steven Allely						
Yes	Judy Rocca						
Yes	Diana Haselmyer						
Yes	John Rhodes						
Yes	JASON ANHOCK						
Yes	Downs Kat						

TAB C

**Waddell Crossing
NEIGHBORHOOD OPEN HOUSE**

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
SUE SHARBAUGH			
TIM STAAB			
Kirk Huntsman			
JOHN CHLOPEK			
QUINTUS SCHULZE			
Mike + Leela Lesare			
NATE & LAURA FOMERY			
GILLIAN CHIURA			
Barb Berrafato			

**Waddell Crossing
NEIGHBORHOOD OPEN HOUSE**

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Dan Silva			
Kristy McIntosh			
Louis & Michelle Hoeniger			
CHARLIE/BRENDA HAUDRETH			
Diane Solomer			
Susan Strickland			
Tom Boyse			
TOM MUSGRAVE			
ELVA HIRST			

**Waddell Crossing
NEIGHBORHOOD OPEN HOUSE**

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Richard Jensen			
James Truman			
SARA DAVID			
Ann Daniel			
Paula Jensen			
Asnuy Jensen			
John B. Robles			
Honey M. Caldwell			
Lator Sullenger			

**Waddell Crossing
NEIGHBORHOOD OPEN HOUSE**

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
PICK KNOTTUBEL			
Joan Santoli			
RICK EDWARDS			
Susan Draper			
Donna Rodriguez			
Gabriel Rodriguez			
Mrs. Myra Adams			
Bo Platt			
Maryanne Platt			

**Waddell Crossing
NEIGHBORHOOD OPEN HOUSE**

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
L PARSONS			
RANDI BECKER			
CHRIS DUFFY			
Jewel Grant			
DAVE OPSAHL			
KAREN OPSAHL			
TINA WARD			
Laurin & Donna Fields			
Christie L. Allen			

**Waddell Crossing
NEIGHBORHOOD OPEN HOUSE**

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Eric, Darla Downs			
Linda Baker			
Jack Hastings			
Robert Lockhart			
Barbara Hilgeman			
Paul Hilgeman			
Andy Cepen			
Veronica Fields			

**Waddell Crossing
NEIGHBORHOOD OPEN HOUSE**

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
MAURICE HOYT			
MORENO			
Melody Pamel			
DAVID & BARBARA TAYLOR			
Jeanne MRAZEK			
Ekemini Ancho			

**Waddell Crossing
NEIGHBORHOOD OPEN HOUSE**

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Don Hirst			
Andrew Berrata			
John Jones			
M Martinez			
Pauline Carlson			

**Waddell Crossing
NEIGHBORHOOD OPEN HOUSE**

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Stephanie Moore			
RICH OZGA			
Pam Tufegdzic			
BROCK RAB			
CHUCK KYLE			

**Waddell Crossing
NEIGHBORHOOD OPEN HOUSE**

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
PRaygh			
W Vance			
D. O'RAY			
Travis Campbell			

**Waddell Crossing
NEIGHBORHOOD OPEN HOUSE**

Sunset Hills Elementary – Cafeteria
17825 West Sierra Montana Loop
Surprise, Arizona 85388
Tuesday, June 29, 2021 – 6:30 PM to 7:30 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Lori McDonald			
Ed McDonald			

TAB D

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS20-829
Applicant Name: _____
Location: Southwest corner of Waddell Rd and Cotton Ln
Date Site Posted: April 12th, 2021 sign modified: April 23rd, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 4.23.2021
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 23rd day of April, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public
10-25-2024

My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).





TAB E

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Susan Demmitt on behalf of Truman Ranch 46 SWC LLC, will host a Neighborhood Meetings to discuss the project referenced below. This meeting is being rescheduled as indicated below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Susan Demmitt, (602) 256-4456, SDEMMITT@GBLAW.COM
City of Surprise Planner: Robert H. Kuhfuss, AICP (623) 222-3137, robert.kuhfuss@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

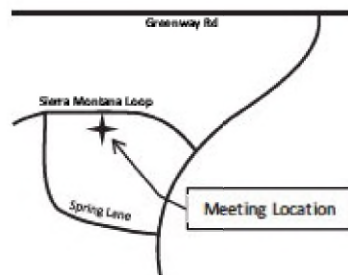
In Person

DATE: ~~Tuesday, April 27, 2021~~
Thursday, May 13, 2021
TIME: 6:00 PM
LOCATION: Sunset Hills Elementary School
Media Center
17825 W. Sierra Montana Loop
Surprise, AZ 85388

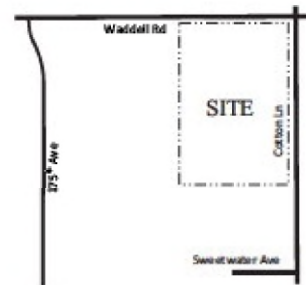
Virtual

~~Wednesday, May 5, 2021~~
Thursday, May 13, 2021
6:00 PM
www.qblaw.com/thepromenadesurprise/
Elise Brundige (602) 256-4409
elisebrundige@qblaw.com

MEETING LOCATION



PROJECT LOCATION



PROJECT DESCRIPTION:

Major Amendment to the Truman Ranch Planned Area Development (PAD) for purposes including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade. Surprise Planning Case FS20-829.

Publish: Daily Independent, April 26, Surprise Independent, April 28, 2021/471672

TAB F

WADDELL CROSSING NEIGHBORHOOD MEETING

Sunset Hills Elementary School – Media Center
17825 West Sierra Montana Loop, Surprise, Arizona 85388
May 13, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Judi Harris			
Crystal Miller			
MAURICE HOYT			
DAVE McCORMICK			
Mitchell & E. HORABIK			
Patrick Duffy			
Candace Simpson			
Kristy McIntosh			
Steve Truman			
Michael Truman			

**WADDELL CROSSING
NEIGHBORHOOD MEETING**

Sunset Hills Elementary School – Media Center
17825 West Sierra Montana Loop, Surprise, Arizona 85388
May 13, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Barry Byrne			
Dave Schuff			
George Peabody			
Bruce Jensen			
Dann A Shettig			
Marv Larson			
Martin Andrade			
JOHN CHLOPEK			
M. Celms			

WADDELL CROSSING NEIGHBORHOOD MEETING

Sunset Hills Elementary School – Media Center
17825 West Sierra Montana Loop, Surprise, Arizona 85388
May 13, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Andy Cepon			
James Truman			
QUINTUS SCHULTZKE			
Christy Drey			
James Reeves			
Donna Fields			

**WADDELL CROSSING
NEIGHBORHOOD MEETING**

Sunset Hills Elementary School – Media Center
17825 West Sierra Montana Loop, Surprise, Arizona 85388
May 13, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
DAVE & BARBARA TAYLOR			
Bruce Drex			
John R. Jones			
Christine Flaubert			

May 13, 2021 Waddell CrossingVirtual Neighborhood Meeting Attendees							
Name	Address	City	State	ZIP	Email	Phone	Attended Mtg?
Gerardo del Rosario							Yes
Diana Haselmyer							Yes
Marva Greene							Yes
Alfonso Torres							Yes
Megan Neal							Yes
Efren Moreno							Yes
Chrisrine Florendo							Yes
Jason Hansom							Yes
Peter Nelson							Yes
Ashley Knight							Yes
Marvin Larson							Yes
Kelli Laidlaw							Yes
Patrick & Debbie Smith							Yes
Laura Pomeroy							Yes
Stefanie Blahut							Yes
Ron Anthony							Yes
Nichole Reilly							Yes
Shannon Daniels							Yes
Shamika Moneke							Yes
David Aros							Yes
Stuart Wood							Yes
Louis Parisi							Yes
Cynthia Rodriguez							Yes
Kathleen Truman							Yes
Kimberly Coots							No
Carol Truman							No
Steven Allely							No
Tracie and Greg Tarpey							No
Jeff Duncan							No
Charles Kyle							No
Chad Johnson							No
Dave Ophsahl							No
Shamika Moneke							No
Mary McLaughlin							No
Dan Rhea							No
Quintus Schulzke							No
Chris Samoranski							No
Andrew Berrafato							No
John Riggins							No
John Chlopek							No

TAB G

AFFIDAVIT OF POSTING

Application No: _____
Applicant Name: Gammage & Burnham
Location: SWC Waddell Rd. & Cotton Ln.
Date Site Posted: 5/31/2022

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

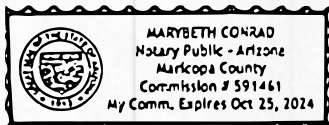
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

[Signature] _____ 5/31/2022
Applicant/Representative Signature Date

This instrument was acknowledged before me on 5/31/2022, by Jesse Simpson. I witness whereof I hereunto set my hand and official seal.



[Signature] _____
Notary Public
10-25-24
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: May 13, 2021

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop

Planning & Zoning

Date: June 16, 2022

Time: 6:00 P.M.

Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: August 16, 2022

Time: 6:00 P.M.

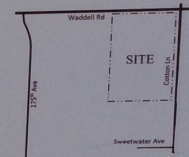
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

FS20-829

Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

PROJECT LOCATION



May 31, 2022 at 8:51:19 AM

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 13, 2021

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop

Planning & Zoning

Date: June 16, 2022

Time: 6:00 P.M.

Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: August 16, 2022

Time: 6:00 P.M.

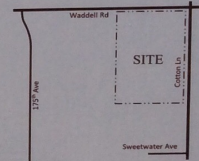
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

FS20-829

Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

PROJECT LOCATION



May 31, 2022 at 8:52:06 AM

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 13, 2021

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop

Planning & Zoning

Date: June 16, 2022

Time: 6:00 P.M.

Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: August 16, 2022

Time: 6:00 P.M.

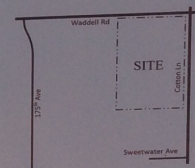
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

FS20-829

Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

PROJECT LOCATION



May 31, 2022 at 8:39:05 AM





May 31, 2022 at 8:38:37 AM



August 31, 2021

City of Surprise
Attn: City Council
16000 N Civic Center Plaza
Surprise, AZ 85374

Re.: Waddell Crossing PAD Amendment and Workforce Housing

Dear Mayor and Council,

Thank you for the opportunity to comment on Dominion's proposed development, Waddell Crossing, in Surprise. I appreciate your consideration of these comments as you make your decision.

As the President & CEO of the Area Agency on Aging, Region One, I lead our organization in responding to and advocating for the unmet needs of older adults. We provide 50 programs and services to over 100,000 older adults each year. Through this work we recognize and learn of the challenges that older adults and their families face.

One of these challenges has been the lack of affordable housing. It is not a secret that Maricopa County has an affordable housing shortage. 30% of those deemed in the extremely low poverty category with limited housing options are seniors. This puts them at great risk for eviction and homelessness especially when there are no reasonable alternatives. More importantly seniors want to live their life in dignity and age in place in their communities. They cannot do this without affordable housing options as not all seniors have the option of living with family, nor do they want to as it takes away important independence from the senior already dealing with hard life transitions. Affordable senior housing is an important step every city needs to take to ensure seniors can properly and functionally age in place.

I appreciate you taking the time to read this letter of support and I urge you to vote yes on the Waddell Crossing PAD Amendment.

Thank you,

Mary Lynn Kasunic
President & CEO



AREA AGENCY
ON AGING
REGION ONE, INCORPORATED

MARY LYNN KASUNIC
PRESIDENT & CEO

1366 EAST THOMAS ROAD
SUITE 108
PHOENIX, AZ 85014

PHONE
(602) 264-2255

TOLL-FREE
1-888-783-7500

24-HR Senior HELP LINE
(602) 264-4357
1-888-264-2258

FAX
(602) 230-9132

WEBSITE
www.aaaphx.org

E-MAIL
answers@aaaphx.org

COUNCIL ON
ACCREDITATION



Area Agency on Aging
ageWorks®

Benefits Assistance

Care Directions®

DOVES®

ElderVention®

Family Caregiver Support

Mosaic® Elder Refugee

Senior HELP LINE

September 23th, 2021

City of Surprise
ATTN: Mayor and City Council
1600 N Civic Center Plaza
Surprise, AZ 85374

RE.: Waddell Crossing Workforce Housing and PAD Amendment

Dear Mayor and Council,

I want to offer my support of the workforce housing project in Surprise.

As a small owner of an electrical company, which my family still operates, I can speak to the challenges of finding good help. Recently, the cost of housing has climbed to a level that makes it difficult for well-paying companies to retain employees, as they are seeking new zip codes where they can try to find an affordable place to live. Having reasonably priced places for our citizens to live is a proactive step in securing the long-term health of our community.

We need to keep our talent and opportunities plentiful here in Surprise. Please consider this and vote in support of the Waddell Crossing Workforce housing proposal.

Respectfully,

Rick Harris

[REDACTED]
Sun City, AZ 85375



RECEIVED

SEP 27 2021

CM OFFICE

September 30th, 2021

City of Surprise
ATTN: Mayor and City Council
1600 N Civic Center Plaza
Surprise, AZ 85374

RE.: Waddell Crossing Workforce Housing and PAD Amendment

Dear Mayor and Council,

I have long been a tax paying citizen of the great city of Surprise, I would like to offer my voice of support for the workforce housing project.

As a long-time volunteer with the Surprise Sundancers, I saw how valuable it is to invest in our community, of all economic classes, especially seniors. People who have an affordable place to live in their senior years can volunteer more and give back to our community.

As the cost of housing continues to rise faster than people's wages and savings, having a respectful and affordable place to live is vital for our citizens. We owe it to our community to continue to build options for all tastes and budgets. The people who make up our workforce are the caregivers and educators of tomorrow that we all depend on.

Please consider this in voting to approve this project. Thank you all for your service to our community.

With Respect and gratitude,

Sonja Haldeman

Surprise, AZ 85387





9-23-21
City of Surprise
Attn: City Council
16000 N Civic Center Plaza
Surprise, AZ 85374

Re.: Waddell Crossing PAD Amendment and Workforce
Housing

Dear Mayor and Council,

Thank you for the opportunity to comment on Dominion's proposed development, Waddell Crossing, in Surprise. I appreciate your consideration of these comments as you make your decision.

Arizona is in the midst of a housing crisis, and I see it playing out on a local level every day in my congregation. As the founder and lead pastor of XII Church, it is very important to me that our local cities are providing housing diversity options for those at all income levels. Without available affordable housing, families who would otherwise be living productive and healthy lives, must sacrifice key resources to pay for rising housing costs.

We must begin to rectify this problem and allow families the opportunity to live in dignified and safe housing at an affordable price. For these reasons, I am very much in favor of the production of new affordable housing developments in our cities and towns across the Phoenix Valley.

I appreciate you taking the time to read this letter of support and I urge you to vote yes on the Waddell Crossing PAD Amendment.

Thank you,

Warren Stewart Jr.

September 23th, 2021

City of Surprise
ATTN: Mayor and City Council
1600 N Civic Center Plaza
Surprise, AZ 85374

RE.: Waddell Crossing Workforce Housing and PAD Amendment

Dear Mayor and Council,

I want to offer my support of the workforce housing project in Surprise.

As a small owner of an electrical company, which my family still operates, I can speak to the challenges of finding good help. Recently, the cost of housing has climbed to a level that makes it difficult for well-paying companies to retain employees, as they are seeking new zip codes where they can try to find an affordable place to live. Having reasonably priced places for our citizens to live is a proactive step in securing the long-term health of our community.

We need to keep our talent and opportunities plentiful here in Surprise. Please consider this and vote in support of the Waddell Crossing Workforce housing proposal.

Respectfully,

Rick Harris


Sun City, AZ 85375



September 16th, 2021



City of Surprise
ATTN: Mayor and City Council
1600 N Civic Center Plaza
Surprise, AZ 85374

RE.: Waddell Crossing Workforce Housing and PAD Amendment

Dear Mayor and Council,

I appreciate your time as I hope to lend my voice of support to Waddell Crossing project.

As a longtime resident of the area and the valley, I have seen the wonderful evolution of our neighborhoods and businesses. As the area grows, it seems that options for housing have not kept pace. As a senior, this worries me as market rate housing becomes less attainable for more people, especially those who have completed the work stage of their careers and now need to be selective with their spending. Also, I worry about those who can't find and achieve proper housing as they start their careers. What will they do?

I feel we need to give people opportunities to help themselves and have a fighting chance in this world. Workforce housing developments like the one proposed seem to be a timely solution.

Thank you for your consideration and hopeful support of this issue.

Respectfully,

Tresia Harris

[REDACTED]
Sun City, AZ 85375

A handwritten signature in blue ink that reads "Tresia Harris".



August 30, 2021
City of Surprise
Attn: City Council
16000 N Civic Center Plaza
Surprise, AZ 85374

Re.: Waddell Crossing PAD Amendment and Workforce Housing

Mayor Hall and City Council Members,

Thank you for the opportunity to comment on Dominion's proposed development, Waddell Crossing, in Surprise. I appreciate your consideration of these comments as you make your decision.

I am the President and CEO of Lutheran Social Services of the Southwest. LSS-SW has been providing services to valley residents for over 50 years. We work to stabilize people during crisis and transition, build a foundation where people can thrive, and preserve dignity and respect for the most vulnerable.

So many individuals at Lutheran Social Services of the Southwest need stable housing at an affordable price. This could be someone elderly who has lost their income and ability to provide for themselves solely on social security. In others, it is a woman and her children fleeing an abusive relationship. Housing is one of the most vital parts of helping to stabilize a person in crisis. Securing permanent housing at an affordable rate for hardworking people in our community is critical to people's ability to sustain themselves and build strong families.

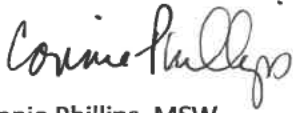
We cannot afford to wait on new unit production in Arizona, and specifically the West Valley, which has seen exponential growth in population over the last decade. The time is now for us to support development of affordable housing for our essential workforce. I enthusiastically support this development in the City of Surprise.

2502 E. University Drive, #125
Phoenix, AZ 85034
480.396.3795 | fax 480.325.3643 | www.lss-sw.org

1231 N. Norris Ave
Tucson, AZ 85719
520.784.2300 | fax 520.748.2355 | www.lss-sw.org

I appreciate you taking the time to read this letter of support and I urge you to vote yes on the Waddell Crossing PAD Amendment.

Thank you,

A handwritten signature in black ink, appearing to read "Connie Phillips". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

Connie Phillips, MSW

President & CEO

VISION

Every Arizonan has a safe, affordable place to call home.

MISSION

The Arizona Housing Coalition (AZHC) is a collaborative association that leads in the efforts to end homelessness and provide safe, affordable housing to all Arizonans.

Arizona Housing Coalition



Speaking Up for Home and Hope

Speaking Up for Home and Hope

City of Surprise
Attn: City Council
16000 N Civic Center Plaza
Surprise, AZ 85374

December 21st, 2021

Re.: Waddell Crossing PAD Amendment and Workforce Housing

Dear Mayor and Council,

On behalf of the Arizona Housing Coalition and our [members](#), I am writing to provide support of Dominion's proposed development, Waddell Crossing, in Surprise. The Arizona Housing Coalition is a statewide organization dedicated to advancing equitable solutions to housing and homelessness in the state of Arizona. I appreciate your consideration of these comments as you make your decision on the rezone application for these communities.

The COVID-19 pandemic has exacerbated Arizona's existing housing crisis and unaffordable housing market, with supply and demand issues leading to excessive home and rent prices across the Valley. The affordable housing crisis is not only impacting low income renters and our most vulnerable populations, but also our essential workforce. The Arizona Department of Housing estimates that we have a shortage of 150,000 affordable housing units in the Phoenix metro alone and that number continues to rise as our population skyrockets. Without adequate affordable housing, cities risk serious economic impacts, related to homelessness and housing instability.

In order to sustain our economy of growth, businesses need attainable housing options for their employees to live. Increasing access to affordable housing bolsters economic growth and is a cost effective strategy for increasing economic mobility. It is critical that cities increase the supply of affordable and attainable housing in Arizona to solve the housing crisis. The proposed developments of the Dominion Waddell Crossing community will bring necessary units of affordable housing to our essential workforce. As such, I encourage you to vote in favor of rezoning this land to accommodate multifamily residential housing.

Yours Sincerely,

Joanna Carr
Director of Research and Policy
The Arizona Housing Coalition

From: [Jodi Tas](#)
To: [Skip Hall](#); [Chris Judd](#); [Ken Remley](#); [Roland Winters](#); [Patrick Duffy](#); [Jack Hastings](#); [Aly Cline](#)
Cc: [Chris Boyd](#); [Lloyd Abrams](#); [Ashley Labhart](#)
Subject: Affordable Housing Letter To Council
Date: Wednesday, November 17, 2021 11:28:21 AM
Attachments: [SCH_4F_00521111711110.pdf](#)

Good morning! Attached please find a letter that was sent to the Council office for you.

A hard copy has been filed with the development case file. Thank you!

Best,

Jodi

Alliance Bank

OF ARIZONA

PHOENIX BILTMORE PARK OFFICE
2701 E CAMELBACK RD
SUITE 110
PHOENIX, AZ 85016
602-952-5400

November 12, 2021

City of Surprise
Attn: City Council
16000 N Civic Center Plaza
Surprise, AZ 85374

Re: Waddell Crossing

Dear Mayor and Council,

My name is Steve Curley and I am an Executive Vice President at Western Alliance Bank, based in Phoenix. Western Alliance is the largest locally headquartered bank in Arizona and we serve a variety of industries and sectors throughout the Valley. We strongly believe in enhancing the quality of life for the people who live in the communities we serve. Over the last decade we have invested over \$1.5 Billion in equity and debt in affordable housing projects across the country and wish we could find more developments in Arizona.

One of the most important trends we are seeing in the Arizona business community to-date is the need for affordable housing, especially for our essential workforce. Without the investment by local governments in housing, the rising housing costs across the metro area will continue to increase exponentially and the business community will continue to have a shortage of available workers in the region. This hurts not only the economic development of cities within the Valley, but the current residents, as well.

Continued investment in affordable housing projects is essential to the growth of our economy. We urge you to approve this development and have the City of Surprise become a leader in building workforce housing.

Thank you,



Steve Curley
Executive Vice President
Western Alliance Bank, Member FDIC.

From: [REDACTED]
To: [Robert Kuhfuss](#)
Cc: [Patrick Duffy](#)
Subject: Affordable Housing Project at Waddell and Cotton
Date: Wednesday, June 9, 2021 2:39:48 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I too am vehemently apposed to this development taking place at this location, for the same reasons as written in the communication from Nate Pomeroy.

Jim Fox

[REDACTED]
Surprise
Sierra Montana neighborhood

From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Affordable housing
Date: Sunday, July 18, 2021 12:50:59 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Please consider a no vote on allowing the high density, affordable housing on cotton and Waddell. There are obviously much better locations for this type of development. There is no public transportation available and the roads are already over crowded with traffic, and that doesn't take into consideration the huge amount of housing already being built in the area. Thank you from a concerned sierra montana home owner, Joel Miles Williams.

[Sent from Yahoo Mail on Android](#)

From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Apartments on Cotton and Waddell
Date: Wednesday, August 25, 2021 11:44:28 AM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I live between Cotton and Waddell on Sarah Ann Ranch. I moved here 5 years ago. With three schools added and hundreds of homes, we cannot even get out to the 303 at the start of school or at pickup each day. The traffic is backed up both sides and blocking exit or entry. It's ridiculous!!

We do not need a big apartment built to add to the issue. The schools are already over crowded and to be blunt - Cotton washes out every rain due to poor drainage and we don't need added crime.

The decisions being made are treading over why families moved here. More is not necessarily better for surprise.

As council or decision makers you need to listen to the people and we are saying N O! Please listen!
Terri Thompson

Sent from my iPhone

From: [REDACTED]
To: [Skip Hall](#); [Patrick Duffy](#); [Jack Hastings](#); [Chris Judd](#); [Robert Kuhfuss](#); [Aly Cline](#); [Ken Remley](#); [Roland Winters](#);
[REDACTED]
Subject: Dominion High Density Development (Waddell Crossing)
Date: Wednesday, August 25, 2021 5:39:35 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good afternoon elected members,

Please allow me the opportunity to speak out against this project. Many of our friends and neighbors are in full agreement with Mr. Nathan Pomeroy's Comments and concerns. (Thank You Nathan for all of your hard work).

Many of us have signed the petitions that have been going around with the belief that through this our collective voice might have be heard and acknowledged. We as the voice of your constituent want to hear publicly where each of you stand. As member and resident of this city we feel we deserve at least that much. Please do not allow yourselves to believe this is just one persons opinion, and tell yourselves the rest of us don't care either way. or allow yourselves to think those of you who don't like it just move.

How about this, can we put this to a Special Elections/ vote by the citizen thus removing the political joking, and allow you to save face. Lets leave it to the people who stand to gain or lose the most from all of this, not the people who will not have to deal with the fall out and aftermath forever.

Lets do the right thing!!!

Sincerely concerned citizen,

Floyd Richardson
[REDACTED]

From: [REDACTED]
To: [Skip Hall](#); [Patrick Duffy](#); [Jack Hastings](#); [Roland Winters](#); [Aly Cline](#); [Chris Judd](#); [Ken Remley](#); [Public Comments](#)
Cc: [Chris Boyd](#); [Lloyd Abrams](#); [REDACTED]
Subject: FS20-829 Waddell Crossing
Date: Monday, August 2, 2021 1:46:12 PM
Importance: High

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

THESE COMMENTS ARE INTENDED FOR publiccomments@surpriseaz.gov WHEN THIS PROJECT COMES UP BEFORE THE P&Z MEETING!

I am very concerned about this WADDELL CROSSING – Low income Project.

Have our Planning and Zoning Department researched what effects LOW-INCOME buildings have on the surrounding communities?.

According to HUD,

<https://www.huduser.gov/periodicals/ushmc/spring95/spring95.html>

.....Public housing is also much more prevalent in central cities than in suburbs. Whereas central cities are home to 46 percent of all renters, they accommodate 69 percent of occupied public housing units. The reverse is true for suburbs, which house 38 percent of renters compared to 14 percent of occupied public housing units.....

.....While public housing units are generally in good condition, the AHS shows that they are **located in poorer quality neighborhoods** than private rental units. For example, 26 percent of public housing respondents indicated that **crime is a problem in their neighborhoods** compared to 12 percent of all renters. When asked if their units were near vandalized buildings, 14 percent of public housing respondents replied affirmatively compared to only 3 percent of all renters. When asked if trash or junk on streets or properties in their neighborhoods was a problem, 40 percent of public housing respondents replied affirmatively compared to 17 percent of all renters.....

Furthermore, building low-income housing means skipping amenities.....

<https://rentalhousingjournal.com/building-affordable-apartments-means-skipping-the-amenities/>

.....One way to provide more affordable rental options is by building smaller apartment communities without amenities or with fewer amenities, the research says.....

This Promenade / Waddell Crossing Project sure is following the pattern of “skipping amenities.

There is no mass transit for transportation.... So how are “tenants” of the project to get around to shopping stores, Doctors, recreational facilities, entertainment facilities? And if this means “low-income” tenant must provide their own transportation

(vehicles) WHY is Dominion requesting of P&Z to REDUCE THE PARKING SPACE requirements?

When asked of Owen Metz at the second meeting on this project, what is the capacity of the pools within this project; all Owen Metz would say "...they meet requirements". Neither was there any real response when asked about a basketball court for , or pickle ball court for seniors. And are there any "green landscaped" areas for seniors as well as low in-come tenants to walk?

With the proposed population of residents / tenants for this project have sufficient and adequate "recreational facilities" within this project such that they will not be attempting to utilize surrounding community facilities?

With HUD agreeing projects like this belong in more urban settings, and Dominion has surely skipped on amenities, why approve this project?

A review of this project also appears not to have much – if any, retention areas for water runoffs resulting from rains, as most recent weeks have demonstrated the need.

Planning and Zoning must hold to what few zoning requirements there are in order to require Dominion to either amend their proposed project to comply with existing zoning requirements, or abandon this project.

Thank you,

Rich Ozga


From: [Chris Boyd](#)
To: [Ashley Labhart](#)
Subject: FW: More Info RE: DOMINIUM DEVELOPERS and FS20-829 Waddell Crossing
Date: Thursday, September 16, 2021 8:44:22 AM
Attachments: [image001.png](#)
Importance: High

Ashley,

Please attach this to the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: [REDACTED]
Sent: Thursday, September 16, 2021 5:54 AM
To: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Public Comments <PublicComments@surpriseaz.gov>
Cc: Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; [REDACTED]
Subject: RE: More Info RE: DOMINIUM DEVELOPERS and FS20-829 Waddell Crossing
Importance: High

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

When this project was initially proposed, did anyone review crime stats with other Cities?

If ANYONE within the City did any homework on Section 8, they would surely oppose it!

Here's info from
[The Effect of Housing Vouchers on Crime](#)
https://economics.nd.edu/~carr_jillian_jmp.pdf

“The Housing Choice Voucher Program (Section 8) is the largest federal housing assistance program; it provides in-kind transfers in the form of rent vouchers to low-income populations. ... Using police department arrest records, we find that **voucher receipt increases violent crime**, and that this increase is driven by men.”

“Overall, our study documents an unintended consequence of Section 8 housing vouchers (an increase in arrests for violent crime for adult heads of household). The program is the largest housing assistance program in the U.S., so this repercussion could be quite large on a national scale. The disparity between findings for males and females implies that large income shocks have heterogeneous effects on recipients by gender and has policy implications for screening and oversight within the voucher program. “

Planning and Zoning must hold to what few zoning requirements there are in order to require Dominion to either amend their proposed project to comply with existing zoning requirements, or abandon this project.

And if our Council has any backbone, they would just tell DIMINIUM ---- NO, as has have other Cities!

Thank you,

Rich Ozga


From: [Chris Boyd](#)
To: [Ashley Labhart](#)
Subject: FW: More Info RE: DOMINIUM DEVELOPERS and FS20-829 Waddell Crossing
Date: Tuesday, September 14, 2021 2:01:10 PM
Attachments: [image001.png](#)

Ashley,

Will you please attach to the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: [REDACTED]
Sent: Tuesday, September 14, 2021 12:44 PM
To: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Public Comments <PublicComments@surpriseaz.gov>
Cc: Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; [REDACTED]
Subject: More Info RE: DOMINIUM DEVELOPERS and FS20-829 Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Does anyone within the City review the ethics, honesty, and past performance of developers as they propose any projects?
All it takes is for anyone with internet access to see past performances, complaints and law-suits , et cetera.
And why wouldn't City staff seek comments from other Cities, a developer has conducted business.
And don't forget to check with BBBs within these Cities.

Here's just a few of the various postings about this developer!

Here's what's stated with **BBB of Minnesota** ---- COMPLAINTS

<https://www.bbb.org/us/mn/plymouth/profile/property-management/dominium-management-services-0704-22003635/complaints>

Here's what's stated with **BBB of Minnesota** ---- REVIEWS

<https://www.bbb.org/us/mn/plymouth/profile/property-management/dominium-management-services-0704-22003635/customer-reviews>

here's what's stated with **Apartment Ratings** ----

https://www.apartmentratings.com/management/dominium_20763/

here's what's stated from **City of Phoenix** ----

<https://www.phoenix.gov/pddsites/Documents/PZ/Z-49-19%20Addedum%20A.pdf>

There's even a **class-action law suit** against Dominion -----

<https://www.classaction.org/news/double-dipping-low-income-housing-developer-pocketed-tax-credits-earmarked-for-parking-costs-class-action-alleges>

Dominium had to **APOLOGIZE** to the City of Levington for far too many on-going issues

https://www.presspubs.com/quad/news/dominium-apologizes-to-city-for-ongoing-issues/article_30749654-65a0-11eb-969d-7f303c285cc5.html

Planning and Zoning must hold to what few zoning requirements there are in order to require Dominion to either amend their proposed project to comply with existing zoning requirements, or abandon this project.

And if our Council has any backbone, they would just tell DIMIUM ---- NO, as has have other Cities!

Thank you,

Rich Ozga

[REDACTED]

Trever Fleetham

From: Jodi Tas
Sent: Wednesday, June 2, 2021 10:34 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: OPPOSE Waddell Crossing

FYI

From: Lisa Denman [REDACTED]
Sent: Tuesday, June 1, 2021 9:34 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Fwd: OPPOSE Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mayor Hall, I am writing to you in regards to the Waddell Crossing project. We strongly OPPOSE this project! My family recently purchased and moved in to a home in the Heritage Farms/Taylor Morrison community. While I do agree, there is always a need for affordable housing, this seems to be a very odd place for it. It is my understanding that there is no public transportation in Surprise, why would we put all this affordable housing in an area where there is not much to do or get to easily if you do not have a vehicle or transportation.? Seems like it would be much better placed in an area closer to the main part of town. Somewhere much closer to Bell. Will there be parks in this Waddell Crossing project? Or will the residents utilize our park here in Heritage Farms? Will there be enough parking or will they be parking in our neighborhood? This is also going to drive our property values down. This is going to be disappointing to anyone living in this newly developed area! Most of us have just bought our homes!! Have the developers and builders in this area all been notified of the possibility of this project? I can assure you, if we would have known prior to buying, that this was even a possibility we would have bought in the Verrado community over in Buckeye like we had originally planned. My in-laws also just purchased in the Sarah Ann Ranch community, they will be reaching out shortly in regards to their opposition of the project!

We love our home, we love this community, and we are very very disappointed in the possibility of these 3 and 4 story buildings; they do not belong in our community!

Thank you in advance!

Lisamarie Denman
[REDACTED]
Heritage Farms Community

From: [Chris Boyd](#)
To: [Ashley Labhart](#)
Subject: FW: Phoenix Business Journal
Date: Wednesday, November 3, 2021 5:15:39 PM
Attachments: [image001.png](#)

Ashley,

Please ensure this makes it in the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Wednesday, November 3, 2021 3:21 PM
To: Candace Simpson [REDACTED]
[REDACTED] RE: Phoenix Business Journal

Good afternoon Ms. Simpson,
Thanks for continuing to be engaged with our development process. I'll make sure your comments and feedback are included for this project.

I was sorry to miss meeting with you back in September, but very much appreciated your prioritization of assisting and advocating for your Dad during his medical treatments. I hope that your family is doing well and that his surgery/recovery have gone well.

Happy thanksgiving, (Is it too early to say that?)

Mike Gent

City of Surprise • Deputy City Manager
Community Development • Public Works • Water Resource Management
Direct (623) 222-6223 • Cell (623) 980-0546

From: Candace Simpson [REDACTED]
Sent: Wednesday, November 3, 2021 3:12 PM

To: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Mike Gent <Mike.Gent@surpriseaz.gov>
Subject: Phoenix Business Journal

Dear Mr Hall and Vice Mayor Duffy,

I'm sure you've seen the article in today's [Phoenix Business Journal](#). I was happy to see acknowledgement of all of the great projects the City of Surprise has approved to address some of the affordable housing concerns. I was far less impressed by the way Owen Metz attempted to portray our city. I can't help but feel that Dominionium is now fighting for the sake of fighting and starting to use downright dirty tactics to try to get their way. Insulting our City Council's judgement, insulting the intentions of our city's decisions, and insulting the community voices by stereotyping all of the shared concerns as "nimbyism" feels like poor taste and certainly not a good approach to winning over Surprise. I also don't recall seeing these types of articles or arguments from Dominionium when they were rejected from Buckeye and Goodyear. So why are they stooping to bad press and insults when it comes to Surprise? Something just doesn't feel right.

As one of the heavily involved community members, we've shared a bad feeling about Dominionium from day one. I hope you and the City Council members are starting to see their true colors. This isn't about them helping to solve an affordable housing challenge in Surprise. This isn't about them helping people in need. This is about lining their pockets. This is about Owen Metz meeting his business goals. This is now about getting their way. This isn't about doing good for the City of Surprise. Please keep this most recent and very public behavior top of mind when they approach the City shortly with their updated plans. Buckeye and Goodyear said no. Surprise needs to do the same.

Thank you for your time.

Candace Simpson

From: [Jodi Tas](#)
To: [Ashley Labhart](#)
Cc: [Lloyd Abrams](#)
Subject: FW: STOP Waddell Crossing NOW!!
Date: Tuesday, September 14, 2021 10:01:47 AM

FYI

From: Skip Hall <Skip.Hall@surpriseaz.gov>
Sent: Tuesday, September 14, 2021 7:09 AM
To: Melissa Zuege [REDACTED]
Cc: Jodi Tas <Jodi.Tas@surpriseaz.gov>
Subject: Re: STOP Waddell Crossing NOW!!

Thank you for taking the time to let me know your concerns regarding Waddell crossing. I share many of your concerns. We will place your communication with the others we have received.
Skip

On: 13 September 2021 19:24,
"Melissa Zuege" [REDACTED] wrote:

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Please stop the building of the apartment complex on Waddell and Cotton!!

**There is way too much traffic congestion in this area already!! There's no room for expanding lanes on the roads!! Most of our roads here are only one lane, and the traffic is absolutely despicable!! I can't even imagine having a crowded apartment complex near us to make the traffic even worse!! It takes me an extra 20 minutes to get to work in the morning.

**there is zero public transportation

**Major lack of parking!! This is extremely annoying!! Is this from a lack of city planning?!

**Where is our recreational plans that were promised to us a long time ago?? The city of Surprise is now a "bedroom community!"

**With all the traffic, there's diminished police, fire, and medical!

**Finally, how would you like to have this apartment complex near you? You'd be okay with this?? This wouldn't frustrate you?

Come on, Skip!! We elected you!! Now it's your turn to hear our words, stick up for us, and DO SOMETHING ABOUT IT!!!

Sincerely, Jeff and Melissa Zuege
Sarah Ann Ranch subdivision

Sent from my iPhone

From: [Mayor](#)
To: [Ashley Labhart](#)
Cc: [Lloyd Abrams](#)
Subject: FW: Apartments at Waddell Crossing
Date: Monday, August 30, 2021 3:28:08 PM

FYI

From: Andrea Smith [REDACTED]
Sent: Thursday, August 26, 2021 11:35 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Apartments at Waddell Crossing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Mr. Mayor,

I asking you to vote against these apartments. The traffic on Waddell and Cactus are already absolutely horrible even with both streets open. Add to that the drainage issue on Cactus EVERYTIME is rains, and it's even worse. IF we add another 1000 residents to this area it will become an unforgivable nightmare. I will say, I voted for you in the November 2020 elections, but if these apartments go up, not only have you lost my vote but the vote of all the residents in this area and the 1000 democrats that will more than likely be occupying these apartments, won't do a bit of good to help you!!!!

Sincerely,

Your Constituent

From: [Mayor](#)
To: [Ashley Labhart](#)
Cc: [Skip Hall](#); [Patrick Duffy](#)
Subject: FW: Cotton. Waddell low income project
Date: Monday, June 21, 2021 9:40:53 AM

Hi, Ashley! Can you please add this email to the file?

Thank you!

Best,

Jodi

From: [REDACTED]
Sent: Friday, June 18, 2021 4:49 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Cotton. Waddell low income project

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I Disapprove 100%

[Sent from Yahoo Mail on Android](#)

From: [REDACTED]
To: [Robert Kuhfuss](#); [Skip Hall](#); [Patrick Duffy](#); [Chris Judd](#); [Roland Winters](#); [Ken Remley](#); [Aly Cline](#); [Jack Hastings](#)
Subject: Fw: Expansion at Waddell and Cotton
Date: Friday, June 11, 2021 1:30:05 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Bruce & Bandit

----- Forwarded Message -----

From: john robes [REDACTED]
To: robert.kuhfuss@surpriseaz.gov <robert.kuhfuss@surpriseaz.gov>; skiphall-ship.hall@surpriseaz.gov <skiphall-ship.hall@surpriseaz.gov>; patrickduffy-patrick.duffy@surpriseaz.gov <patrickduffy-patrick.duffy@surpriseaz.gov>; chrisjudd-chris-judd@surpriseaz.gov <chrisjudd-chris-judd@surpriseaz.gov>; kenremley-ken.remley@surpriseaz.gov <kenremley-ken.remley@surpriseaz.gov>; alycline-aly.cline@surpriseaz.gov <alycline-aly.cline@surpriseaz.gov>; rolandwintersjr-roland-winters@surpriseaz.gov <rolandwintersjr-roland-winters@surpriseaz.gov>; jackhastings-jack.hastings@surpriseaz.gov <jackhastings-jack.hastings@surpriseaz.gov>
Sent: Thursday, June 10, 2021, 03:18:30 PM MST
Subject: Expansion at Waddell and Cotton

Dear Council

I am extremely opposed to this project in it's current format. There will be far to much density from that many live-in dwellings at that site. 1920 dwellings I heard, with how many inhabinents in each? One, two, three, four?

If three is the average, we are talking 5760 people living in the residential complex alone, 3840 people with 2 living in each dwelling, not counting all who will be doing business in the "commercial section" at all hours of the day and night.

What about parking. All of the residents cars will sitting outside, in a car port if they are lucky enough to get a car port. The car burglars will think they died and went to heaven. Then they will come and check out my house where I live.

Where will the kids go to school?

Better not be at 175th. and Sweetwater! There's enough schools in this community that clog traffic two times a day when school is in session.

And we have yet to feel the effects of the Taylor-Morrison development and the new one that broke ground last week at 175th. and Sweetwater. Ever hear of the round peg in the squire hole??

It will be a total Cluster----

John B Robles



From: [Mayor](#)
To: [Skip Hall](#); [Patrick Duffy](#)
Cc: [Ashley Labhart](#)
Subject: FW: Highly concerned
Date: Wednesday, June 2, 2021 11:25:33 AM

FYI

-----Original Message-----

From: Stephanie Hooker [REDACTED]
Sent: Sunday, May 30, 2021 3:37 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Highly concerned

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Mr. Hall...

My name is Stephanie Hooker and I have been a resident of Surprise for almost 16 years. We moved to Surprise to get away from the big cities and to raise our children in a family community. We have loved our little city for years but recently we have seen Surprise grow and slowly watched it change....but not for the better. We now have several apartment communities throughout our city and now to hear of the proposed development bringing in low income housing is a HUGE concern for us as home owners. WE DON'T NEED OR WANT LOW INCOME HOUSING OR ANYMORE APARTMENTS! Bringing this type of development will only bring more crime (statistics prove that), traffic AND will definitely lower our property value. This type of community was NEVER the original vision for Surprise and it's residents. Im shocked that this is even an option!!

Surprise needs more stores, restaurants, schools and parks. The last thing we need is this!!!

We are begging you to PLEASE think of the community that already exists here and put US first! Please don't vote for this! We do not want this in our community!

I appreciate your time and I thank you for listening!

Stephanie Hooker

From: [Jodi Tas](#)
To: [Skip Hall](#); [Patrick Duffy](#)
Cc: [Ashley Labhart](#)
Subject: FW: Housing
Date: Monday, May 24, 2021 11:44:47 AM

FYI

-----Original Message-----

From: Barbara Bruce [REDACTED]
Sent: Monday, May 24, 2021 10:59 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Mr Mayor. No to housing projects on Cotton and Waddel. Keep Surprise growing with common sense projects. No projects that will bring down our values. Thank you Barb

Sent from my iPhone

From: [Jodi Tas](#)
To: [Ashley Labhart](#)
Cc: [Skip Hall](#); [Patrick Duffy](#)
Subject: FW: Housing project Southwest Waddell and cotton.
Date: Monday, June 21, 2021 9:43:17 AM

Good morning! Below please find another email to add to the file.

Thank you!

Jodi

-----Original Message-----

From: Tyler [REDACTED]
Sent: Friday, June 18, 2021 9:16 AM
To: Mayor <Mayor@surpriseaz.gov>
Cc: Renee Gordon [REDACTED]
Subject: Housing project Southwest Waddell and cotton.

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello my name is Tyler I'm a resident Currently living in Sierra Montana. Myself and all my neighbors are highly against the low income housing that is being proposed on the south west corner of Waddell and Cotton. I feel it will be detrimental to our home values, over populated, crime will go up, and our schools will suffer. We feel that the low income housing is not suited for this area and will be out of place. Please do not build Proposed plan on the Southwest corner of Waddell and Cotton.

>

> Sent from my iPhone

From: [Jodi Tas](#)
To: [Skip Hall](#); [Patrick Duffy](#)
Cc: [Ashley Labhart](#)
Subject: FW: HUD housing complex @ Waddell/Cotton
Date: Monday, May 24, 2021 10:44:32 AM

FYI

From: Michelle & Paul Gulbranson [REDACTED]
Sent: Monday, May 24, 2021 5:19 AM
To: Mayor <Mayor@surpriseaz.gov>; Michelle Gulbranson [REDACTED]
Subject: HUD housing complex @ Waddell/Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I am writing to express my concern about the proposed HUD housing complex slated for the SW corner of Waddell and Cotton in Surprise.

Living within a mile of this area, I am concerned with the viability of this location. The traffic is already a concern with the schools in this area causing back ups, and with the additional tenants of this proposed property that issue will undoubtedly get much worse.

In addition, anytime a HUD complex is built, the crime in the area gets worse along with falling real estate prices, both of which are a huge concern to me.

Please rethink the location of this property and how it will affect the current residents first. We are already paying the taxes and love our safe city.

Thank you for your time and service to Surprise.

--

Michelle & Paul Gulbranson

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Chris Boyd](#)
To: [Ashley Labhart](#)
Subject: FW: HUD housing
Date: Tuesday, July 6, 2021 10:26:54 AM
Attachments: [image001.png](#)

Ashley,

Please place in the Waddell Crossing file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

C595D439



From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Tuesday, July 6, 2021 8:51 AM
To: Bill and Diane Hanlon [REDACTED]
Subject: RE: HUD housing

Good morning Mr. Hanlon,

I hope your family enjoyed a nice Independence Day weekend. Sorry we haven't connected yet via phone, feel free to give me a call if you would like to discuss any of these responses further:

- 1) The City of Surprise has a contract with Valley Metro currently, to provide limited transit services for our residents. This includes commuter bus service for those traveling to downtown Phoenix each weekday morning and evening, paratransit service for those with disabilities, and RideChoice service (similar to Uber, Lyft, or taxi service) for those with disabilities, senior citizens, or income qualified individuals. We regularly evaluate resident demand and the community value of further expanding transit service and are prepared to move in that direction as our community's needs evolve.

Your second and third questions have significant implications that are governed by Federal law. The Fair Housing Act prohibits state and local land use and zoning laws, policies, and practices that discriminate based on protected characteristics. This includes making unavailable or denying housing (including vacant land that may be developed into residences) because of a protected characteristic. One specific prohibited example cited by the U.S. Department of Justice (DOJ) reads, *"Imposing restrictions on housing because of alleged public safety concerns based on stereotypes about the residents or anticipated residents who have protected characteristics. An example is requiring a*

proposed development to provide additional security measures based on a belief that persons with particular protected characteristics are more likely to engage in criminal activity.”

That said, there are characteristics worth noting about affordable housing projects. While the City of Surprise is not directly involved in this project, as the land and potential buildings are privately owned and privately funded, we are anxiously engaged in ensuring all projects developed in the city have positive impacts on our community’s health and our residents’ quality of life. The City has not conducted any relevant case studies on this subject matter, however, there is much research available on the topic. Some of the findings from this research include,

- a. Research has examined changes in nearby home values before and after a Housing Credit property was completed and found that in the nation’s 20 least affordable markets, there was no significant effect on home values located near an affordable housing development. That research concluded that “the bottom line for those who fear that property values will take a hit when an affordable housing project locates nearby is that their anxiety is largely unfounded – at least in cities where housing is either expensive or in short supply.”
- b. Research has found that Housing Credit properties reduced crime rates in distressed communities and had no effect on crime rates in high-opportunity neighborhoods. And this doesn’t even begin to describe the benefits of Housing Credit properties in terms of poverty alleviation and economic mobility. A 2019 study found that each additional year a child spent in a Housing Credit home is associated with a 3.5 percent increase in the likelihood of attending a higher education program for four years or more, and a 3.2 percent increase in future earnings.

Our elected officials and city leadership are committed to promoting and enhancing public safety in Surprise. While growth brings challenges and opportunities, we will work tirelessly to ensure Surprise remains a safe, clean, and attractive community for all who live, work, or play here.

Thanks,

Mike Gent

City of Surprise • Deputy City Manager
Community Development • Public Works • Water Resource Management
Direct (623) 222-6223 • Cell (623) 980-0546

From: Bill and Diane Hanlon [REDACTED]
Sent: Monday, July 5, 2021 9:17 AM
To: Mike Gent <Mike.Gent@surpriseaz.gov>
Subject: Re: HUD housing

Good morning Mr. Gent,

The questions I have:

- 1) Is their going to be a bus system coming to the city of Surprise?
- 2) Have you done any case studies of cites that have done what you are proposing and how has it affected the surrounding areas in regards to crime and property values?And
- 3) Have you done any case studies of cities where they have implemented low income housing were they have come up with programs that have kept crime down and property values up?

Regards,

Bill Hanlon

On 7/1/2021 1:09 PM, Mike Gent wrote:

Good afternoon Mr. Hanlon,
Mayor Hall asked that our team respond and share contact information. I am available to visit with you regarding this project, transportation options, or any other city issue you may have questions about or want to discuss.

Please give me a call at your convenience,

Mike Gent

City of Surprise • Deputy City Manager
Community Development • Public Works • Water Resource Management
Direct (623) 222-6223 • Cell (623) 980-0546

From: Mayor <Mayor@surpriseaz.gov>
Sent: Thursday, July 1, 2021 12:27 PM
To: Bill and Diane Hanlon [REDACTED]
Cc: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Mike Gent <Mike.Gent@surpriseaz.gov>; Michael Frazier <Michael.Frazier@surpriseaz.gov>; Jodi Tas <Jodi.Tas@surpriseaz.gov>
Subject: RE: HUD housing

Good morning Mr. Hanlon,

Thank you for reaching out and sharing your thoughts with me. Public transportation is an essential component of our community, and I share your concern that we need to improve its availability to our residents. I have forwarded this email to Mike Gent, our Deputy City Manager, and asked that he reach out to further discuss the project at Waddell and Cotton and how the City is working towards improving public transportation.

Thank you,

Skip Hall
Mayor

From: Bill and Diane Hanlon [REDACTED]
Sent: Wednesday, June 30, 2021 5:04 PM
To: Mayor <Mayor@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Subject: HUD housing

To whom it may concern:

This is in regards to the HUD project on Waddell and Cotten! Even though I prefer to have our community the way it is. I also understand those that need the low income dwellings. The biggest problem we have in the city of Surprise is that there is a lack of public transportation. When we do have public transportation then we can discuss low income dwellings. Until then you are leaving people who do not have transportation at a distinct disadvantage over other cities that do. They will only be able to go to places within walking distance. Please take this into consideration when making your discussion.

Regards

Bill Hanlon

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

0.1

01 Jul 2021 20:09:15 -0000

From: [Chris Boyd](#)
To: [Ashley Labhart](#)
Subject: FW: HUD housing
Date: Friday, May 14, 2021 9:08:33 AM
Attachments: [image001.png](#)

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230
C595D439



From: Jack Hastings <Jack.Hastings@surpriseaz.gov>
Sent: Friday, May 14, 2021 8:12 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Michael Frazier <Michael.Frazier@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>
Subject: Fwd: HUD housing

Jack Hastings
Councilmember
City of Surprise
623.222.1325

From: "Cynthia" [REDACTED]
Subject: HUD housing
Date: 14 May 2021 08:07
To: "Jack Hastings" <Jack.Hastings@surpriseaz.gov>

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good morning,
Where can I formally register my disapproval of this high density HUD housing on Waddell and Cotton Ln?
Thank you,
Cynthia Sobarzo

Sent from my iPhone

From: [Lloyd Abrams](#)
To: [Robert Kuhfuss](#)
Subject: FW: HUD Housing
Date: Monday, May 17, 2021 9:59:04 AM

Please add to case file.

Thanks,

*Lloyd Abrams
Assistant Director
Community Development
City of Surprise
Office: 623-222-3021*

From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Monday, May 17, 2021 8:59 AM
To: [REDACTED]
Subject: RE: HUD Housing

Good morning Ms. Frazier,

It is good to hear from you again. Thank you for sharing your feedback on the proposed "Promenade" project. We will include your message in the public comments being collected as part of the evaluation and review of this proposal. There will be additional opportunity for public comment on this proposed development in the future and we encourage and appreciate your willingness to continue to engage and share your perspective.

I truly appreciate your fondness for Surprise's beauty, cleanliness, peace and safety. We definitely have that in common. Have a great week,

Mike Gent

City of Surprise · Deputy City Manager
Community Development · Public Works · Water Resource Management
Direct (623) 222-6223 · Cell (623) 980-0546

From: "Sharon Frazier" [REDACTED]
Subject: HUD Housing
Date: 14 May 2021 19:01
To: "Roland Winters" <Roland.Winters@surpriseaz.gov>

I just heard that Surprise is entertaining putting HUD housing on the Waddell/Cotton area. I certainly hope this is not true. I left California to get away from these developments. I love how beautiful Surprise is. It's clean, safe and welcoming. I assure you that it will not be the same if these developments are allowed. It will become dirty and trashy, crime will increase, gangs will come, home values will decrease and the people you wanted to attract will leave and the homeless will come. It will become harder to attract businesses. I've seen City after city in CA deteriorate because of HUD housing. Here's hoping I don't have to leave again. I came here to retire in peace and safety.

From: [Chris Boyd](#)
To: [Ashley Labhart](#)
Subject: FW: Low Income Housing
Date: Monday, July 19, 2021 3:11:28 PM
Attachments: [image001.png](#)

Ashley,

Please place in the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230
C595D439



From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Monday, July 19, 2021 1:33 PM
To: [REDACTED]
Subject: RE: Low Income Housing

Good afternoon Rev. Dr. Ruffcorn,

Councilmember Winters shared your correspondence with me and asked that I respond directly to you.

We greatly appreciate your trust in our city government and your interest in learning more about actual impacts of affordable housing development, versus perceived impacts. While the City of Surprise is not directly involved in this project, as the land and potential buildings are privately owned and privately funded, we are anxiously engaged in ensuring all projects developed in the city have positive impacts on our community's health and our residents' quality of life. The City has not directly conducted any case studies on this subject matter, however, there is [much research](#) available on the topic. Some of the findings from this research include,

- a. [Research](#) has examined changes in nearby home values before and after a Housing Credit property was completed and found that in the nation's 20 least affordable markets, there was no significant effect on home values located near an affordable housing development. That research concluded that "the bottom line for those who fear that property values will take a hit when an affordable housing project locates nearby is that their anxiety is largely unfounded – at least in cities where housing is either expensive or in short supply."
- b. [Research](#) has found that Housing Credit properties reduced crime rates in

distressed communities and had no effect on crime rates in high-opportunity neighborhoods. And this doesn't even begin to describe the benefits of Housing Credit properties in terms of poverty alleviation and economic mobility. [A 2019 study](#) found that each additional year a child spent in a Housing Credit home is associated with a 3.5 percent increase in the likelihood of attending a higher education program for four years or more, and a 3.2 percent increase in future earnings.

Our elected officials and city leadership are committed to promoting and enhancing public safety in Surprise. While growth brings challenges and opportunities, we will work tirelessly to ensure Surprise remains a safe, clean, and attractive community for all who live, work, or play here.

Thanks,

Mike Gent

City of Surprise • Deputy City Manager
Community Development • Public Works • Water Resource Management
Direct (623) 222-6223 • Cell (623) 980-0546

From: "Kevin Ruffcorn" <[REDACTED]>
Subject: Low Income Housing
Date: 19 July 2021 12:06
To: "Roland Winters" <Roland.Winters@surpriseaz.gov>

Hi Roland,

I am one of your constituents. I live in Northwest Ranch Parkway (15676 N 164th Lane).

Recently I have read several emails on the "Nextdoor" website concerning some low income housing that is planned for the Cotton Lane area. A majority of the emails—at least that I have read—are against the housing because it will bring crime and drugs to Surprise. It is very difficult for me to believe that the Surprise City Council would approve construction of a subdivision that would be a threat to the community. Because of this trust, I am not opposed to the low income housing. In fact, I am pleased that the City of Surprise is attempting to address this need in the age of skyrocketing housing costs.

I am wondering, if you have any documentation and studies that might shed light on the claims of increased crime and drugs in low income housing. I would appreciate any suggested reading that you might have.

Thank you.

Blessings,

Kevin E. Ruffcorn

Rev. Dr. Kevin E. Ruffcorn

Blogger, Author, Speaker, Consultant

[REDACTED]

[REDACTED]

From: [Jodi Tas](#)
To: [Skip Hall](#); [Patrick Duffy](#)
Cc: [Ashley Labhart](#)
Subject: FW: LOW INCOME HOUSING
Date: Monday, May 24, 2021 10:43:22 AM

FYI

From: Beetle J <[REDACTED]>
Sent: Sunday, May 23, 2021 3:09 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: LOW INCOME HOUSING

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

WE DO NOT NEED NOR WANT LOW INCOME HOUSING, ON THE SW. CORNER OF WADDELL/COTTON.....

THERE IS PLENTY OF AREAS TO BUILD, THIS AREA IS GETTING WORSE AND WORSE JUST WITH TRAFFIC.

THERE IS ONE FRY'S WHICH IS OVERCROWDED, I STOPPED SHOPPING THERE. THIS IS AN INSANE IDEA OF PLANNING.

THERE ARE SO MANY NEW HOMES IN THIS AREA, I LIVE OFF GREENWAY/COTTON IN SIERRA MONTANA, THE TRAFFIC IS SOMETIMES BACKED UP TO 175TH !!!

NO, TO LOW INCOME HOUSING, I HAVE A BETTER AREA.....BULLARD/BELL RDS.!!

ENOUGH IS ENOUGH, STOP THIS INCIDIOUS RAMPAGE!

SURPRISE RESIDENT
ANITA JANKOWSKI

Sent from [Mail](#) for Windows 10

From: [Trever Fleetham](#)
To: [Robert Kuhfuss](#); [Lloyd Abrams](#)
Subject: FW: Low income project
Date: Wednesday, August 25, 2021 5:01:14 PM

Rob and Lloyd,

We received this email in the Planning folder. I'm assuming he's referring to the Promenade project?

Trever Fleetham, AICP | Planner II
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: (623) 222-3156 | Main: (623) 222-3000

-----Original Message-----

From: Charles Smith [REDACTED]
Sent: Wednesday, August 25, 2021 12:33 PM
To: Planning <Planning@surpriseaz.gov>
Subject: Low income project

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I have lived in a few places in my life and a couple of them allowed low income or cheap apartments and years later we had issues. You will see the police will be called in for more issues. I moved here because it is a safe place to live and why would you make a decision that will change that down the road. Years from now people will be asking why and who allowed this to happen.

My name is Charles Smith in surprise farms 5 and I do not want this project in our city.

Sent from my iPad

From: [Jodi Tas](#)
To: [Skip Hall](#); [Patrick Duffy](#)
Cc: [Ashley Labhart](#)
Subject: FW: MUST READ re: 3 story apt proposal for seniors and low income families at Waddell Crossing
Date: Tuesday, May 25, 2021 2:54:44 PM

FYI

From: Diana Hathaway [REDACTED]
Sent: Tuesday, May 25, 2021 11:00 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: MUST READ re: 3 story apt proposal for seniors and low income families at Waddell Crossing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Mr Mayor,

I'm writing you today as a concerned citizen who lives in the Waddell Haciendas neighborhood here in Surprise AZ.

As you know, there is a proposed 3 story government apt complex and senior housing area containing 600 units planning to be built on the corner of Cotton and Waddell. This is NOT a good planning decision based on the following reasons.

We moved out here to enjoy the quiet, less congested country life and yet still be close to city amenities. That was only 4 years ago and sadly this is no longer the lifestyle we are living.

Since we've moved here 3 schools within a 3 mile radius have been built, 2 major subdivisions have been built and even more as of today I see are breaking ground. As I drive my kids to school there is only a [2 lane street](#) that is available near Waddell and 172nd and traffic is backed up a mile every morning and afternoon.

All there are out here are houses now! No wide open spaces, no parks, no entertainment and no quality restaurants. It seems more senior housing and apartments is all Surprise wants.

Those new stand alone apts are everywhere like on Waddell and Reems and Assisted living places are EVERYWHERE- even next to Ottawa university and the baseball training fields! Old people and young lifestyles activities seem like an odd mixture and so does this proposal of having more ugly high story apartments with more people to encroach our already crowded streets and neighborhoods!

We use to ride our horses down the canal up until a year ago and because of the masses of people from of all the new subdivisions and people that come into our neighborhood wanting to pet our animals and loot, Maricopa water district closed it down due to the unwanted trespassers and people dumping their junk! We don't need more people taking walks in our neighborhood where they bring their dogs, crap on our yards, bark and lunge at my horse while riding, trying to pet and feed our livestock and do slow drive bys checking out our property. This is happening more and more and I can only imagine it will get worse with 600

families moving in!

And I get it, low cost housing sounds like a compassionate service for those less fortunate, but let's be real...these communities are often infiltrated with riff raff, not everyone of course is, but look at any community that has this program and tell me the area hasn't gotten worse!

Surprise is going to be another El Mirage with low income housing, burger kings and goodwills. Not classy or attractive!

Please listen to us, the citizens who live here and experience the lifestyle day in and day out. We are begging you to not allow this development happen. This is why we vote for you so you can represent us. We trust you to be our voice and to uphold your position to make Surprise a wonderful community where we can safely raise our children in a clean, beautiful and in a well thought out plan of a city.

Thank you so much for listening and all I ask from you is to deny this new proposed development from happening to our beautiful city and neighborhood.

Much respect,
Diana Hathaway

Sent from my iPhone

From: [Jodi Tas](#)
To: [Skip Hall](#); [Patrick Duffy](#)
Cc: [Ashley Labhart](#)
Subject: FW: OPPOSE Waddell Crossing
Date: Wednesday, June 2, 2021 10:33:43 AM

FYI

From: Lisa Denman <[REDACTED]>
Sent: Tuesday, June 1, 2021 9:34 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Fwd: OPPOSE Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mayor Hall, I am writing to you in regards to the Waddell Crossing project. We strongly OPPOSE this project! My family recently purchased and moved in to a home in the Heritage Farms/Taylor Morrison community. While I do agree, there is always a need for affordable housing, this seems to be a very odd place for it. It is my understanding that there is no public transportation in Surprise, why would we put all this affordable housing in an area where there is not much to do or get to easily if you do not have a vehicle or transportation.? Seems like it would be much better placed in an area closer to the main part of town. Somewhere much closer to Bell. Will there be parks in this Waddell Crossing project? Or will the residents utilize our park here in Heritage Farms? Will there be enough parking or will they be parking in our neighborhood? This is also going to drive our property values down. This is going to be disappointing to anyone living in this newly developed area! Most of us have just bought our homes!! Have the developers and builders in this area all been notified of the possibility of this project? I can assure you, if we would have known prior to buying, that this was even a possibility we would have bought in the Verrado community over in Buckeye like we had originally planned. My in-laws also just purchased in the Sarah Ann Ranch community, they will be reaching out shortly in regards to their opposition of the project!

We love our home, we love this community, and we are very very disappointed in the possibility of these 3 and 4 story buildings; they do not belong in our community!

Thank you in advance!

Lisamarie Denman
[REDACTED]
Heritage Farms Community

From: [Chris Boyd](#)
To: [Ashley Labhart](#)
Subject: FW: Please continue with your plans to build at Waddell Crossing Project @ Waddell & Cotton Lane Intersection
Date: Tuesday, July 6, 2021 5:11:08 PM
Attachments: [image001.png](#)

Ashley,

Please place in the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: Aly Cline <Aly.Cline@surpriseaz.gov>
Sent: Tuesday, July 6, 2021 4:58 PM
To: Chris Boyd <Chris.Boyd@surpriseaz.gov>
Subject: Fwd: Please continue with your plans to build at Waddell Crossing Project @ Waddell & Cotton Lane Intersection

----- Original Message -----

From: Debra Savillo [REDACTED]
Date: Mon, July 05, 2021 9:32 AM -0700
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>, Skip Hall <Skip.Hall@surpriseaz.gov>, Patrick Duffy <Patrick.Duffy@surpriseaz.gov>, Chris Judd <Chris.Judd@surpriseaz.gov>, Ken Remley <Ken.Remley@surpriseaz.gov>, Aly Cline <Aly.Cline@surpriseaz.gov>, Jack Hastings <Jack.Hastings@surpriseaz.gov>, Roland Winters <Roland.Winters@surpriseaz.gov>
Subject: Please continue with your plans to build at Waddell Crossing Project @ Waddell & Cotton Lane Intersection

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Just want to say I disagree with the residents posting this letter below, to all of you. I find it discriminating, and subject to possible lawsuits because these residents don't want this type of housing near them, and having these "People" moving in. Really shameful, in light of what is going on in this Country right now. Surprise doesn't need

to be identified by this type of racism. They don't speak for all of us. Please continue with your plans to build, and ignore their bigoted letter. Arizona should be open for anyone to live freely in, regardless of their social or monetary status. Not everyone can afford 500k plus housing. Surprise needs affordable housing for all.

We are writing today to communicate our sentiment and dissatisfaction along with the vast majority of residents of District 3 who will be adversely impacted by the proposed development of an affordable housing project on the Truman Ranch Waddell & Cotton Lane intersection. The residents of this area find the project out of touch with the community that has been already developed. While most residents understand that much of the "open space" is destined for development, the bigger question is "what kind of development and how does this affect our quality of life, property values and community to which we have all invested"? Approval of the Waddell Crossing Project would be in direct conflict of the reasons we, and other residents of District 3, invested in living here in the Truman Ranch Waddell & Cotton Lane area of Surprise. Rather than wedging a high density housing development that would diminish the property values of the existing adjacent single family homes, why isn't more consideration given to reviewing other available areas in Surprise that (1) wouldn't result in decreases to current residents property values and (2) would provide better transportation options for high-density apartment residents to have easier and cost effective access to local Surprise area employers? Service industry people and entry level workforce citizens need an affordable place to live that allows them easy access to their places of work. In closing, we strongly oppose the approval of PAD modification that would allow high density housing to be constructed at the Truman Ranch Waddell & Cotton Lane intersection. If such construction were to be approved, the likelihood of a large amount of residents selling their homes to leave the area would occur. In addition, we would focus our energies on finding other candidates for the Surprise City Council who are more aligned with the feelings of the voting public. Sincerely, Patrick & Debbie Smith
insert street address Surprise, AZ 85388



From: [Jodi Tas](#)
To: [Ashley Labhart](#)
Cc: [Skip Hall](#); [Patrick Duffy](#)
Subject: FW: PLEASE STOP!
Date: Wednesday, July 14, 2021 4:49:04 PM

FYI – for the record.

Thanks, Ashley!

Best,

Jodi

From: Douglas Mackay [REDACTED]
Sent: Wednesday, June 30, 2021 8:24 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: PLEASE STOP!

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

If you allow this HUD housing to be developed I can guarantee you will not stay in office!
Everyone knows it will bring CRIME! And will CRASH our housing values! If this goes
through you will not get elected again! NONE.OF YOU WILL!

From: [Jodi Tas](#)
To: [Skip Hall](#); [Patrick Duffy](#)
Cc: [Ashley Labhart](#)
Subject: FW: Proposed development at Waddell and Cotton
Date: Wednesday, May 26, 2021 1:36:13 PM

FYI

From: VINCENT GARCIA [REDACTED]
Sent: Wednesday, May 26, 2021 1:13 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed development at Waddell and Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mayor Hall,

I want to voice my opinion on the proposed low income development being considered at the SW corner of Waddell and Cotton. I've done some research on what is being proposed and have come to the conclusion that it is all wrong for Surprise. The increased congestion and, yes, delinquency and crime will negatively impact Surprise.

I purchased my home in Sierra Montana nearly 20 years ago looking to escape from the problems that these types of developments bring to communities. I fear that my, and my family's, lifestyle and safety would be jeopardized if this goes through. If this development is approved, as is, I will, unfortunately, sell and move away.

I have already emailed Patrick Duffy on this issue as well. Please, seriously consider and take into account my opinions on this matter as, I can assure you, there are many, many of us in Surprise that feel this way.

Sincerely,

Vincent Garcia
[REDACTED]

From: [Jodi Tas](#)
To: [Skip Hall](#); [Patrick Duffy](#)
Cc: [Ashley Labhart](#)
Subject: FW: Proposed Waddell Crossing High Rise Development Comment
Date: Monday, May 24, 2021 10:02:24 AM

FYI

From: Gary Boylan [REDACTED]
Sent: Saturday, May 22, 2021 11:38 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed Waddell Crossing High Rise Development Comment

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Vice Mayor Duffy

21 May 2021

Subject: Proposed Waddell Crossing Project

As a homeowner in the Surprise Farms 5 area, I am very much opposed to such a high rise development in our residential west valley setting.

The proposed Waddell Crossing project development appears to project over 1000 occupants crammed into a very constricted space and would further increase the current traffic congestion at Cotton and Waddell (due to traffic patterns access to Walmart, Costco, Various Auto Dealerships, and forecasted development on the northeast corner for an ALDI store, and the to 303). Additionally, the current residential adjacent areas already experience high volume of commuter traffic via this intersection.

I suggest this projected development would be better suited to the surrounding area next to the Surprise City Hall buildings. (The area bordered by the streets of Bullard, W. Tierra Buena, Litchfield, and Greenway). This area already has multiple high rise structures (City Hall, Mera City Center 55+ condos, Ottawa University, new MLB Texas Rangers and Kansas City Royals Hotels, and high rise apartments across Greenway) and as such the two projected high rise facilities would better fit within this existing environment.

Additionally, this "City Hall" location would provide the new residents the advantage of being within walking distances of W, Bell shopping and eating establishments, the public library, the Surprise Community Center and park area.

Thank you for your consideration of our inputs

Gary and Liz Boylan

From: [Jodi Tas](#)
To: [Patrick Duffy](#); [Skip Hall](#)
Cc: [Ashley Labhart](#)
Subject: FW: SW corner Cotton/Waddell
Date: Monday, May 24, 2021 9:56:36 AM

FYI

From: Dcn. Dave Opsahl [REDACTED]
Sent: Friday, May 21, 2021 11:54 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: SW corner Cotton/Waddell

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Honorable Mayor Skip Hall;

Please do not let apartment buildings and high density assisted living units be built on the SW corner of Cotton and Waddell. The traffic density of Sarah Ann Ranch is already taxed with three schools in close proximity of each other.

Respectfully,

Dave and Karen Opsahl
Sarah Ann Ranch
[REDACTED]

Get [Outlook for Android](#)

From: [Chris Boyd](#)
To: [Ashley Labhart](#)
Subject: FW: The Promenade / Waddell Crossing Project June 29 Meeting
Date: Tuesday, July 6, 2021 4:16:45 PM
Attachments: [image001.png](#)
Importance: High

Ashley,

Please place this in the Waddell Crossing file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: rozga@cox.net <[REDACTED]>
Sent: Wednesday, June 30, 2021 12:29 PM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Cc: 'Ron Anthony' <[REDACTED]>; 'Mike Baker' <[REDACTED]>; [REDACTED]
Subject: The Promenade / Waddell Crossing Project June 29 Meeting
Importance: High

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

The following are my opinions and comments regarding June 29, 2021 meeting with Developer Dominium representative – Owen “Hewitt”:

When I asked him why did Dominium select the location of Waddell and Cotton for their project; his response was we are a large company and develop projects through the county. We know what we are doing when we invest \$150 million in a project.

When I asked him what capacities the pools (senior and low in-come sections) were sized for; his response was they are within code.

At this point in the conversations with me as well as homeowners, this Dominion representative became rather “cocky” and continued to repeat throughout Dominion was a large developer, putting \$150 million into this project, and knew what the project required to be successful.

When I asked him why Dominion was requesting a change reducing the parking requirements from 2.25 per unit; his response was Dominion was they are not requesting any parking space changes; and they have more than sufficient parking spaces allocated with 2 spaces per unit in the low income section and 1.2 spaces per unit in the senior section.

When I, and other homeowners, asked what and how Dominion plans to address visitor parking to both the senior and low income section; he repeated his earlier statement that Dominion has allocated more than sufficient parking spaces, and they tow away violators, and Dominion was a large developer, putting \$150 million into this project, and knew what the project required to be successful.

He further responded that the property has no restrictions relative to units and Dominion was within their rights to develop as many units – housing and parking, as they wanted within the area and up to a height of 50’.

I and most homeowners that had attended this “meeting” were offended; and hope / trust City **Planning Development Department** as well as **City Council** do not agree to the amendments Dominion is requesting for the purposes of including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade/Waddell Crossing.

Furthermore, many of us homeowners recommend more stringent and careful rules, codes, et cetera be applied / corrected to all lands / PADs within City limits; such that this “lack of dwelling density” as is the current situation with this PAD be corrected.

Thank you,

Rich and Nanc Ozga
[REDACTED]
[REDACTED]

From: [Robert Kuhfuss](#)
To: [Ashley Labhart](#)
Subject: FW: Waddell crossing
Date: Wednesday, June 2, 2021 4:47:36 PM

Ashley – fyi This is regarding the Promenade aka Waddell Crossing not Sterling Grove

From: Sergio Angulo <Sergio.Angulo@surpriseaz.gov>
Sent: Friday, May 28, 2021 6:22 PM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>; Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: Fwd: Waddell crossing

Rob

FYI .

Below is the response to Sterling Groves

From: "Goldenranch" [REDACTED]
Subject: Re: Waddell crossing
Date: 28 May 2021 18:18
To: "Sergio Angulo" <Sergio.Angulo@surpriseaz.gov>

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Thank you Sergio! We are in trouble out here. They keep building with no concern for the residents. Our community is planning on coming to the next meeting if we can find out when that is. Thank you for your concern.

Regards
Jo Santoli
[REDACTED]

> On May 28, 2021, at 3:47 PM, Sergio Angulo <Sergio.Angulo@surpriseaz.gov> wrote:
>
> Good afternoon Jo,
>
> Thank you for your sharing your concerns.
>
> We will document this message in the project case and pass it on to the Planning and Zoning Commission.
>
> Best regards,
>
> Sergio Angulo, Planner
> City of Surprise
> Community Development
> 16000 N. Civic Center Plaza | Direct: 623.222.3155 | Main: 623.222.3000

>
>
> -----Original Message-----
> From: Goldenranch [REDACTED]
> Sent: Friday, May 28, 2021 11:45 AM
> To: Planning <Planning@surpriseaz.gov>
> Subject: Waddell crossing
>
> ***The e-mail below is from an external source. Please do not open attachments or click links
from an unknown or suspicious origin.***
>
> We are against the new development at cotton and waddell called Waddell Crossing. There is
already a new development coming in with 2200 new homes and more than 4400 cars called
"Sterling Groves. We are already having a difficult time getting out at Cotton and Waddell. People
can't get to work on time and kids and teachers can't get to school on time. Come do a street study
and you will see.
> Thank you
> Jo Santoli
>
> _____
> This e-mail and any accompanying files transmitted are intended solely for
> the use of the individual or entity to whom they are addressed; if you have received
> this e-mail in error please delete it and notify the sender. In addition, under
> Arizona law, e-mail communications and e-mail addresses may be public records.
> 0.1
>
> 28 May 2021 22:47:48 -0000

From: [Mayor](#)
To: [Skip Hall](#)
Cc: [Ashley Labhart](#)
Subject: FW: Waddell Crossing
Date: Wednesday, July 21, 2021 3:17:54 PM

Good afternoon! Another email for the file. Thank you!

Best,

Jodi

From: [REDACTED]
Sent: Saturday, July 17, 2021 11:00 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello Mr Hall,

I am writing to you as a tenured Surprise resident. I am extremely upset regarding the multi-family, affordable housing proposal for Waddell Crossing which I understand is being driven by you. It became clear to me after attending meetings in May, June and July that I am not alone in our community. I was hoping to see you and all the councilman attend these meetings so that you are learning what your voters are saying so I would like to share my key takeaways:

****There was a unified voice regarding the need for affordable housing in Surprise**
****An equally unified voice that the current location is not the right placement for such a development**

Community members shared passionate concerns regarding:

1. Too many units per acre
2. significant increase in traffic
2. lack of infrastructure for increased population
3. overflow parking leaking into surrounding neighborhoods
4. impact to property values
5. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt surrounding communities.

I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you

want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a \$800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development.

In addition, I feel you should be aware that the affordable housing is for households earning less than \$50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all due respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Thank you,
Andrew Berrafato

From: [Mayor](#)
To: [Skip Hall](#); [Patrick Duffy](#)
Cc: [Ashley Labhart](#)
Subject: FW: Waddell Crossing
Date: Wednesday, June 2, 2021 11:26:18 AM

FYI

From: [REDACTED]
Sent: Friday, May 28, 2021 12:21 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello Gentlemen,

My name is Lori McDonald, and I am an 8 ½ year resident of Surprise, Az. It has come to my attention that the City of Surprise and the City Council is considering the construction of affordable housing on the corning of Waddell and Cotton Lane. Over the past 8 years, I have seen new housing communities popping up all along Cotton Lane, bringing in thousands of families, as you well know. With all this growth in this small corner of Surprise, I have seen the good and the bad.

On the good side, we have had new schools being built, allowing for more choice in the area. New businesses are popping up, and while I mourn the loss of the beautiful farmland that drew us to this area, I understand progress happens. However, with the good is the bad: increasing traffic on roads not yet suitable for it, more lines, more crowding, public schools already over-crowded becoming more so, and more crime.

The idea of a multi-story, affordable housing unit added to the mix is disastrous for this area. This would exponentially increase all of the negative stated above. But my main concern is the fact that there are three schools within rock throwing distance of this proposed site. Affordable housing brings in transient people from all walks of life, many of them good, hard working folks, but some of them will be child molesters and criminals. I am not so naïve as to think we do not have some living in homes in our area already, a quick internet search can prove that, but why make it worse? Why make it affordable for them to live in our neighborhood so close to so many kids?

Honestly, I wouldn't be upset with a single, or even two-story, unit for seniors 65 and older only. I have an elderly mom who recently had to move in with us because housing here in state has become just too expensive for her to live on her own. This was a very difficult decision for her, but she had no choice.

I ask you to please stop and consider all this before you make your decision. Housing is important, tax dollars that come with new residents is important, but the safety and well-being of our kids is the most important of all. Thank you for your time, thank you for hearing me.

Sincerely,
Lori McDonald

From: [Jodi Tas](#)
To: [Ashley Labhart](#)
Cc: [Lloyd Abrams](#); [Skip Hall](#)
Subject: FW: Waddell Crossing proposal
Date: Monday, August 2, 2021 11:35:29 AM

Hi, Ashley! Below please find an email from a resident regarding Waddell Crossing to be added to the file.

Thanks!

Jodi

From: Sharon [REDACTED]
Sent: Saturday, July 31, 2021 11:50 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing proposal

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello Mr Hall, I am writing to you as a tenured Surprise resident. I am extremely upset regarding the multi-family, affordable housing proposal for Waddell Crossing which I understand is being driven by you. It became clear to me after attending last May community hearing that I am not alone. As you were not in attendance, I would like to share my key takeaways:

- There was a unified voice regarding the need for affordable housing in Surprise
- However, there was an equally unified voice that the current location is not the right placement for such a development
- Community members shared passionate concerns regarding:
 - o 1. significant increase in traffic
 - o 2. lack of infrastructure for increased population
 - o 3. overflow parking leaking into surrounding neighborhoods
 - o 4. impact to property values
 - o 5. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt surrounding communities. I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your backyard, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a \$800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development. In addition, I feel you should be aware that the affordable housing is for households earning less than \$50k. I

have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Blessings of peace, love and faith,

Sharon Frazier

*"In the evening of this life, we will be judged by love."
St. John of the Cross*

From: [Chris Boyd](#)
To: [Ashley Labhart](#)
Subject: FW: Waddell Crossing Questions
Date: Tuesday, June 22, 2021 11:18:03 AM
Attachments: [image001.png](#)

Ashley,

Please include these with the other comments.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

C595D439



From: Chris Boyd
Sent: Tuesday, June 22, 2021 10:50 AM
To: [REDACTED]
Cc: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; boa@sarhoa.com; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; 'Ron Anthony' <ranthony@cityproperty.com>; 'Mike Baker' <mbaker5299@q.com>; Mike Gent <Mike.Gent@surpriseaz.gov>; Michael Frazier <Michael.Frazier@surpriseaz.gov>
Subject: RE: Waddell Crossing Questions

Mr. Ozga,

Thank you for your comments.

Your comments will be included with the other comments that have been received from the community and shared with both Planning and Zoning and the City Council as part of the information they receive when considering the proposed project.

Thank You,

Chris Boyd
Community Development Director

City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230
C595D439



Sent: Tuesday, June 22, 2021 9:09 AM

To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>

Cc: 'Ron Anthony' [REDACTED] 'Mike Baker' [REDACTED]
[REDACTED] Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>

Subject: Waddell Crossing Questions

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-in-come project are against this project.

This is an excerpt from <https://eyeonhousing.org/2019/07/the-effect-of-affordable-housing-on-the-surrounding-neighborhood/> which states

“.....After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy’s Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**....”

There are many articles citing effects on neighborhoods as being “against” and “for” affordable low-in-come projects.

Articles “for” citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.

Articles “against” come from more independent sources.

My questions to the Council are

1 - Do you consider our area within District 3 to be a “distressed and low-poverty neighborhood”?

2 – Why has this project been selected for our area ?

Virtually every article regarding “affordable – low- in-come housing” places / promotes placing these projects in distressed and low-poverty neighborhood.

3 – Why does the City want to lower our property values?

Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga

[REDACTED]
[REDACTED]

From: [Jodi Tas](#)
To: [Ashley Labhart](#)
Cc: [Lloyd Abrams](#)
Subject: FW: Waddell Crossings Concerns
Date: Monday, September 13, 2021 9:04:44 AM

Good morning! Please retain with development file.

Thank you!

Jodi

From: Katie Feagan [REDACTED]
Sent: Sunday, September 12, 2021 8:34 PM
To: Mayor <Mayor@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Michael Frazier <Michael.Frazier@surpriseaz.gov>
Subject: Waddell Crossings Concerns

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Greetings,

We were recently made aware of the possibility that the SW corner of Cotton and Waddell could be modified to allow high-density plans which includes 3 and 4 story apartment and senior living complexes. This area cannot handle the significant increase in traffic that this type of development would bring. There is already a lack of infrastructure as the roads are not equipped to handle the volume of traffic we currently have in the area. We drive Cotton Lane daily to get to our child's school and traffic is insanely backed up. It shouldn't take 20 minutes to travel just over 2 miles but it does on a daily basis.

There seems to be quite an increase in apartment complexes being built all around Surprise as it is. This area is not the right fit for the excessive multi-tenant apartment plan being presented by the developer. Residents would not have access to public transportation or walkable distances to retail/food locations or entertainment venues. Please consider the current residents of Surprise and vote no on this poorly planned project.

Thank you,

Katie and Justin Feagan
Surprise Farms III residents since 2016

From: [Candace Simpson](#)
To: [Robert Kuhfuss](#)
Subject: Fwd: Doing What is Best for Surprise
Date: Wednesday, August 25, 2021 3:42:00 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello Mr Kuhfuss,

I wanted to share the letter I sent to Mayor Hall. I will also share with each of the council members individually. I appreciate you taking the time to read my thoughts.

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

From: Candace Simpson [REDACTED]
Date: Wed, Aug 25, 2021 at 3:34 PM
Subject: Doing What is Best for Surprise
To: <Skip.Hall@surpriseaz.gov>
Cc: <Mike.Gent@surpriseaz.gov>

Dear Mr Hall,

While I understand the Waddell Crossing - Dominion development is on pause, I do not believe the developer has stopped working with city officials to further their plans to develop the Section 42 high density housing complex. You are well aware of the active community group against the development and the support we've been able to rally across numerous areas of Surprise, with now over 1000 signatures against this development. The reasons for this support vary widely depending on who you speak to ranging from concerns about property values, the risk of increased crime, and losing our desert views, to rationale that the City of Surprise should care very much about - the immature infrastructure, the dangerous magnitude of traffic particularly during school drop off and pick up times, and the integrity of the developer themselves. If you haven't done so, review the facts that have been collected on the [Voice of Surprise](#) website. Take a look at the traffic videos and images. Do your research on Dominion. Dominion is not the philanthropic group of people you are painting them out to be. They create monstrosities with inadequate parking and amenities for their residents. They do not adequately maintain said properties and leave their residents and the cities where they are present sorely disappointed after the honeymoon phase with the build is over. The City of Surprise will be left with the mess that will take millions of dollars to clean up. That isn't Dominion's problem - that is the City Council of Surprise and YOUR problem.

I understand the development of affordable housing is needed and important to you. I understand developers are large contributors to your political campaign. But developers do not vote. The residents of Surprise do. Your recent actions have demonstrated that you are not representing the voice of the people. If you were, the decision should be very easy based on the loud, unified voice you've heard. Your actions are quite honestly selling the soul of Surprise to developers.

I also understand that you have passed judgement about the group of concerned citizens who have rallied against this development. Since you don't actually know any of us but let me

educate you. We are employees. We have families. We want to keep our families safe. We want our families to have new recreation amenities, restaurants, and stores to enjoy. We own homes that each of us worked extremely hard for. We want to protect our assets. We are all very active in our communities, devoting much personal time to make our communities better. Many of us hold governing positions on our HOA boards, volunteer coach, and are active in our churches. We are passionate about doing what is BEST for the city - something we elected YOU and the Council members to do.

I hear the Bullard area is shaping up to be the new gem of Surprise with many new stores and restaurants. That is great news! If affordable housing is so critical and such a passion of yours, why isn't it being incorporated into the Bullard planning? What a perfect place to put this prized development - right in the heart of the city where residents can have very short commutes to many options of employment. There are acres upon acres of open land, land with existing multi-story buildings, land where this type of development makes more sense and fits in. Waddell Crossing does not make sense. The concerned members of our community will not stop until our officials look past the dollar signs and truly understand the Pandora's box of issues you are opening.

I will be sharing this letter with each member of the City Council as well. Thank you for your time.

Candace

From: [REDACTED]
To: [Mayor](#)
Cc: [Patrick Duffy](#); [Ashley Labhart](#)
Subject: Fwd: Opposition to Waddell and Cotton project Surprise
Date: Friday, May 14, 2021 10:56:58 AM

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Mayor Skip Hall;

Please do not allow the large HUD proposed project at Waddell and Cotton to be completed.

To: Ashley.labhart@surpriseaz.gov
Cc: patrick.duffy@surpriseaz.gov
Subject: Fwd: **Opposition to Waddell and Cotton project Surprise**

Ms. Labhart;

Please do not approve the large HUD project proposal at Waddell and Cotton.

To: patrick.duffy@surpriseaz.gov
Subject: **Opposition to Waddell and Cotton project Surprise**

Mr. Vice Mayor Duffy;

It is our understanding, based on the presentation on May 13, 2021 at 6pm that the city of Surprise is considering approval of a large HUD project to be at the intersection of Waddell and Cotton Lane.

It is with great concern and strong opposition I submit our plea to NOT ALLOW this project to be built at this location. There is already a ridiculous amount of traffic in this area based on the schools and the fact that many residents in the Sarah Ann Ranch neighborhood cannot get out of their subdivision in a timely manner because the infrastructure is just not adequate. We have been here for over 8 years and have seen a tremendous amount of development surrounding our area, however, enough is enough. Also concerning are applicants and occupants of a project such as this, and the significant increase in population in a small community. How will the city protect the current residents? How will the city patrol the area, how often and what will the schedule be? How many times a day will law enforcement be patrolling the area? What increase in response times will be expected?

Please do not approve this project at this location.
Sincerely,
Kamal and Denise Ghazal
Sarah Ann Ranch

Sent from my iPhone

From: [REDACTED]
To: [Patrick Duffy](#); [Jack Hastings](#); [Chris Judd](#); [Robert Kuhfuss](#); [Aly Cline](#); [Ken Remley](#); roland.winters@surpriseaz.gov
Subject: Fwd: Waddell Crossing
Date: Wednesday, August 25, 2021 9:45:36 AM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello,

Just in case you have not received enough emails about Waddell Crossing. Most of you have no idea the traffic issues we currently face- those of you that do not live off of Waddell I suggest you come down about 6:45 any weekday and pull off to the side of the road for 15-20 minutes and observe. This project does not need to go away it just needs to be moved to an area that can better support it.

Since the developer of Waddell Crossing (Dominium) is taking a breather, hiring lobbyists' and trying to further influence the council to vote for their major amendment to the PAD (with MAJOR density problems, parking problems) which translate into their investment money problems for Waddell Crossing, let's not forget about the elephant in the room. No, its not sink holes (the one you fixed is starting to sink again), it's not the awful drainage in the area that is getting worse each rain storm (where are the drainage engineers), it's really about the traffic beast you are unleashing on all of us. Its "traffic Armageddon" and you, PNZ and whoever votes for this project, is responsible for ruining our "quiet enjoyment of our neighborhood."

Yes- if PNZ and Council approve this, it goes in with thousands of people competing in traffic, with three schools in the block, and YOU ALL WILL BE LONG GONE and will stop pretending to be interested. With the approved projects already in progress, YOU have already made a HUGE mess, you just cannot see it yet because no one has moved in. NICE JOB! Seriously what is wrong with your judgement? Not every development is good, but YOU have an uncanny way of voting these messes through. It appears you do not care what you are creating for your citizens to live in. Your support of a positive community, is through a largely unfunded Recreation master plan. This is a disgrace and it's maddening. You point at the plan and say "look there, if we only had more money". You lack commitment to what is right for the citizens. Where is the world class community we only dream about?

Let's talk section 42 for a minute. Why aren't you as passionate about nice apartment buildings? Why are you ready to peel back the layer of affordable housing all the way back to government subsidized housing? Is it possible the city gets some other benefits for this type of development? It's a question. I am only speculating but maybe you passed GO and collected the \$200 that none of us saw? We've all read about the federal government "encouraging" and "stimulating" this kind of development. Is it

possible you have the city lining up for the gravy train ?

Tina Ward- Brewer

Waddell Haciendas-Secretary



To: Mr. Robert Kuhfuss
City of Surprise Planning Community Development
16000 N Civic Center Plaza
Surprise, Arizona

From: Tim Mahon
[REDACTED]
Surprise, Arizona 85388

Date: 5/25/2021

RE: The Promenade PAD Southwest Corner of Cotton Lane and Waddell Road
Surprise Case No. FS20-829

Dear Mr. Kahfuz,

I am a resident of Surprise and neighbor to the proposed subject development. In general, the highly dense, profit maximizing footprint approach from the developer is disappointing. This area of Surprise does not make sense for a highly dense, urban looking apartment complex. The complex aims to obtain low-income tax benefits for development but does not appear to provide much benefit to low-income residents. The area is remote and in a quiet neighborhood with elementary schools and high schools very nearby. The area does not have public transportation or a vibrant commercial center to support the number of residence and low-income employment they may seek. The proposed development and the area are not a match.

I understand the current effective PAD allows for apartment complexes. As a local resident, I cannot stress enough our desire for the area to remain family oriented, safe, and to keep some of the farm / agricultural feel to the neighborhood. For this development, open landscape spaces, less density, and low light pollution impacts should be a goal to keep the historic Waddell feel which is why we loved the area in the first place and moved here. A highly dense, urban feeling large apartment complex is out of place and takes away from the natural, historic charm of the neighborhood.

My comments are summarized below and numbered in Attachment A. I have also attached some notes on the Preliminary site plan and a Cotton Lane Wash floodplain graphic.

Thank you,

Tim Mahon
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Attachments:

- A. Numbered Comments
- B. Preliminary Site Plan Comments
- C. Cotton Lane Wash Floodplain Notes

Attachment A – Numbered Comments

1. 3 story and 4 story residential buildings... really?

- a. This is a ranch, farming, residential and agricultural historical area. Three story and four story residential buildings with very little landscape areas are guaranteed to destroy the historic charm of the community and neighborhood. The prelim site plan and PAD / Zoning application should be denied for this reason alone.
- b. Surrounding mountain views and vistas are impacted by unnecessarily tall apartment structures that are out of place for the surrounding developments
- c. This project belongs near City hall / Bell Rd where the stadiums, hotels, and other amenities are located. Not in a quiet neighborhood.

2. Traffic

- a. At a bare minimum, the developer should be required to provide a detailed traffic study and trip generation analysis.
- b. The area already experiences stressed traffic and very high volume counts at Waddell Rd and Cotton Lane intersection. A 308 parking space and 613 unit (family and senior combined) resident development will strain the local infrastructure. The developer calculates 176 spaces are required but they almost double the available parking.
- c. A thorough traffic study must be performed and the developer should have to construct or pay for the needed infrastructure and traffic signalization to keep the community safe and address the traffic impacts they would incur to the area.

3. Why does the site leave very little to no room for onsite first flush and 100-year 2-hr retention volumes?

- a. Does such a dense development that underground storage is required really represent the surrounding community? I do not think it does. Push the developer to provide surface storage to reduce density and provide more landscape and shade.
- b. The developer should provide more open landscape areas for stormwater storage and less site density.
- c. There is a very high % of impervious area to landscape area proposed in the prelim site plan that is very concerning from a stormwater vantage.
- d. Underground storage is typical in urban areas or retrofitting where surface storage is hard to achieve. Allowing the developer to go for max footprint / profit does not reflect the local communities needs or desires.

4. The site encroaches deeply on the Cotton Lane Wash floodplain.

- a. See attachment with graphic
- b. Developers south of this project (Gehan Homes, Mattamy Homes, and others) are provided a trapezoidal drainage channel to contain the 100-year flood discharge from Cotton Lane Wash.
- c. How will this development convey the 100-year discharge from the wash flowing south through the property.
- d. Again, a developer that wants to underground (box culvert or other conduit) a large, local wash to maximize buildable footprint and rentable space, does that really match the local area and what the community wants? I think it does not.

- e. The developer needs to provide adequate set back from the edge of future Cotton Lane and build the rest of the Cotton Lane Wash channel
- 5. **The impervious area % compared to landscape area % is too high.**
 - a. The impervious area percentage of total site is not provided on the preliminary site plan
 - b. Heat island effects around this one site are guaranteed
 - c. Surrounding areas are master subdivisions with old wildcat ranch style unincorporated county parcels. Dense paved, max footprint style developer driven ambition is out of place for the local residents.
- 6. **Air quality**
 - a. I have already noticed with all the construction activity lately that air quality is declined in a localized area around this development. Dust from construction and farming activities combine to generate miniature dust storms that reduce air quality
 - b. The density of vehicles and residence on top of each other is likely to cause a long lasting reduction in air quality
 - c. The area is a mountainous, farm community that is beautiful and should have good air quality once construction has subsided

Residential Development Unit - Site Data

OWNER: DOMINIUM 2905 NORTHWEST BLVD. STE. 150 PLYMOUTH, MINNESOTA 55441 CONTACT - KATESSA ARCHER (763) 354-5604			DESIGN PROFESSIONAL: TODD & ASSOCIATES, INC. 4019 NORTH 44TH STREET PHOENIX, AZ. 85018 CONTACT - GARY TODD, AIA (602) 952-8280		
SITE AREA:					
PARCEL	NET	GROSS			
FAMILY APARTMENT	+/- 889,845 SF / 20.43 AC	+/- 905,989 SF, 20.80 AC			
SENIOR LIVING	+/- 358,198 SF / 8.22 AC	+/- 378,360 SF, 8.69 AC			
TOTAL	+/- 1,248,043 SF / 28.65 AC	+/- 1,284,349 SF / 29.49 AC			

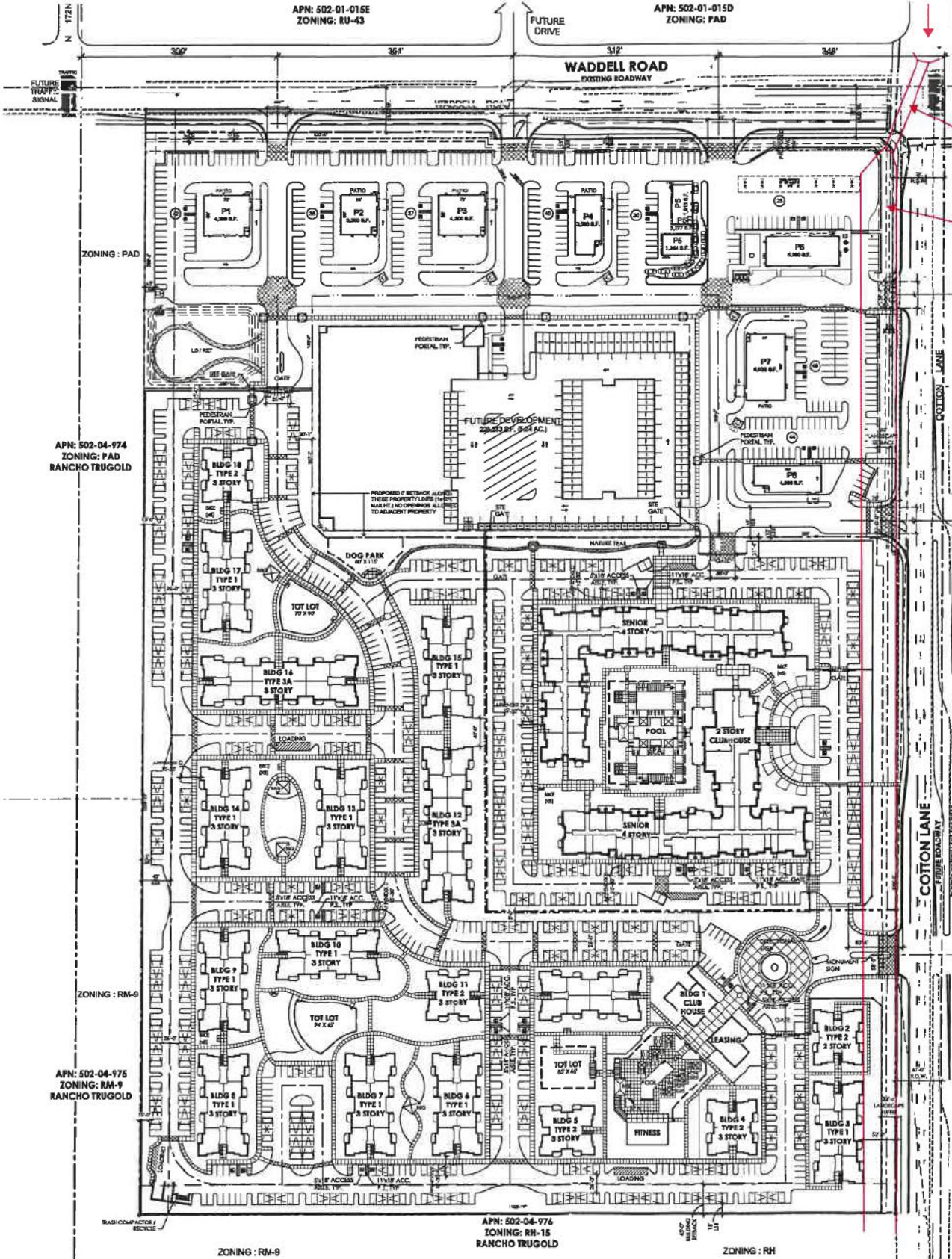
ZONING: EXISTING ZONING: PAD (TRUMAN RANCH) PROPOSED ZONING: PAD (THE PROMENADE AMENDMENT)	
BUILDING HEIGHT: EXISTING: 50 FEET FOR PEAK ELEMENTS IN WESTERLY HALF PROPOSED: FAMILY APARTMENT 3 STORIES SENIOR LIVING 4 STORIES MAX HEIGHT: 55 FEET	
DENSITY: REQUIRED: NOT SPECIFIED PROPOSED: FAMILY APARTMENT +/- 19.04 D.U. / NET ACRE SENIOR LIVING +/- 25.43 D.U. / NET ACRE	
EXISTING SETBACKS: WEST: 45' SOUTH: 20' (45' IF ADJACENT TO RESIDENTIAL ZONING) NORTH & EAST: MINIMUM 5' FOR STRUCTURES WITH STREET PEDESTRIAN ACCESS MINIMUM 10' FOR ALL OTHER STRUCTURES INTERNAL: 0' LANDSCAPE BUFFER: 22' AT MAJOR ARTERIAL R/W 10' AT COLLECTOR IF DESIGNED TO A PEDESTRIAN SCALE (URBAN) 5' AT STREET	

PROPOSED SETBACKS:		
FAMILY APARTMENT	BUILDING SETBACK	LANDSCAPE BUFFER
WEST SOUTH NORTH	45'-0" 15'-0" CARPORT & REFUSE	15'-0"
EAST	45'-0"	22'-0"

SENIOR LIVING	BUILDING SETBACK	LANDSCAPE BUFFER
WEST SOUTH NORTH	45'-0" 10'-0" CARPORT & REFUSE 45'-0" 15'-0" CARPORT & REFUSE	15'-0" 15'-0"
EAST	45'-0"	22'-0"

PARKING: FAMILY APARTMENT PROVIDED PARKING: COVERED PARKING: SURFACE PARKING: TOTAL PROVIDED SENIOR LIVING PROVIDED PARKING: COVERED PARKING: SURFACE PARKING: TOTAL PROVIDED GENERAL PARKING DIMENSIONS: PARKING SPACE: ACCESSIBLE PARKING SPACE: AISLE WIDTH: BIKE PARKING: FAMILY APT. REQUIRED: 1 per 20 P.S. = FAMILY APT. PROVIDED: SENIOR LIVING REQUIRED: 1 per 20 P.S. = SENIOR LIVING PROVIDED: NOTE: BUILDING ELEVATIONS TO BE PROVIDED AT SPECIFIC SITE PLAN THAT DEMONSTRATES COMPLIANCE WITH THE PAD (THE PROMENADE AMENDMENT)		461 P.S. 319P.S. 771 P.S. (1.95 P.S. / D.U.) 218 P.S. 97 P.S. 315 P.S. (1.43 P.S. / D.U.) 9' x 18' 11' x 18' 26' 39 SPACES 40 SPACES 16 SPACES 16 SPACES
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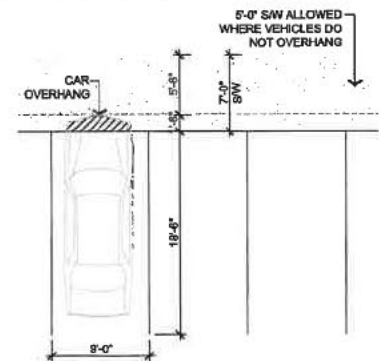
- NOTE:
- THE SITE PLAN, BUILDING FOOTPRINTS, SQUARE-FOOTAGES, AND ARRANGEMENTS, AND USES WITHIN THIS APPLICATION ARE PRELIMINARY AND CONCEPTUAL, AND MAY BE MODIFIED DURING THE FINAL DESIGN AND SITE PLAN REVIEW APPROVAL(S).
 - SPECIFIC PLANS FOR INDIVIDUAL DEVELOPMENT PROJECTS WILL BE PROCESSED THROUGH THE CITY OF SURPRISE REVIEW PROCESS.
 - BUILDING ELEVATIONS TO BE PROVIDED AT SPECIFIC SITE PLAN THAT DEMONSTRATES COMPLIANCE WITH PAD (THE PROMENADE AMENDMENT)



Commercial Development Unit - Site Data

Existing Zoning :	Truman Ranch PAD
Proposed Zoning :	The Promenade PAD Amendment
APN# :	502-04-005C
Total Site Area :	640,803 S.F. (9.47 AC.)
Future Development Site Area :	228,283 S.F. (5.24 AC.)
Net Site Area :	412,520 S.F. (9.47 AC.)
Building Area:	33,677 S.F.
Coverage (based on Net Site Area):	8.2 %
Proposed Height:	26 Feet
Parking Required:	
Restaurant @ 20,627 S.F. / 150 S.F. :	138 Spaces
Retail Shop @ 7,850 S.F. / 300 S.F. :	27 Spaces
Gas Station @ 5,200 S.F. / 500 S.F. :	11 Spaces
Total Parking Required:	176 Spaces
Parking Provided:	308 Spaces
ADA Required:	8 Spaces
ADA Provided:	16 Spaces

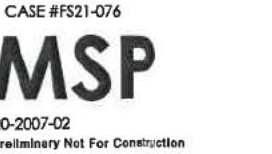
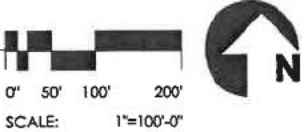
Parking Diagram



CONTACT INFORMATION

PROPERTY OWNER / COMMERCIAL DEVELOPER TRUMAN RANCH 46 SWC LLC		
RESIDENTIAL ARCHITECT: TODD & ASSOCIATES, INC. 4019 N 44TH STREET PHOENIX, ARIZONA 85018 602.952.8280 GARY TODD gtodd@toddassoc.com	COMMERCIAL ARCHITECT BUTLER DESIGN GROUP 5017 E WASHINGTON STREET, SUITE 107 PHOENIX, ARIZONA 85034 602.957.1800 RICK BUTLER / TATIANA VALDIVIA rbutter@butlerdesigngroup.com tvaldivia@butlerdesigngroup.com	RESIDENTIAL DEVELOPER DOMINIUM 2905 NORTHWEST BOULEVARD, SUITE 150 PLYMOUTH, MINNESOTA 55441 763.354.5604 JEFF HUGGETT / KATESSA ARCHER jhuggett@dominiuminc.com katesa.archer@dominiuminc.com
RESIDENTIAL LANDSCAPE ARCHITECT: TODD & ASSOCIATES, INC. 4019 N 44TH STREET PHOENIX, ARIZONA 85018 602.952.8280 DUSTIN SIMMONS dsimmons@toddassoc.com	COMMERCIAL LANDSCAPE ARCHITECT KIMLEY-HORN 7740 N 16TH STREET, SUITE 300 PHOENIX, AZ 85020 602.944.5500 ANNE S. DEBOARD anne.deboard@kimley-horn.com	CIVIL ENGINEER KIMLEY-HORN 1001 W SOUTHERN AVENUE, SUITE 131 MESA, AZ 85210 602.552.3171 HEATHER D. ROBERTS HeatherD.Roberts@kimley-horn.com

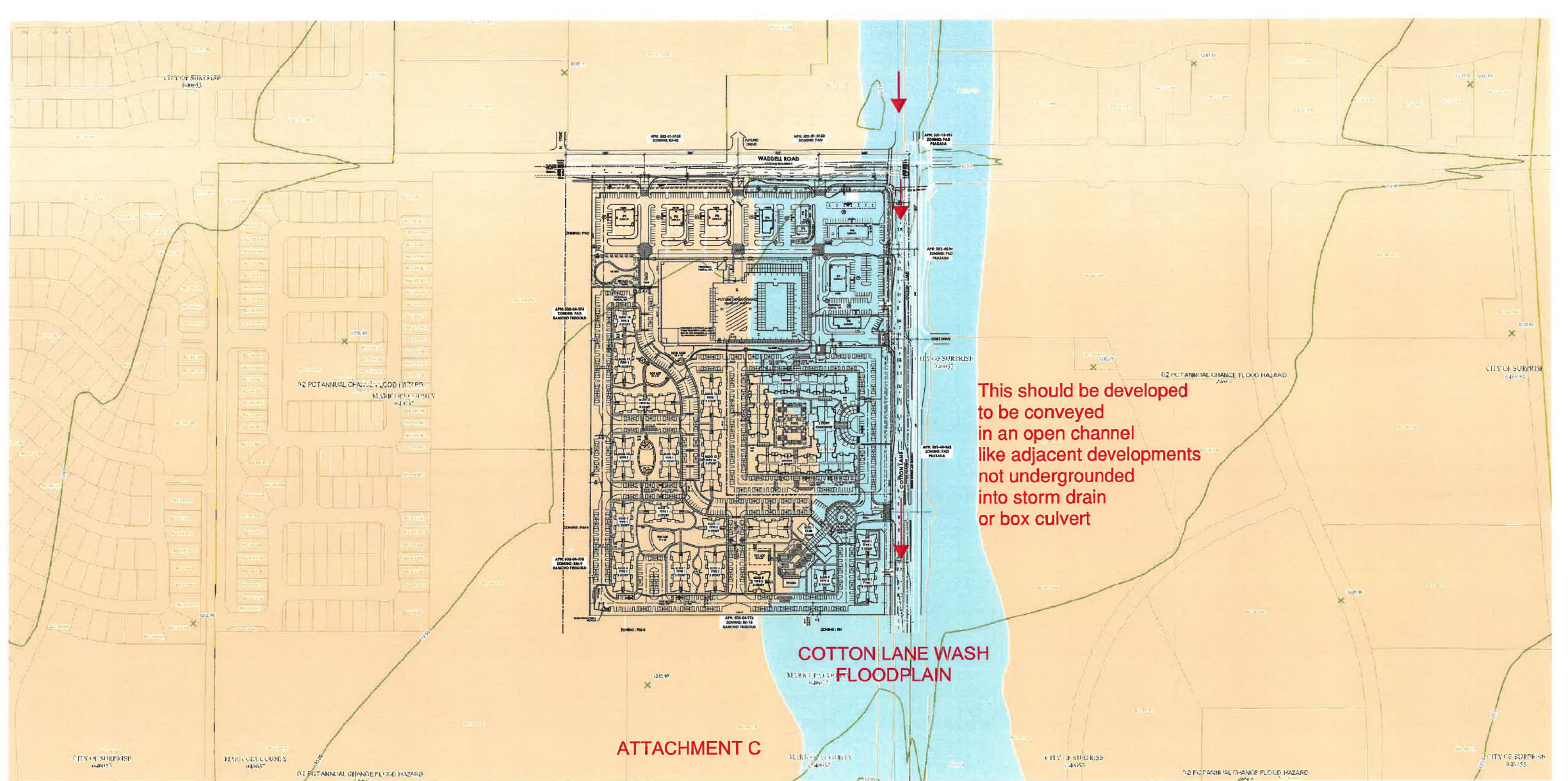
MASTER SITE PLAN



THE PROMENADE
Surprise, Arizona
CLIENT REVIEW
APRIL 2, 2021

ATTACHMENT B





Robert Kuhfuss

From: Denise Ghazal <[REDACTED]>
Sent: Monday, September 27, 2021 11:00 AM
To: Robert Kuhfuss
Subject: NO on Waddell Crossing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

> City Planner Kuhfuss:

>

> We are writing to express our strong opposition of the proposed high density development at the corner Waddell and Cotton Lanes. Below are a few of the many reasons why we are against this project:

>

> - There are currently very limited amenities in this area and the development woefully proposes many more. We are concerned over the lack of amenities proposed and the addition stress this development will put on limited neighborhood resources.

>

> - Dominion has previously demonstrated their lack of ongoing facilities maintenance. What will this development look like in a few short years? We are concerned with a deteriorating high density development that is not maintained in good order.

>

> - Should this high density project be allowed to be completed this is going to create even more of a traffic nightmare. There is currently not adequate infrastructure in our city roads in this area. It is horrible to try and get out of our Sarah Ann Ranch subdivision to go to a doctors appointment during start and stop school times. Additional traffic is only going to make this already terrible situation worse!

> Please keep your existing taxpayers and citizens in mind.

>

> Sincerely,

> Kamal and Denise Ghazal

> Sarah Ann Ranch

>

> Sent from my iPhone

Robert Kuhfuss

From: Denise Ghazal <[REDACTED]>
Sent: Sunday, September 12, 2021 10:09 AM
To: Robert Kuhfuss
Subject: Opposed to Waddell Crossing-Truman Ranch platt

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

>> Councilman Kuhfuss:

>>

>>>> I am greatly concerned about the viability of this project and the extreme impact it will make on the nearby neighboring areas. We purchased our home in 2013 in Sarah Ann Ranch (SAR) and have watched many many homes be built up around us, which has been fantastic. I and my family continue to be opposed to the proposed project known as Truman Ranch and/or Waddell Crossing. Some of our main concerns are:

>>>> * Major infrastructure inadequacy. Traffic getting into or out of SAR, particularly on school days is nearly impossible.

>>>> * A high density proposed project such as this doesn't make sense to place in an area that does not have adequate public transportation. The original platt called for single family homes, not a significant super high density project.

>>>> *This location for a project of this massive size is poorly planned and poorly located based on the city's infrastructure.

>>>> * There is already overcrowded schools, only to be further stressed by the additional number of subdivisions with single family homes already planned and approved. Again, back to the location, poorly planned.

>>>> Please vote "no" on Truman Ranch / Waddell Crossing. It is NOT in the best interest of your current home owners and tax payers, nor the occupants of the proposed project.

>>>> Sincerely,

>>>> Kamal and Denise Ghazal

>>>> Sent from my iPhone

Trever Fleetham

From: Jodi Tas
Sent: Tuesday, July 20, 2021 1:39 PM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Proposed use of Truman Land or "Waddell Crossing"

Good afternoon! FYI –

Ashley, please add for the file.

Thank you so much!

Best,

Jodi

From: andrewberrafato@gmail.com <[REDACTED]>
Sent: Monday, July 19, 2021 4:21 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed use of Truman Land or "Waddell Crossing"

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Dear Mayor Hall,

I am writing to you as a Surprise resident to enlighten you about the high-density apartments and affordable housing proposal for Waddell Crossing which I understand will be coming to a vote potentially on August 17th.

It became clear to me after attending meetings in May, June and July that I am not alone in our community. I was hoping to see you and all the councilpersons attend these meetings so that you are all learning what your voters are saying so I would like to share my key takeaways:

****There was a unified voice regarding the need for affordable housing in Surprise**

****An equally unified voice that the current location is not the right placement for such a development**

Community members shared passionate concerns regarding:

1. Too many units per acre
2. significant increase in traffic
3. lack of infrastructure for increased population
4. overflow parking leaking into surrounding neighborhoods
5. impact to property values
6. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt

surrounding communities where they are wanting to build 16 units on each acre of land! We already have 1,500 homes and new apartments being built right next door to it! We don't need another 614 units on only 40 acres of land.

I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a \$800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development.

In addition, I feel you should be aware that the affordable housing is for households earning less than \$50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all due respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Thank you,
Andrew Berrafato

Trever Fleetham

From: Jodi Tas
Sent: Monday, May 24, 2021 10:02 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Proposed Waddell Crossing High Rise Development Comment

FYI

From: Gary Boylan [REDACTED]
Sent: Saturday, May 22, 2021 11:38 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed Waddell Crossing High Rise Development Comment

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Vice Mayor Duffy

21 May 2021

Subject: Proposed Waddell Crossing Project

As a homeowner in the Surprise Farms 5 area, I am very much opposed to such a high rise development in our residential west valley setting.

The proposed Waddell Crossing project development appears to project over 1000 occupants crammed into a very constricted space and would further increase the current traffic congestion at Cotton and Waddell (due to traffic patterns access to Walmart, Costco, Various Auto Dealerships, and forecasted development on the northeast corner for an ALDI store, and the to 303). Additionally, the current residential adjacent areas already experience high volume of commuter traffic via this intersection.

I suggest this projected development would be better suited to the surrounding area next to the Surprise City Hall buildings. (The area bordered by the streets of Bullard, W. Tierra Buena, Litchfield, and Greenway). This area already has multiple high rise structures (City Hall, Mera City Center 55+ condos, Ottawa University, new MLB Texas Rangers and Kansas City Royals Hotels, and high rise apartments across Greenway) and as such the two projected high rise facilities would better fit within this existing environment.

Additionally, this "City Hall" location would provide the new residents the advantage of being within walking distances of W, Bell shopping and eating establishments, the public library, the Surprise Community Center and park area.

Thank you for your consideration of our inputs

Gary and Liz Boylan

Trever Fleetham

From: Jodi Tas
Sent: Monday, August 2, 2021 9:47 AM
To: Ashley Labhart
Subject: FW: Section 42 adorable housing

Hi, Ashley! Please add to the list for this project.

Thank you!

Best,

Jodi

From: Mayor <Mayor@surpriseaz.gov>
Sent: Friday, July 30, 2021 1:44 PM
To: Skip Hall <Skip.Hall@surpriseaz.gov>
Cc: Jodi Tas <Jodi.Tas@surpriseaz.gov>
Subject: FW: Section 42 adorable housing

Hi Mayor Hall,

Please see the email below. If you would like a response sent, please let me know.

Thank you,

Breanne Lorefice
Management Analyst-Sr.
City of Surprise | 16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: 623.222.1331 | **Cell:** 602-540-6484

From: Ashley McLaughlin [REDACTED]
Sent: Friday, July 30, 2021 11:24 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Section 42 adorable housing

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Please vote against section 42 affordable housing being built on Cotten and Waddell. We have lived in this neighborhood for 15 years and love it. My son was born here and my daughter is now 5. Over the past few years there has been increasing traffic with 2 new schools and another maybe to come along with many new neighborhoods. There is so much traffic I wouldn't want more. The roads aren't suitable with the recent flooding. It has changed so much already! Please don't allow this. In the past, these neighborhoods that bring in affordable housing the crime rate goes up in the area, and the prices of our homes would lower.

This would be terrible for us the people who have loved this peaceful spot of paradise we have called home for years! Enough growth already. Please speak for us! Your our mayor!

Thank you, Ashley Mclaughlin

Trever Fleetham

From: Jodi Tas
Sent: Wednesday, July 14, 2021 4:49 PM
To: Ashley Labhart
Cc: Skip Hall; Patrick Duffy
Subject: FW: PLEASE STOP!

FYI – for the record.

Thanks, Ashley!

Best,

Jodi

From: Douglas Mackay [REDACTED]
Sent: Wednesday, June 30, 2021 8:24 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: PLEASE STOP!

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

If you allow this HUD housing to be developed I can guarantee you will not stay in office! Everyone knows it will bring CRIME! And will CRASH our housing values! If this goes through you will not get elected again! NONE.OF YOU WILL!

Trever Fleetham

From: Jodi Tas
Sent: Wednesday, May 26, 2021 1:36 PM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Proposed development at Waddell and Cotton

FYI

From: VINCENT GARCIA [REDACTED]
Sent: Wednesday, May 26, 2021 1:13 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed development at Waddell and Cotton

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Mayor Hall,

I want to voice my opinion on the proposed low income development being considered at the SW corner of Waddell and Cotton. I've done some research on what is being proposed and have come to the conclusion that it is all wrong for Surprise. The increased congestion and, yes, delinquency and crime will negatively impact Surprise.

I purchased my home in Sierra Montana nearly 20 years ago looking to escape from the problems that these types of developments bring to communities. I fear that my, and my family's, lifestyle and safety would be jeopardized if this goes through. If this development is approved, as is, I will, unfortunately, sell and move away.

I have already emailed Patrick Duffy on this issue as well. Please, seriously consider and take into account my opinions on this matter as, I can assure you, there are many, many of us in Surprise that feel this way.

Sincerely,

Vincent Garcia

[REDACTED]

Trever Fleetham

From: Mayor
Sent: Wednesday, July 21, 2021 3:10 PM
To: Skip Hall
Cc: Ashley Labhart
Subject: FW: Proposed plan for Waddell Crossing

FYI

Hi, Ashley! Can you please add this to the file as well?

Thank you!

Best,

Jodi

From: Rodney [REDACTED]
Sent: Monday, July 19, 2021 11:50 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed plan for Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Please do not let the proposed plans for Waddell Crossing, the land located on the SW corner of Cotton and Waddell, be allowed to be developed by Dominion. Their plan to build 613, three and four-story multi-family residential units under the Section 42 government program along with some commercial buildings, packed into 28 acres does not make sense to put in this location. This high density population will put increased demand on infrastructure, roads, parking, stores, and schools. There is currently no public transportation in this area, so the city is going to end up spending a ton of money to bring that transportation out here, or stranding these low income families who may not have independent transportation. I am not opposed to building additional affordable housing in Surprise, but it would seem to make more sense to build closer to the downtown area where there would be more employment opportunities and nearby resources. Just the additional homes that are being built out in this area is increasing traffic by too much. Allowing a developer to build more houses than what the land is supposed to hold is just insane. I implore you not to go through with this plan for high density housing at the corner of Cotton and Waddell.

Rodney Stalnaker
Sarah Ann Ranch Resident

Trever Fleetham

From: Mayor
Sent: Wednesday, July 21, 2021 3:10 PM
To: Skip Hall
Cc: Ashley Labhart
Subject: FW: Proposed plan for Waddell Crossing

FYI

Hi, Ashley! Can you please add this to the file as well?

Thank you!

Best,

Jodi

From: Rodney [REDACTED]
Sent: Monday, July 19, 2021 11:50 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed plan for Waddell Crossing

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Please do not let the proposed plans for Waddell Crossing, the land located on the SW corner of Cotton and Waddell, be allowed to be developed by Dominion. Their plan to build 613, three and four-story multi-family residential units under the Section 42 government program along with some commercial buildings, packed into 28 acres does not make sense to put in this location. This high density population will put increased demand on infrastructure, roads, parking, stores, and schools. There is currently no public transportation in this area, so the city is going to end up spending a ton of money to bring that transportation out here, or stranding these low income families who may not have independent transportation. I am not opposed to building additional affordable housing in Surprise, but it would seem to make more sense to build closer to the downtown area where there would be more employment opportunities and nearby resources. Just the additional homes that are being built out in this area is increasing traffic by too much. Allowing a developer to build more houses than what the land is supposed to hold is just insane. I implore you not to go through with this plan for high density housing at the corner of Cotton and Waddell.

Rodney Stalnaker
Sarah Ann Ranch Resident

From: [Chris Boyd](#)
To: [Aly Cline](#)
Cc: [Ashley Labhart](#)
Subject: RE: Opposition to Waddell Crossing/Truman Ranch Plat
Date: Monday, December 6, 2021 8:42:52 AM
Attachments: [image001.png](#)

Council Member Cline,

Thanks. We will include it in the file.

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: Aly Cline <Aly.Cline@surpriseaz.gov>
Sent: Sunday, December 5, 2021 7:21 PM
To: Chris Boyd <Chris.Boyd@surpriseaz.gov>
Subject: Fw: Opposition to Waddell Crossing/Truman Ranch Plat

for the package

Thanks

Aly Cline
Councilmember
District 2
623-222-1322
Sign Up for my newsletter

[D2 Newsletter Notify Me](#)

From: Denise Ghazal [REDACTED]
Sent: Sunday, December 5, 2021 2:18 PM
To: Aly Cline <Aly.Cline@surpriseaz.gov>
Subject: Opposition to Waddell Crossing/Truman Ranch Plat

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

>> Councilwoman Cline:

>>

>> We write, once again, to communicate a few of our concerns for this proposed project.

>>

>> It is honestly a nightmare trying to exit the Sarah Ann Ranch subdivision now when school hours are in session. I have personally witnessed children almost being hit (literally) by vehicles trying to jockey getting in and out of the subdivision while dropping off or picking up their children.

>>

>> This proposed project does not adequately address the significant increase in traffic. It would be expected that a full traffic study to include the already approved developments in the area, and the increase in what a development with the size and scope of Waddell Crossing will do to the community, and, how those concerns will be addressed by Dominion.

>>

>> We are also very concerned about the limited number of parking this project is proposing. Where will any guests of the tenants park? Where will multiple tenants per unit park? It is woefully inadequate and likely will force many to seek street parking-clearly not ideal or safe!

>>

>> We urge you to vote "No" should this project come before the council for a vote. Additionally, we urge you to encourage your constituents to also vote "no". It is an ill planned, ill located project.

>>

>> Sincerely,

>> Kamal and Denise Ghazal

>>

>> Sent from my iPhone

Trever Fleetham

From: Jodi Tas
Sent: Tuesday, July 20, 2021 1:39 PM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Proposed use of Truman Land or "Waddell Crossing"

Good afternoon! FYI –

Ashley, please add for the file.

Thank you so much!

Best,

Jodi

From: [REDACTED]
Sent: Monday, July 19, 2021 4:21 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Proposed use of Truman Land or "Waddell Crossing"

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Dear Mayor Hall,

I am writing to you as a Surprise resident to enlighten you about the high-density apartments and affordable housing proposal for Waddell Crossing which I understand will be coming to a vote potentially on August 17th.

It became clear to me after attending meetings in May, June and July that I am not alone in our community. I was hoping to see you and all the councilpersons attend these meetings so that you are all learning what your voters are saying so I would like to share my key takeaways:

****There was a unified voice regarding the need for affordable housing in Surprise**

****An equally unified voice that the current location is not the right placement for such a development**

Community members shared passionate concerns regarding:

1. Too many units per acre
2. significant increase in traffic
3. lack of infrastructure for increased population
4. overflow parking leaking into surrounding neighborhoods
5. impact to property values
6. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt

surrounding communities where they are wanting to build 16 units on each acre of land! We already have 1,500 homes and new apartments being built right next door to it! We don't need another 614 units on only 40 acres of land.

I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a \$800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development.

In addition, I feel you should be aware that the affordable housing is for households earning less than \$50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all due respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Thank you,
Andrew Berrafato

From: [Chris Boyd](#)
To: [Aly Cline](#)
Cc: [Donna Bunch](#); [Ashley Labhart](#)
Subject: RE: WADDELL CROSSING PROJECT
Date: Thursday, December 9, 2021 3:49:26 PM
Attachments: [image001.png](#)

Council Member Cline,

Thank you. We will make certain it is part of the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: Aly Cline <Aly.Cline@surpriseaz.gov>
Sent: Thursday, December 9, 2021 3:42 PM
To: Chris Boyd <Chris.Boyd@surpriseaz.gov>
Subject: Fwd: WADDELL CROSSING PROJECT

In case you have not gotten this before now

----- Original Message -----

From: Donna Beckett [REDACTED]
Date: Thu, December 09, 2021 3:33 PM -0700
To: Skip Hall <Skip.Hall@surpriseaz.gov>, Jack Hastings <Jack.Hastings@surpriseaz.gov>, Chris Judd <Chris.Judd@surpriseaz.gov>, Aly Cline <Aly.Cline@surpriseaz.gov>, Roland Winters <Roland.Winters@surpriseaz.gov>, [REDACTED] Patrick Duffy <Patrick.Duffy@surpriseaz.gov>, Ken Remley <Ken.Remley@surpriseaz.gov>, [REDACTED]
Subject: WADDELL CROSSING PROJECT

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Merry Christmas, Happy Holidays, and Happy Hannukah

With the holidays approaching I did not want you to think the issue of the WADDELL CROSSING PROJECT is a dead subject for the residents and constituents affected by the project.

I have very few responses to previous letters expressing my concerns and am reminded of the many SCHOOL

BOARDS and CITY COUNCILS that are now beginning to show their lack of respect for the wishes of the people that placed them in their positions. It appears that there are other factors that these boards use to determine what they will do in any circumstance they are making decisions for.

I think it is really time that these councils/boards realize the affect they have on the communities they are charged with handling.

I will once again point out the impact that continuing with this project will have on this area of Surprise.

And to remind you....you have already allowed for small home plots which cause even more homes to be built in a particular plot of land as well as forcing buyers to opt for two story homes only to have enough room to accomodate their families. Very little easement between properties and almost impossible to access the back yards to do proper landscaping much less a pool.

The traffic flow in this area is already strained and many of the already planned subdivisions are not even completed.

The school traffic is horrendous to say the least.

Any services like police, ambulance and fire vehicles is getting even more difficult as these subdivisions are filling up with new residents.

The fact is that all these factors point to poor planning by the council and your WADDELL CROSSING PROJECT will only add to an already poorly planned project.

Surprise is a large area and there are plenty of less congested areas to bring this project to.

The people have been telling you what they want for their communities and more congestion is not what is wanted or needed.

The peoples desires should be your priority, not the contractors that are not concerned with the neighborhoods.

I hope you will continue on working on a more equitable solution for our community.

Donna Beckett

[REDACTED]

Ashley Labhart

From: Ashley Labhart
Sent: Tuesday, May 25, 2021 2:22 PM
To: Diana Hathaway
Subject: RE: MUST READ re: 3 story low income/senior proposed development at Waddell Crossing

Good afternoon Ms. Hathaway,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Diana Hathaway [REDACTED]
Sent: Tuesday, May 25, 2021 11:03 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: MUST READ re: 3 story low income/senior proposed development at Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ms. Labhart,

I'm writing you today as a concerned citizen who lives in the Waddell Haciendas neighborhood here in Surprise AZ.

As you know, there is a proposed 3 story government apt complex and senior housing area containing 600 units planning to be built on the corner of Cotton and Waddell. This is NOT a good planning decision based on the following reasons.

We moved out here to enjoy the quiet, less congested country life and yet still be close to city amenities. That was only 4 years ago and sadly this is no longer the lifestyle we are living. Since we've moved here 3 schools within a 3 mile radius have been built, 2 major subdivisions have been built and even more as of today I see are breaking ground. As I drive my kids to school there is only a [2 lane street](#) that is available near Waddell and 172nd and traffic is backed up a mile every morning and afternoon.

All there are out here are houses now! No wide open spaces, no parks, no entertainment and no quality restaurants. It seems more senior housing and apartments is all Surprise wants. Those new stand alone apts are everywhere like on Waddell and Reems and Assisted living places are EVERYWHERE- even next to Ottawa

university and the baseball training fields! Old people and young lifestyles activities seem like an odd mixture and so does this proposal of having more ugly high story apartments with more people to encroach our already crowded streets and neighborhoods!

We use to ride our horses down the canal up until a year ago and because of the masses of people from of all the new subdivisions and people that come into our neighborhood wanting to pet our animals and loot, Maricopa water district closed it down due to the unwanted trespassers and people dumping their junk! We don't need more people taking walks in our neighborhood where they bring their dogs, crap on our yards, bark and lunge at my horse while riding, trying to pet and feed our livestock and do slow drive bys checking out our property. This is happening more and more and I can only imagine it will get worse with 600 families moving in!

And I get it, low cost housing sounds like a compassionate service for those less fortunate, but let's be real...these communities are often infiltrated with riff raff, not everyone of course is, but look at any community that has this program and tell me the area hasn't gotten worse! Surprise is going to be another El Mirage with low income housing, burger kings and goodwills. Not classy or attractive!

Please listen to us, the citizens who live here and experience the lifestyle day in and day out. We are begging you to not allow this development happen. This is why we vote for you so you can represent us. We trust you to be our voice and to uphold your position to make Surprise a wonderful community where we can safely raise our children in a clean, beautiful and in a well thought out plan of a city.

Thank you so much for listening and all I ask from you is to deny this new proposed development from happening to our beautiful city and neighborhood.

Much respect,
Diana Hathaway

Sent from my iPhone

From: [Ashley Labhart](#)
To: [REDACTED]
Subject: RE: Hello
Date: Tuesday, May 18, 2021 10:57:51 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: [REDACTED]
Sent: Tuesday, May 18, 2021 6:12 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Hello

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

No hud hosing please at waddell and cotton. All that will do is bring crime! Thanks.

Sent via the Samsung Galaxy S20 Ultra 5G, an AT&T 5G smartphone

From: [Ashley Labhart](#)
To: [REDACTED]
Cc: [Mayor](#)
Subject: RE: HUD Development
Date: Monday, May 17, 2021 3:29:52 PM

Good afternoon Ms. Frazier,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Sharon Frazier [REDACTED]
Sent: Friday, May 14, 2021 6:58 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: HUD Development

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I just heard that Surprise is entertaining putting HUD housing on the Waddell/Cotton area. I certainly hope this is not true. I left California to get away from these developments. I love how beautiful Surprise is. It's clean, safe and welcoming. I assure you that it will not be the same if these developments are allowed. It will become dirty and trashy, crime will increase, gangs will come, home values will decrease and the people you wanted to attract will leave and the homeless will come. It will become harder to attract businesses. I've seen City after city in CA deteriorate because of HUD housing. Here's hoping I don't have to leave again. I came here to retire in peace and safety.

Sharon Frazier
Surprise Farms

From: [Ashley Labhart](#)
To: [REDACTED]
Subject: RE: HUD housing
Date: Monday, May 24, 2021 10:42:59 AM

Good morning Ms. Ortiz,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----

From: Carol Ortiz [REDACTED]
Sent: Monday, May 24, 2021 10:00 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I live in Sarah Ann Ranch. I m not in favor of the proposed HUD housing on Cotton and Waddell. Traffic is getting terrible in this area with all the new houses being built. We need to address the traffic before more housing developments are proposed. Will there be enough parking for this development? We need some traffic lights installed before it gets worse. Thank you

Carol Ortiz

Sent from my iPhone

Sent from my iPhone

From: [Ashley Labhart](#)
To: [REDACTED]
Cc: [Jack Hastings](#); [Patrick Duffy](#); [Michael Frazier](#)
Subject: RE: HUD housing
Date: Friday, May 14, 2021 9:12:01 AM

Good morning Ms. Sobarzo,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----

From: Cynthia [REDACTED]
Sent: Friday, May 14, 2021 8:03 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good morning,
Where can I formally register my disapproval of this high density HUD housing on Waddell and Cotton Ln?
Thank you,
Cynthia Sobarzo

Sent from my iPhone

From: [Ashley Labhart](#)
To: [REDACTED]
Subject: RE: HUD housing
Date: Monday, May 17, 2021 8:16:33 AM

Good morning Mr. Beach,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: D Beach [REDACTED]
Sent: Sunday, May 16, 2021 5:44 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ashley,
As a resident of Sarah Ann Ranch we strongly oppose the idea of building apartments near us at Waddell & Cotton.
There must be other locations available that won't affect home values.
Thank you,
Dale Beach

From: [Ashley Labhart](#)
To: [REDACTED]
Cc: [Patrick Duffy](#)
Subject: RE: HUD Housing
Date: Friday, May 14, 2021 9:06:23 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Cheryl Gulota <[REDACTED]>
Sent: Friday, May 14, 2021 6:51 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD Housing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Please do not approve HUD housing for surprise, this is not a good decision for Surprise, it will lower our property values and increase crime, please do not let this happen to our city. We love it here.

From: [Ashley Labhart](#)
To: [REDACTED]
Cc: [Robert Kuhfuss](#); [Jack Hastings](#)
Bcc: [Ashley Labhart](#)
Subject: RE: HUD Housing
Date: Monday, May 17, 2021 8:29:00 AM

Good morning Ms. Frazier,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: "Sharon Frazier" [REDACTED]
Subject: HUD Housing
Date: 14 May 2021 19:06
To: "Jack Hastings" <Jack.Hastings@surpriseaz.gov>

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I just heard that Surprise is entertaining putting HUD housing on the Waddell/Cotton area. I certainly hope this is not true. I left California to get away from these developments. I love how beautiful Surprise is. It's clean, safe and welcoming. I assure you that it will not be the same if these developments are allowed. It will become dirty and trashy, crime will increase, gangs will come, home values will decrease and the people you wanted to attract will leave and the homeless will come. It will become harder to attract businesses. I've seen City after city in CA deteriorate because of HUD housing. Here's hoping I don't have to leave again. I came here to retire in peace and safety.

Sharon Frazier

From: [Ashley Labhart](#)
To: [REDACTED]
Cc: [Patrick Duffy](#)
Subject: RE: HUD housing
Date: Friday, May 14, 2021 9:17:29 AM

Good morning Ms. Dykstra,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----

From: Allison Dykstra [REDACTED]
Sent: Thursday, May 13, 2021 8:28 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Please do not approve HUD housing in surprise. You work hard for our money and the things that we have I don't want it diminished because of these properties that the government subsidizes that people don't take care of Or care about the community surrounding them

Allison R Dykstra
Mobile Signer
[REDACTED]
[REDACTED]

From: [Ashley Labhart](#)
To: [REDACTED]
Subject: RE: HUD housing Cotten/Waddell
Date: Friday, May 14, 2021 9:13:16 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----

From: Garrett Scrivner [REDACTED]
Sent: Thursday, May 13, 2021 10:57 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing Cotten/Waddell

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

We work hard to be able to provide a safe environment for our children and families and completely stand in opposition to these HUD development programs in the area of Waddell it is scary for me to think as a hard-working man veteran husband and father that everything I work for relating to the value of my property and the safety of my family could be put in jeopardy to satisfy the needs of those who are unwilling to take responsibility for their own life I completely stand opposed to any construction I've had housing anywhere near the city of Waddell somehow Waddell has become a safe haven for those who work hard and appreciate the safety of their neighborhood to compromise all of this in the name of compassion or any other fear is nothing other than abort negligent and destructive

Sent from my iPhone

From: [Ashley Labhart](#)
To: [REDACTED]
Subject: RE: HUD Housing Project
Date: Tuesday, May 18, 2021 10:52:48 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Denise Radosevich [REDACTED]
Sent: Monday, May 17, 2021 10:08 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD Housing Project

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ms Labhart,

We live in the White Tank Foothills and just heard about the HUD housing going in right down the road. PLEASE, do not approve of this. We all put our hard earned money into our homes, many of us like ourselves, are retired and would hate to move elsewhere. Our home values will plummet!

Denise Radosevich

[Sent from Yahoo Mail on Android](#)

From: [Ashley Labhart](#)
To: [REDACTED]
Subject: RE: HUD Housing Project - Waddell and Cotton
Date: Monday, May 24, 2021 9:52:54 AM

Good morning Mr. and Mrs. Gulbranson,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Paul Gulbranson [REDACTED]
Sent: Monday, May 24, 2021 5:24 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Paul Gulbranson [REDACTED]
Subject: Fwd: HUD Housing Project - Waddell and Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I am writing to express my concern about the proposed HUD housing complex slated for the SW corner of Waddell and Cotton in Surprise.

Living within a mile of this area, I am concerned with the viability of this location. The traffic is already a concern with the schools in this area causing back ups, and with the additional tenants of this proposed property that issue will undoubtedly get much worse.

In addition, anytime a HUD complex is built, the crime in the area gets worse along with falling real estate prices, both of which are a huge concern to me.

Please rethink the location of this property and how it will affect the current residents first. We are already paying the taxes and love our safe city.

Thank you for your time and service to Surprise.

Paul & Michelle Gulbranson

A thick black horizontal bar used to redact the signature of Paul & Michelle Gulbranson.

From: [Ashley Labhart](#)
To: [REDACTED]
Subject: RE: HUD housing project Cotton/Waddell
Date: Friday, May 14, 2021 10:55:59 AM

Good morning Diana,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----

From: Diana McNitt [REDACTED]
Sent: Friday, May 14, 2021 10:33 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing project Cotton/Waddell

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Ms Labhart,

I am a resident in Sierra Montana and I would like to voice my concern of the location of this new HUD housing project. Why is this going in a higher priced residential area and not further south on the 303 corridor or Cotton Lane where there is more land available? Would you be ecstatic to have this project built across the street from you? Who will monitor the complex and control the status of people being allowed to live there?

What about the people who are having their homes built right next to it; were they informed of this before building their home which starts in the mid to high \$300K? Why isn't it being built in the city center area; the city has no problem building for 55+ communities.

I am all for affordable housing, but I feel no thought was put into the location of this build; Maybe it's about the tax revenue and not about other people's concerns.

Have you guys even thought about affordable living apartments along the corridor for young people who have graduated? Where are they supposed to live or should they live at home until they're 30 years old?

When and where will you start thinking and building our riverwalk with more shops and nicer dining restaurants; maybe a nice waterpark as a place to go with the family. There is NOTHING for young adults or families in the immediate area; sorry, 1 bowling alley and 1 theater.

We have lived in Surprise for 16 years and have been promised all these wonderful things, parks, waterparks, nice restaurants and Prasad Mall with nice stores. All that is going in are Hilbertos, Filibertos and the like..fast foods. It seems there's no thought of future growth.

Once the land is gone there's no rethinking and turning back!

Thank You,

Diana M

From: [Ashley Labhart](#)
To: [REDACTED]
Cc: [Patrick Duffy](#)
Subject: RE: HUD/RENTAL HOUSING
Date: Friday, May 14, 2021 9:19:08 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Vitaliano1 [REDACTED]
Sent: Thursday, May 13, 2021 8:19 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Fwd: HUD/RENTAL HOUSING

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Begin forwarded message:

From: Vitaliano1 [REDACTED]
Date: May 13, 2021 at 8:17:58 PM MST
To: patrick.duffy@surpriseaz.gov
Subject: HUD/RENTAL HOUSING

Hello -

Our community is VERY WORRIED about this housing project being talked about on Cotton /WADELL AREAS ,, we do not want or need this type of housing in our neighborhood !
PLEASE HEAR OUR VOICES ITS ALL OVER SOCIAL MEDIA .

Thank you !

From: [Robert Kuhfuss](#)
To: [REDACTED]
Subject: RE: Opposed to Proposed project at corner of Cotton and Waddell
Date: Monday, September 20, 2021 10:37:00 AM

Ms. Ghazal,

Thank you for your email. Please note that I am not a Council Member, but I am the Planner assigned to the case. Your opposition is noted and we will be sure to include this in the Commission and Council packets when the time comes.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

-----Original Message-----

From: Denise Ghazal [REDACTED]
Sent: Saturday, September 18, 2021 10:10 AM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Opposed to Proposed project at corner of Cotton and Waddell

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Councilman Kuhfuss:

>

> We are writing to express our concerns and opposition of the proposed high density multi tenant project on the corner of Cotton and Waddell roads. Concerns are listed below and are not all inclusive:

>

> -The Sarah Ann Ranch subdivision is already inundated with traffic, particularly during start and stop times for the nearby schools. Traffic gets significantly backed up during these times. There is inadequate infrastructure to handle what is already here, and new approved subdivisions. It is unreasonable and irresponsible for the city to place a property of the proposed size and scale in this location.

>

> -The proposed project does not include near enough amenities. Actually there is not enough amenities currently for the residents let alone adding a high density property to the area. There are better suited locations.

>

> - Dominion Developers, whew! Their track record is, well, frankly, unacceptable. How could the city council of Surprise even consider partnering with them?! They have proven they are not the best at assisting their occupants or maintaining their facilities.

>

> I strongly urge you to vote "NO" should this project come before the board for approval.

>

> Sincerely,

> Kamal and Denise Ghazal

> Sarah Ann Ranch

>

> Sent from my iPhone

From: [Ashley Labhart](#)
To: [REDACTED]
Bcc: [Patrick Duffy](#); [Mayor Ashley Labhart](#)
Subject: RE: Opposition to Waddell and Cotton project Surprise
Date: Friday, May 14, 2021 11:05:00 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Denise Ghazal [REDACTED]
Sent: Friday, May 14, 2021 10:49 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Subject: Fwd: Opposition to Waddell and Cotton project Surprise

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Ms. Labhart;

Please do not approve the large HUD project proposal at Waddell and Cotton.

To: patrick.duffy@surpriseaz.gov
Subject: **Opposition to Waddell and Cotton project Surprise**

Mr. Vice Mayor Duffy;

It is our understanding, based on the presentation on May 13, 2021 at 6pm that the city of Surprise is considering approval of a large HUD project to be at the intersection of Waddell and Cotton Lane.

It is with great concern and strong opposition I submit our plea to NOT ALLOW this project to be built at this location. There is already a ridiculous amount of traffic in this area based on the schools and the fact that many residents in the

Sarah Ann Ranch neighborhood cannot get out of their subdivision in a timely manner because the infrastructure is just not adequate. We have been here for over 8 years and have seen a tremendous amount of development surrounding our area, however, enough is enough. Also concerning are applicants and occupants of a project such as this, and the significant increase in population in a small community. How will the city protect the current residents? How will the city patrol the area, how often and what will the schedule be? How many times a day will law enforcement be patrolling the area? What increase in response times will be expected?

Please do not approve this project at this location.

Sincerely,

Kamal and Denise Ghazal

Sarah Ann Ranch

Sent from my iPhone

Sent from my iPhone

From: [Ashley Labhart](#)
To: [REDACTED]
Subject: RE: Proposed HUD housing in Surprise - Waddell and Cotton
Date: Monday, May 24, 2021 9:54:25 AM

Good morning Mr. and Mrs. Gulbranson,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Michelle & Paul Gulbranson [REDACTED]
Sent: Monday, May 24, 2021 5:20 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Michelle Gulbranson [REDACTED]
Subject: Proposed HUD housing in Surprise - Waddell and Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I am writing to express my concern about the proposed HUD housing complex slated for the SW corner of Waddell and Cotton in Surprise.

Living within a mile of this area, I am concerned with the viability of this location. The traffic is already a concern with the schools in this area causing back ups, and with the additional tenants of this proposed property that issue will undoubtedly get much worse.

In addition, anytime a HUD complex is built, the crime in the area gets worse along with falling real estate prices, both of which are a huge concern to me.

Please rethink the location of this property and how it will affect the current residents first. We are already paying the taxes and love our safe city.

Thank you for your time and service to Surprise.

--

Michelle & Paul Gulbranson,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Ashley Labhart](#)
To: [REDACTED]
Subject: RE: Say NO to "Waddell Crossing Site Plan" PAD Modification
Date: Friday, May 14, 2021 2:19:39 PM

Good afternoon Mr. and Mrs. Smith,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Patrick Smith [REDACTED]
Sent: Friday, May 14, 2021 2:16 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Patrick Smith [REDACTED]
Subject: Say NO to "Waddell Crossing Site Plan" PAD Modification

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ashley Labhart,

Please bring the following to the attention of our Planning & Zoning Commission Members.

Last night I participated in a zoom call of an active meeting presented by land developers who are seeking a PAD modification to obtain approval for high-density multi-level apartment buildings at the corner of Waddell & Cotton Lane. The apartment buildings would be HUD rent controlled. I don't know of a single neighbor in District 3 who approves of any plan to construct these or any other apartment buildings.

In the strongest terms I would like to relay the negative feelings of neighbors concerning the upcoming review of a proposal for PAD modification at the corner of Waddell & Cotton Lane. We (1) don't want a PAD modification to approve any high-density plans for the corner of Waddell & Cotton Lane, (2) we especially don't want apartment buildings approved for that

area and (3) specifically we don't want the excessive multi-tenant apartment plan being proposed as the "Waddell Crossing Site Plan".

We ask you to support the citizens of District 3 and reject any such plans from being approved. Please reject this plan immediately.

Thank you for your consideration and support of District 3 voters.

Regards,

Patrick & Debbie Smith



Sent from Yahoo Mail. [Get the app](#)

From: [Ashley Labhart](#)
To: [Mayor](#); [Skip Hall](#); [Patrick Duffy](#)
Cc: [Robert Kuhfuss](#)
Subject: RE: Waddell and Cotton HUD development
Date: Monday, May 17, 2021 3:18:00 PM

Good afternoon Mayor Hall/Vice Mayor Duffy,

Please be advised, we received a comment email from Mr. and Mrs. Hartman dated May 15th as well, and have already reached out to notify them that their comments have been added to the record and the planner notified of the email.

Thank you for forwarding this email on so we may add it to the case record also.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, May 17, 2021 12:52 PM
To: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: FW: Waddell and Cotton HUD development

FYI

From: Rod Hartman ([REDACTED])
Sent: Saturday, May 15, 2021 12:07 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell and Cotton HUD development

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mayor Hall,

We own a residence in the Sarah Ann Ranch subdivision off Wadell, 175th, and Citrus and do not want the planned HUD Housing development in our area. Since you would certainly have influence over the city planning committee we respectfully request you provide our following objections to the committee.

Please do not approve a PAD modification for any high-density multi-tenant HUD housing plans for the corner of Waddell & Cotton Lane proposed as the "Waddell

Crossing Site Plan". That location is entirely inappropriate for this type of development for the following reasons. The Prasada area has been extremely slow for "quality" commercial development and this type of low income housing will surely exacerbate that issue. Multi-tenant low-income apartment buildings approved for that area will certainly decrease residential property values which in turn will reduce tax revenues for the city. This high density housing will increase traffic that is already a serious problem with so many schools and residential properties already present in this immediate area.

Having a career of over 40 years in the mortgage business as a servicing manager for both residential and commercial mortgages including Planned HUD Developments I have witnessed the rapid decline in these rental properties within just a very few short years after development. Any housing development where a tenant has no money invested, the property rapidly declines due to property damage and the bringing in of other bad elements such as drugs and crime. These types of government rental properties result in a huge negative impact to the local community.

It also appears as though the City of Surprise is being blackmailed by the federal government (HUD) to provide a site for this rental property or other government funding will be withheld or withdrawn. We request you fight back as we don't need the federal government involved in the City of Surprise development and planning.

We request this development not be approved at the proposed site.
Rod and Nedra Hartman

From: [Ashley Labhart](#)
To: [REDACTED]
Subject: RE: Waddell and Cotton HUD development
Date: Monday, May 17, 2021 8:18:24 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Rod Hartman [REDACTED]
Sent: Saturday, May 15, 2021 11:53 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell and Cotton HUD development

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ms Labhart,

We live in the Sarah Ann Ranch subdivision off Wadell, 175th, and Citrus and do not want the planned HUD Housing development in our area and request you provide the city planners with our written objection to this development.

Please do not approve a PAD modification for any high-density multi-tenant HUD housing plans for the corner of Waddell & Cotton Lane proposed as the "Waddell Crossing Site Plan". That location is entirely inappropriate for this type of development for the following reasons. The Prasada area has been extremely slow for "quality" commercial development and this type of low income housing will surely exacerbate that issue. Multi-tenant low-income apartment buildings approved for that area will certainly decrease residential property values which in turn will reduce tax revenues for the city. This high density housing will increase traffic that is already a serious problem with so many schools and residential properties already present in this immediate area.

Having a career of over 40 years in the mortgage business as a servicing manager for both residential and commercial mortgages including Planned HUD Developments I have witnessed the rapid decline in these rental properties within just a very few short years after development. Any housing development where a tenant has no money invested, the property rapidly declines due to property damage and the bringing in of other bad elements such as drugs and crime.

We request this development not be approved.
Rod and Nedra Hartman

From: [Mike Gent](#)
To: [REDACTED]
Subject: RE: Waddell Crossing Developer Meeting***please read
Date: Wednesday, June 30, 2021 3:54:53 PM

Good afternoon Mr. & Mrs. Pomeroy,

Thank you for your detailed feedback. Mayor Hall discussed your comments with our leadership team and asked that I respond to your email and share my contact information with you.

We appreciate your engagement on this issue and your recognition that Surprise can be a "top community in the country to live, work, play and retire." We feel the same way. Your comments will be included with the other comments that have been received from the community and shared with the Planning and Zoning Commission as part of the information they receive when considering the proposed project, so they can see the same perspective you shared with the Mayor and City Council. If you would like to discuss any of this further, please feel free to give me a call at your convenience.

Ps. You mentioned you are a former business owner, was that Dickey's Barbeque Pit? It is one of our family favorites...

Mike Gent
mike.gent@surpriseaz.gov

City of Surprise • Deputy City Manager
Community Development • Public Works • Water Resource Management
16000 N Civic Center Plaza, Surprise, AZ 85374
Direct (623) 222-6223 • Cell (623) 980-0546

From: "Nate Pomeroy" [REDACTED]
Subject: Waddell Crossing Developer Meeting***please read
Date: 30 June 2021 10:42
To: "Skip Hall" <Skip.Hall@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Chris Judd" <Chris.Judd@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "Aly Cline" <Aly.Cline@surpriseaz.gov>

June 30, 2021

Dear Council Members,

Many of us had the pleasure of attending last night's developer meeting regarding the major Amendment to the Waddell Crossing PAD.

I would like to share a few takeaways I had as well similar sentiments shared by others

at the meeting. There were approximately 140 in attendance I heard one of the organizers share with someone on the phone.

First, our thanks to Council Member's Duffy and Hastings for attending. It is good to see their engagement in the process.

Second, the developer representatives (DR) indicated the City of Surprise received ok from Luke regarding their waiver of the "Graduated Density Concept" for this project. Why, I am not sure of but based on the developers management of numbers and math I am very skeptical the rules of this concept have been adhered to. I am told by other property developers in the DNL of the area that their projects were required to adhere to the Graduated Density and there was no wiggle room. Apparently there is an exception to the rule (Rule accepted by the State and local governments). I'll bet the density change others have managed will be none to happy to hear there could have been an exception to their project.

If they only knew they could have requested the exception. I've lived and worked around bases and Congress takes a dim view of urban encroachment on flight patterns etc. I hope the 22% of base personnel who live in Surprise don't find out Congress pulls the plug on Luke- not to mention those who have retired to Surprise. If correct, I find this very disappointing. It would have been nice if the City would have been helpful and indicate what has been approved on this project and what has not. Transparency is a good thing.

Next, I found out the developer is using a 1 square mile approach to overall density to make "everything will be ok" approach to their shoe horned community into our neighborhood. I'm shocked they didn't use the corn fields to the west and include the homeless as part of their fuzzy math equation. That spin with DR was embarrassing and insulting.

Next, the developer is fully committed to making their side of Waddell a full three lanes! Awesome!!! Wait.. that stops as soon as they get 50 yards to Truman's entrance and then "bottle neck again". The neighbors on the other side (north on Waddell) have no interest in widening their side (nor would I). What is next eminent domain? You all do realize most of the citizens I speak to think Surprise fixes things after the development is in (see lennar Homes Heritage at Assante) right? Is this planning or reacting? I wonder how 165th Ln handled the traffic build up after the police action last week? Few ways in and few ways out. This area iat Waddell is exploding with development and the infrastructure is nowhere near ready.

Next, the only reason this is such a mess, is that in 2008 when the Council (not you) amended the Urban plan and allowed mixed use without putting a density number on it! Now the developer wants you to put a number on it that suits them.

Honorable council members, very few people want this development for the density reasons mentioned and MUCH MORE too many to list. I implore you to do the right thing and set it low enough so a good project can be developed. Not this hot mess you seemed poised to rubber stamp through.

Finally, all of us read the mayors well intended marketing blitz on affordable housing in the Surprise Independent. Well timed sir! **DO NOT THINK THIS IS A STAND AGAINST AFFORDABLE HOUSING (NIMBY)** because quite the contrary. As a former business owner in Scottsdale, I know what it's like to not be able to attract local employees. It is a business nightmare. Why does this council shirk their responsibility in finding ideal locations for affordable housing instead of letting outside developers tell you (us) where they want it? Surprise still has quite a bit of open space for development. Certainly competent City Planners can identify best locations. I'm no planner but even I can see this project is ill conceived for the location. Surprise has the bones to be a top community in the **COUNTRY** to live, work, play and retire. This takes great leadership and not chasing the next windfall. Pretty soon, if not planned for properly we will be a congested high density mess.

Please do the right thing. You should be concentrating on the Parks and Rec Master plan which I have read. Nice plan, very little funding and not enough funding.

Regards,

Nate and Laura Pomeroy
Residents of SAR development

From: [REDACTED]
To: [REDACTED]
[REDACTED] Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd; Ron Anthony;
[REDACTED] Chris Boyd; Lloyd Abrams
Subject: Re: Waddell Crossing Questions
Date: Tuesday, June 22, 2021 9:33:17 AM

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I agree wholeheartedly with what you have stated, as everyone I know does also. We are counting on the Council to do what is right and not permit this blight to occur in our neighborhood.

From: "Rich Ozga" [REDACTED]
To: "Mayor" <Mayor@surpriseaz.gov>, "Skip Hall" <Skip.Hall@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "aly cline" <aly.cline@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "chris judd" <chris.judd@surpriseAZ.GOV>
Cc: "Ron Anthony" [REDACTED], "Mike Baker" [REDACTED], "Chris Boyd" <Chris.Boyd@surpriseaz.gov>, "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>
Sent: Tuesday, June 22, 2021 9:09:01 AM
Subject: Waddell Crossing Questions

Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-in-come project are against this project.

This is an excerpt from <https://eyeonhousing.org/2019/07/the-effect-of-affordable-housing-on-the-surrounding-neighborhood/> which states

“.....After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy’s Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**....”

There are many articles citing effects on neighborhoods as being “against” and “for” affordable low-in-come projects.

Articles “for” citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.

Articles “against” come from more independent sources.

My questions to the Council are

1 - Do you consider our area within District 3 to be a “ distressed and low-poverty neighborhood”?

2 – Why has this project been selected for our area ?

Virtually every article regarding “affordable – low- in-come housing” places / promotes placing these projects in distressed and low-poverty neighborhood.

3 – Why does the City want to lower our property values?

Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd; [REDACTED]; Chris Boyd; Lloyd Abrams
Subject: Re: Waddell Crossing Questions
Date: Tuesday, June 22, 2021 10:41:44 AM

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I have received a lot of calls about this project, there is a lot of concern. I have directed everyone I speak to toward Council but wanted to let you know it is different than I have seen in the past. There is a lot more concern than I have seen from other projects in Surprise. If any of you would like me to handle my response differently please let me know. All I can really do is pass them on and tell them that they need to make their thoughts known to the city. Due to the quantity of comments I felt it necessary to at least let you know. Thanks for all you do.

Ron Anthony

Vice President of West Valley Management
City Property Management Company



****The lobby at our Corporate office will remain closed to the public until further notice**
Please log into the homeowner portal <https://homeowners.cityproperty.com/Login.aspx>
or email customer@cityproperty.com

*****Business Hours: Monday – Thursday 8:00 AM to 5:00 PM / Friday 8:00 AM to 3:00 PM*****

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From: Mike Baker [REDACTED]
Sent: Tuesday, June 22, 2021 9:32 AM
To: Rich Ozga
Cc: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; aly cline; Roland Winters; chris judd; Ron Anthony; boa@sarhoa.com; Chris Boyd; Lloyd Abrams
Subject: Re: Waddell Crossing Questions

I agree wholeheartedly with what you have stated, as everyone I know does also. We are counting on the Council to do what is right and not permit this blight to occur in our neighborhood.

From: "Rich Ozga" [REDACTED]
To: "Mayor" <Mayor@surpriseaz.gov>, "Skip Hall" <Skip.Hall@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "aly cline" <aly.cline@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "chris judd" <chris.judd@surpriseAZ.GOV>
Cc: "Ron Anthony" [REDACTED], "Mike Baker" [REDACTED], "Chris Boyd" <Chris.Boyd@surpriseaz.gov>, "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>
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Subject: Waddell Crossing Questions

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Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga

[REDACTED]

WARNING: Computer viruses can be transmitted via e-mail. City Property Management's e-mail system has scanned this e-mail message for malware, links to phishing web sites and spam/junk content. In some cases however, messages may be able to make it to your inbox that contain possible threats. If you receive an unexpected e-mail message that asks you to open a web site or asks for a password or tells you to download or install a program, do not take any action as such and delete the message immediately. If you are unsure of what to do, contact IT support at phone extension 2233. Thank you.

From: [REDACTED]
To: [Ashley Labhart](#)
Cc: [Mayor](#)
Subject: Re: Waddell crossing site plan
Date: Friday, May 14, 2021 2:26:53 PM

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Thank you so much Ashley, by the way that's my daughters name, we call her AJ.

Please see what the traffic conditions could become!!

Regards,

PJ (Paul Jensen)

On Fri, May 14, 2021 at 2:23 PM Ashley Labhart <Ashley.Labhart@surpriseaz.gov> wrote:

Good afternoon Mr. Jensen,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart

Senior Administrative Specialist

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise, AZ 85374

Office: (623) 222-3099 | Fax: (623) 222-3001

From: Paul Jensen [REDACTED]
Sent: Friday, May 14, 2021 2:20 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell crossing site plan

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

To whom it May Concern,

We moved to the nice community of Surprise in March of 2020. We came from California where we witnessed massive homelessness and destruction. We moved to Surprise to be part of a beautiful upcoming community and now we're hearing about Section 8 HUD housing on the corner of Waddell and Cotton Lane.

We already have a hard time exiting and entering our neighborhood with all the schools that surround us and minimal streets availability. I can't even imagine a massive apartment structure.

We don't want a **PAD Modification** to approve any **High-density plans** for this corner. We especially don't want apartment buildings or excessive multi-tenant apartment plans approved for that area.

Please consider your patriots.

Sincerely,

Paul Jensen

Surprise, AZ

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

14 May 2021 21:23:26 -0000

From: [Ashley Labhart](#)
To: [REDACTED]
Cc: [Mayor](#)
Subject: RE: Waddell crossing site plan
Date: Friday, May 14, 2021 2:23:24 PM

Good afternoon Mr. Jensen,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Paul Jensen [REDACTED]
Sent: Friday, May 14, 2021 2:20 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell crossing site plan

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We don't want a **PAD Modification** to approve any **High-density plans** for this corner. We especially don't want apartment buildings or excessive multi-tenant apartment plans approved for that area.

Please consider your patriots.

Sincerely,
Paul Jensen
Surprise, AZ

From: [Ashley Labhart](#)
To: [REDACTED]
Cc: [Patrick Duffy](#)
Subject: RE: Waddell Crossing Site Plan
Date: Friday, May 14, 2021 9:18:34 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----

From: Dara Lealos [REDACTED]
Sent: Thursday, May 13, 2021 8:27 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell Crossing Site Plan

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello,

I have lived in Surprise since 12/1999 and I do not support the building of low income HUD housing projects in my neighborhood, please do not let this come to our city of Surprise. It will only degrade the communities, but it will impact business, property values and of course crime.

Please be vigilant in keeping Surprise a safe, family oriented community.

Thank you,
Dara Lealos
Mountain Vista Ranch Community / 21 yr Surprise Resident

Sent from my iPhone

From: [Ashley Labhart](#)
To: [REDACTED]
Subject: RE: Waddell/Cotton Lane HUD Housing
Date: Friday, May 14, 2021 9:13:53 AM

Good morning Pat,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Pat Johnston [REDACTED]
Sent: Thursday, May 13, 2021 9:05 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ashley,

No, don't put this here. We don't need to have more traffic in that area with all the homes going in and the schools built on 175th between Waddell and cactus. We also don't want the crime that goes with it. Property values decreasing because of it!!!!

Pat Johnston

From: [Ashley Labhart](#)
To: [REDACTED]
Cc: [Patrick Duffy](#)
Subject: RE: Waddell/Cotton Lane HUD Housing Disapproval
Date: Tuesday, May 18, 2021 10:59:06 AM

Good morning Ms. White,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: JUDY WHITE [REDACTED]
Sent: Tuesday, May 18, 2021 10:19 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Re: Waddell/Cotton Lane HUD Housing Disapproval

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good morning,

I noticed the postings have been removed from the Nextdoor website. I'm not sure who's responsible for that or the motive behind it but pretty sure you will continue to receive grievances for the proposed action.

I'd like to know why this wasn't presented to the community as a prop on a ballot for a vote? Perhaps it was, but in a non-transparent manner so none of us knew what we were voting for? Is that the new politics of the current day? Disguised issues?

The city polled and took surveys asking what restaurants and businesses we wanted to encourage to Surprise (such as Costco) but yet, something as important to our everyday lives was never polled or surveyed publicly to find out how the community felt!! Shame on our public servants! As usual, you forget you serve us, our wants, not your own. It seems obvious to me that someone stands to profit from this project and I don't mean our residents in the Cotton/Waddell vicinity!! That's fine, Surprise's leadership will get noticed as not being forthright or virtuous in its dealings with its community!

Once again, I ask you to speak to "the people", check all other available locations better suited for this project and please just don't take what is the easy way out to enhance your own selfish needs.

Respectfully but very disheartened,
Judith (Judy) White

Sent from my iPhone

On May 14, 2021, at 11:32 AM, Judy White [REDACTED] wrote:

To our Representatives:

I am a concerned citizen of Surprise who has made my home in Sierra Montana for the last 17 years. I have seen many changes in the city of Surprise, some good and some not so much. But this potential project is definitely not good for those of us who live along the west side of Waddell. I feel I speak for the majority of our community when I express my concern for what the city is proposing. It is the consensus of our community that this project, though well meaning in its purpose, is being proposed to be built in an inappropriate area. Isn't the city supposed to listen to the will of the people? I don't recall seeing any prop on the ballot to vote on such a massive project?

There is so much vacant land in Surprise that I don't understand the rationale for building a complex such as what is being proposed, in an already congested area. With all the homes that have gone up along Waddell already and are still in a state of construction, to add three and four story apartment homes will utterly decimate the area. Not only will it destroy the aesthetic scenery by blocking the beautiful views of the mountains that surround the valley, they will multiply the traffic that is already congested as that is one of the main avenues to access the 303 for daily commuters. There already is an existing line of traffic at the intersection of Cotton and Waddell for parents trying to turn north (left) to drop off and pick up school children as well as those trying to get to the 303, Walmart, the auto dealerships, etc. Has anyone really given this any thought??? How many more times are you going to tear up Waddell to try and widen the road? I don't think there is an inch left to utilize.

There already is a self-storage building along Litchfield Road. It seems to me that area would lend itself perfectly to the addition of HUD housing and a strip mall. What about all the land out west of Bell along Sunrise Parkway? It's wide open out there, plenty of room for expansion. What about along Northern? All of these areas seem much more suited to urban type housing and commercial builds than the corner of Cotton and Waddell? Why are you looking to make an already crowded area worse?? What ever happened to the mall that was supposed to be built way down on Cactus? That would have brought prosperity to the area by providing convenience shopping and employment? No, the city never kept that promise. That would have assisted in raising the prices of our homes to allow the west valley to catch up to the east valley. I'm not saying that people don't deserve to have affordable living, but it should be built in appropriate locations. You already added affordable senior housing in the center of the city along Civic Drive, why not continue by building this project there? There is still plenty of open land right there, as well.

People chose to live in Surprise for its rural, small town "feel". It offered a wonderful blend of city convenience, safety, affordable homes and beautiful mountain vistas. What you are proposing defeats all of this. It will take away the rural quality, destroy the views, add congestion, add potential crime while offering nothing positive to that particular area.

I am pleading with you to reconsider this proposed project and listen to the will of the community!!

Respectfully yours,

Judith (Judy) White
Home Owner in Sierra Montana

From: [Ashley Labhart](#)
To: [REDACTED]
Subject: RE: Waddell/Cotton Lane HUD Housing Disapproval
Date: Friday, May 14, 2021 2:16:55 PM

Ms. White,

Thank you.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: JUDY WHITE [REDACTED]
Sent: Friday, May 14, 2021 1:29 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Re: Waddell/Cotton Lane HUD Housing Disapproval

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Thank you Ashley for confirming receipt of my email. Please let me know if there is anything else I can do to offer assistance in finding a new "home" for this proposed project.

Judy White

Sent from my iPhone

On May 14, 2021, at 11:47 AM, Ashley Labhart
<Ashley.Labhart@surpriseaz.gov> wrote:

Hello Ms. White,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Judy White [REDACTED] >
Sent: Friday, May 14, 2021 11:33 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart
<Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing Disapproval

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To our Representatives:

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Respectfully yours,

Judith (Judy) White
Home Owner in Sierra Montana

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0.1

14 May 2021 18:47:15 -0000

From: [Ashley Labhart](#)
To: [REDACTED]
Cc: [Patrick Duffy](#)
Subject: RE: Waddell/Cotton Lane HUD Housing Disapproval
Date: Friday, May 14, 2021 11:47:14 AM

Hello Ms. White,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Judy White [REDACTED]
Sent: Friday, May 14, 2021 11:33 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing Disapproval

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I am pleading with you to reconsider this proposed project and listen to the will of the community!!

Respectfully yours,

Judith (Judy) White
Home Owner in Sierra Montana

From: [Ashley Labhart](#)
To: [REDACTED]
Cc: [Patrick Duffy](#)
Subject: RE: Waddell/Cotton Lane HUD Housing proposition
Date: Friday, May 14, 2021 9:14:55 AM

Good morning Mr. Sorace,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Matt Sorace [REDACTED]
Sent: Thursday, May 13, 2021 8:54 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing proposition

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good evening, I'm writing as a resident of Surprise and an Arizonan since 1988. Upon review of the proposed HUD housing located at the SW corner of Waddell and Cotton, I'd like to implore the council to reconsider.

We all understand the struggles of the housing market currently, but it is cyclical and will correct itself. This high in the market is naturally strong as opposed to artificially strong that we saw prior to the last housing crash. The loans are good and the appraisals fair. I understand Arizona's need and ranking for affordable housing and multi-family units however, take a look no further than once very desirable East and South East valley towns and cities that are adversely affected by neighboring towns adjacent boundaries in Chandler, Mesa, and from Pinal County how Apache Junction and San Tan Valley has affected towns like East Mesa and Queen Creek respectively. Crime has risen in those areas simultaneously with that growth.

The Surprise government states that the "General Plan 2035" is to develop neighborhoods with character into communities. This plan does not fit in line with those goals. Let's come together as a community to come up with creative uses of our sparse land and more importantly, water. Better jobs and tax incentives for business to provide them, centers to educate and train our neighbors, facilities to help give youths, veterans, elderly care and outlets as needed.

I know that no answer is going to please everyone, and no one answer is more right than any

other. But let's focus on growth WITHIN Surprise. Let's get our neighbors great jobs in town, so they aren't travelling to Scottsdale, Gilbert, and Phoenix to work. Let's give the citizens a place to showcase their talents, goods, wares and services and build something that our children and their children can be proud of us. I appreciate your time and consideration.

Respectively,

Matt Sorace

From: [Ashley Labhart](#)
To: [REDACTED]
Cc: [Patrick Duffy](#); [Mayor](#)
Subject: RE: Workforce Housing Opposition
Date: Friday, May 14, 2021 9:15:55 AM

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: T Brunetti [REDACTED]
Sent: Thursday, May 13, 2021 8:43 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: Workforce Housing Opposition

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello,

As a fairly new resident to Surprise, having moved across the valley from Scottsdale, I am appalled at the idea of an income based housing development on the corner of Waddell and Cotton Lane. Workforce housing will negatively change the dynamics and appeal of this city. Having lived in Scottsdale, and raising 3 children in that city, I never recall city leadership promoting such developments. In fact, the opposite types of attractions and residential opportunities were advocated. For those who live in or anticipate purchasing a home in a Scottsdale-like subdivision, which surrounds the corner of Waddell/Cotton Lane (particularly Sterling Grove and Sarah Ann Ranch), the motivation to relocate is now real and is being ignited by the poor judgement of the city leaders of Surprise.

Let's raise the bar instead of lowering and strive to move forward, while keeping property values trending upward, in lieu of settling and incorporating income based housing in the middle of \$400k+ single family housing.

I appreciate your consideration.

T. Brunetti

Robert Kuhfuss

From: uraingear [REDACTED]
Sent: Sunday, September 12, 2021 11:02 AM
To: Skip Hall; Patrick Duffy; Jack Hastings; Chris Judd; Robert Kuhfuss; Aly Cline; Ken [REDACTED]
Subject: Resident of Waddell

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

- Please consider.....

There is a reason I chose not to live in the city. I enjoy the suburban feel of single family housing communities. The Truman Ranch project is trying to urbanize our sanctuary! We do not have adequate amenities in this area as is and now you are contemplating what exactly? More city-like dwellings that depend on public transport and bring city amenities...stores/boutiques, restaurants, fuel stations, resulting in compounded traffic. This is exactly what we do not want, let only offer in the area. Our police, fire department and emergency services are already stretched thin. What is your plan to offer/hire more public service workers and build public service stations to provide these services? And where is the funding for our current recreation projects and upkeep??

How can you possibly be thinking of more traffic especially now?? With reoccurring sink holes, lack of easy highway accessibility, newer schools and even newer housing communities still in development. The traffic is already headed to deplorable and you want to add an apartment complex? These complexes add an additional 2 to 4 families to what a single family home brings. We certainly cannot provide adequate flow of traffic to our soon to be overly crowded streets.

Where is the consideration for those already living here. This area is advertised/represented as country/suburban living, not metropolitan population. Let those that desire the city life move to the city, don't try to recreate a city in our haven.

Respectfully,
A Waddell Resident

Sent from my T-Mobile 4G LTE Device

Robert Kuhfuss

From: Melissa Zuege [REDACTED]
Sent: Thursday, September 23, 2021 8:07 PM
To: Robert Kuhfuss
Subject: SAY NO!! TO WADDELL CROSSING!!

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I'm saying NO!!! To Waddell Crossing!!! There's too much congestion and not enough space for expanding roads!! The traffic is atrocious now. Stop this poorly rated complex development company (Dominium)!! This is extremely inappropriate for this area, or anywhere in Surprise for that matter!! From a concerned family who lives in Sarah Ann Ranch!! Melissa and Jeff Zuege, [REDACTED]

Sent from my iPhone

Robert Kuhfuss

From: Melissa Zuege [REDACTED]
Sent: Monday, September 13, 2021 7:33 PM
To: Robert Kuhfuss
Subject: Stop Waddell Crossings!!!

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Please stop the building of the apartment complex on Waddell and Cotton!!

**There is way too much traffic congestion in this area already!! There's no room for expanding lanes on the roads!! Most of our roads here are only one lane, and the traffic is absolutely despicable!! I can't even imagine having a crowded apartment complex near us to make the traffic even worse!! It takes me an extra 20 minutes to get to work in the morning.

**there is zero public transportation

**Major lack of parking!! This is extremely annoying!! Is this from a lack of city planning?!

**Where is our recreational plans that were promised to us a long time ago?? The city of Surprise is now a "bedroom community!"

**With all the traffic, there's diminished police, fire, and medical!

**Finally, how would you like to have this apartment complex near you? You'd be okay with this?? This wouldn't frustrate you?

Come on!! We elected you!! You represent us!! Now do something about it! No Waddell Crossing!!

Sincerely, Jeff and Melissa Zuege
Sarah Ann Ranch

Sent from my iPhone

From: [REDACTED]
To: [Mayor](#); [Skip Hall](#); [Patrick Duffy](#); [Jack Hastings](#); [Ken Remley](#); [Aly Cline](#); [Roland Winters](#); [Chris Judd](#); [Chris Boyd](#); [Lloyd Abrams](#)
Cc: [REDACTED]
Subject: The Promenade / Waddell Crossing Project June 29 Meeting
Date: Wednesday, June 30, 2021 12:29:11 PM
Importance: High

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

The following are my opinions and comments regarding June 29, 2021 meeting with Developer Dominion representative – Owen “Hewitt”:

When I asked him why did Dominion select the location of Waddell and Cotton for their project; his response was we are a large company and develop projects through the county. We know what we are doing when we invest \$150 million in a project.

When I asked him what capacities the pools (senior and low in-come sections) were sized for; his response was they are within code.

At this point in the conversations with me as well as homeowners, this Dominion representative became rather “cocky” and continued to repeat throughout Dominion was a large developer, putting \$150 million into this project, and knew what the project required to be successful.

When I asked him why Dominion was requesting a change reducing the parking requirements from 2.25 per unit; his response was Dominion was they are not requesting any parking space changes; and they have more than sufficient parking spaces allocated with 2 spaces per unit in the low in-come section and 1.2 spaces per unit in the senior section.

When I, and other homeowners, asked what and how Dominion plans to address visitor parking to both the senior and low in-come section; he repeated his earlier statement that Dominion has allocated more than sufficient parking spaces, and they tow away violators, and Dominion was a large developer, putting \$150 million into this project, and knew what the project required to be successful.

He further responded that the property has no restrictions relative to units and Dominion was within their rights to develop as many units – housing and parking, as they wanted within the area and up to a height of 50’.

I and most homeowners that had attended this “meeting” were offended; and hope / trust City **Planning Development Department** as well as **City Council** do not agree to the amendments Dominion is requesting for the purposes of including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade/Waddell Crossing.

Furthermore, many of us homeowners recommend more stringent and careful rules, codes, et cetera be applied / corrected to all lands / PADs within City limits; such that this “lack of dwelling density” as is the current situation with this PAD be corrected.

Thank you,

Rich and Nanc Ozga

[REDACTED]

[REDACTED]

Robert Kuhfuss

From: Carol Ortiz [REDACTED]
Sent: Tuesday, September 14, 2021 5:36 PM
To: Robert Kuhfuss
Subject: Traffic on 175th, Cactus, and Waddell

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Hello,

Please reconsider when adding more and more developments in this area. Our traffic is already terrible. The newest subdivision, Heritage Farms, has only **one** exit onto 175th Ave. This road also has 2 schools which have to enter and exit on 175th. Also, another school was just built on Cactus just east of 175th. There are also more new subdivisions going in along 175th and also on Cotton. If they also enter and exit on 175th, traffic will be a nightmare.

I live in Sarah Ann Ranch, and thank goodness we have several ways to enter and exit our subdivision. However, traffic is still backed up on Cactus and Waddell with school traffic. I have lived here 5 years, and it just keeps getting worse.

Please do something to help the traffic situation.

The addition of apartment buildings will only make matters worse. Please reconsider the development being planned on Waddell and Cotton.

Thank You,
Carol Ortiz

From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Unwanted development!
Date: Wednesday, August 25, 2021 11:23:17 AM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Since the developer of Waddell Crossing (Dominium) is taking a breather, hiring lobbyists' and trying to further influence the council to vote for their major amendment to the PAD (with MAJOR density problems, parking problems) which translate into their investment money problems for Waddell Crossing, let's not forget about the elephant in the room. No, its not sink holes (the one you fixed is starting to sink again), it's not the awful drainage in the area that is getting worse each rain storm (where are the drainage engineers), it's really about the traffic beast you are unleashing on all of us. Its "traffic Armageddon" and you, PNZ and whoever votes for this project, is responsible for ruining our "quiet enjoyment of our neighborhood."

Yes- if PNZ and Council approve this, it goes in with thousands of people competing in traffic, with three schools in the block, and YOU ALL WILL BE LONG GONE and will stop pretending to be interested. With the approved projects already in progress, YOU have already made a HUGE mess, you just cannot see it yet because no one has moved in. NICE JOB! Seriously what is wrong with your judgement? Not every development is good, but YOU have an uncanny way of voting these messes through. It appears you do not care what you are creating for your citizens to live in. Your support of a positive community, is through a largely unfunded Recreation master plan. This is a disgrace and it's maddening. You point at the plan and say "look there, if we only had more money". You lack commitment to what is right for the citizens. Where is the world class community we only dream about?

Let's talk section 42 for a minute. Why aren't you as passionate about nice apartment buildings? Why are you ready to peel back the layer of affordable housing all the way back to government subsidized housing? Is it possible the city gets some other benefits for this type of development? It's a question. I am only speculating but maybe you passed GO and collected the \$200 that none of us saw? We've all read about the federal government "encouraging" and "stimulating" this kind of development. Is it possible you have the city lining up for the gravy train too?

I'm greatly troubled by YOU for sounding disingenuous to those of us taking time out of our lives and telling us how "impressive you are" and "you are making a difference". Then you show up at other meetings and promote how amazing Waddell Crossing will be to a different set of residents? That talk makes you look like a shill for the developers and you seem to have lost your way. You did take election campaign contributions from the developer's right? It's what we have all heard (thousands of us). The newspaper reporter who interviewed us told me that when built out this PAD was going to be the densest section in Surprise. You are losing

credibility with the community members. Most of us have invested our life's savings into our residence and frankly it feels as if you are now dragging us backwards. You are lowering the bar.

Skip, I'm a fan and SUPPORTER of people lifting themselves up. But somehow if I am opposed to a high density project that happens to be section 42, **then you get to call me an elitist?** That's conflation and is part of you smearing an opposing view. A false flag if you will. That's what politicians do.

The traffic is already a nightmare thanks to poor planning.

Please find another location for this unwanted project. It's that simple.

I wish that you would explain yourself, honestly.

Robert Kuhfuss

From: Sarah Beth Keating [REDACTED]
Sent: Sunday, September 12, 2021 10:24 AM
To: Skip Hall; Patrick Duffy; Jack Hastings; Chris Judd; Robert Kuhfuss; Aly Cline; Ken Remley; Roland Winters
Subject: Waddell Crossing, to Whom it may concern

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good morning,

My name is Sarah and I relocated to the Waddell area (Cortessa) with my fiance Cody about a year ago. I moved here from Tucson and I have been so proud to be a member of the Surprise community. I feel so blessed to have been able to move to such a beautiful and flourishing community. I love this city and I am so grateful for all that you do for it.

I am writing to you today because I am concerned about the impact of the proposed section 42 housing at Waddell crossing. I would like to thank you for opposing this project and hope that you continue to do so. Living in Cortessa my fiance and I are regularly faced with traffic back up as a result of the one lane roads in the area. The proposed area is of particular concern as it is already becoming very congested and potentially dangerous. I can't imagine what the effect of condensed housing would have in that area, it's just not the correct place. My fiance, a police officer, cringes at the thought; we can both see how there would be an influx of traffic accidents as this area was not built to sustain a greater population.

As a police officer my fiance also explained that there is already a significant strain on local first responders servicing the area. The sudden and dramatic increase in population could further strain our emergency resources.

As a former Tucson resident it also occurred to me that this area does not have adequate transportation amenities as my home town did. I have conducted research on public transportation during my studies at the University of Arizona. I am not advocating for public transportation at this time as I noticed that in some areas it is not economically or environmentally desirable. However, I do think that affordable public transportation often goes hand-in-hand with affordable housing and again we do not have the street infrastructure to support a bus system.

Lastly I feel as though the proposed density of the platt is poorly designed and reflective of a project with a downtown phoenix design, not in line with the suburban nature of the Waddell area.

Again, thank you for all that you do and continue to do for our community.

Stay Safe,
Sarah Elizabeth Keating
B.S. PH

From: [REDACTED]
Cc: [Skip Hall](#); [Patrick Duffy](#); [Jack Hastings](#); [Chris Judd](#); [Robert Kuhfuss](#); [Aly Cline](#); [Roland Winters](#); [Ken Remley](#)
Subject: Waddell Crossing
Date: Wednesday, August 25, 2021 6:10:55 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Council

As a home owner/resident and tax payer in Sarah Ann Ranch, I am writing to let you know I firmly reject the proposed development known as Waddell Crossing by Dominium.

There is already a major traffic problems with 3 schools crammed into the area, Paradise Honors Middle School, Paradise Honors High School both on 175th Ave. and the Legacy School around the corner on Cactus. Most of the students who attend these schools don't live in this neighborhood. The parents drop them off and pick them up each day. Thousands of kids we are talking about. Out further west, between Peoria and Cactus there is Shadow Heights School and housing developments that causes more school traffic that feeds the traffic problem on Cactus and Waddell.

This could be a life and death situation. It is nearly impossible for emergency 1st responders to get to a scene in Sarah Ann Ranch in a timely manner due to school traffic jams. Add the commuters going to work in the morning and returning in the afternoon on Waddell and it is grid lock. This is also a public safety problem that will get worst if Waddell Crossing happens.

We have 3 new housing developments on 175th Ave between Waddell and Cactus going in now. We have not felt the traffic density effects from them yet. When completed, ingress and egress into those communities and Sarah Ann Ranch and the schools will be a nightmare.

Waddell Crossing will bring in more density, more autos and bigger traffic problems. There are plenty of other places where it would be a better fit. There are no jobs in the area (other than flipping burgers). No public transportation for the benefit of those who would be living there to use to go shopping and get to work. No public transportation for the seniors to use to go shopping, go to the doctor etc. Uber is expensive for seniors and you need a credit card on file with Uber so that's a nofor seniors.

I say "No" to Waddell Crossing

Bruce Robles
[REDACTED]

From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Waddell Crossing
Date: Wednesday, August 25, 2021 10:00:07 PM

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Robert,

Since the developer of Waddell Crossing (Dominium) is taking a breather, hiring lobbyists' and trying to further influence the council to vote for their major amendment to the PAD (with MAJOR density problems, parking problems) which translate into their investment money problems for Waddell Crossing, let's not forget about the elephant in the room. No, its not sink holes (the one you fixed is starting to sink again), it's not the awful drainage in the area that is getting worse each rain storm (where are the drainage engineers), it's really about the traffic beast you are unleashing on all of us. Its "traffic Armageddon" and you, PNZ and whoever votes for this project, is responsible for ruining our "quiet enjoyment of our neighborhood."

Yes- if PNZ and Council approve this, it goes in with thousands of people competing in traffic, with three schools in the block, and YOU ALL WILL BE LONG GONE and will stop pretending to be interested. With the approved projects already in progress, YOU have already made a HUGE mess, you just cannot see it yet because no one has moved in. NICE JOB! Seriously what is wrong with your judgement? Not every development is good, but YOU have an uncanny way of voting these messes through. It appears you do not care what you are creating for your citizens to live in. Your support of a positive community, is through a largely unfunded Recreation master plan. This is a disgrace and it's maddening. You point at the plan and say "look there, if we only had more money". You lack commitment to what is right for the citizens. Where is the world class community we only dream about?

Let's talk section 42 for a minute. Why aren't you as passionate about nice apartment buildings? Why are you ready to peel back the layer of affordable housing all the way back to government subsidized housing? Is it possible the city gets some other benefits for this type of development? It's a question. I am only speculating but maybe you passed GO and collected the \$200 that none of us saw? We've all read about the federal government "encouraging" and "stimulating" this kind of development. Is it possible you have the city lining up for the gravy train too?

I'm greatly troubled by YOU for sounding disingenuous to those of us taking time out of our lives and telling us how "impressive you are" and "you are making a difference". Then you show up at other meetings and promote how amazing Waddell Crossing will be to a different set of residents? That talk makes you look like a shill for the developers and you seem to have lost your way. You did take election campaign contributions from the developer's right? It's what we have all heard (thousands of us). The newspaper reporter who interviewed us told me that when built out this PAD was going to be the densest section in Surprise. You are losing credibility with the community members. Most of us have invested our life's savings into our residence and frankly it feels as if you are now dragging us backwards. You are lowering the bar.

Skip, I'm a fan and SUPPORTER of people lifting themselves up. But somehow if I am opposed to a high density project that happens to be section 42, **then you get to call me an elitist?** That's conflation and is part of you smearing an opposing view. A false flag if you will. That's what politicians do.

I wish that you would explain yourself, honestly.

Sincerely,
Mary Purcell

Sent from my iPhone

From: [REDACTED]
To: skip.hall@surpriseaz.gov; [Patrick Duffy](#); [Jack Hastings](#); [Chris Judd](#); [Aly Cline](#); [Robert Kuhfuss](#); [Roland Winters](#);
[REDACTED]
Date: WADDELL CROSSING PROJECT
Sunday, September 19, 2021 8:37:01 AM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I first want to state my disappointment that analyzing the feasibility of this project has been shelved. In addition I find it disheartening that none of you have answered to or addressed any of the objections raised by the community that will be affect by this project.

You have lowered the plot size restrictions for the builders causing even more overcrowding in the subdivisions as well as forcing buyers to choose two story homes to accomodate their families and still have a have way decent yard....with no room for pool. Two story homes incur additional expenses in heating and air conditioning as well.

The biggest concern of the residents in this area is the already congested traffic from all the schools and additionally from all the new subdivisions with working families.

You really can not expect to widen the streets adequately to alleviate this problem in any reasonable time. frame. And you have no structure for public transportation.

This also causes problems for police, medical and fire vehicles to maneuver this area.

There is plenty of space in other locations of Surprise which would be better suited for this project.

Again we strongly object to this project and expect you to consider the impact on our small community.

We feel it is time that you work on behalf of t=your constituents rather than contractors that do not have our best interests in mind.

Thank you
Randi & Donna Beckett

[REDACTED]
[REDACTED]
[REDACTED]

Robert Kuhfuss

From: Donna Beckett [REDACTED]
Sent: Sunday, September 12, 2021 10:58 AM
To: skip.hall@surpriseaz.gov
Cc: Patrick Duffy; Jack Hastings; Aly Cline; ken.remley@surprise.gov; Chris Judd; Robert Kuhfuss; Roland Winters [REDACTED]
Subject: WADDELL CROSSING PROJECT

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

To all named,

We want to express our concerns about the affordable house project.

We live in Sarah Ann Ranch and the traffic is extremely heavy especially in the morning and afternoon sessions before and after school.

There is not adequate street infrastructure to accomodate this traffic let alone adding to this traffic flow.

There is no public transportation now or planned for the near future as well.

There have been many problems with teens and adults for that matter parking in all areas of the roadways either for pick up or for the day while attending school.

This also is a hinderance to any police, ambulance or fire equipment if needed.

It is my understanding that the plots of land required for a build has been reduced allowing for even more housing than previously.

This alone was a bad decision as there is not enough property for buyers to even get the more efficient single story homes and now must assume the expense of utilities for two story homes. In addition there is not even enough room for the owners to put in pools.

This decision only enhanced the builders profitability...nothing for the taxpayer.

We strongly object to this project and hope you will reconsider what the impact to our small community will actually be.

Sincerely

Randi & Donna Beckett
[REDACTED]
[REDACTED]
[REDACTED]

Trever Fleetham

From: [REDACTED]
Sent: Tuesday, June 22, 2021 9:09 AM
To: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd
Cc: 'Ron Anthony'; 'Mike Baker' [REDACTED] Chris Boyd; Lloyd Abrams
Subject: Waddell Crossing Questions

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-in-come project are against this project.

This is an excerpt from <https://eyeonhousing.org/2019/07/the-effect-of-affordable-housing-on-the-surrounding-neighborhood/> which states

“.....After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy’s Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**....”

There are many articles citing effects on neighborhoods as being “against” and “for” affordable low-in-come projects.

Articles “for” citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.

Articles “against” come from more independent sources.

My questions to the Council are

- 1 - Do you consider our area within District 3 to be a “distressed and low-poverty neighborhood”?
- 2 – Why has this project been selected for our area ?

Virtually every article regarding “affordable – low- in-come housing” places / promotes placing these projects in distressed and low-poverty neighborhood.

- 3 – Why does the City want to lower our property values?

Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga
[REDACTED]
[REDACTED]

Trever Fleetham

From: john robes [REDACTED]
Sent: Friday, July 2, 2021 10:14 AM
To: skiphall-ship.hall@surpriseaz.gov; patrickduffy-patrick.duffy@surpriseaz.gov; Robert Kuhfuss; kenremley-ken.remley@surpriseaz.gov; rolandwintersjr-roland-winters@surpriseaz.gov; alycline-aly.cline@surpriseaz.gov; jackhastings-jack.hastings@surpriseaz.gov
Subject: Waddell Crossing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

I am totally against this project. Not a good fit for this location. Too much Density for the area with the current development going on here and now. NO MORE!

Bruce Robles
[REDACTED]
[REDACTED]

Trever Fleetham

From: Gary Boylan [REDACTED]
Sent: Tuesday, June 15, 2021 7:14 AM
To: Robert Kuhfuss
Subject: Waddell Project

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Mr Kuhfuss,

I generated an email to Patrick Duffy, copy to Skip Hall (enclosed below) wherein I basically emphasized the proposed location was not in keeping with the residential atmosphere and provided an alternative location for the project...basic thought was to not necessarily oppose the concept of the project per se, but rather provide an alternative recommendation for its location.

I pass along this email for your consideration

Thank you

Gary

*Email to Patrick Duffy, and Rick Hall 21 May 2021
Subject: Proposed Waddell Crossing Project*

As a homeowner in the Surprise Farms 5 area, I am very much opposed to such a high rise development in our residential west valley setting. The proposed Waddell Crossing project development appears to project over 1000 occupants crammed into a very constricted space and would further increase the current traffic congestion at Cotton and Waddell (due to traffic patterns access to Walmart, Costco, Various Auto Dealerships, and forecasted development on the northeast corner for an ALDI store, and the to 303). Additionally, the current residential adjacent areas already experience high volume of commuter traffic via this intersection.

I suggest this projected development would be better suited to the surrounding area next to the Surprise City Hall buildings. (The area bordered by the streets of Bullard, W. Tierra Buena, Litchfield, and Greenway). This area already has multiple high rise structures (City Hall, Mera City Center 55+ condos, Ottawa University, new MLB Texas Rangers and Kansas City Royals Hotels, and high rise apartments across Greenway) and as such the two projected high rise facilities would better fit within this existing environment.

Additionally, this "City Hall" location would provide the new residents the advantage of being within walking distances of W, Bell shopping and eating establishments, the public library, the Surprise Community Center and park area.

Thank you for your consideration of our inputs

Trever Fleetham

From: john robes <[REDACTED]>
Sent: Friday, June 11, 2021 1:30 PM
To: Robert Kuhfuss; Skip Hall; Patrick Duffy; Chris Judd; Roland Winters; Ken Remley; Aly Cline; Jack Hastings
Subject: Fw: Expansion at Waddell and Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Bruce & Bandit

----- Forwarded Message -----

From: john robes <[REDACTED]>
To: robert.kuhfuss@surpriseaz.gov <robert.kuhfuss@surpriseaz.gov>; skiphall-ship.hall@surpriseaz.gov <skiphall-ship.hall@surpriseaz.gov>; patrickduffy-patrick.duffy@surpriseaz.gov <patrickduffy-patrick.duffy@surpriseaz.gov>; chrisjudd-chris-judd@surpriseaz.gov <chrisjudd-chris-judd@surpriseaz.gov>; kenremley-ken.remley@surpriseaz.gov <kenremley-ken.remley@surpriseaz.gov>; alycline-aly.cline@surpriseaz.gov <alycline-aly.cline@surpriseaz.gov>; rolandwintersjr-roland-winters@surpriseaz.gov <rolandwintersjr-roland-winters@surpriseaz.gov>; jackhastings-jack.hastings@surpriseaz.gov <jackhastings-jack.hastings@surpriseaz.gov>
Sent: Thursday, June 10, 2021, 03:18:30 PM MST
Subject: Expansion at Waddell and Cotton

Dear Council

I am extremely opposed to this project in it's current format. There will be far to much density from that many live-in dwellings at that site. 1920 dwellings I heard, with how many inhabinents in each? One, two, three, four?

If three is the average, we are talking 5760 people living in the residential complex alone, 3840 people with 2 living in each dwelling, not counting all who will be doing business in the "commercial section" at all hours of the day and night.

What about parking. All of the residents cars will sitting outside, in a car port if they are lucky enough to get a car port. The car burglars will think they died and went to heaven. Then they will come and check out my house where I live.

Where will the kids go to school?

Better not be at 175th. and Sweetwater! There's enough schools in this community that clog traffic two times a day when school is in session.

And we have yet to feel the effects of the Taylor-Morrison development and the new one that broke ground last week at 175th. and Sweetwater. Ever hear of the round peg in the squre hole??

It will be a total Cluster----

John B Robles

[REDACTED]

Trever Fleetham

From: Lloyd Abrams
Sent: Monday, May 17, 2021 9:59 AM
To: Robert Kuhfuss
Subject: FW: HUD Housing

Please add to case file.

Thanks,

*Lloyd Abrams
Assistant Director
Community Development
City of Surprise
Office: 623-222-3021*

From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Monday, May 17, 2021 8:59 AM
To: [REDACTED]
Subject: RE: HUD Housing

Good morning Ms. Frazier,

It is good to hear from you again. Thank you for sharing your feedback on the proposed "Promenade" project. We will include your message in the public comments being collected as part of the evaluation and review of this proposal. There will be additional opportunity for public comment on this proposed development in the future and we encourage and appreciate your willingness to continue to engage and share your perspective.

I truly appreciate your fondness for Surprise's beauty, cleanliness, peace and safety. We definitely have that in common. Have a great week,

Mike Gent

City of Surprise · Deputy City Manager
Community Development · Public Works · Water Resource Management
Direct (623) 222-6223 · Cell (623) 980-0546

From: "Sharon Frazier" [REDACTED]
Subject: HUD Housing
Date: 14 May 2021 19:01
To: "Roland Winters" <Roland.Winters@surpriseaz.gov>

I just heard that Surprise is entertaining putting HUD housing on the Waddell/Cotton area. I certainly hope this is not true. I left California to get away from these developments. I love how beautiful Surprise is. It's clean, safe and welcoming. I assure you that it will not be the same if these developments are allowed. It will become dirty and trashy, crime will increase, gangs will come, home values will decrease and the people you wanted to attract will leave and the homeless will come. It will become harder to attract businesses. I've seen City after city in CA deteriorate because of HUD housing. Here's hoping I don't have to leave again. I came here to retire in peace and safety.

Trever Fleetham

From: Jodi Tas
Sent: Monday, August 2, 2021 11:35 AM
To: Ashley Labhart
Cc: Lloyd Abrams; Skip Hall
Subject: FW: Waddell Crossing proposal

Hi, Ashley! Below please find an email from a resident regarding Waddell Crossing to be added to the file.

Thanks!

Jodi

From: Sharon [REDACTED]
Sent: Saturday, July 31, 2021 11:50 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing proposal

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello Mr Hall, I am writing to you as a tenured Surprise resident. I am extremely upset regarding the multi-family, affordable housing proposal for Waddell Crossing which I understand is being driven by you. It became clear to me after attending last May community hearing that I am not alone. As you were not in attendance, I would like to share my key takeaways:

- There was a unified voice regarding the need for affordable housing in Surprise
- However, there was an equally unified voice that the current location is not the right placement for such a development
- Community members shared passionate concerns regarding:
 - o 1. significant increase in traffic
 - o 2. lack of infrastructure for increased population
 - o 3. overflow parking leaking into surrounding neighborhoods
 - o 4. impact to property values
 - o 5. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt surrounding communities. I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a \$800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development. In addition, I feel you should be aware that the affordable housing is for households earning less than \$50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a

salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Blessings of peace, love and faith,

Sharon Frazier

*"In the evening of this life, we will be judged by love."
St. John of the Cross*

Trever Fleetham

From: Mayor
Sent: Monday, August 30, 2021 3:28 PM
To: Ashley Labhart
Cc: Lloyd Abrams
Subject: FW: Apartments at Waddell Crossing

FYI

From: Andrea Smith [REDACTED]
Sent: Thursday, August 26, 2021 11:35 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Apartments at Waddell Crossing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Dear Mr. Mayor,

I asking you to vote against these apartments. The traffic on Waddell and Cactus are already absolutely horrible even with both streets open. Add to that the drainage issue on Cactus EVERYTIME is rains, and it's even worse. IF we add another 1000 residents to this area it will become an unforgivable nightmare. I will say, I voted for you in the November 2020 elections, but if these apartments go up, not only have you lost my vote but the vote of all the residents in this area and the 1000 democrats that will more than likely be occupying these apartments, won't do a bit of good to help you!!!!

Sincerely,

Your Constituent

Trever Fleetham

From: Mayor
Sent: Monday, June 21, 2021 9:41 AM
To: Ashley Labhart
Cc: Skip Hall; Patrick Duffy
Subject: FW: Cotton. Waddell low income project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, Ashley! Can you please add this email to the file?

Thank you!

Best,

Jodi

From: [REDACTED]
Sent: Friday, June 18, 2021 4:49 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Cotton. Waddell low income project

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I Disapprove 100%

[Sent from Yahoo Mail on Android](#)

Trever Fleetham

From: Mayor
Sent: Monday, June 21, 2021 9:41 AM
To: Ashley Labhart
Cc: Skip Hall; Patrick Duffy
Subject: FW: Cotton. Waddell low income project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, Ashley! Can you please add this email to the file?

Thank you!

Best,

Jodi

From [REDACTED]
Sent: Friday, June 18, 2021 4:49 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Cotton. Waddell low income project

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I Disapprove 100%

[Sent from Yahoo Mail on Android](#)

Trever Fleetham

From: Mayor
Sent: Wednesday, June 2, 2021 11:26 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Highly concerned

FYI

-----Original Message-----

From: Stephanie Hooker [REDACTED]
Sent: Sunday, May 30, 2021 3:37 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Highly concerned

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Mr. Hall...

My name is Stephanie Hooker and I have been a resident of Surprise for almost 16 years. We moved to Surprise to get away from the big cities and to raise our children in a family community. We have loved our little city for years but recently we have seen Surprise grow and slowly watched it change....but not for the better. We now have several apartment communities throughout our city and now to hear of the proposed development bringing in low income housing is a HUGE concern for us as home owners. WE DON'T NEED OR WANT LOW INCOME HOUSING OR ANYMORE APARTMENTS! Bringing this type of development will only bring more crime (statistics prove that), traffic AND will definitely lower our property value. This type of community was NEVER the original vision for Surprise and it's residents. Im shocked that this is even an option!!

Surprise needs more stores, restaurants, schools and parks. The last thing we need is this!!!

We are begging you to PLEASE think of the community that already exists here and put US first! Please don't vote for this! We do not want this in our community!

I appreciate your time and I thank you for listening!

Stephanie Hooker

Trever Fleetham

From: Jodi Tas
Sent: Monday, June 21, 2021 9:43 AM
To: Ashley Labhart
Cc: Skip Hall; Patrick Duffy
Subject: FW: Housing project Southwest Waddell and cotton.

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning! Below please find another email to add to the file.

Thank you!

Jodi

-----Original Message-----

From: Tyler [REDACTED]
Sent: Friday, June 18, 2021 9:16 AM
To: Mayor <Mayor@surpriseaz.gov>
Cc: Renee Gordon [REDACTED]
Subject: Housing project Southwest Waddell and cotton.

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello my name is Tyler I'm a resident Currently living in Sierra Montana. Myself and all my neighbors are highly against the low income housing that is being proposed on the south west corner of Waddell and Cotton. I feel it will be detrimental to our home values, over populated, crime will go up, and our schools will suffer. We feel that the low income housing is not suited for this area and will be out of place. Please do not build Proposed plan on the Southwest corner of Waddell and Cotton.

>

> Sent from my iPhone

Trever Fleetham

From: Jodi Tas
Sent: Monday, May 24, 2021 11:45 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Housing

FYI

-----Original Message-----

From: Barbara Bruce [REDACTED]
Sent: Monday, May 24, 2021 10:59 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Mr Mayor. No to housing projects on Cotton and Waddel. Keep Surprise growing with common sense projects. No projects that will bring down our values. Thank you Barb

Sent from my iPhone

Trever Fleetham

From: Chris Boyd
Sent: Tuesday, July 6, 2021 10:27 AM
To: Ashley Labhart
Subject: FW: HUD housing

Ashley,

Please place in the Waddell Crossing file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Tuesday, July 6, 2021 8:51 AM
To: Bill and Diane Hanlon [REDACTED]
Subject: RE: HUD housing

Good morning Mr. Hanlon,

I hope your family enjoyed a nice Independence Day weekend. Sorry we haven't connected yet via phone, feel free to give me a call if you would like to discuss any of these responses further:

- 1) The City of Surprise has a contract with Valley Metro currently, to provide limited transit services for our residents. This includes commuter bus service for those traveling to downtown Phoenix each weekday morning and evening, paratransit service for those with disabilities, and RideChoice service (similar to Uber, Lyft, or taxi service) for those with disabilities, senior citizens, or income qualified individuals. We regularly evaluate resident demand and the community value of further expanding transit service and are prepared to move in that direction as our community's needs evolve.

Your second and third questions have significant implications that are governed by Federal law. The Fair Housing Act prohibits state and local land use and zoning laws, policies, and practices that discriminate based on protected characteristics. This includes making unavailable or denying housing (including vacant land that may be developed into residences) because of a protected characteristic. One specific prohibited example cited by the U.S. Department of Justice (DOJ) reads, *"Imposing restrictions on housing because of alleged public safety concerns based on stereotypes about the residents or anticipated residents who have protected characteristics. An example is requiring a proposed development to provide additional security measures based on a belief that persons with particular protected characteristics are more likely to engage in criminal activity."*

That said, there are characteristics worth noting about affordable housing projects. While the City of Surprise is not directly involved in this project, as the land and potential buildings are privately owned and privately funded, we are anxiously engaged in ensuring all projects developed in the city have positive impacts on our community's health and our residents' quality of life. The City has not conducted any relevant case studies on this subject matter, however, there is much research available on the topic. Some of the findings from this research include,

- a. Research has examined changes in nearby home values before and after a Housing Credit property was completed and found that in the nation's 20 least affordable markets, there was no significant effect on home values located near an affordable housing development. That research concluded that "the bottom line for those who fear that property values will take a hit when an affordable housing project locates nearby is that their anxiety is largely unfounded – at least in cities where housing is either expensive or in short supply."
- b. Research has found that Housing Credit properties reduced crime rates in distressed communities and had no effect on crime rates in high-opportunity neighborhoods. And this doesn't even begin to describe the benefits of Housing Credit properties in terms of poverty alleviation and economic mobility. A 2019 study found that each additional year a child spent in a Housing Credit home is associated with a 3.5 percent increase in the likelihood of attending a higher education program for four years or more, and a 3.2 percent increase in future earnings.

Our elected officials and city leadership are committed to promoting and enhancing public safety in Surprise. While growth brings challenges and opportunities, we will work tirelessly to ensure Surprise remains a safe, clean, and attractive community for all who live, work, or play here.

Thanks,

Mike Gent

City of Surprise • Deputy City Manager
Community Development • Public Works • Water Resource Management
Direct (623) 222-6223 • Cell (623) 980-0546

From: Bill and Diane Hanlon [REDACTED]
Sent: Monday, July 5, 2021 9:17 AM
To: Mike Gent <Mike.Gent@surpriseaz.gov>
Subject: Re: HUD housing

Good morning Mr. Gent,

The questions I have:

- 1) Is their going to be a bus system coming to the city of Surprise?
- 2) Have you done any case studies of cites that have done what you are proposing and how has it affected the surrounding areas in regards to crime and property values?And
- 3) Have you done any case studies of cities where they have implemented low income housing were they have come up with programs that have kept crime down and property values up?

Regards,

Bill Hanlon

On 7/1/2021 1:09 PM, Mike Gent wrote:

Good afternoon Mr. Hanlon,
Mayor Hall asked that our team respond and share contact information. I am available to visit with you regarding this project, transportation options, or any other city issue you may have questions about or want to discuss.

Please give me a call at your convenience,

Mike Gent

City of Surprise - Deputy City Manager
Community Development - Public Works - Water Resource Management
Direct (623) 222-6223 - Cell (623) 980-0546

From: Mayor <Mayor@surpriseaz.gov>
Sent: Thursday, July 1, 2021 12:27 PM
To: Bill and Diane Hanlon [REDACTED]
Cc: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Mike Gent <Mike.Gent@surpriseaz.gov>; Michael Frazier <Michael.Frazier@surpriseaz.gov>; Jodi Tas <Jodi.Tas@surpriseaz.gov>
Subject: RE: HUD housing

Good morning Mr. Hanlon,

Thank you for reaching out and sharing your thoughts with me. Public transportation is an essential component of our community, and I share your concern that we need to improve its availability to our residents. I have forwarded this email to Mike Gent, our Deputy City Manager, and asked that he reach out to further discuss the project at Waddell and Cotton and how the City is working towards improving public transportation.

Thank you,

Skip Hall
Mayor

From: Bill and Diane Hanlon [REDACTED]
Sent: Wednesday, June 30, 2021 5:04 PM
To: Mayor <Mayor@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Subject: HUD housing

To whom it may concern:

This is in regards to the HUD project on Waddell and Cotton! Even though I prefer to have our community the way it is. I also understand those that need the low income dwellings. The biggest problem we have in the city of Surprise is that there is a lack of public transportation. When we do have public transportation then we can discuss low income dwellings. Until then you are leaving

people who do not have transportation at a distinct disadvantage over other cities that do. They will only be able to go to places within walking distance. Please take this into consternation when making your discussion.

Regards

Bill Hanlon

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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01 Jul 2021 20:09:15 -0000

Trever Fleetham

From: Jodi Tas
Sent: Monday, May 24, 2021 10:45 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: HUD housing complex @ Waddell/Cotton

FYI

From: Michelle & Paul Gulbranson [REDACTED]
Sent: Monday, May 24, 2021 5:19 AM
To: Mayor <Mayor@surpriseaz.gov>; Michelle Gulbranson [REDACTED]
Subject: HUD housing complex @ Waddell/Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I am writing to express my concern about the proposed HUD housing complex slated for the SW corner of Waddell and Cotton in Surprise.

Living within a mile of this area, I am concerned with the viability of this location. The traffic is already a concern with the schools in this area causing back ups, and with the additional tenants of this proposed property that issue will undoubtedly get much worse.

In addition, anytime a HUD complex is built, the crime in the area gets worse along with falling real estate prices, both of which are a huge concern to me.

Please rethink the location of this property and how it will affect the current residents first. We are already paying the taxes and love our safe city.

Thank you for your time and service to Surprise.

--

Michelle & Paul Gulbranson

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Trever Fleetham

From: Chris Boyd
Sent: Friday, May 14, 2021 9:09 AM
To: Ashley Labhart
Subject: FW: HUD housing

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: Jack Hastings <Jack.Hastings@surpriseaz.gov>
Sent: Friday, May 14, 2021 8:12 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Michael Frazier <Michael.Frazier@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>
Subject: Fwd: HUD housing

Jack Hastings
Councilmember
City of Surprise
623.222.1325

From: "Cynthia" [REDACTED]
Subject: HUD housing
Date: 14 May 2021 08:07
To: "Jack Hastings" <Jack.Hastings@surpriseaz.gov>

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good morning,
Where can I formally register my disapproval of this high density HUD housing on Waddell and Cotton Ln?
Thank you,
Cynthia Sobarzo

Sent from my iPhone

Trever Fleetham

From: Chris Boyd
Sent: Monday, July 19, 2021 3:11 PM
To: Ashley Labhart
Subject: FW: Low Income Housing

Ashley,

Please place in the file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: Mike Gent <Mike.Gent@surpriseaz.gov>
Sent: Monday, July 19, 2021 1:33 PM
To: [REDACTED]
Subject: RE: Low Income Housing

Good afternoon Rev. Dr. Ruffcorn,

Councilmember Winters shared your correspondence with me and asked that I respond directly to you.

We greatly appreciate your trust in our city government and your interest in learning more about actual impacts of affordable housing development, versus perceived impacts. While the City of Surprise is not directly involved in this project, as the land and potential buildings are privately owned and privately funded, we are anxiously engaged in ensuring all projects developed in the city have positive impacts on our community's health and our residents' quality of life. The City has not directly conducted any case studies on this subject matter, however, there is [much research](#) available on the topic. Some of the findings from this research include,

- a. [Research](#) has examined changes in nearby home values before and after a Housing Credit property was completed and found that in the nation's 20 least affordable markets, there was no significant effect on home values located near an affordable housing development. That research concluded that "the bottom line for those who fear that property values will take a hit when an affordable housing project locates nearby is that their anxiety is largely unfounded – at least in cities where housing is either expensive or in short supply."
- b. [Research](#) has found that Housing Credit properties reduced crime rates in distressed communities and had no effect on crime rates in high-opportunity neighborhoods. And this doesn't even begin to describe the benefits of Housing Credit properties in terms of poverty alleviation and economic mobility. [A 2019 study](#) found that each additional year a child spent in a Housing

Credit home is associated with a 3.5 percent increase in the likelihood of attending a higher education program for four years or more, and a 3.2 percent increase in future earnings.

Our elected officials and city leadership are committed to promoting and enhancing public safety in Surprise. While growth brings challenges and opportunities, we will work tirelessly to ensure Surprise remains a safe, clean, and attractive community for all who live, work, or play here.

Thanks,

Mike Gent

City of Surprise • Deputy City Manager
Community Development • Public Works • Water Resource Management
Direct (623) 222-6223 • Cell (623) 980-0546

From: "Kevin Ruffcorn" [REDACTED]
Subject: Low Income Housing
Date: 19 July 2021 12:06
To: "Roland Winters" <Roland.Winters@surpriseaz.gov>

Hi Roland,

I am one of your constituents. I live in Northwest Ranch Parkway (15676 N 164th Lane).

Recently I have read several emails on the "Nextdoor" website concerning some low income housing that is planned for the Cotton Lane area. A majority of the emails—at least that I have read—are against the housing because it will bring crime and drugs to Surprise. It is very difficult for me to believe that the Surprise City Council would approve construction of a subdivision that would be a threat to the community. Because of this trust, I am not opposed to the low income housing. In fact, I am pleased that the City of Surprise is attempting to address this need in the age of skyrocketing housing costs.

I am wondering, if you have any documentation and studies that might shed light on the claims of increased crime and drugs in low income housing. I would appreciate any suggested reading that you might have.

Thank you.

Blessings,

Kevin E. Ruffcorn

Rev. Dr. Kevin E. Ruffcorn
Blogger, Author, Speaker, Consultant
[www. aSaneFaith.com](http://www.aSaneFaith.com)
[REDACTED]

Trever Fleetham

From: Jodi Tas
Sent: Monday, May 24, 2021 10:43 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: LOW INCOME HOUSING

FYI

From: Beetle J [REDACTED]
Sent: Sunday, May 23, 2021 3:09 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: LOW INCOME HOUSING

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

WE DO NOT NEED NOR WANT LOW INCOME HOUSING, ON THE SW. CORNER OF WADDELL/COTTON.....

THERE IS PLENTY OF AREAS TO BUILD, THIS AREA IS GETTING WORSE AND WORSE JUST WITH TRAFFIC.

THERE IS ONE FRY'S WHICH IS OVERCROWDED, I STOPPED SHOPPING THERE. THIS IS AN INSANE IDEA OF PLANNING.

THERE ARE SO MANY NEW HOMES IN THIS AREA, I LIVE OFF GREENWAY/COTTON IN SIERRA MONTANA, THE TRAFFIC IS SOMETIMES BACKED UP TO 175TH !!!

NO, TO LOW INCOME HOUSING, I HAVE A BETTER AREA.....BULLARD/BELL RDS.!!

ENOUGH IS ENOUGH, STOP THIS INCIDIOUS RAMPAGE!

SURPRISE RESIDENT
ANITA JANKOWSKI

Sent from [Mail](#) for Windows 10

Trever Fleetham

From: Jodi Tas
Sent: Tuesday, May 25, 2021 2:55 PM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: MUST READ re: 3 story apt proposal for seniors and low income families at Waddell Crossing

FYI

From: Diana Hathaway [REDACTED]
Sent: Tuesday, May 25, 2021 11:00 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: MUST READ re: 3 story apt proposal for seniors and low income families at Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mr Mayor,

I'm writing you today as a concerned citizen who lives in the Waddell Haciendas neighborhood here in Surprise AZ.

As you know, there is a proposed 3 story government apt complex and senior housing area containing 600 units planning to be built on the corner of Cotton and Waddell. This is NOT a good planning decision based on the following reasons.

We moved out here to enjoy the quiet, less congested country life and yet still be close to city amenities. That was only 4 years ago and sadly this is no longer the lifestyle we are living. Since we've moved here 3 schools within a 3 mile radius have been built, 2 major subdivisions have been built and even more as of today I see are breaking ground. As I drive my kids to school there is only a [2 lane street](#) that is available near Waddell and 172nd and traffic is backed up a mile every morning and afternoon.

All there are out here are houses now! No wide open spaces, no parks, no entertainment and no quality restaurants. It seems more senior housing and apartments is all Surprise wants. Those new stand alone apts are everywhere like on Waddell and Reems and Assisted living places are EVERYWHERE- even next to Ottawa university and the baseball training fields! Old people and young lifestyles activities seem like an odd mixture and so does this proposal of having more ugly high story apartments with more people to encroach our already crowded streets and neighborhoods!

We use to ride our horses down the canal up until a year ago and because of the masses of people from of all the new subdivisions and people that come into our neighborhood wanting to pet our animals and loot, Maricopa water district closed it down due to the unwanted trespassers and people dumping their junk! We don't need more people taking walks in our neighborhood where they bring their dogs, crap on our yards, bark and lunge at my horse while riding, trying to pet and feed our livestock and do slow drive bys checking out our property. This is happening more and more and I can only imagine it will get worse with 600 families moving

in!

And I get it, low cost housing sounds like a compassionate service for those less fortunate, but let's be real...these communities are often infiltrated with riff raff, not everyone of course is, but look at any community that has this program and tell me the area hasn't gotten worse! Surprise is going to be another El Mirage with low income housing, burger kings and goodwills. Not classy or attractive!

Please listen to us, the citizens who live here and experience the lifestyle day in and day out. We are begging you to not allow this development happen. This is why we vote for you so you can represent us. We trust you to be our voice and to uphold your position to make Surprise a wonderful community where we can safely raise our children in a clean, beautiful and in a well thought out plan of a city.

Thank you so much for listening and all I ask from you is to deny this new proposed development from happening to our beautiful city and neighborhood.

Much respect,
Diana Hathaway

Sent from my iPhone

Trever Fleetham

From: Jodi Tas
Sent: Monday, May 24, 2021 9:57 AM
To: Patrick Duffy; Skip Hall
Cc: Ashley Labhart
Subject: FW: SW corner Cotton/Waddell

FYI

From: Dcn. Dave Opsahl (b) (6)
Sent: Friday, May 21, 2021 11:54 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: SW corner Cotton/Waddell

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Honorable Mayor Skip Hall;

Please do not let apartment buildings and high density assisted living units be built on the SW corner of Cotton and Waddell. The traffic density of Sarah Ann Ranch is already taxed with three schools in close proximity of each other.

Respectfully,

Dave and Karen Opsahl
Sarah Ann Ranch

(b) (6)
(b) (6)

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Trever Fleetham

From: Jodi Tas
Sent: Monday, August 2, 2021 11:38 AM
To: Ashley Labhart
Subject: FW: The Promenade / Waddell Crossing Project June 29 Meeting
Importance: High

From: [REDACTED]
Sent: Saturday, July 31, 2021 10:59 AM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Cc: 'Ron Anthony' [REDACTED] 'Mike Baker' [REDACTED]
Subject: RE: The Promenade / Waddell Crossing Project June 29 Meeting
Importance: High

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

As previously stated in numerous emails, The Promenade / Waddell Crossing Project is WRONG for the area.

Do YOU as City Representatives support the eventual results of low-income housing?

I presume our Planning and Zoning Department has researched what LOW-INCOME building are.

According to HUD, <https://www.huduser.gov/periodicals/ushmc/spring95/spring95.html>
.....Public housing is also much more prevalent in central cities than in suburbs. Whereas central cities are home to 46 percent of all renters, they accommodate 69 percent of occupied public housing units. The reverse is true for suburbs, which house 38 percent of renters compared to 14 percent of occupied public housing units.....
.....While public housing units are generally in good condition, the AHS shows that they are located in poorer quality neighborhoods than private rental units. For example, 26 percent of public housing respondents indicated that crime is a problem in their neighborhoods compared to 12 percent of all renters. When asked if their units were near vandalized buildings, 14 percent of public housing respondents replied affirmatively compared to only 3 percent of all renters. When asked if trash or junk on streets or properties in their neighborhoods was a problem, 40 percent of public housing respondents replied affirmatively compared to 17 percent of all renters.....

Furthermore, building low-income housing means skipping amenities
<https://rentalhousingjournal.com/building-affordable-apartments-means-skipping-the-amenities/>

.....One way to provide more affordable rental options is by building smaller apartment communities without amenities or with fewer amenities, the research says.....

The Promenade / Waddell Crossing Project sure is following the pattern of “skipping amenities. There is no mass transit for transportation.... So how are “tenants” of the project to get around to Doctors, recreational facilities, entertainment facilities?

And if this means “low-income” tenant must provide their own transportation (vehicles) WHY REDUCE THE PARKING SPACES .. if not to appease / support the builder of this project.

Does the “recreational facilities” within this project support the quantity of “tenants”?

With HUD agreeing projects like this below in more urban settings, and Dominion has surely skipped on amenities, why approve this project?

Planning and Zoning must hold to what few zoning codes the City has to deny Dominion to build the project as it currently is proposed.

Thank you,

Rich and Nanc Ozga

████████████████████
████████████████

Trever Fleetham

From: Chris Boyd
Sent: Tuesday, July 6, 2021 4:17 PM
To: Ashley Labhart
Subject: FW: The Promenade / Waddell Crossing Project June 29 Meeting

Importance: High

Ashley,

Please place this in the Waddell Crossing file.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: [REDACTED]
Sent: Wednesday, June 30, 2021 12:29 PM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Cc: 'Ron Anthony' [REDACTED] 'Mike Baker' [REDACTED]
Subject: The Promenade / Waddell Crossing Project June 29 Meeting
Importance: High

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

The following are my opinions and comments regarding June 29, 2021 meeting with Developer Dominium representative – Owen “Hewitt”:

When I asked him why did Dominium select the location of Waddell and Cotton for their project; his response was we are a large company and develop projects through the county. We know what we are doing when we invest \$150 million in a project.

When I asked him what capacities the pools (senior and low in-come sections) were sized for; his response was they are within code.

At this point in the conversations with me as well as homeowners, this Dominion representative became rather “cocky” and continued to repeat throughout Dominion was a large developer, putting \$150 million into this project, and knew what the project required to be successful.

When I asked him why Dominion was requesting a change reducing the parking requirements from 2.25 per unit; his response was Dominion was they are not requesting any parking space changes; and they have more than sufficient parking spaces allocated with 2 spaces per unit in the low in-come section and 1.2 spaces per unit in the senior section. When I, and other homeowners, asked what and how Dominion plans to address visitor parking to both the senior and low in-come section; he repeated his earlier statement that Dominion has allocated more than sufficient parking spaces, and they tow away violators, and Dominion was a large developer, putting \$150 million into this project, and knew what the project required to be successful.

He further responded that the property has no restrictions relative to units and Dominion was within their rights to develop as many units – housing and parking, as they wanted within the area and up to a height of 50’.

I and most homeowners that had attended this “meeting” were offended; and hope / trust City **Planning Development Department** as well as **City Council** do not agree to the amendments Dominion is requesting for the purposes of including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade/Waddell Crossing.

Furthermore, many of us homeowners recommend more stringent and careful rules, codes, et cetera be applied / corrected to all lands / PADs within City limits; such that this “lack of dwelling density” as is the current situation with this PAD be corrected.

Thank you,

Rich and Nanc Ozga
[REDACTED]
[REDACTED]

Trever Fleetham

From: Robert Kuhfuss
Sent: Wednesday, June 2, 2021 4:48 PM
To: Ashley Labhart
Subject: FW: Waddell crossing

Ashley – fyi This is regarding the Promenade aka Waddell Crossing not Sterling Grove

From: Sergio Angulo <Sergio.Angulo@surpriseaz.gov>
Sent: Friday, May 28, 2021 6:22 PM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>; Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: Fwd: Waddell crossing

Rob

FYI .

Below is the response to Sterling Groves

From: "Goldenranch" [REDACTED]
Subject: Re: Waddell crossing
Date: 28 May 2021 18:18
To: "Sergio Angulo" <Sergio.Angulo@surpriseaz.gov>

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Thank you Sergio! We are in trouble out here. They keep building with no concern for the residents. Our community is planning on coming to the next meeting if we can find out when that is. Thank you for your concern.

Regards
Jo Santoli
[REDACTED]

> On May 28, 2021, at 3:47 PM, Sergio Angulo <Sergio.Angulo@surpriseaz.gov> wrote:
>
> Good afternoon Jo,
>
> Thank you for your sharing your concerns.
>
> We will document this message in the project case and pass it on to the Planning and Zoning Commission.
>
> Best regards,
>
> Sergio Angulo, Planner
> City of Surprise
> Community Development
> 16000 N. Civic Center Plaza | Direct: 623.222.3155 | Main: 623.222.3000
>

>
> -----Original Message-----
> From: Goldenranch [REDACTED]
> Sent: Friday, May 28, 2021 11:45 AM
> To: Planning <Planning@surpriseaz.gov>
> Subject: Waddell crossing
>
> ***The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.***
>
> We are against the new development at cotton and waddell called Waddell Crossing. There is already a new development coming in with 2200 new homes and more than 4400 cars called "Sterling Groves. We are already having a difficult time getting out at Cotton and Waddell. People can't get to work on time and kids and teachers can't get to school on time. Come do a street study and you will see.
> Thank you
> Jo Santoli
>
> _____
> This e-mail and any accompanying files transmitted are intended solely for
> the use of the individual or entity to whom they are addressed; if you have received
> this e-mail in error please delete it and notify the sender. In addition, under
> Arizona law, e-mail communications and e-mail addresses may be public records.
> 0.1
>
> 28 May 2021 22:47:48 -0000

Trever Fleetham

From: Mayor
Sent: Wednesday, July 21, 2021 3:18 PM
To: Skip Hall
Cc: Ashley Labhart
Subject: FW: Waddell Crossing

Good afternoon! Another email for the file. Thank you!

Best,

Jodi

From: [REDACTED]
Sent: Saturday, July 17, 2021 11:00 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Hello Mr Hall,

I am writing to you as a tenured Surprise resident. I am extremely upset regarding the multi-family, affordable housing proposal for Waddell Crossing which I understand is being driven by you. It became clear to me after attending meetings in May, June and July that I am not alone in our community. I was hoping to see you and all the councilman attend these meetings so that you are learning what your voters are saying so I would like to share my key takeaways:

****There was a unified voice regarding the need for affordable housing in Surprise**

****An equally unified voice that the current location is not the right placement for such a development**
Community members shared passionate concerns regarding:

1. Too many units per acre
2. significant increase in traffic
2. lack of infrastructure for increased population
3. overflow parking leaking into surrounding neighborhoods
4. impact to property values
5. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt surrounding communities.

I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your backyard, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a \$800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location

of Cotton & Waddell simply is not appropriate for this type of development.

In addition, I feel you should be aware that the affordable housing is for households earning less than \$50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all due respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Thank you,
Andrew Berrafato



Trever Fleetham

From: Jodi Tas
Sent: Monday, August 2, 2021 11:35 AM
To: Ashley Labhart
Cc: Lloyd Abrams; Skip Hall
Subject: FW: Waddell Crossing proposal

Hi, Ashley! Below please find an email from a resident regarding Waddell Crossing to be added to the file.

Thanks!

Jodi

From: Sharon [REDACTED]
Sent: Saturday, July 31, 2021 11:50 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing proposal

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello Mr Hall, I am writing to you as a tenured Surprise resident. I am extremely upset regarding the multi-family, affordable housing proposal for Waddell Crossing which I understand is being driven by you. It became clear to me after attending last May community hearing that I am not alone. As you were not in attendance, I would like to share my key takeaways:

- There was a unified voice regarding the need for affordable housing in Surprise
- However, there was an equally unified voice that the current location is not the right placement for such a development
- Community members shared passionate concerns regarding:
 - o 1. significant increase in traffic
 - o 2. lack of infrastructure for increased population
 - o 3. overflow parking leaking into surrounding neighborhoods
 - o 4. impact to property values
 - o 5. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt surrounding communities. I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a \$800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development. In addition, I feel you should be aware that the affordable housing is for households earning less than \$50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a

salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Blessings of peace, love and faith,

Sharon Frazier

*"In the evening of this life, we will be judged by love."
St. John of the Cross*

Trever Fleetham

From: Chris Boyd
Sent: Tuesday, June 22, 2021 11:18 AM
To: Ashley Labhart
Subject: FW: Waddell Crossing Questions

Follow Up Flag: Follow up
Flag Status: Flagged

Ashley,

Please include these with the other comments.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: Chris Boyd
Sent: Tuesday, June 22, 2021 10:50 AM
To: [REDACTED]
Cc: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; [REDACTED] Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; 'Ron Anthony' [REDACTED] 'Mike Baker' [REDACTED]
Mike Gent <Mike.Gent@surpriseaz.gov>; Michael Frazier <Michael.Frazier@surpriseaz.gov>
Subject: RE: Waddell Crossing Questions

Mr. Ozga,

Thank you for your comments.

Your comments will be included with the other comments that have been received from the community and shared with both Planning and Zoning and the City Council as part of the information they receive when considering the proposed project.

Thank You,

Chris Boyd
Community Development Director

City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From [REDACTED]
[REDACTED] June 22, 2021 9:09 AM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>
Cc: 'Ron Anthony' [REDACTED] 'Mike Baker' [REDACTED] Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: Waddell Crossing Questions

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-in-come project are against this project.

This is an excerpt from <https://eyeonhousing.org/2019/07/the-effect-of-affordable-housing-on-the-surrounding-neighborhood/> which states

“.....After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy’s Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**....”

There are many articles citing effects on neighborhoods as being “against” and “for” affordable low-in-come projects.

Articles “for” citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.

Articles “against” come from more independent sources.

My questions to the Council are

1 - Do you consider our area within District 3 to be a “distressed and low-poverty neighborhood”?

2 – Why has this project been selected for our area ?

Virtually every article regarding “affordable – low- in-come housing” places / promotes placing these projects in distressed and low-poverty neighborhood.

3 – Why does the City want to lower our property values?

Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga

[REDACTED]

[REDACTED]

Trever Fleetham

From: Chris Boyd
Sent: Tuesday, June 22, 2021 11:18 AM
To: Ashley Labhart
Subject: FW: Waddell Crossing Questions

Follow Up Flag: Follow up
Flag Status: Flagged

Ashley,

Please include these with the other comments.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



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To: [REDACTED]
Cc: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; [REDACTED] Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; 'Ron Anthony' [REDACTED] 'Mike Baker' [REDACTED]
Mike Gent <Mike.Gent@surpriseaz.gov>; Michael Frazier <Michael.Frazier@surpriseaz.gov>
Subject: RE: Waddell Crossing Questions

Mr. Ozga,

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Thank You,

Chris Boyd
Community Development Director

City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From [REDACTED]
Sent: Tuesday, June 22, 2021 9:09 AM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>
Cc: 'Ron Anthony' [REDACTED]; 'Mike Baker' [REDACTED] Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: Waddell Crossing Questions

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Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-in-come project are against this project.

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Articles “for” citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.

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My questions to the Council are

1 - Do you consider our area within District 3 to be a “distressed and low-poverty neighborhood”?

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3 – Why does the City want to lower our property values?

Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga

[REDACTED]

[REDACTED]

Trever Fleetham

From: Mayor
Sent: Wednesday, June 2, 2021 11:26 AM
To: Skip Hall; Patrick Duffy
Cc: Ashley Labhart
Subject: FW: Waddell Crossing

FYI

From: [REDACTED]
Sent: Friday, May 28, 2021 12:21 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello Gentlemen,

My name is Lori McDonald, and I am an 8 ½ year resident of Surprise, Az. It has come to my attention that the City of Surprise and the City Council is considering the construction of affordable housing on the corner of Waddell and Cotton Lane. Over the past 8 years, I have seen new housing communities popping up all along Cotton Lane, bringing in thousands of families, as you well know. With all this growth in this small corner of Surprise, I have seen the good and the bad.

On the good side, we have had new schools being built, allowing for more choice in the area. New businesses are popping up, and while I mourn the loss of the beautiful farmland that drew us to this area, I understand progress happens. However, with the good is the bad: increasing traffic on roads not yet suitable for it, more lines, more crowding, public schools already over-crowded becoming more so, and more crime.

The idea of a multi-story, affordable housing unit added to the mix is disastrous for this area. This would exponentially increase all of the negative stated above. But my main concern is the fact that there are three schools within rock throwing distance of this proposed site. Affordable housing brings in transient people from all walks of life, many of them good, hard working folks, but some of them will be child molesters and criminals. I am not so naïve as to think we do not have some living in homes in our area already, a quick internet search can prove that, but why make it worse? Why make it affordable for them to live in our neighborhood so close to so many kids?

Honestly, I wouldn't be upset with a single, or even two-story, unit for seniors 65 and older only. I have an elderly mom who recently had to move in with us because housing here in state has become just too expensive for her to live on her own. This was a very difficult decision for her, but she had no choice.

I ask you to please stop and consider all this before you make your decision. Housing is important, tax dollars that come with new residents is important, but the safety and well-being of our kids is the most important of all. Thank you for your time, thank you for hearing me.

Sincerely,
Lori McDonald

Trever Fleetham

From: Jack Hastings
Sent: Friday, July 16, 2021 10:40 AM
To: Chris Boyd; Robert Kuhfuss
Subject: Fwd: Proposed HUD housing location

Jack Hastings
Councilmember
City of Surprise
623.222.1325

From: "Erin Ast" [REDACTED]
Subject: Proposed HUD housing location
Date: 15 July 2021 16:21
To: "Mayor" <Mayor@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "Aly Cline" <Aly.Cline@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Chris Judd" <Chris.Judd@surpriseaz.gov>

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

City Council of Surprise

Thank you for taking the time to read this email. My name is Erin Ast and I have lived in Surprise since 2006. Our first home was in the Desert Oasis and in 2011 we moved to Surprise Farms. I have been married for 17 years and I have 4 children: Garrison 15 currently enrolled at Paradise Honors High School, Ryane 13 currently enrolled at Canyon Ridge Elementary, Gavin 10 also at Canyon Ridge and Grant 4 and in preschool. My husband and I also started fostering about 6 years ago and that is how we were blessed with Grant.

I am currently a homemaker, but have a degree in Elementary Education and plan on getting back to teaching in some capacity once all my kids are in school. I also volunteer as a mentor and teacher at Hope Womens Center in El Mirage, I have been a part of the center since it opened in the West Valley about 4 years ago. My experience in the foster care system as well as working at the women's center gives me a unique perspective on the new proposed HUD location between Waddell road and Cactus road just West of Cotton lane. I have seen the benefit of HUD housing for the community by giving lower income families an opportunity to gain a place of residency. I personally mentor women who live in HUD homes currently and have knowledge in what is needed for them to thrive. Although this is a great benefit and opportunity for people to provide for themselves and their children, it is extremely important for it to be close to places where jobs are readily available as well as public transportation and access to stores by walking or biking. This type of community should be closer to the epicenter of the city so that the residents can access the DES office, WIC, multiple places of employment, Ottawa University, grocery stores and resource centers that support women and children.

Being closer to the center of Surprise--as opposed to being so far west without personal transportation--would be more practical and beneficial for accessing services that will hopefully lead to their success. In other words, it is placing the community in a tough position from the onset for the future residents to thrive. Therefore, we plead with you to consider moving the proposed location closer to the center of the city to increase the benefit of the future residents.

Thank you again for your service to the city and I would appreciate a response to the following:

Are there future city council meetings that are discussing this issue further?

If so, when are the meetings?

I have discussed this with many other residents that feel the same and we look forward to further discussion about the best location for the property mentioned above.

--

Erin Ast
Surprise, Arizona

Trever Fleetham

From: Jack Hastings
Sent: Monday, July 19, 2021 11:56 AM
To: Robert Kuhfuss
Subject: Fwd: Proposed Plans for Waddell Crossing

Jack Hastings
Councilmember
City of Surprise
623.222.1325

From: "Rodney" [REDACTED]
Subject: Proposed Plans for Waddell Crossing
Date: 19 July 2021 11:55
To: "Jack Hastings" <Jack.Hastings@surpriseaz.gov>

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Please do not let the proposed plans for Waddell Crossing, the land located on the SW corner of Cotton and Waddell, be allowed to be developed by Dominion. Their plan to build 613, three and four-story multi-family residential units under the Section 42 government program along with some commercial buildings, packed into 28 acres does not make sense to put in this location. This high density population will put increased demand on infrastructure, roads, parking, stores, and schools. There is currently no public transportation in this area, so the city is going to end up spending a ton of money to bring that transportation out here, or stranding these low income families who may not have independent transportation. I am not opposed to building additional affordable housing in Surprise, but it would seem to make more sense to build closer to the downtown area where there would be more employment opportunities and nearby resources. Just the additional homes that are being built out in this area is increasing traffic by too much. Allowing a developer to build more houses than what the land is supposed to hold is just insane. I implore you not to go through with this plan for high density housing at the corner of Cotton and Waddell.

Rodney Stalnaker
Sarah Ann Ranch Resident

Trever Fleetham

From: Denise Ghazal [REDACTED]
Sent: Friday, May 14, 2021 10:57 AM
To: Mayor
Cc: Patrick Duffy; Ashley Labhart
Subject: Fwd: Opposition to Waddell and Cotton project Surprise

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Mayor Skip Hall;

Please do not allow the large HUD proposed project at Waddell and Cotton to be completed.

To: Ashley.labhart@surpriseaz.gov
Cc: patrick.duffy@surpriseaz.gov
Subject: Fwd: **Opposition to Waddell and Cotton project Surprise**

Ms. Labhart;

Please do not approve the large HUD project proposal at Waddell and Cotton.

To: patrick.duffy@surpriseaz.gov
Subject: **Opposition to Waddell and Cotton project Surprise**

Mr. Vice Mayor Duffy;

It is our understanding, based on the presentation on May 13, 2021 at 6pm that the city of Surprise is considering approval of a large HUD project to be at the intersection of Waddell and Cotton Lane.

It is with great concern and strong opposition I submit our plea to NOT ALLOW this project to be built at this location. There is already a ridiculous amount of traffic in this area based on the schools and the fact that many residents in the Sarah Ann Ranch neighborhood cannot get out of their subdivision in a timely manner because the infrastructure is just not adequate. We have been here for over 8 years and have seen a tremendous amount of development surrounding our area, however, enough is enough. Also concerning are applicants and occupants of a project such as this, and the significant increase in population in a small community. How will the city protect the current residents? How will the city patrol the area, how often and what will the schedule be? How many times a day will law enforcement be patrolling the area? What increase in response times will be expected?

Please do not approve this project at this location.

Sincerely,
Kamal and Denise Ghazal
Sarah Ann Ranch

Sent from my iPhone

Trever Fleetham

From: Carol Ortiz <[REDACTED]>
Sent: Tuesday, June 15, 2021 12:21 PM
To: Robert Kuhfuss
Subject: HUD housing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

As residents of Sarah Ann Ranch for the past 5 years, we are aware that building in this area is going at a very rapid pace. Several new schools and multiple single housing developments are now in progress. However, our roads have yet to be widened and traffic lights installed.

The addition of HUD housing at the intersection of Waddell and Cotton will cause a major traffic problem at this time. Please note our concerns and our opposition to this project.

Thank You,
Carol and German Ortiz Jr.
[REDACTED]

Trever Fleetham

From: noreply@civicplus.com
Sent: Friday, May 14, 2021 1:28 PM
To: Ashley Labhart; WebMaster; Planning and Zoning Comments
Subject: Online Form Submittal: Planning & Zoning Commission Public Comment Form

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Planning & Zoning Commission Public Comment Form

Call to the Public

For people wishing to address the Planning & Zoning Commission, please fill out the form below:

First Name	Patrick & Debbie
Last Name	Smith
Address1	
Address2	Field not completed.
City	Surprise
State	AZ
Zip	85388
Meeting Date	5/14/2021
Phone Number	
Email	
Please Choose One	Non-Agenda Item
Comment	I would like to relay the negative feelings of neighbors concerning the upcoming review of a proposal for PAD modification at the corner of Waddell & Cotton Lane. We (1) don't want a PAD modification to approve any high-density plans for the corner of Waddell & Cotton Lane, (2) we especially don't want apartment buildings approved for that area and (3) specifically we don't want the excessive multi-tenant apartment plan being proposed as the "Waddell Crossing Site Plan". Please reject it.

Public Meeting Rules

Individuals wishing to address the Planning and Zoning Commission on specific terms, during public meetings or at the Call-to-the-Public segment of the public meeting shall be required to abide by the following rules:

- 1. Citizens wishing to be heard will be required to fill out a Call to the Public request form and turn it into the Planning and Zoning Commission Secretary before the meeting begins.*
 - 2. Each individual will be allowed to speak only once. Each speaker will be restricted to (3) minutes. The Chair will announce any time adjustments at the beginning of the meeting. Organized groups with one spokesperson may be allowed double time by the Chair, time permitting.*
 - 3. Speakers will begin by providing their name and address for the record. You will be required to complete your statement prior to the commission responding. This will assure the speaker their full time. Should the speaker ask questions, the questions will be responded to following the completion of the statement and directed by the Chair.*
 - 4. Respect the rights of the parties speaking whether you support or disagree with them. Parties failing to abide by these rules will be removed from the meeting.*
-

Email not displaying correctly? [View it in your browser.](#)

Trever Fleetham

From: Debra Savillo [REDACTED]
Sent: Monday, July 5, 2021 9:32 AM
To: Robert Kuhfuss; Skip Hall; Patrick Duffy; Chris Judd; Ken Remley; Aly Cline; Jack Hastings; Roland Winters
Subject: Please continue with your plans to build at Waddell Crossing Project @ Waddell & Cotton Lane Intersection

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Just want to say I disagree with the residents posting this letter below, to all of you. I find it discriminating, and subject to possible lawsuits because these residents don't want this type of housing near them, and having these "People" moving in. Really shameful, in light of what is going on in this Country right now. Surprise doesn't need to be identified by this type of racism. They don't speak for all of us. Please continue with your plans to build, and ignore their bigoted letter. Arizona should be open for anyone to live freely in, regardless of their social or monetary status. Not everyone can afford 500k plus housing. Surprise needs affordable housing for all.

We are writing today to communicate our sentiment and dissatisfaction along with the vast majority of residents of District 3 who will be adversely impacted by the proposed development of an affordable housing project on the Truman Ranch Waddell & Cotton Lane intersection. The residents of this area find the project out of touch with the community that has been already developed. While most residents understand that much of the "open space" is destined for development, the bigger question is "what kind of development and how does this affect our quality of life, property values and community to which we have all invested"? Approval of the Waddell Crossing Project would be in direct conflict of the reasons we, and other residents of District 3, invested in living here in the Truman Ranch Waddell & Cotton Lane area of Surprise. Rather than wedging a high density housing development that would diminish the property values of the existing adjacent single family homes, why isn't more consideration given to reviewing other available areas in Surprise that (1) wouldn't result in decreases to current residents property values and (2) would provide better transportation options for high-density apartment residents to have easier and cost effective access to local Surprise area employers? Service industry people and entry level workforce citizens need an affordable place to live that allows them easy access to their places of work. In closing, we strongly oppose the approval of PAD modification that would allow high density housing to be constructed at the Truman Ranch Waddell & Cotton Lane intersection. If such construction were to be approved, the likelihood of a large amount of residents selling their homes to leave the area would occur. In addition, we would focus our energies on finding other candidates for the Surprise City Council who are more aligned with the feelings of the voting public. Sincerely, Patrick & Debbie Smith ***insert street address*** Surprise, AZ 85388



Trever Fleetham

From: Karen S [REDACTED]
Sent: Sunday, June 27, 2021 9:33 PM
To: Robert Kuhfuss; Skip Hall; Patrick Duffy; Chris Judd; Roland Winters; Ken Remley; Aly Cline; Jack Hastings
Subject: Proposed Affordable Housing Use of Property at Cotton and Waddell

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

To: Surprise City Council, Surprise Planning Department- Project Manager Robert.kuhfuss@surpriseaz.gov Skip Hall- skip.hall@surpriseaz.gov Patrick Duffy- Patrick.duffy@surpriseaz.gov Chris Judd- chris.judd@surpriseaz.gov Roland Winters Jr.- roland.winters@surpriseaz.gov Ken Remley- ken.remley@surpriseaz.gov Aly Cline- aly.cline@surpriseaz.gov Jack Hastings- jack.hastings@surpriseaz.gov

From: Residents of District 3

Subject: Project for Affordable Housing at Cotton and Waddell

We are writing today to communicate what we feel is the sentiment of our neighbors and the vast majority of residents inside the area of District 3 represented by Patrick Duffy, for those specifically and adversely affected by the proposed development of the affordable housing project at the Cotton and Waddell location. It is our belief that the residents of this area find the project out of touch with the community in this area and would adversely affect what has been developed here over the past 17-20 years.

While most of us understand that much of the “open space” is destined for development, the bigger question is “what kind of development and how does this affect our quality of life and community to which we have all

invested”? Please note below the statement posted prominently on the City Council’s page on the city website:

"Welcome From the Surprise City Council, Surprise is a city that defines vibrant southwest living! From pristine desert sunsets, family-friendly parks and attractions, to a fine mix of shops, restaurants and museums, Surprise has it all! Your family will love the Surprise Recreation Campus where you can catch a Spring Training baseball game at Surprise Stadium- home to the Texas Rangers and Kansas City Royals, fish at Surprise Lake, or enjoy a game of tennis at our 25 court Tennis and Racquet Complex. Once you are here you’ll never want to leave and the good news is that you won’t have to! Surprise offers a variety of unique and charming neighborhoods for people of all ages."

This statement reflects why people choose Surprise. There are many things that make Surprise “family oriented”. We would point out that affordability is one of the “family friendly traits” as are "unique and charming neighborhoods". However, just as important are the amenities and support services the City provides its residents. Certainly included in the support services are safety and a user friendly Government which has an eye towards the City's future and the future benefit of all of its current residents. Rather than exponentially build on the already frenetic pace of development, we believe most of us would like to see additional focus on “catching up” and supporting those of us who have already made our lifetime investment of living in Surprise.

If this Waddell Crossing were standard density for residential (single family) it would be another story. However the problem does remain the same and that is, what is currently being done to enhance our quality of life? The very obvious issue is the lack of family friendly recreational investment outside the city center area. Investment that has been made, simply has not kept pace with the growth. What may have been appropriate 10 years ago is now sadly lacking outside of the city center with the large-scale growth the city has encouraged and experienced.

Is it not bad enough that we are plowing under all of our local fields and preventing our farmers from providing us with locally grown produce? We know what they are growing, we can see what is put on them, they are fresh and much preferred to importation. We had a brief glimpse at the increased cost and loss of fresh consumables with the lock down and transportation issues during covid in 2020 and the pipeline issues in the south east earlier this year.

Instead of wedging a high density housing development that is surrounded by a growing single family home developing region, why not start putting more investment into our amenities which are, as stated, inadequate for the community? Let's invest in the parks and recreation of the area, supporting the outdoor lifestyles that everyone can enjoy. Aquatics facilities, walking and biking trails, and parks with soccer and baseball fields.

How about supporting our senior residents and handicapped with accessible walking paths and parks?

How about for the younger families who live here with before and after school youth programs (not day care) that provides a benefit to these families who live, work, and support the community?

Looking deeper into the Surprise General Plan; <https://www.surpriseaz.gov/DocumentCenter/View/1512/2020-Maps?bidId=>) a few more things popped out.

- East/West Cactus is considered a MAJOR ARTERIAL ROADWAY. That means something I'm sure.

On Waddell, it is a MAJOR ARTERIAL until either Cotton or 175th Ln (I can't tell from the map) and then it becomes MINOR.

- For this type of housing project public transportation is important. SHORT TERM TRANSIT ROUTES do not support this area but FREQUENT STOP ROUTES do.

Buses. How many buses will Surprise have to start this? At what cost to support this and the other FREQUENT STOP ROUTES which are many? Most will drive surface streets. Muni bus lines are money pits. Taxes WILL GO UP more than a little. Noise and pollution will increase in an area which is already busy.

The proposed development is in the RURAL area of the General Plan of Community Character. This does not sound like a RURAL PROJECT to us, does it honestly sound rural to you?

There are many sections of the city which have open space that is better suited to where lower cost housing would be a benefit and the residents could thrive with available resources nearby. The Litchfield and Bell transit corridors already scheduled for improved bus service and provide walking distance to business and employers would seem a much better fit for affordable housing. Plenty of developed roadway and available space.

Families live here for good reasons, so far. This project will chip away at that fact. We need things our families will value in this area and likely others as mentioned above.

Let's strike a balance and find a more appropriate location in our community for this project that has been proposed. The land west of the 303 and Cotton abuts the canal, state land, and the White Tanks Mountain Range. Building multi-level affordable housing units would require major changes in transit that would disturb the wildlife in the area. Three,(3), and Four,(4), story buildings would alter the beautiful views enjoyed by everyone. We ask that you decide on a more beneficial area to the current residents and those to come.

We oppose this project and would like to see more family friendly spaces and amenities instead of high density housing units.

Looking forward to your reconsideration and support.

Sincerely,

Karen Stuart

Clark & Joan Stuart

Trever Fleetham

From: Robert Kuhfuss
Sent: Wednesday, June 9, 2021 9:36 AM
To: Stu Wood
Subject: RE: Affordable housing project

Thank you. I will include your comments in the packet and let you know when meetings are scheduled.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Stu Wood [REDACTED]
Sent: Wednesday, June 9, 2021 9:21 AM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Re: Affordable housing project

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I promise not to bombard you with emails, but I do want to let you know I oppose the plan because of the four-story building planned. I think it will be an eyesore.

Stu Wood



Sent from my iPhone 6 Plus

On Jun 9, 2021, at 9:00 AM, Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov> wrote:

Mr. Wood,

I am the Planner that is assigned to the case.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza

Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Stu Wood [REDACTED]
Sent: Wednesday, June 9, 2021 8:48 AM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Affordable housing project

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello Robert

I heard your name mentioned in a Sarah Ann Ranch HOA meeting last night. Someone provided your email address. My question is this. What involvement do you have with this proposed affordable housing project near Waddell Road and Cotton Lane? Thank you

Stu Wood



Sent from my iPhone 6 Plus

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09 Jun 2021 16:00:27 -0000

Trever Fleetham

From: Robert Kuhfuss
Sent: Friday, June 11, 2021 3:48 PM
To: [REDACTED]; Skip Hall; Patrick Duffy; Chris Judd; Roland Winters; Ken Remley; Aly Cline; Jack Hastings
Subject: RE: Expansion at Waddell and Cotton

Mr. Robles,

Thank you for your email. I will ensure this is included in the information packet to both the Planning and Zoning Commission and City Council. I will also include you in the notification when this is scheduled for public hearing.

Also, for clarification, the applicant proposes 613 dwelling units, not 1920. Not sure where that figure is coming from but it is not correct.

Please let me know if I can be of further assistance.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: john robles [REDACTED]
Sent: Friday, June 11, 2021 1:30 PM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>
Subject: Fw: Expansion at Waddell and Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Bruce & Bandit

----- Forwarded Message -----

From: john robles [REDACTED]

To: robert.kuhfuss@surpriseaz.gov <robert.kuhfuss@surpriseaz.gov>; skiphall-ship.hall@surpriseaz.gov <skiphall-ship.hall@surpriseaz.gov>; patrickduffy-patrick.duffy@surpriseaz.gov <patrickduffy-patrick.duffy@surpriseaz.gov>; chrisiudd-chris-iudd@surpriseaz.gov <chrisiudd-chris-iudd@surpriseaz.gov>; kenremley-ken.remley@surpriseaz.gov <kenremley-ken.remley@surpriseaz.gov>; alvcline-alv.cline@surpriseaz.gov <alvcline-alv.cline@surpriseaz.gov>; rolandwintersir-roland-winters@surpriseaz.gov <rolandwintersir-roland-winters@surpriseaz.gov>; jackhastings-jack.hastings@surpriseaz.gov <jackhastings-jack.hastings@surpriseaz.gov>

Sent: Thursday, June 10, 2021, 03:18:30 PM MST

Subject: Expansion at Waddell and Cotton

Dear Council

I am extremely opposed to this project in it's current format. There will be far to much density from that many live-in dwellings at that site. 1920 dwellings I heard, with how many inhabinents in each? One, two, three, four?

If three is the average, we are talking 5760 people living in the residential complex alone, 3840 people with 2 living in each dwelling, not counting all who will be doing business in the "commercial section" at all hours of the day and night.

What about parking. All of the residents cars will sitting outside, in a car port if they are lucky enough to get a car port. The car burglars will think they died and went to heaven. Then they will come and check out my house where I live.

Where will the kids go to school?

Better not be at 175th. and Sweetwater! There's enough schools in this community that clog traffic two times a day when school is in session.

And we have yet to feel the effects of the Taylor-Morrison development and the new one that broke ground last week at 175th. and Sweetwater. Ever hear of the round peg in the squre hole??

It will be a total Cluster----

John B Robles

[REDACTED]
[REDACTED]

Trever Fleetham

From: Linc McNitt <[REDACTED]>
Sent: Monday, May 17, 2021 11:15 AM
To: Robert Kuhfuss
Subject: RE: HUD HOUSING

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Robert,

I guess what I want to know is if the city gets federal funding if they put up HUD housing. We have 1/2 million dollar homes going in and the plan is for HUD apartments to go in right on that corner. Just would like to know now if I need to move before my value plummets.

Have a Great Day.

Matthew 23:11

Respectfully,

Linc McNitt

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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-----Original Message-----

From: Robert Kuhfuss [mailto:Robert.Kuhfuss@surpriseaz.gov]
Sent: Monday, May 17, 2021 10:46 AM
To: [REDACTED]
Subject: FW: HUD HOUSING

Mr. McNitt,

I am responding to your inquiry regarding the project on Cotton and Waddell. There is a Major PAD Amendment and related Site Plan involving this property. These are applicant-driven. The "city" is not the applicant, but we are reviewing their proposal.

The property was zoned for C-1, C-2 and MU-PD uses back in 2008. The list of allowed uses includes multi-family; however, the original case did not establish density. The PAD Amendment that is in process seeks to establish density as well as amend the Design Guidelines. That request is being processed under case FS20-839.

There is a companion Site Plan under review as well, which is being processed under case FS21-076.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

-----Original Message-----

From: Linc McNitt [REDACTED]
Sent: Friday, May 14, 2021 9:17 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD HOUSING

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Is the city proposing this HUD Housing on Cotton and Wadell?

Sent from my iPhone

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

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17 May 2021 17:46:22 -0000

Trever Fleetham

From: Robert Kuhfuss
Sent: Tuesday, June 8, 2021 2:58 PM
To: Nate Pomeroy
Subject: RE: Opposing Waddell Crossing

Mr. Pomeroy,

Thank you for your email. We will include this in the packet when the time comes.

I also received your voice message from earlier today regarding the timing of upcoming hearings. That schedule has not been set; however, I am keep track of those who have expressed an interest in this project with the intent of sending notification when meetings are scheduled. I have your information and have included in on the notification list.

Please feel free to contact me if you have any further questions.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Nate Pomeroy [REDACTED]
Sent: Saturday, June 5, 2021 6:56 AM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Opposing Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mr. Kuhfuss,

My name is Nate Pomeroy and my wife and I live at [REDACTED] I am writing to you as per the public comment period, to express opposition to the re zoning for Waddell Crossing. I have blind copied a group of residents who join me in their opposition the the rezoning and the features of this development. I have pasted below, a copy of the letter I will present to City Council when time permits. We strongly oppose the project, density and its negative impact in the proposed location. We believe there are many other locations more suited and supportive of this project within the city limits of Surprise. We do support smart growth, affordable housing and family friendly projects. We will be collecting signatures for those opposed to this project and will be submitting them with the letter to Council. For your consideration:

To: Surprise City Council

Skip Hall- skip.hall@surpriseaz.gov
Patrick Duffy- Patrick.duffy@surpriseaz.gov , ,
Chris Judd- chris.judd@surpriseaz.gov
Roland Winters Jr.- roland.winters@surpriseaz.gov
Ken Remley- ken.remley@surpriseaz.gov
Aly Cline aly.cline@surpriseaz.gov
Jack Hastings jack.hastings@surpriseaz.gov

From: Residents of District 3

Subject: Project

I am writing today to communicate what I feel is the sentiment of the vast majority of residents inside the area of District 3, specifically adversely affected by the proposed development of affordable housing project on the Truman Ranch location, represented ably by Patrick Duffy. It is my belief that the residents of this area find the project out of touch with the community that has developed. While most of us understand that much of the “open space” is destined for development, the bigger question is “what kind of development and how does this affect our quality of life and community to which we have all invested”?

Please note below the statement posted prominently on the City Council’s page on the city website:

A Welcome From the Surprise City Council

Surprise is a city that defines vibrant southwest living! From pristine desert sunsets, family-friendly parks and attractions, to a fine mix of shops, restaurants and museums, Surprise has it all!

Your family will love the Surprise Recreation Campus where you can catch a Spring Training baseball game at Surprise Stadium- home to the Texas Rangers and Kansas City Royals, fish at Surprise Lake, or enjoy a game of tennis at our 25 court Tennis and Racquet Complex.

Once you are here you’ll never want to leave and the good news is that you won’t have to! Surprise offers a variety of unique and charming neighborhoods for people of all ages.

This statement does reflect why people choose Surprise. There are many things that make Surprise “family oriented”. I would point out that affordability is one of the “family friendly traits”. However, just as important are the amenities and support services the City provides its residents. Certainly included in the support services are safety and a user friendly Government which has an eye towards the City future and the future benefit of its residents.

Rather than exponentially build on the already frenetic pace of development, I believe most of us would like to see additional focus on “catching up” and supporting those of us who have already made our lifetime investment of living in Surprise. If this were standard density for residential (single family or even condominium development) it would be another story. However the problem does remain the same and that is what is the City doing to enhance our quality of life? The very obvious issue is the lack of family friendly investment outside the city center area. Investment that has been made, simply has not kept pace with the growth. What may have been appropriate 10 years ago has been left in the dust with the large scale growth the city has experienced.

Instead of wedging a high density housing development that is surrounded by a growing single family home developing region, why not start putting more investment into our amenities which are, as stated, inadequate for the community? Let’s invest in the parks and recreation of the area, supporting the outdoor lifestyles we enjoy. Aquatics facilities, walking and biking trails, parks with soccer and baseball fields and so on. How about supporting the younger families

who live here with before and after school youth programs (not day care) that provides real benefit to these families who live, work and support the community? For example see the link that leads you to Adventure Club sponsored and supported by the City of Roseville, CA.

https://roseville.ca.us/government/departments/parks/programs_classes/adventure_club

As I dug a little deeper into the Surprise General Plan; <https://www.surpriseaz.gov/DocumentCenter/View/1512/2020-Maps?bidId=>) a few more things popped out.

- East/West Cactus is considered a **MAJOR ARTERIAL ROADWAY**. That means something I'm sure. On Waddell, it is a MAJOR ARTERIAL until either Cotton or 175th Ln (I can't tell from the map) and then it becomes MINOR.
- For this type of housing project public transportation is important. SHORT TERM TRANSIT ROUTES do not support this area but **FREQUENT STOP ROUTES** do. Buses. How many buses will Surprise have to add to its fleet, at what cost to support this and the other FREQUENT STOP ROUTES which are many. Most will drive surface streets. Muni bus lines are money pits. Taxes WILL GO UP more than a little.
- The proposed development is in the **RURAL area of the General Plan of Community Character**. This does not sound like a RURAL PROJECT to me, does it to you?
- There are many sections of the city which have open space that is more closely suited to where lower cost housing would be a benefit. The Litchfield and Bell transit corridors already scheduled for improved bus service and provide walking distance to business and employers would seem a much better fit for affordable housing. Plenty of developed roadway and available space.
- Families live here for good reasons, so far. This project will chip away at that fact. We need things our families will value in this area and likely others:
- Aquatics Complex -summer league swim ages 6-17, HS swim and water polo (boys and girls), low cost swim lessons for all families (water safety), kids swim park concept- parties and fam fun and how about pre and post day care for kids. These are significant value added for families.

As a long time business owner and General Manager, I personally support the concept of providing housing to the region that is affordable. Service industry people and entry level workforce citizens need an affordable place to live and allows them easy access to their places of work. This concept of affordable housing makes the City more business friendly. If labor cannot afford to live where they work it is hard to recruit and retain employees. Let's strike a balance and find a more appropriate location in our community for a project such as this one that is proposed.

The residents on the attached petition (TB SUBMITTED) oppose this project and would like to see more family friendly amenities.

Sincerely,

Nate Pomeroy

Trever Fleetham

From: Robert Kuhfuss
Sent: Friday, May 14, 2021 4:22 PM
To: [REDACTED]
Subject: RE: Project at Waddell and Cotton

Thank you for your email. I am not able to offer such advice; however, I am able to provide more information to you about the project if you like. I will also include your email in the packet when it is time for public hearing, and I will include you and others in the hearing notice when the time comes.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: marc michelle [REDACTED]
Sent: Thursday, May 13, 2021 7:01 PM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Project at Waddell and Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello ,
We just attended the neighborhood meeting today I would like to know what we have to do to stop the apartments from coming into our neighborhood.
Thank you
M Gelms

Trever Fleetham

From: Jack Hastings
Sent: Monday, June 28, 2021 10:32 AM
To: Karen S
Cc: Robert Kuhfuss
Subject: Re: Proposed Affordable Housing Use of Property at Cotton and Waddell

Thank you for your feedback. I have CC'd the project manager on this email for you.

Jack Hastings
Councilmember
City of Surprise
623.222.1325

On: 27 June 2021 21:33,
"Karen S" [REDACTED] wrote:

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

To: Surprise City Council, Surprise Planning Department- Project Manager Robert.kuhfuss@surpriseaz.gov Skip Hall- skip.hall@surpriseaz.gov Patrick Duffy- Patrick.duffy@surpriseaz.gov Chris Judd- chris.judd@surpriseaz.gov Roland Winters Jr.- roland.winters@surpriseaz.gov Ken Remley- ken.remley@surpriseaz.gov Aly Cline- aly.cline@surpriseaz.gov Jack Hastings- jack.hastings@surpriseaz.gov

From: Residents of District 3

Subject: Project for Affordable Housing at Cotton and Waddell

We are writing today to communicate what we feel is the sentiment of our neighbors and the vast majority of residents inside the area of District 3 represented by Patrick Duffy, for those specifically and adversely affected by the proposed development of the affordable housing project at the

Cotton and Waddell location. It is our belief that the residents of this area find the project out of touch with the community in this area and would adversely affect what has been developed here over the past 17-20 years.

While most of us understand that much of the “open space” is destined for development, the bigger question is “what kind of development and how does this affect our quality of life and community to which we have all invested”? Please note below the statement posted prominently on the City Council’s page on the city website:

"Welcome From the Surprise City Council, Surprise is a city that defines vibrant southwest living! From pristine desert sunsets, family-friendly parks and attractions, to a fine mix of shops, restaurants and museums, Surprise has it all! Your family will love the Surprise Recreation Campus where you can catch a Spring Training baseball game at Surprise Stadium- home to the Texas Rangers and Kansas City Royals, fish at Surprise Lake, or enjoy a game of tennis at our 25 court Tennis and Racquet Complex. Once you are here you'll never want to leave and the good news is that you won't have to! Surprise offers a variety of unique and charming neighborhoods for people of all ages."

This statement reflects why people choose Surprise. There are many things that make Surprise “family oriented”. We would point out that affordability is one of the “family friendly traits” as are "unique and charming neighborhoods". However, just as important are the amenities and support services the City provides its residents. Certainly included in the support services are safety and a user friendly Government which has an eye towards the City's future and the future benefit of all of its current residents. Rather than exponentially build on the already frenetic pace of development, we believe most of us would like to see additional focus on “catching up” and supporting those of us who have already made our lifetime investment of living in Surprise.

If this Waddell Crossing were standard density for residential (single family) it would be another story. However the problem does remain the same and that is, what is currently being done to enhance our quality of life? The very obvious issue is the lack of family friendly recreational investment outside the city center area. Investment that has been made, simply has not kept pace with the growth. What may have been appropriate 10 years ago is now sadly lacking outside of the city center with the large-scale growth the city has encouraged and experienced.

Is it not bad enough that we are plowing under all of our local fields and preventing our farmers from providing us with locally grown produce? We know what they are growing, we can see what is put on them, they are fresh and much preferred to importation. We had a brief glimpse at the increased cost and loss of fresh consumables with the lock down and transportation issues during covid in 2020 and the pipeline issues in the south east earlier this year.

Instead of wedging a high density housing development that is surrounded by a growing single family home developing region, why not start putting more investment into our amenities which are, as stated, inadequate for the community? Let's invest in the parks and recreation of the area, supporting the outdoor lifestyles that everyone can enjoy. Aquatics facilities, walking and biking trails, and parks with soccer and baseball fields.

How about supporting our senior residents and handicapped with accessible walking paths and parks?

How about for the younger families who live here with before and after school youth programs (not day care) that provides a benefit to these families who live, work, and support the community?

Looking deeper into the Surprise General Plan; <https://www.surpriseaz.gov/DocumentCenter/View/1512/2020-Maps?bidId=>) a few more things popped out.

- East/West Cactus is considered a MAJOR ARTERIAL ROADWAY. That means something I'm sure.

On Waddell, it is a MAJOR ARTERIAL until either Cotton or 175th Ln (I can't tell from the map) and then it becomes MINOR.

- For this type of housing project public transportation is important. SHORT TERM TRANSIT ROUTES do not support this area but FREQUENT STOP ROUTES do.

Buses. How many buses will Surprise have to start this? At what cost to support this and the other FREQUENT STOP ROUTES which are many? Most will drive surface streets. Muni bus lines are money pits. Taxes WILL GO UP more than a little. Noise and pollution will increase in an area which is already busy.

The proposed development is in the RURAL area of the General Plan of Community Character. This does not sound like a RURAL PROJECT to us, does it honestly sound rural to you?

There are many sections of the city which have open space that is better suited to where lower cost housing would be a benefit and the residents could thrive with available resources nearby. The Litchfield and Bell transit corridors already scheduled for improved bus service and provide walking distance to business and employers would seem a much better fit for affordable housing. Plenty of developed roadway and available space.

Families live here for good reasons, so far. This project will chip away at that fact. We need things our families will value in this area and likely others as mentioned above.

Let's strike a balance and find a more appropriate location in our community for this project that has been proposed. The land west of the 303 and Cotton abuts the canal, state land, and the White Tanks Mountain Range. Building multi-level affordable housing units would require major changes in transit that would disturb the wildlife in the area. Three,(3), and Four,(4), story buildings would alter the beautiful views enjoyed by everyone. We ask that you decide on a more beneficial area to the current residents and those to come.

We oppose this project and would like to see more family friendly spaces and amenities instead of high density housing units.

Looking forward to your reconsideration and support.

Sincerely,

Karen Stuart

Clark & Joan Stuart

Trever Fleetham

From: Jack Hastings
Sent: Monday, July 19, 2021 6:03 PM
To: [REDACTED]
Cc: Robert Kuhfuss
Subject: Re: proposed use of Truman land or "Waddell Crossing"

Thank you for your feedback!

Jack Hastings
Councilmember
City of Surprise
623.222.1325

On: 19 July 2021 16:19,

[REDACTED] wrote:

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mr. Hastings,

Dear Ms. Cline,

I am writing to you as a Surprise resident to enlighten you about the high-density apartments and affordable housing proposal for Waddell Crossing which I understand will be coming to a vote potentially on August 17th.

It became clear to me after attending meetings in May, June and July that I am not alone in our community. I was great to see you and Mr. Duffy at the June meeting but disappointing that the other council members did not attend these meetings so that they did not hear or learning what the voters are saying so I would like to share my key takeaways:

****There was a unified voice regarding the need for affordable housing in Surprise**

****An equally unified voice that the current location is not the right placement for such a development**

Community members shared passionate concerns regarding:

1. Too many units per acre
2. significant increase in traffic
3. lack of infrastructure for increased population
4. overflow parking leaking into surrounding neighborhoods
5. impact to property values
6. general feeling of the development being "out of place" anywhere west of Cotton

I would like to strongly recommend the City consider other areas closer to the El Mirage border or nearer to City Hall where multi-story / multifamily buildings already exist and would not disrupt surrounding communities where they are wanting to build 16 units on each acre of land! We already have 1,500 homes and new apartments being built right next door to it! We don't need another 614 units on only 40 acres of land.

I am sure you yourself live in a nice community or perhaps on a nice open piece of property. Perhaps

at one point in your life you pushed your budget to afford a "dream home" for your family. Would you want a 4-story building in your background, where people could peer out of their windows into your backyard? How would you feel if you had just purchased a \$800k+ home in Sterling Grove to have this development block your views and flood your dark desert sky with parking lot lights? The location of Cotton & Waddell simply is not appropriate for this type of development.

In addition, I feel you should be aware that the affordable housing is for households earning less than \$50k. I have numerous acquaintances working for the City of Surprise who are currently struggling with finding a place to live in the current market. Your very own employees don't earn a salary that allows them to rent an appropriate accommodation for their family but they earn too much to even qualify for these "affordable housing" apartments. Something is very wrong with this picture. With all due respect, I ask that you please put your energy towards finding the right location for the affordable housing and enabling your own staff to solve their housing challenges.

Thank you,
Andrew Berrafato

[REDACTED]

Trever Fleetham

From: Ashley Labhart
Sent: Monday, August 2, 2021 11:50 AM
To: Jodi Tas
Cc: Robert Kuhfuss; Lloyd Abrams
Subject: RE: Section 42 adorable housing

Jodi,

This email has been added to the case file.

Thank you,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Jodi Tas <Jodi.Tas@surpriseaz.gov>
Sent: Monday, August 2, 2021 9:47 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: FW: Section 42 adorable housing

Hi, Ashley! Please add to the list for this project.

Thank you!

Best,

Jodi

From: Mayor <Mayor@surpriseaz.gov>
Sent: Friday, July 30, 2021 1:44 PM
To: Skip Hall <Skip.Hall@surpriseaz.gov>
Cc: Jodi Tas <Jodi.Tas@surpriseaz.gov>
Subject: FW: Section 42 adorable housing

Hi Mayor Hall,

Please see the email below. If you would like a response sent, please let me know.

Thank you,

Breanne Lorefice
Management Analyst-Sr.
City of Surprise | 16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: 623.222.1331 | **Cell:** 602-540-6484

From: Ashley McLaughlin [REDACTED]
Sent: Friday, July 30, 2021 11:24 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Section 42 adorable housing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Please vote against section 42 affordable housing being built on Cotten and Waddell. We have lived in this neighborhood for 15 years and love it. My son was born here and my daughter is now 5. Over the past few years there has been increasing traffic with 2 new schools and another maybe to come along with many new neighborhoods. There is so much traffic I wouldn't want more. The roads aren't suitable with the recent flooding. It has changed so much already! Please don't allow this. In the past, these neighborhoods that bring in affordable housing the crime rate goes up in the area, and the prices of our homes would lower. This would be terrible for us the people who have loved this peaceful spot of paradise we have called home for years! Enough growth already. Please speak for us! Your our mayor!

Thank you, Ashley McLaughlin

Trever Fleetham

From: Ashley Labhart
Sent: Monday, August 2, 2021 11:46 AM
To: Jodi Tas
Cc: Lloyd Abrams; Robert Kuhfuss
Subject: RE: The Promenade / Waddell Crossing Project June 29 Meeting

Hi Jodi,

Thank you, this has been added to the case file.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Jodi Tas <Jodi.Tas@surpriseaz.gov>
Sent: Monday, August 2, 2021 11:38 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: FW: The Promenade / Waddell Crossing Project June 29 Meeting
Importance: High

From: [REDACTED]
[REDACTED] July 31, 2021 10:59 AM
To: Mayor <Mayor@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Chris Boyd <Chris.Boyd@surpriseaz.gov>; Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Cc: 'Ron Anthony' [REDACTED] 'Mike Baker' [REDACTED]
Subject: RE: The Promenade / Waddell Crossing Project June 29 Meeting
Importance: High

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

As previously stated in numerous emails, The Promenade / Waddell Crossing Project is WRONG for the area.

Do YOU as City Representatives support the eventual results of low-income housing?

I presume our Planning and Zoning Department has researched what LOW-INCOME building are.

According to HUD, <https://www.huduser.gov/periodicals/ushmc/spring95/spring95.html>

.....Public housing is also much more prevalent in central cities than in suburbs. Whereas central cities are home to 46 percent of all renters, they accommodate 69 percent of occupied public housing units. The reverse is true for suburbs, which house 38 percent of renters compared to 14 percent of occupied public housing units.....

.....While public housing units are generally in good condition, the AHS shows that they are located in poorer quality neighborhoods than private rental units. For example, 26 percent of public housing respondents indicated that crime is a problem in their neighborhoods compared to 12 percent of all renters. When asked if their units were near vandalized buildings, 14 percent of public housing respondents replied affirmatively compared to only 3 percent of all renters. When asked if trash or junk on streets or properties in their neighborhoods was a problem, 40 percent of public housing respondents replied affirmatively compared to 17 percent of all renters.....

Furthermore, building low-income housing means skipping amenities

<https://rentalhousingjournal.com/building-affordable-apartments-means-skipping-the-amenities/>

.....One way to provide more affordable rental options is by building smaller apartment communities without amenities or with fewer amenities, the research says.....

The Promenade / Waddell Crossing Project sure is following the pattern of “skipping amenities. There is no mass transit for transportation.... So how are “tenants” of the project to get around to Doctors, recreational facilities, entertainment facilities?

And if this means “low-income” tenant must provide their own transportation (vehicles) WHY REDUCE THE PARKING SPACES .. if not to appease / support the builder of this project. Does the “recreational facilities” within this project support the quantity of “tenants”?

With HUD agreeing projects like this below in more urban settings, and Dominion has surely skipped on amenities, why approve this project?

Planning and Zoning must hold to what few zoning codes the City has to deny Dominion to build the project as it currently is proposed.

Thank you,

Rich and Nanc Ozga

████████████████████

████████████

Trever Fleetham

From: Timothy Mahon [REDACTED]
Sent: Tuesday, May 25, 2021 11:00 AM
To: Robert Kuhfuss; Nichole Flores
Cc: Sergio Angulo
Subject: Re: The Promenade PAD Southwest Corner of Cotton Lane and Waddell Road City of Surprise Case No. FS20-829
Attachments: 20210525_CaseNo-FS20-829_Promenade_Comments.pdf

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Mr. Kuhfuss,

Attached are my comments on the subject case number.

Thank you,

Tim Mahon
[REDACTED]
[REDACTED]
[REDACTED]

On Tue, May 25, 2021 at 8:34 AM Sergio Angulo <Sergio.Angulo@surpriseaz.gov> wrote:

Good Morning Mr. Mahon,

This project is still under the review process and we are still accepting public comments. You can forward your comments to Nichole Flores at Nichole.Flores@surpriseaz.gov. Please also include Robert Kuhfuss on that email.

I am not certain that there is a recording of the neighborhood meeting that took place on May 13th but you can visit the applicant's project webpage online at <https://www.gblaw.com/thepromenadesurprise/>.

There you will find a narrative of the project and the applicant's contact information. You can reach out to the applicant and ask questions and also ask if they recorded the virtual meeting.

I hope that this helps.

Best regards,

Sergio Angulo, Planner II

City of Surprise

Community Development

16000 N. Civic Center Plaza | Direct: 623.222.3155 | Main: 623.222.3000

From: Timothy Mahon [REDACTED]
Sent: Monday, May 24, 2021 2:15 PM
To: Sergio Angulo <Sergio.Angulo@surpriseaz.gov>
Cc: Wifey [REDACTED]

Subject: Fwd: The Promenade PAD Southwest Corner of Cotton Lane and Waddell Road City of Surprise Case No. FS20-829

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hi Mr. Angula,

Robert is out of office so I am forwarding my questions to you.

Thanks,

Tim Mahon

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

From: Timothy Mahon [REDACTED]
Date: Mon, May 24, 2021 at 1:40 PM
Subject: The Promenade PAD Southwest Corner of Cotton Lane and Waddell Road City of Surprise Case No. FS20-829
To: <Robert.Kuhfuss@surpriseaz.gov>
Cc: Wifey [REDACTED]

Hello Mr. Kuhfuss,

Are you still accepting comments on Case No. FS20-829?

Is the recording of the May 13th meeting available anywhere?

Thank you,

--

Tim Mahon

[REDACTED]

[REDACTED]

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

25 May 2021 15:34:55 -0000

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Tim Mahon

[REDACTED]

[REDACTED]

Trever Fleetham

From: Robert Kuhfuss
Sent: Thursday, August 19, 2021 5:00 PM
To: Thomas Kueny
Cc: Lloyd Abrams
Subject: RE: Truman Ranch case FS20-829

Mr. Kueny,

Please call me at your convenience. If I am not able to answer, please leave me a message and I would be happy to return your call.

Also, as Ashley noted, the applicant has requested an indefinite continuance so the matter will not be heard this evening. When a new date is set, we will re-advertise appropriately and will reach out to those who have expressed an interest in the case. To that end I have included your email address on that list-serve.

Thank you

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Ashley Labhart <Ashley.Labhart@surpriseaz.gov> **On Behalf Of** Planning and Zoning Comments
Sent: Thursday, August 19, 2021 7:20 AM
To: Thomas Kueny (b) (6)
Cc: Planning and Zoning Comments <PandZComments@surpriseaz.gov>; Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: RE: Truman Ranch case FS20-829

Good morning Mr. Kueny,

Our apologies you have not been able to reach Mr. Kuhfuss, I will be sure to pass your email along.

This case is on the Planning and Zoning Commission meeting agenda for this evening, however, please be advised this item will be continued by the Commission to a date to be determined, which will be properly noticed when that new date has been decided upon. As a result, since this item will be continued, the City will not open the public hearing for comment as it pertains to this item during the meeting this evening.

We invite you to share your written comment as it pertains to this case so we may add the comment(s) to the case file.

Do not hesitate to reach out to me directly via email or phone should you need further assistance. I have also copied Mr. Kuhfuss on this email so he may reach out to you via email.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Thomas Kueny [REDACTED]
Sent: Friday, August 13, 2021 2:21 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Truman Ranch case FS20-829

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

To whom it may concern:

My understanding is that there is a public hearing scheduled for August 19th at 06:00 o'clock regarding the above noted housing development. Subjects to be discussed include:

1. residential density
2. development standards
3. modifying architectural standards.

I would like to submit a written comment or two prior to the meeting but I need more information on the above three items. I have tried calling Robert Kuhfuss on several occasions, but he doesn't answer his phone. Please respond when you get time. Thanks,

Thomas Kueny

Trever Fleetham

From: Ashley Labhart
Sent: Tuesday, August 17, 2021 11:08 AM
To: Jodi Tas
Cc: Lloyd Abrams; Skip Hall; Patrick Duffy; Robert Kuhfuss
Subject: RE: Waddell Crossing

Good morning Jodi,

Thank you, we will add this to the case file.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Jodi Tas <Jodi.Tas@surpriseaz.gov>
Sent: Tuesday, August 17, 2021 9:51 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>; Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Subject: FW: Waddell Crossing

Hi, Ashley! Please add to the Waddell Crossing file.

Thank you!

Best,

Jodi

From: CW Kyle [REDACTED]
Sent: Tuesday, August 17, 2021 8:00 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good Morning Skip Hall,
As a 14-year resident of Sarah Ann Ranch here in Surprise and having learned all of the details of the proposed project, I wanted to make sure that I, for one, along with many others, are opposed to seeing it move forward. Certainly I am sure you have heard both sides and you are very familiar with all of the negative aspects

of building that complex on the corner of Waddell and Cotton. This email is to just go on the record and voice my opinion that this proposed project should be built elsewhere, if at all.

Sincerely,
Chuck Kyle

--

CW Kyle
Surprise, Arizona
USA

Trever Fleetham

From: Mike Gent
Sent: Wednesday, June 30, 2021 3:55 PM
To: [REDACTED]
Subject: RE: Waddell Crossing Developer Meeting***please read

Good afternoon Mr. & Mrs. Pomeroy,

Thank you for your detailed feedback. Mayor Hall discussed your comments with our leadership team and asked that I respond to your email and share my contact information with you.

We appreciate your engagement on this issue and your recognition that Surprise can be a "top community in the country to live, work, play and retire." We feel the same way. Your comments will be included with the other comments that have been received from the community and shared with the Planning and Zoning Commission as part of the information they receive when considering the proposed project, so they can see the same perspective you shared with the Mayor and City Council. If you would like to discuss any of this further, please feel free to give me a call at your convenience.

Ps. You mentioned you are a former business owner, was that Dickey's Barbeque Pit? It is one of our family favorites...

Mike Gent
mike.gent@surpriseaz.gov

City of Surprise • Deputy City Manager
Community Development • Public Works • Water Resource Management
16000 N Civic Center Plaza, Surprise, AZ 85374
Direct (623) 222-6223 • Cell (623) 980-0546

From: "Nate Pomeroy" [REDACTED]
Subject: Waddell Crossing Developer Meeting***please read
Date: 30 June 2021 10:42
To: "Skip Hall" <Skip.Hall@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Chris Judd" <Chris.Judd@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "Aly Cline" <Aly.Cline@surpriseaz.gov>

June 30, 2021

Dear Council Members,

Many of us had the pleasure of attending last night's developer meeting regarding the major Amendment to the Waddell Crossing PAD.

I would like to share a few takeaways I had as well similar sentiments shared by others at the meeting. There were approximately 140 in attendance I heard one of the organizers share with someone on the phone.

First, our thanks to Council Member's Duffy and Hastings for attending. It is good to see their engagement in the process.

Second, the developer representatives (DR) indicated the City of Surprise received ok from Luke regarding their waiver of the "Graduated Density Concept" for this project. Why, I am not sure of but based on the developers management of numbers and math I am very skeptical the rules of this concept have been adhered to. I am told by other property developers in the DNL of the area that their projects were required to adhere to the Graduated Density and there was no wiggle room. Apparently there is an exception to the rule (Rule accepted by the State and local governments). I'll bet the density change others have managed will be none to happy to hear there could have been an exception to their project. If they only knew they could have requested the exception. I've lived and worked around bases and Congress takes a dim view of urban encroachment on flight patterns etc. I hope the 22% of base personnel who live in Surprise don't find out Congress pulls the plug on Luke- not to mention those who have retired to Surprise. If correct, I find this very disappointing. It would have been nice if the City would have been helpful and indicate what has been approved on this project and what has not. Transparency is a good thing.

Next, I found out the developer is using a 1 square mile approach to overall density to make "everything will be ok" approach to their shoe horned community into our neighborhood. I'm shocked they didn't use the corn fields to the west and include the homeless as part of their fuzzy math equation. That spin with DR was embarrassing and insulting.

Next, the developer is fully committed to making their side of Waddell a full three lanes! Awesome!!! Wait.. that stops as soon as they get 50 yards to Truman's entrance and then "bottle neck again". The neighbors on the other side (north on Waddell) have no interest in widening their side (nor would I). What is next eminent domain? You all do realize most of the citizens I speak to think Surprise fixes things after the development is in (see Lennar Homes Heritage at Assante) right? Is this planning or reacting? I wonder how 165th Ln handled the traffic build up after the police action last week? Few ways in and few ways out. This area at Waddell is exploding with development and the infrastructure is nowhere near ready.

Next, the only reason this is such a mess, is that in 2008 when the Council (not you) amended the Urban plan and allowed mixed use without putting a density number on it! Now the developer wants you to put a number on it that suits them. Honorable council members, very few people want this development for the density reasons mentioned and MUCH MORE too many to list. I implore you to do the right thing and set it low enough so a good project can be developed. Not this hot mess you seemed poised to rubber stamp through.

Finally, all of us read the mayors well intended marketing blitz on affordable housing in the Surprise Independent. Well timed sir! **DO NOT THINK THIS IS A STAND AGAINST AFFORDABLE HOUSING (NIMBY)** because quite the contrary. As a former business owner in Scottsdale, I know what it's like to not be able to attract local employees. It is a business nightmare. Why does this council shirk their responsibility in finding ideal locations for affordable housing instead of letting outside developers tell you (us) where they want it? Surprise still has quite a bit of open space for development. Certainly competent City Planners can identify best locations. I'm no planner but even I can see this project is ill conceived for the location. Surprise has the bones to be a top community in the **COUNTRY** to live, work, play and retire. This takes great leadership and not chasing the next windfall. Pretty soon, if not planned for properly we will be a congested high density mess. Please do the right thing. You should be concentrating on the Parks and Rec Master plan which I have read. Nice plan, very little funding and not enough funding.

Regards,

Trever Fleetham

From: Mike Baker [REDACTED]
Sent: Tuesday, June 22, 2021 9:33 AM
To: Rich Ozga
Cc: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd; Ron Anthony; boa@sarhoa.com; Chris Boyd; Lloyd Abrams
Subject: Re: Waddell Crossing Questions

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I agree wholeheartedly with what you have stated, as everyone I know does also. We are counting on the Council to do what is right and not permit this blight to occur in our neighborhood.

From: "Rich Ozga" [REDACTED]
To: "Mayor" <Mayor@surpriseaz.gov>, "Skip Hall" <Skip.Hall@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "aly cline" <aly.cline@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "chris judd" <chris.judd@surpriseAZ.GOV>
Cc: "Ron Anthony" [REDACTED], "Mike Baker" [REDACTED], "Chris Boyd" <Chris.Boyd@surpriseaz.gov>, "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>
Sent: Tuesday, June 22, 2021 9:09:01 AM
Subject: Waddell Crossing Questions

Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-in-come project are against this project.

This is an excerpt from <https://eyeonhousing.org/2019/07/the-effect-of-affordable-housing-on-the-surrounding-neighborhood/> which states

“.....After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy’s Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**....”

There are many articles citing effects on neighborhoods as being “against” and “for” affordable low-in-come projects.

Articles “for” citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.

Articles “against” come from more independent sources.

My questions to the Council are

1 - Do you consider our area within District 3 to be a “distressed and low-poverty neighborhood”?

2 – Why has this project been selected for our area ?

Virtually every article regarding “affordable – low- in-come housing” places / promotes placing these projects in distressed and low-poverty neighborhood.

3 – Why does the City want to lower our property values?

Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga

[REDACTED]

[REDACTED]

[REDACTED]

Trever Fleetham

From: Ron Anthony [REDACTED]
Sent: Tuesday, June 22, 2021 10:41 AM
To: Rich Ozga; Mike Baker
Cc: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd; boa@sarhoa.com; Chris Boyd; Lloyd Abrams
Subject: Re: Waddell Crossing Questions

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I have received a lot of calls about this project, there is a lot of concern. I have directed everyone I speak to toward Council but wanted to let you know it is different than I have seen in the past. There is a lot more concern than I have seen from other projects in Surprise. If any of you would like me to handle my response differently please let me know. All I can really do is pass them on and tell them that they need to make their thoughts known to the city. Due to the quantity of comments I felt it necessary to at least let you know. Thanks for all you do.

Ron Anthony

Vice President of West Valley Management
City Property Management Company



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

****The lobby at our Corporate office will remain closed to the public until further notice.**
Please log into the homeowner portal <https://homeowners.cityproperty.com/Login.aspx>
or email customercare@cityproperty.com

*****Business Hours: Monday – Thursday 8:00 AM to 5:00 PM / Friday 8:00 AM to 3:00 PM*****

This e-mail message is for the sole use of the intended recipient(s) and may contain confidential, sensitive and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail or telephone to notify of the unintended receipt and destroy all copies of the original message. All information included in this email has been obtained from sources deemed reliable, however we advise the recipient(s) satisfy themselves to the accuracy of the information.

From: Mike Baker [REDACTED]
Sent: Tuesday, June 22, 2021 9:32 AM
To: Rich Ozga
Cc: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; aly cline; Roland Winters; chris judd; Ron Anthony; boa@sarhoa.com; Chris Boyd; Lloyd Abrams
Subject: Re: Waddell Crossing Questions

I agree wholeheartedly with what you have stated, as everyone I know does also. We are counting on the Council to do what is right and not permit this blight to occur in our neighborhood.

From: "Rich Ozga" [REDACTED]
To: "Mayor" <Mayor@surpriseaz.gov>, "Skip Hall" <Skip.Hall@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "aly cline" <aly.cline@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "chris judd" <chris.judd@surpriseAZ.GOV>
Cc: "Ron Anthony" [REDACTED], "Mike Baker" [REDACTED]
[REDACTED] "Chris Boyd" <Chris.Boyd@surpriseaz.gov>, "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>
Sent: Tuesday, June 22, 2021 9:09:01 AM
Subject: Waddell Crossing Questions

Councilpersons;

By now, you are aware most **homeowners / voters** within the area of this proposed Waddell Crossing low-income project are against this project.

This is an excerpt from <https://eyeonhousing.org/2019/07/the-effect-of-affordable-housing-on-the-surrounding-neighborhood/> which states

“.....After summarizing the previous studies in some detail, the authors of What, Where, and When of Place-Based Housing Policy’s Neighborhood Effects draw two important conclusions. Federal and local governments should continue to use the LIHTC program to build affordable housing in both **distressed and low-poverty neighborhoods**....”

There are many articles citing effects on neighborhoods as being “against” and “for” affordable low-income projects.

Articles “for” citing nor or minimal effects on surrounding neighborhoods are mostly written by the academic environment.

Articles “against” come from more independent sources.

My questions to the Council are

1 - Do you consider our area within District 3 to be a “distressed and low-poverty neighborhood”?

2 – Why has this project been selected for our area ?

Virtually every article regarding “affordable – low- in-come housing” places / promotes placing these projects in distressed and low-poverty neighborhood.

3 – Why does the City want to lower our property values?

Most articles state there will be a decrease in surrounding property values as a result of locating affordable – low in-come housing in a medium to high.

Your review and response is appreciated.

Rich & Nancy Ozga

[REDACTED]

[REDACTED]

WARNING: Computer viruses can be transmitted via e-mail. City Property Management's e-mail system has scanned this e-mail message for malware, links to phishing web sites and spam/junk content. In some cases however, messages may be able to make it to your inbox that contain possible threats. If you receive an unexpected e-mail message that asks you to open a web site or asks for a password or tells you do download or install a program, do not take any action as such and delete the message immediately. If you are unsure of what to do, contact IT support at phone extension 2233. Thank you.

Trever Fleetham

From: Robert Kuhfuss
Sent: Friday, August 20, 2021 12:14 PM
To: 'Donald Fritz/Cheryl Fritz'
Subject: RE: Waddell Crossing

Thank you. I've added your name to the list.

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Donald Fritz/Cheryl Fritz [REDACTED]
Sent: Friday, August 20, 2021 10:55 AM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good Morning,

We met you last night at City Hall. It would be great if you would keep us informed as to the meetings, etc. on the Waddell Crossing project.

We look forward to hearing from you.

Sincerely,

Don & Cheryl Fritz
Sierra Montana / Surprise, AZ

Trever Fleetham

From: Ashley Labhart
Sent: Tuesday, May 18, 2021 10:58 AM
To: [REDACTED]
Subject: RE: Hello

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: [REDACTED]
Sent: Tuesday, May 18, 2021 6:12 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Hello

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

No hud hosing please at waddell and cotton. All that will do is bring crime! Thanks.

Sent via the Samsung Galaxy S20 Ultra 5G, an AT&T 5G smartphone

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 17, 2021 3:30 PM
To: [REDACTED]
Cc: Mayor
Subject: RE: HUD Development

Good afternoon Ms. Frazier,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Sharon Frazier [REDACTED]
Sent: Friday, May 14, 2021 6:58 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: HUD Development

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I just heard that Surprise is entertaining putting HUD housing on the Waddell/Cotton area. I certainly hope this is not true. I left California to get away from these developments. I love how beautiful Surprise is. It's clean, safe and welcoming. I assure you that it will not be the same if these developments are allowed. It will become dirty and trashy, crime will increase, gangs will come, home values will decrease and the people you wanted to attract will leave and the homeless will come. It will become harder to attract businesses. I've seen City after city in CA deteriorate because of HUD housing. Here's hoping I don't have to leave again. I came here to retire in peace and safety.

Sharon Frazier
Surprise Farms

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:06 AM
To: Cheryl Gulota
Cc: Patrick Duffy
Subject: RE: HUD Housing

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Cheryl Gulota [REDACTED]
Sent: Friday, May 14, 2021 6:51 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD Housing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Please do not approve HUD housing for surprise, this is not a good decision for Surprise, it will lower our property values and increase crime, please do not let this happen to our city. We love it here.

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 24, 2021 10:43 AM
To: Carol Ortiz
Subject: RE: HUD housing

Good morning Ms. Ortiz,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----

From: Carol Ortiz [REDACTED]
Sent: Monday, May 24, 2021 10:00 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I live in Sarah Ann Ranch. I m not in favor of the proposed HUD housing on Cotton and Waddell. Traffic is getting terrible in this area with all the new houses being built. We need to address the traffic before more housing developments are proposed. Will there be enough parking for this development? We need some traffic lights installed before it gets worse. Thank you

Carol Ortiz

Sent from my iPhone

Sent from my iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:17 AM
To: Allison Dykstra
Cc: Patrick Duffy
Subject: RE: HUD housing

Good morning Ms. Dykstra,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----

From: Allison Dykstra [REDACTED]
Sent: Thursday, May 13, 2021 8:28 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Please do not approve HUD housing in surprise. You work hard for our money and the things that we have I don't want it diminished because of these properties that the government subsidizes that people don't take care of Or care about the community surrounding them

Allison R Dykstra
Mobile Signer
[REDACTED]
[REDACTED]

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:13 AM
To: Garrett Scrivner
Subject: RE: HUD housing Cotten/Waddell

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----

From: Garrett Scrivner [REDACTED]
Sent: Thursday, May 13, 2021 10:57 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing Cotten/Waddell

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

We work hard to be able to provide a safe environment for our children and families and completely stand in opposition to these HUD development programs in the area of Waddell it is scary for me to think as a hard-working man veteran husband and father that everything I work for relating to the value of my property and the safety of my family could be put in jeopardy to satisfy the needs of those who are unwilling to take responsibility for their own life I completely stand opposed to any construction I've hud housing anywhere near the city of Waddell somehow Waddell has become a safe haven for those who work hard and appreciate the safety of their neighborhood to compromise all of this in the name of compassion or any other fear is nothing other than abort negligent and destructive

Sent from my iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 24, 2021 9:53 AM
To: Paul Gulbranson
Subject: RE: HUD Housing Project - Waddell and Cotton

Good morning Mr. and Mrs. Gulbranson,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Paul Gulbranson [REDACTED]
Sent: Monday, May 24, 2021 5:24 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Paul Gulbranson [REDACTED]
Subject: Fwd: HUD Housing Project - Waddell and Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I am writing to express my concern about the proposed HUD housing complex slated for the SW corner of Waddell and Cotton in Surprise.

Living within a mile of this area, I am concerned with the viability of this location. The traffic is already a concern with the schools in this area causing back ups, and with the additional tenants of this proposed property that issue will undoubtedly get much worse.

In addition, anytime a HUD complex is built, the crime in the area gets worse along with falling real estate prices, both of which are a huge concern to me.

Please rethink the location of this property and how it will affect the current residents first. We are already paying the taxes and love our safe city.

Thank you for your time and service to Surprise.

Paul & Michelle Gulbranson



Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 10:56 AM
To: Diana McNitt
Subject: RE: HUD housing project Cotton/Waddell

Good morning Diana,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----

From: Diana McNitt [REDACTED]
Sent: Friday, May 14, 2021 10:33 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing project Cotton/Waddell

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Ms Labhart,

I am a resident in Sierra Montana and I would like to voice my concern of the location of this new HUD housing project. Why is this going in a higher priced residential area and not further south on the 303 corridor or Cotton Lane where there is more land available? Would you be ecstatic to have this project built across the street from you? Who will monitor the complex and control the status of people being allowed to live there?

What about the people who are having their homes built right next to it; were they informed of this before building their home which starts in the mid to high \$300K? Why isn't it being built in the city center area; the city has no problem building for 55+ communities.

I am all for affordable housing, but I feel no thought was put into the location of this build; Maybe it's about the tax revenue and not about other people's concerns.

Have you guys even thought about affordable living apartments along the corridor for young people who have graduated? Where are they supposed to live or should they live at home until they're 30 years old?

When and where will you start thinking and building our riverwalk with more shops and nicer dining restaurants; maybe a nice waterpark as a place to go with the family. There is NOTHING for young adults or families in the immediate area; sorry, 1 bowling alley and 1 theater.

We have lived in Surprise for 16 years and have been promised all these wonderful things, parks, waterparks, nice restaurants and Prasada Mall with nice stores. All that is going in are Hilibertos, Fililbertos and the like..fast foods. It seems there's no thought of future growth. Once the land is gone there's no rethinking and turning back!

Thank You,

Diana M

Trever Fleetham

From: Ashley Labhart
Sent: Tuesday, May 18, 2021 10:53 AM
To: Denise Radosevich
Subject: RE: HUD Housing Project

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Denise Radosevich [REDACTED]
Sent: Monday, May 17, 2021 10:08 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD Housing Project

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ms Labhart,

We live in the White Tank Foothills and just heard about the HUD housing going in right down the road. PLEASE, do not approve of this. We all put our hard earned money into our homes, many of us like ourselves, are retired and would hate to move elsewhere. Our home values will plummet!

Denise Radosevich

[Sent from Yahoo Mail on Android](#)

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:12 AM
To: Cynthia
Cc: Jack Hastings; Patrick Duffy; Michael Frazier
Subject: RE: HUD housing

Good morning Ms. Sobarzo,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----

From: Cynthia <[REDACTED]>
Sent: Friday, May 14, 2021 8:03 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good morning,
Where can I formally register my disapproval of this high density HUD housing on Waddell and Cotton Ln?
Thank you,
Cynthia Sobarzo

Sent from my iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 17, 2021 8:17 AM
To: [REDACTED]
Subject: RE: HUD housing

Good morning Mr. Beach,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: D Beach [REDACTED]
Sent: Sunday, May 16, 2021 5:44 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: HUD housing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ashley,
As a resident of Sarah Ann Ranch we strongly oppose the idea of building apartments near us at Waddell & Cotton.
There must be other locations available that won't affect home values.
Thank you,
Dale Beach

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 17, 2021 8:29 AM
To: [REDACTED]
Cc: Robert Kuhfuss; Jack Hastings
Subject: RE: HUD Housing

Good morning Ms. Frazier,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: "Sharon Frazier" [REDACTED]
Subject: HUD Housing
Date: 14 May 2021 19:06
To: "Jack Hastings" <Jack.Hastings@surpriseaz.gov>

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I just heard that Surprise is entertaining putting HUD housing on the Waddell/Cotton area. I certainly hope this is not true. I left California to get away from these developments. I love how beautiful Surprise is. It's clean, safe and welcoming. I assure you that it will not be the same if these developments are allowed. It will become dirty and trashy, crime will increase, gangs will come, home values will decrease and the people you wanted to attract will leave and the homeless will come. It will become harder to attract businesses. I've seen City after city in CA deteriorate because of HUD housing. Here's hoping I don't have to leave again. I came here to retire in peace and safety.

Sharon Frazier

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:19 AM
To: Vitaliano1
Cc: Patrick Duffy
Subject: RE: HUD/RENTAL HOUSING

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Vitaliano1 [REDACTED]
Sent: Thursday, May 13, 2021 8:19 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Fwd: HUD/RENTAL HOUSING

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Begin forwarded message:

From: Vitaliano1 [REDACTED]
Date: May 13, 2021 at 8:17:58 PM MST
To: patrick.duffy@surpriseaz.gov
Subject: HUD/RENTAL HOUSING

Hello -

Our community is VERY WORRIED about this housing project being talked about on Cotton /WADELL AREAS ,, we do not want or need this type of housing in our neighborhood !
PLEASE HEAR OUR VOICES ITS ALL OVER SOCIAL MEDIA .

Thank you !

Trever Fleetham

From: Ashley Labhart
Sent: Tuesday, May 25, 2021 2:22 PM
To: Diana Hathaway
Subject: RE: MUST READ re: 3 story low income/senior proposed development at Waddell Crossing

Good afternoon Ms. Hathaway,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Diana Hathaway [REDACTED]
Sent: Tuesday, May 25, 2021 11:03 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: MUST READ re: 3 story low income/senior proposed development at Waddell Crossing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ms. Labhart,

I'm writing you today as a concerned citizen who lives in the Waddell Haciendas neighborhood here in Surprise AZ.

As you know, there is a proposed 3 story government apt complex and senior housing area containing 600 units planning to be built on the corner of Cotton and Waddell. This is NOT a good planning decision based on the following reasons.

We moved out here to enjoy the quiet, less congested country life and yet still be close to city amenities. That was only 4 years ago and sadly this is no longer the lifestyle we are living. Since we've moved here 3 schools within a 3 mile radius have been built, 2 major subdivisions have been built and even more as of today I see are breaking ground. As I drive my kids to school there is only a [2 lane street](#) that is available near Waddell and 172nd and traffic is backed up a mile every morning and afternoon.

All there are out here are houses now! No wide open spaces, no parks, no entertainment and no quality restaurants. It seems more senior housing and apartments is all Surprise wants. Those new stand alone apts are everywhere like on Waddell and Reems and Assisted living places are EVERYWHERE- even next to Ottawa

university and the baseball training fields! Old people and young lifestyles activities seem like an odd mixture and so does this proposal of having more ugly high story apartments with more people to encroach our already crowded streets and neighborhoods!

We use to ride our horses down the canal up until a year ago and because of the masses of people from of all the new subdivisions and people that come into our neighborhood wanting to pet our animals and loot, Maricopa water district closed it down due to the unwanted trespassers and people dumping their junk! We don't need more people taking walks in our neighborhood where they bring their dogs, crap on our yards, bark and lunge at my horse while riding, trying to pet and feed our livestock and do slow drive bys checking out our property. This is happening more and more and I can only imagine it will get worse with 600 families moving in!

And I get it, low cost housing sounds like a compassionate service for those less fortunate, but let's be real...these communities are often infiltrated with riff raff, not everyone of course is, but look at any community that has this program and tell me the area hasn't gotten worse! Surprise is going to be another El Mirage with low income housing, burger kings and goodwills. Not classy or attractive!

Please listen to us, the citizens who live here and experience the lifestyle day in and day out. We are begging you to not allow this development happen. This is why we vote for you so you can represent us. We trust you to be our voice and to uphold your position to make Surprise a wonderful community where we can safely raise our children in a clean, beautiful and in a well thought out plan of a city.

Thank you so much for listening and all I ask from you is to deny this new proposed development from happening to our beautiful city and neighborhood.

Much respect,
Diana Hathaway

Sent from my iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 11:06 AM
To: 'Denise Ghazal'
Cc: Patrick Duffy; Mayor
Subject: RE: Opposition to Waddell and Cotton project Surprise

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Denise Ghazal [REDACTED]
Sent: Friday, May 14, 2021 10:49 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Subject: Fwd: Opposition to Waddell and Cotton project Surprise

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Ms. Labhart;

Please do not approve the large HUD project proposal at Waddell and Cotton.

To: patrick.duffy@surpriseaz.gov
Subject: Opposition to Waddell and Cotton project Surprise

Mr. Vice Mayor Duffy;

It is our understanding, based on the presentation on May 13, 2021 at 6pm that the city of Surprise is considering approval of a large HUD project to be at the intersection of Waddell and Cotton Lane.

It is with great concern and strong opposition I submit our plea to NOT ALLOW this project to be built at this location. There is already a ridiculous amount of traffic in this area based on the

schools and the fact that many residents in the Sarah Ann Ranch neighborhood cannot get out of their subdivision in a timely manner because the infrastructure is just not adequate. We have been here for over 8 years and have seen a tremendous amount of development surrounding our area, however, enough is enough. Also concerning are applicants and occupants of a project such as this, and the significant increase in population in a small community. How will the city protect the current residents? How will the city patrol the area, how often and what will the schedule be? How many times a day will law enforcement be patrolling the area? What increase in response times will be expected?

Please do not approve this project at this location.

Sincerely,

Kamal and Denise Ghazal

Sarah Ann Ranch

Sent from my iPhone

Sent from my iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Thursday, May 20, 2021 10:29 AM
To: Vicki Goshert
Subject: RE: PLEASE SAY NO TO THE AFFORDABLE HOUSING PROJECT!

Thank you, you as well.

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Vicki Goshert [REDACTED]
Sent: Thursday, May 20, 2021 10:02 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Re: PLEASE SAY NO TO THE AFFORDABLE HOUSING PROJECT!

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Thanks, Ashley! Have a good day.

Vicki

On May 20, 2021, at 9:32 AM, Ashley Labhart <Ashley.Labhart@surpriseaz.gov> wrote:

Good morning Ms. Knudtson,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Vicki Goshert [REDACTED]
Sent: Thursday, May 20, 2021 9:04 AM

To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>;
jack.hastings@surprise.gov; Chris Judd <Chris.Judd@surpriseaz.gov>
Subject: PLEASE SAY NO TO THE AFFORDABLE HOUSING PROJECT!

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

City of Surprise Representatives,

Being a 10 year resident of District 3, I have been privileged to watch Surprise thrive as a wonderful city for families to raise their children. I have also been elated to see all of the new businesses such as Costco, Aldi, and other great businesses make the decision to build in Surprise by the 303 and Waddell.

I love living in Surprise, and raising my 3 small children here. I feel extremely safe in my neighborhood and in the surrounding communities west of the 303 which we frequently play in, shop, and attend children's sporting events. That's why I was shocked and appalled to learn that the city is considering building an affordable housing project in the middle of our community.

This is a HORRIBLE idea. Not only will it stop all the progress that has been made in building up that area with desirable businesses, it will make traffic a nightmare, and it will sink property values in an otherwise sought after neighborhood. The most concerning part about this irresponsible idea is the CRIME that it will bring to our neighborhood. I am not being insensitive to specific financial classes of potential residents, I am simply stating historical data and the complete decline that such areas have had in Phoenix and surrounding cities.

By making this decision, you will single handedly erase all the progress that has been made to build up this area with exciting new developments, and in turn, leave the district and surround areas in shambles.

Please PLEASE listen to the people you represent. This is not going to result in more generated income for Surprise, it will secure this area as a neighborhood to steer clear of for all potential shoppers and home purchasers, along with their money.

Thank you for your consideration and concern for the safety and well being of my family and neighbors.

Sincerely,

Vicki Knudtson

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

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Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 24, 2021 9:54 AM
To: Michelle & Paul Gulbranson
Subject: RE: Proposed HUD housing in Surprise - Waddell and Cotton

Good morning Mr. and Mrs. Gulbranson,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Michelle & Paul Gulbranson [REDACTED]
Sent: Monday, May 24, 2021 5:20 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Michelle Gulbranson [REDACTED]
Subject: Proposed HUD housing in Surprise - Waddell and Cotton

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I am writing to express my concern about the proposed HUD housing complex slated for the SW corner of Waddell and Cotton in Surprise.

Living within a mile of this area, I am concerned with the viability of this location. The traffic is already a concern with the schools in this area causing back ups, and with the additional tenants of this proposed property that issue will undoubtedly get much worse.

In addition, anytime a HUD complex is built, the crime in the area gets worse along with falling real estate prices, both of which are a huge concern to me.

Please rethink the location of this property and how it will affect the current residents first. We are already paying the taxes and love our safe city.

Thank you for your time and service to Surprise.

--

Michelle & Paul Gulbranson,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Trever Fleetham

From: Chris Boyd
Sent: Monday, July 19, 2021 7:32 AM
To: Jack Hastings; Robert Kuhfuss
Cc: Ashley Labhart
Subject: RE: Proposed HUD housing location

Council Member Hastings,

We will ensure the comments are part of the record.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: Jack Hastings <Jack.Hastings@surpriseaz.gov>
Sent: Friday, July 16, 2021 10:40 AM
To: Chris Boyd <Chris.Boyd@surpriseaz.gov>; Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Fwd: Proposed HUD housing location

Jack Hastings
Councilmember
City of Surprise
623.222.1325

From: "Erin Ast" [REDACTED]
Subject: Proposed HUD housing location
Date: 15 July 2021 16:21
To: "Mayor" <Mayor@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "Aly Cline" <Aly.Cline@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Chris Judd" <Chris.Judd@surpriseaz.gov>

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

City Council of Surprise

Thank you for taking the time to read this email. My name is Erin Ast and I have lived in Surprise since 2006. Our first home was in the Desert Oasis and in 2011 we moved to Surprise Farms. I have been married for 17 years and I have 4 children: Garrison 15 currently enrolled at Paradise Honors High School, Ryane 13 currently enrolled at Canyon Ridge Elementary, Gavin 10 also at Canyon Ridge and Grant 4 and in preschool. My husband and I also started fostering about 6 years ago and that is how we were blessed with Grant.

I am currently a homemaker, but have a degree in Elementary Education and plan on getting back to teaching in some capacity once all my kids are in school. I also volunteer as a mentor and teacher at Hope Womens Center in El Mirage, I have been a part of the center since it opened in the West Valley about 4 years ago. My experience in the foster care system as well as working at the women's center gives me a unique perspective on the new proposed HUD location between Waddell road and Cactus road just West of Cotton lane. I have seen the benefit of HUD housing for the community by giving lower income families an opportunity to gain a place of residency. I personally mentor women who live in HUD homes currently and have knowledge in what is needed for them to thrive. Although this is a great benefit and opportunity for people to provide for themselves and their children, it is extremely important for it to be close to places where jobs are readily available as well as public transportation and access to stores by walking or biking. This type of community should be closer to the epicenter of the city so that the residents can access the DES office, WIC, multiple places of employment, Ottawa University, grocery stores and resource centers that support women and children.

Being closer to the center of Surprise--as opposed to being so far west without personal transportation--would be more practical and beneficial for accessing services that will hopefully lead to their success. In other words, it is placing the community in a tough position from the onset for the future residents to thrive. Therefore, we plead with you to consider moving the proposed location closer to the center of the city to increase the benefit of the future residents.

Thank you again for your service to the city and I would appreciate a response to the following:

Are there future city council meetings that are discussing this issue further?

If so, when are the meetings?

I have discussed this with many other residents that feel the same and we look forward to further discussion about the best location for the property mentioned above.

--

Erin Ast
Surprise, Arizona

Trever Fleetham

From: Chris Boyd
Sent: Monday, July 19, 2021 7:32 AM
To: Jack Hastings; Robert Kuhfuss
Cc: Ashley Labhart
Subject: RE: Proposed HUD housing location

Council Member Hastings,

We will ensure the comments are part of the record.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230



From: Jack Hastings <Jack.Hastings@surpriseaz.gov>
Sent: Friday, July 16, 2021 10:40 AM
To: Chris Boyd <Chris.Boyd@surpriseaz.gov>; Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: Fwd: Proposed HUD housing location

Jack Hastings
Councilmember
City of Surprise
623.222.1325

From: "Erin Ast" [REDACTED]
Subject: Proposed HUD housing location
Date: 15 July 2021 16:21
To: "Mayor" <Mayor@surpriseaz.gov>, "Roland Winters" <Roland.Winters@surpriseaz.gov>, "Aly Cline" <Aly.Cline@surpriseaz.gov>, "Patrick Duffy" <Patrick.Duffy@surpriseaz.gov>, "Ken Remley" <Ken.Remley@surpriseaz.gov>, "Jack Hastings" <Jack.Hastings@surpriseaz.gov>, "Chris Judd" <Chris.Judd@surpriseaz.gov>

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

City Council of Surprise

Thank you for taking the time to read this email. My name is Erin Ast and I have lived in Surprise since 2006. Our first home was in the Desert Oasis and in 2011 we moved to Surprise Farms. I have been married for 17 years and I have 4 children: Garrison 15 currently enrolled at Paradise Honors High School, Ryane 13 currently enrolled at Canyon Ridge Elementary, Gavin 10 also at Canyon Ridge and Grant 4 and in preschool. My husband and I also started fostering about 6 years ago and that is how we were blessed with Grant.

I am currently a homemaker, but have a degree in Elementary Education and plan on getting back to teaching in some capacity once all my kids are in school. I also volunteer as a mentor and teacher at Hope Womens Center in El Mirage, I have been a part of the center since it opened in the West Valley about 4 years ago. My experience in the foster care system as well as working at the women's center gives me a unique perspective on the new proposed HUD location between Waddell road and Cactus road just West of Cotton lane. I have seen the benefit of HUD housing for the community by giving lower income families an opportunity to gain a place of residency. I personally mentor women who live in HUD homes currently and have knowledge in what is needed for them to thrive. Although this is a great benefit and opportunity for people to provide for themselves and their children, it is extremely important for it to be close to places where jobs are readily available as well as public transportation and access to stores by walking or biking. This type of community should be closer to the epicenter of the city so that the residents can access the DES office, WIC, multiple places of employment, Ottawa University, grocery stores and resource centers that support women and children.

Being closer to the center of Surprise--as opposed to being so far west without personal transportation--would be more practical and beneficial for accessing services that will hopefully lead to their success. In other words, it is placing the community in a tough position from the onset for the future residents to thrive. Therefore, we plead with you to consider moving the proposed location closer to the center of the city to increase the benefit of the future residents.

Thank you again for your service to the city and I would appreciate a response to the following:

Are there future city council meetings that are discussing this issue further?

If so, when are the meetings?

I have discussed this with many other residents that feel the same and we look forward to further discussion about the best location for the property mentioned above.

--

Erin Ast
Surprise, Arizona

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 2:20 PM
To: Patrick Smith
Subject: RE: Say NO to "Waddell Crossing Site Plan" PAD Modification

Good afternoon Mr. and Mrs. Smith,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Patrick Smith [REDACTED]
Sent: Friday, May 14, 2021 2:16 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Patrick Smith [REDACTED]
Subject: Say NO to "Waddell Crossing Site Plan" PAD Modification

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ashley Labhart,

Please bring the following to the attention of our Planning & Zoning Commission Members.

Last night I participated in a zoom call of an active meeting presented by land developers who are seeking a PAD modification to obtain approval for high-density multi-level apartment buildings at the corner of Waddell & Cotton Lane. The apartment buildings would be HUD rent controlled. I don't know of a single neighbor in District 3 who approves of any plan to construct these or any other apartment buildings.

In the strongest terms I would like to relay the negative feelings of neighbors concerning the upcoming review of a proposal for PAD modification at the corner of Waddell & Cotton Lane. We (1) don't want a PAD modification to approve any high-density plans for the corner of Waddell & Cotton Lane, (2) we especially

don't want apartment buildings approved for that area and (3) specifically we don't want the excessive multi-tenant apartment plan being proposed as the "Waddell Crossing Site Plan".

We ask you to support the citizens of District 3 and reject any such plans from being approved. Please reject this plan immediately.

Thank you for your consideration and support of District 3 voters.

Regards,

Patrick & Debbie Smith

[REDACTED]

Sent from Yahoo Mail. [Get the app](#)

Trever Fleetham

From: Mayor
Sent: Wednesday, August 4, 2021 10:25 AM
To: Brittany Slade
Cc: Ashley Labhart
Subject: RE: Traffic

Good morning, Ms. Slade! Thank you for your email and for sharing your concerns with me. Your email has been added to the case file for our consideration and it will be taken into account if and when it is time to vote on the project.

Have a great day! Thank you again for providing me with your input.

Best,

Skip

From: Brittany Slade [REDACTED]
Sent: Tuesday, August 3, 2021 9:03 PM
To: Ken Remley <Ken.Remley@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Subject: Fwd: Traffic

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

I just wanted to email and let you know that i am firmly against putting a low-income housing development on the corner of waddell and cotton. The city of the surprise just can't accommodate all the additional people that such a development would bring. the schools don't have the room, every time a bond is up the voters turn it down and more importantly the infrastructure is not in place. Have you driven down cotton lane after 2:30 from bell going south? It is a nightmare!! I drive from Surprise Farms (cotton and surprise farms loop N) Traffic is backed up in all directions from all of the schools being released (the school traffic i encounter is canyon ridge, cimmaron springs, and legacy traditional surprise west, to business, and rush hour. I have found that drivers become nasty and wreckless and traffic is bumper to bumper and often times cars are left in the middle of intersections. I am attaching a few pictures taken while waiting at the stop sign of cotton and cactus (at the line, first car at the stop sign) where i sat for a good 15 minutes unable to complete my right hand turn because of the traffic. As I sat in traffic, I thought, what would happen if emergency vehicle needed to get through, they justy couldn't. please for the community do not allow the low-income housing development to go through we just don't have the means to support this.
brittany slade

Sent from Brittany's iPhone

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 17, 2021 3:19 PM
To: Mayor; Skip Hall; Patrick Duffy
Cc: Robert Kuhfuss
Subject: RE: Waddell and Cotton HUD development

Good afternoon Mayor Hall/Vice Mayor Duffy,

Please be advised, we received a comment email from Mr. and Mrs. Hartman dated May 15th as well, and have already reached out to notify them that their comments have been added to the record and the planner notified of the email.

Thank you for forwarding this email on so we may add it to the case record also.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, May 17, 2021 12:52 PM
To: Skip Hall <Skip.Hall@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>
Cc: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: FW: Waddell and Cotton HUD development

FYI

From: Rod Hartman (REDACTED)
Sent: Saturday, May 15, 2021 12:07 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell and Cotton HUD development

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mayor Hall,
We own a residence in the Sarah Ann Ranch subdivision off Wadell, 175th, and Citrus and do not want the planned HUD Housing development in our area. Since you would certainly have influence over the city planning committee we respectfully request you provide our following objections to the committee.

Please do not approve a PAD modification for any high-density multi-tenant HUD housing plans for the corner of Waddell & Cotton Lane proposed as the "Waddell Crossing Site Plan". That location is entirely inappropriate for this type of development for the following reasons. The Prasada area has

been extremely slow for “quality” commercial development and this type of low income housing will surely exacerbate that issue. Multi-tenant low-income apartment buildings approved for that area will certainly decrease residential property values which in turn will reduce tax revenues for the city. This high density housing will increase traffic that is already a serious problem with so many schools and residential properties already present in this immediate area.

Having a career of over 40 years in the mortgage business as a servicing manager for both residential and commercial mortgages including Planned HUD Developments I have witnessed the rapid decline in these rental properties within just a very few short years after development. Any housing development where a tenant has no money invested, the property rapidly declines due to property damage and the bringing in of other bad elements such as drugs and crime. These types of government rental properties result in a huge negative impact to the local community.

It also appears as though the City of Surprise is being blackmailed by the federal government (HUD) to provide a site for this rental property or other government funding will be withheld or withdrawn. We request you fight back as we don't need the federal government involved in the City of Surprise development and planning.

We request this development not be approved at the proposed site.
Rod and Nedra Hartman

Trever Fleetham

From: Ashley Labhart
Sent: Monday, May 17, 2021 8:18 AM
To: Rod Hartman
Subject: RE: Waddell and Cotton HUD development

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Rod Hartman [REDACTED]
Sent: Saturday, May 15, 2021 11:53 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell and Cotton HUD development

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ms Labhart,

We live in the Sarah Ann Ranch subdivision off Wadell, 175th, and Citrus and do not want the planned HUD Housing development in our area and request you provide the city planners with our written objection to this development.

Please do not approve a PAD modification for any high-density multi-tenant HUD housing plans for the corner of Waddell & Cotton Lane proposed as the "Waddell Crossing Site Plan". That location is entirely inappropriate for this type of development for the following reasons. The Prasada area has been extremely slow for "quality" commercial development and this type of low income housing will surely exacerbate that issue. Multi-tenant low-income apartment buildings approved for that area will certainly decrease residential property values which in turn will reduce tax revenues for the city. This high density housing will increase traffic that is already a serious problem with so many schools and residential properties already present in this immediate area.

Having a career of over 40 years in the mortgage business as a servicing manager for both residential and commercial mortgages including Planned HUD Developments I have witnessed the rapid decline in these rental properties within just a very few short years after development. Any housing development where a tenant has no money invested, the property rapidly declines due to property damage and the bringing in of other bad elements such as drugs and crime.

We request this development not be approved.

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 2:23 PM
To: Paul Jensen
Cc: Mayor
Subject: RE: Waddell crossing site plan

Good afternoon Mr. Jensen,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Paul Jensen [REDACTED]
Sent: Friday, May 14, 2021 2:20 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Waddell crossing site plan

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

To whom it May Concern,

We moved to the nice community of Surprise in March of 2020. We came from California where we witnessed massive homelessness and destruction. We moved to Surprise to be part of a beautiful upcoming community and now we're hearing about Section 8 HUD housing on the corner of Waddell and Cotton Lane.

We already have a hard time exiting and entering our neighborhood with all the schools that surround us and minimal streets availability. I can't even imagine a massive apartment structure.

We don't want a **PAD Modification** to approve any **High-density plans** for this corner. We especially don't want apartment buildings or excessive multi-tenant apartment plans approved for that area.

Please consider your patriots.

Sincerely,
Paul Jensen
Surprise, AZ

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:19 AM
To: Dara Lealos
Cc: Patrick Duffy
Subject: RE: Waddell Crossing Site Plan

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

-----Original Message-----

From: Dara Lealos (b) (6)
Sent: Thursday, May 13, 2021 8:27 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell Crossing Site Plan

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello,

I have lived in Surprise since 12/1999 and I do not support the building of low income HUD housing projects in my neighborhood, please do not let this come to our city of Surprise. It will only degrade the communities, but it will impact business, property values and of course crime.

Please be vigilant in keeping Surprise a safe, family oriented community.

Thank you,
Dara Lealos
Mountain Vista Ranch Community / 21 yr Surprise Resident

Sent from my iPhone

Trever Fleetham

From: Paul Jensen [REDACTED]
Sent: Friday, May 14, 2021 2:27 PM
To: Ashley Labhart
Cc: Mayor
Subject: Re: Waddell crossing site plan

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Thank you so much Ashley, by the way that's my daughters name, we call her AJ.

Please see what the traffic conditions could become!!

Regards,

PJ (Paul Jensen)

On Fri, May 14, 2021 at 2:23 PM Ashley Labhart <Ashley.Labhart@surpriseaz.gov> wrote:

Good afternoon Mr. Jensen,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart

Senior Administrative Specialist

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise, AZ 85374

Office: (623) 222-3099 | Fax: (623) 222-3001

From: Paul Jensen [REDACTED] >
Sent: Friday, May 14, 2021 2:20 PM

To: Mayor <Mayor@surpriseaz.gov>

Subject: Waddell crossing site plan

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

To whom it May Concern,

We moved to the nice community of Surprise in March of 2020. We came from California where we witnessed massive homelessness and destruction. We moved to Surprise to be part of a beautiful upcoming community and now we're hearing about Section 8 HUD housing on the corner of Waddell and Cotton Lane.

We already have a hard time exiting and entering our neighborhood with all the schools that surround us and minimal streets availability. I can't even imagine a massive apartment structure.

We don't want a **PAD Modification** to approve any **High-density plans** for this corner. We especially don't want apartment buildings or excessive multi-tenant apartment plans approved for that area.

Please consider your patriots.

Sincerely,

Paul Jensen

Surprise, AZ

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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14 May 2021 21:23:26 -0000

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 11:47 AM
To: Judy White
Cc: Patrick Duffy
Subject: RE: Waddell/Cotton Lane HUD Housing Disapproval

Hello Ms. White,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Judy White [REDACTED]
Sent: Friday, May 14, 2021 11:33 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing Disapproval

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

To our Representatives:

I am a concerned citizen of Surprise who has made my home in Sierra Montana for the last 17 years. I have seen many changes in the city of Surprise, some good and some not so much. But this potential project is definitely not good for those of us who live along the west side of Waddell. I feel I speak for the majority of our community when I express my concern for what the city is proposing. It is the consensus of our community that this project, though well meaning in its purpose, is being proposed to be built in an inappropriate area. Isn't the city supposed to listen to the will of the people? I don't recall seeing any prop on the ballot to vote on such a massive project?

There is so much vacant land in Surprise that I don't understand the rationale for building a complex such as what is being proposed, in an already congested area. With all the homes that have gone up along Waddell already and are still in a state of construction, to add three and four story apartment homes will utterly decimate the area. Not only will it destroy the aesthetic scenery by blocking the beautiful views of the mountains that surround the valley, they will multiply the traffic that is already congested as that is one of the main avenues to access the 303 for daily commuters. There already is an existing line of traffic at the intersection of Cotton and Waddell for parents trying to turn north (left) to drop off and pick up school children as well as those trying to get to the 303, Walmart, the auto dealerships, etc. Has anyone really given this any thought??? How many more times are you going to tear up Waddell to try and widen the road? I don't think there is an inch left to utilize.

There already is a self-storage building along Litchfield Road. It seems to me that area would lend itself perfectly to the addition of HUD housing and a strip mall. What about all the land out west of Bell along Sunrise Parkway? It's wide open out there, plenty of room for expansion. What about along Northern? All of these areas seem much more suited to urban type housing and commercial builds than the corner of Cotton and Waddell? Why are you looking to make an already

crowded area worse?? What ever happened to the mall that was supposed to be built way down on Cactus? That would have brought prosperity to the area by providing convenience shopping and employment? No, the city never kept that promise. That would have assisted in raising the prices of our homes to allow the west valley to catch up to the east valley. I'm not saying that people don't deserve to have affordable living, but it should be built in appropriate locations. You already added affordable senior housing in the center of the city along Civic Drive, why not continue by building this project there? There is still plenty of open land right there, as well.

People chose to live in Surprise for its rural, small town "feel". It offered a wonderful blend of city convenience, safety, affordable homes and beautiful mountain vistas. What you are proposing defeats all of this. It will take away the rural quality, destroy the views, add congestion, add potential crime while offering nothing positive to that particular area.

I am pleading with you to reconsider this proposed project and listen to the will of the community!!

Respectfully yours,

Judith (Judy) White
Home Owner in Sierra Montana

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 2:17 PM
To: JUDY WHITE
Subject: RE: Waddell/Cotton Lane HUD Housing Disapproval

Ms. White,

Thank you.

Best,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: JUDY WHITE (b) (6)
Sent: Friday, May 14, 2021 1:29 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Re: Waddell/Cotton Lane HUD Housing Disapproval

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Thank you Ashley for confirming receipt of my email. Please let me know if there is anything else I can do to offer assistance in finding a new "home" for this proposed project.

Judy White

Sent from my iPhone

On May 14, 2021, at 11:47 AM, Ashley Labhart <Ashley.Labhart@surpriseaz.gov> wrote:

Hello Ms. White,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

From: Judy White [REDACTED]
Sent: Friday, May 14, 2021 11:33 AM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing Disapproval

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

To our Representatives:

I am a concerned citizen of Surprise who has made my home in Sierra Montana for the last 17 years. I have seen many changes in the city of Surprise, some good and some not so much. But this potential project is definitely not good for those of us who live along the west side of Waddell. I feel I speak for the majority of our community when I express my concern for what the city is proposing. It is the consensus of our community that this project, though well meaning in its purpose, is being proposed to be built in an inappropriate area. Isn't the city supposed to listen to the will of the people? I don't recall seeing any prop on the ballot to vote on such a massive project?

There is so much vacant land in Surprise that I don't understand the rationale for building a complex such as what is being proposed, in an already congested area. With all the homes that have gone up along Waddell already and are still in a state of construction, to add three and four story apartment homes will utterly decimate the area. Not only will it destroy the aesthetic scenery by blocking the beautiful views of the mountains that surround the valley, they will multiply the traffic that is already congested as that is one of the main avenues to access the 303 for daily commuters. There already is an existing line of traffic at the intersection of Cotton and Waddell for parents trying to turn north (left) to drop off and pick up school children as well as those trying to get to the 303, Walmart, the auto dealerships, etc. Has anyone really given this any thought??? How many more times are you going to tear up Waddell to try and widen the road? I don't think there is an inch left to utilize.

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I am pleading with you to reconsider this proposed project and listen to the will of the community!!

Respectfully yours,

Judith (Judy) White
Home Owner in Sierra Montana

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14 May 2021 18:47:15 -0000

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:15 AM
To: Matt Sorace
Cc: Patrick Duffy
Subject: RE: Waddell/Cotton Lane HUD Housing proposition

Good morning Mr. Sorace,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Matt Sorace [REDACTED]
Sent: Thursday, May 13, 2021 8:54 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing proposition

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good evening, I'm writing as a resident of Surprise and an Arizonan since 1988. Upon review of the proposed HUD housing located at the SW corner of Waddell and Cotton, I'd like to implore the council to reconsider.

We all understand the struggles of the housing market currently, but it is cyclical and will correct itself. This high in the market is naturally strong as opposed to artificially strong that we saw prior to the last housing crash. The loans are good and the appraisals fair. I understand Arizona's need and ranking for affordable housing and multi-family units however, take a look no further than once very desirable East and South East valley towns and cities that are adversely affected by neighboring towns adjacent boundaries in Chandler, Mesa, and from Pinal County how Apache Junction and San Tan Valley has affected towns like East Mesa and Queen Creek respectively. Crime has risen in those areas simultaneously with that growth.

The Surprise government states that the "General Plan 2035" is to develop neighborhoods with character into communities. This plan does not fit in line with those goals. Let's come together as a community to come up with creative uses of our sparse land and more importantly, water. Better jobs and tax incentives for business to provide them, centers to educate and train our neighbors, facilities to help give youths, veterans, elderly care and outlets as needed.

I know that no answer is going to please everyone, and no one answer is more right than any other. But let's focus on growth WITHIN Surprise. Let's get our neighbors great jobs in town, so they aren't travelling to Scottsdale, Gilbert, and Phoenix to work. Let's give the citizens a place to showcase their talents, goods, wares and services and build something that our children and their children can be proud of us. I appreciate your time and consideration.

Respectively,

Matt Sorace

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:14 AM
To: Pat Johnston
Subject: RE: Waddell/Cotton Lane HUD Housing

Good morning Pat,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Pat Johnston [REDACTED]
Sent: Thursday, May 13, 2021 9:05 PM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Waddell/Cotton Lane HUD Housing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Ashley,

No, don't put this here. We don't need to have more traffic in that area with all the homes going in and the schools built on 175th between Waddell and cactus. We also don't want the crime that goes with it. Property values decreasing because of it!!!!

Pat Johnston

Trever Fleetham

From: Ashley Labhart
Sent: Friday, May 14, 2021 9:16 AM
To: T Brunetti
Cc: Patrick Duffy; Mayor
Subject: RE: Workforce Housing Opposition

Good morning,

Thank you for your email regarding this matter. Please be advised, your comment has been added to the case file and is now part of the record, and has also been shared with the Planner for this case.

Best Regards,

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: T Brunetti [REDACTED]
Sent: Thursday, May 13, 2021 8:43 PM
To: Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Ashley Labhart <Ashley.Labhart@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: Workforce Housing Opposition

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello,

As a fairly new resident to Surprise, having moved across the valley from Scottsdale, I am appalled at the idea of an income based housing development on the corner of Waddell and Cotton Lane. Workforce housing will negatively change the dynamics and appeal of this city. Having lived in Scottsdale, and raising 3 children in that city, I never recall city leadership promoting such developments. In fact, the opposite types of attractions and residential opportunities were advocated. For those who live in or anticipate purchasing a home in a Scottsdale-like subdivision, which surrounds the corner of Waddell/Cotton Lane (particularly Sterling Grove and Sarah Ann Ranch), the motivation to relocate is now real and is being ignited by the poor judgement of the city leaders of Surprise.

Let's raise the bar instead of lowering and strive to move forward, while keeping property values trending upward, in lieu of settling and incorporating income based housing in the middle of \$400k+ single family housing.

I appreciate your consideration.

T. Brunetti

Trever Fleetham

From: Nate Pomeroy [REDACTED]
Sent: Thursday, June 10, 2021 10:38 PM
To: Robert Kuhfuss; Skip Hall; Patrick Duffy; Chris Judd; Roland Winters; Ken Remley; Aly Cline; Jack Hastings
Subject: Some thoughts on the proposed Waddell Crossing project and re zoning request

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mr. Kuhfuss and City Council members,

First, let me say thank you for the work you do on behalf of the community. Its tough work and you never make everyone happy. Sometimes I wonder if you can make anyone happy sometimes. We love the community and would like to make this our last home in our best yet community. Many of us are willing to do the "heavy lifting" instead of yelling from the cheap seats. In 2 1/2 hours we gathered about 120 signatures this past weekend. A fair amount of discussion on social media has gotten many people activated to let their voices be heard and we will certainly be watching and participating in the process. So with that said here is some more food for thought;

From: Residents of District 3

Subject: Project

I am writing today to communicate what I feel is the sentiment of the vast majority of residents inside the area of District 3, specifically adversely affected by the proposed development of affordable housing project on the Truman Ranch location, represented ably by Patrick Duffy. It is my belief that the residents of this area find the project out of touch with the community that has developed. While most of us understand that much of the "open space" is destined for development, the bigger question is "what kind of development and how does this affect our quality of life and community to which we have all invested"?

Please note below the statement posted prominently on the City Council's page on the city website:

A Welcome From the Surprise City Council

Surprise is a city that defines vibrant southwest living! From pristine desert sunsets, family-friendly parks and attractions, to a fine mix of shops, restaurants and museums, Surprise has it all!

Your family will love the Surprise Recreation Campus where you can catch a Spring Training baseball game at Surprise Stadium- home to the Texas Rangers and Kansas City Royals, fish at Surprise Lake, or enjoy a game of tennis at our 25 court Tennis and Racquet Complex.

Once you are here you'll never want to leave and the good news is that you won't have to! Surprise offers a variety of unique and charming neighborhoods for people of all ages.

This statement does reflect why people choose Surprise. There are many things that make Surprise "family oriented". I would point out that affordability is one of the "family friendly traits". However, just as important are the amenities and support services the City provides its residents. Certainly included in the support services are safety and a user friendly Government which has an eye towards the City future and the future benefit of its residents.

Rather than exponentially build on the already frenetic pace of development, I believe most of us would like to see additional focus on “catching up” and supporting those of us who have already made our lifetime investment of living in Surprise. If this Waddell Crossing were standard density for residential (single family or even condominium development) it would be another story. However the problem does remain the same and that is, what is the City doing to enhance our quality of life? The very obvious issue is the lack of family friendly recreational investment outside the city center area. Investment that has been made, simply has not kept pace with the growth. What may have been appropriate 10 years ago has been left in the dust with the large scale growth the city has experienced.

Instead of wedging a high density housing development that is surrounded by a growing single family home developing region, why not start putting more investment into our amenities which are, as stated, inadequate for the community? Let’s invest in the parks and recreation of the area, supporting the outdoor lifestyles we enjoy. Aquatics facilities, walking and biking trails, parks with soccer and baseball fields and so on. How about supporting the younger families who live here with before and after school youth programs (not day care) that provides real benefit to these families who live, work and support the community? For example see the link that leads you to Adventure Club sponsored and supported by the City of Roseville, CA.

https://roseville.ca.us/government/departments/parks/programs_classes/adventure_club

As I dug a little deeper into the Surprise General Plan; <https://www.surpriseaz.gov/DocumentCenter/View/1512/2020-Maps?bidId=>) a few more things popped out.

- East/West Cactus is considered a **MAJOR ARTERIAL ROADWAY**. That means something I'm sure. On Waddell, it is a MAJOR ARTERIAL until either Cotton or 175th Ln (I can't tell from the map) and then it becomes MINOR.
- For this type of housing project public transportation is important. SHORT TERM TRANSIT ROUTES do not support this area but **FREQUENT STOP ROUTES** do. Buses. How many buses will Surprise have to add to its fleet, at what cost to support this and the other FREQUENT STOP ROUTES which are many. Most will drive surface streets. Muni bus lines are money pits. Taxes WILL GO UP more than a little.
- The proposed development is in the **RURAL area of the General Plan of Community Character**. This does not sound like a RURAL PROJECT to me, does it to you?
- There are many sections of the city which have open space that is more closely suited to where lower cost housing would be a benefit. The Litchfield and Bell transit corridors already scheduled for improved bus service and provide walking distance to business and employers would seem a much better fit for affordable housing. Plenty of developed roadway and available space.
- Families live here for good reasons, so far. This project will chip away at that fact. We need things our families will value in this area and likely others:
- Aquatics Complex -summer league swim ages 6-17, HS swim and water polo (boys and girls), low cost swim lessons for all families (water safety), kids swim park concept- parties and fam fun and how about pre and post day care for kids. These are significant value added for families.

As a long time business owner and General Manager, I personally support the concept of providing housing to the region that is affordable. Service industry people and entry level workforce citizens need an affordable place to live and allows them easy access to their places of work. This concept of affordable housing makes the City more business friendly. If labor cannot afford to live where they work it is hard to recruit and retain employees. Let’s strike a balance and find a more appropriate location in our community for a project such as this one that is proposed.

The residents on the petition I will deliver to Mr. Duffey oppose this project and would like to see more family friendly amenities. We think it is your responsibility.

Sincerely,

Nate & Laura Pomeroy

[REDACTED]
[REDACTED]

Sincerely,

Nate Pomeroy

Trever Fleetham

From: [REDACTED]
Sent: Wednesday, June 30, 2021 12:29 PM
To: Mayor; Skip Hall; Patrick Duffy; Jack Hastings; Ken Remley; Aly Cline; Roland Winters; Chris Judd; Chris Boyd; Lloyd Abrams
Cc: 'Ron Anthony'; 'Mike Baker' [REDACTED]
Subject: The Promenade / Waddell Crossing Project June 29 Meeting
Importance: High

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

The following are my opinions and comments regarding June 29, 2021 meeting with Developer Dominion representative – Owen “Hewitt”:

When I asked him why did Dominion select the location of Waddell and Cotton for their project; his response was we are a large company and develop projects through the county. We know what we are doing when we invest \$150 million in a project.

When I asked him what capacities the pools (senior and low in-come sections) were sized for; his response was they are within code.

At this point in the conversations with me as well as homeowners, this Dominion representative became rather “cocky” and continued to repeat throughout Dominion was a large developer, putting \$150 million into this project, and knew what the project required to be successful.

When I asked him why Dominion was requesting a change reducing the parking requirements from 2.25 per unit; his response was Dominion was they are not requesting any parking space changes; and they have more than sufficient parking spaces allocated with 2 spaces per unit in the low in-come section and 1.2 spaces per unit in the senior section. When I, and other homeowners, asked what and how Dominion plans to address visitor parking to both the senior and low in-come section; he repeated his earlier statement that Dominion has allocated more than sufficient parking spaces, and they tow away violators, and Dominion was a large developer, putting \$150 million into this project, and knew what the project required to be successful.

He further responded that the property has no restrictions relative to units and Dominion was within their rights to develop as many units – housing and parking, as they wanted within the area and up to a height of 50’.

I and most homeowners that had attended this “meeting” were offended; and hope / trust City **Planning Development Department** as well as **City Council** do not agree to the amendments Dominion is requesting for the purposes of including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards for The Promenade/Waddell Crossing.

Furthermore, many of us homeowners recommend more stringent and careful rules, codes, et cetera be applied / corrected to all lands / PADs within City limits; such that this “lack of dwelling density” as is the current situation with this PAD be corrected.

Thank you,

Rich and Nanc Ozga
[REDACTED]
[REDACTED]

Trever Fleetham

From: Michael LeGare [REDACTED]
Sent: Wednesday, June 30, 2021 3:33 PM
To: Patrick Duffy; Robert Kuhfuss
Cc: Leela LeGare
Subject: Truman Ranch PAD

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello Patrick,

I'm a resident in your district and live over in the Sarah Ann Ranch community. Last night I attended the public hearing regarding the Truman Ranch PAD. I have some serious concerns regarding this planned project and I believe having a HUD development next to our neighborhood is not going to be beneficial to our community in the long term. I do believe affordable housing is important, but am at a loss as to why this low-income-high-density project is being planned in such a nice community. There currently is no public transportation that services this location, the Cotton Ln, and Waddell intersection can't handle 1,000's more vehicles in traffic, and the Dysart school district is already overwhelmed - to name a few of my biggest concerns. Also, It's my understanding that there will be a row of restaurants along Wadell - having the smell, noise, and traffic next to our house is not attractive at all!

I've yet talked to a single neighbor who is in favor of this project - if anything it is galvanizing the neighborhood to fight it. Please consider a different location entirely.

Very respectfully,
Mike LeGare
[REDACTED]

Trever Fleetham

From: Mark Gornik [REDACTED]
Sent: Wednesday, July 21, 2021 7:15 AM
To: Robert Kuhfuss
Subject: WADDELL CROSSING

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

To whom it may concern, we are against the project submitted for the corner of Cotton/Waddell, there is overwhelming opposition to this project, thank you. Mark Gornik

Sent from my iPhone

Trever Fleetham

From: CHRISTINE FLORENDO [REDACTED]
Sent: Wednesday, June 9, 2021 2:38 PM
To: Robert Kuhfuss
Subject: Waddell crossing

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

After the meeting with them I thought about it a lot. Obviously this is needed, but I think the traffic would be horrific. They would only improve one side of Cotton. Waddell is always crowded and with Walgreens and Aldi coming in on the other corner we will never get out of Sarah Ann Ranch. School traffic is already a crippling traffic jam. I can only get out if the crossing guard lets me at Windsong. You can forget getting out on Sweetwater. Traffic is backed up on Waddell to 175th and farther. If you finally get to Waddell., you can't get on it. Traffic is an issue here don't add to it with 500+ apartments. Go where the roads are already improved, please.

Christine Florendo
[REDACTED]

[REDACTED]

Sent from my iPad

Trever Fleetham

From: Christie Allen [REDACTED]
Sent: Wednesday, June 9, 2021 3:49 PM
To: Robert Kuhfuss
Cc: Ken Remley
Subject: Waddell Crossing Project

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good afternoon,

Sending this email to express my concern and opposition to the Waddell Crossing project. I've been a home owner and proud resident of surprise for 19 years. Raised my children and watched the city evolve and grow into what it is today. I strongly oppose the project for many reasons. To name a few the location it's feasible for an apartment complex on the corner with the number of proposed units. I'm concerned about the type of individuals that will be added to our community as renters aren't as invested in a community as homeowners are. I worry about crime increasing (domestic violence theft and shoplifting) and not enough police officers to keep the community safe.

Most of all I'm worried about home values decreasing and taxes increasing because of an apartment complex near by that doesn't add value to the market or community unity.

Please consider my viewpoint before a decision is made.

Sent from my iPhone
Christie L. Allen

Trever Fleetham

From: Patrick Smith [REDACTED]
Sent: Saturday, July 3, 2021 2:23 PM
To: Robert Kuhfuss
Subject: Waddell Crossing Project @ Waddell & Cotton Lane Intersection

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

July 3, 2021

To: Surprise City Council

Surprise Planning Department

Robert.kuhfuss@surpriseaz.gov

Copy: Skip Hall- skip.hall@surpriseaz.gov

Patrick Duffy- Patrick.duffy@surpriseaz.gov

Chris Judd- chris.judd@surpriseaz.gov

Roland Winters Jr. - roland.winters@surpriseaz.gov

Ken Remley- ken.remley@surpriseaz.gov

Aly Cline- aly.cline@surpriseaz.gov

Jack Hastings- jack.hastings@surpriseaz.gov

From: Patrick & Debbie Smith as Residents of District 3

Subject: Waddell Crossing Project @ Waddell & Cotton Lane Intersection

We are writing today to communicate our sentiment and dissatisfaction along with the vast majority of residents of District 3 who will be adversely impacted by the proposed development of an affordable housing

project on the Truman Ranch Waddell & Cotton Lane intersection. The residents of this area find the project out of touch with the community that has been already developed. While most residents understand that much of the “open space” is destined for development, the bigger question is “what kind of development and how does this affect our quality of life, property values and community to which we have all invested”?

Approval of the Waddell Crossing Project would be in direct conflict of the reasons we, and other residents of District 3, invested in living here in the Truman Ranch Waddell & Cotton Lane area of Surprise. Rather than wedging a high density housing development that would diminish the property values of the existing adjacent single family homes, why isn't more consideration given to reviewing other available areas in Surprise that (1) wouldn't result in decreases to current residents property values and (2) would provide better transportation options for high-density apartment residents to have easier and cost effective access to local Surprise area employers? Service industry people and entry level workforce citizens need an affordable place to live that allows them easy access to their places of work.

In closing, we strongly oppose the approval of PAD modification that would allow high density housing to be constructed at the Truman Ranch Waddell & Cotton Lane intersection. If such construction were to be approved, the likelihood of a large amount of residents selling their homes to leave the area would occur. In addition, we would focus our energies on finding other candidates for the Surprise City Council who are more aligned with the feelings of the voting public.

Sincerely,

Patrick & Debbie Smith

[REDACTED]

AFFIDAVIT OF POSTING

Application No: _____
Applicant Name: Gammage & Burnham
Location: SWC Waddell Rd. & Cotton Ln.
Date Site Posted: 5/31/2022

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

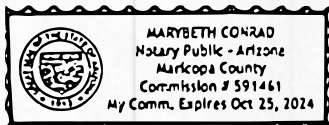
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

[Signature] _____ 5/31/2022
Applicant/Representative Signature Date

This instrument was acknowledged before me on 5/31/2022, by Jesse Simpson. I witness whereof I hereunto set my hand and official seal.



[Signature] _____
Notary Public
10-25-24
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: May 13, 2021

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop

Planning & Zoning

Date: June 16, 2022

Time: 6:00 P.M.

Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: August 16, 2022

Time: 6:00 P.M.

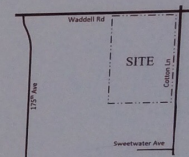
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

FS20-829

Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

PROJECT LOCATION



May 31, 2022 at 8:51:19 AM

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 13, 2021

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop

Planning & Zoning

Date: June 16, 2022

Time: 6:00 P.M.

Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: August 16, 2022

Time: 6:00 P.M.

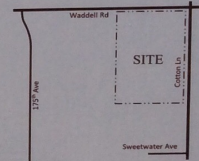
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

FS20-829

Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

PROJECT LOCATION



May 31, 2022 at 8:52:06 AM

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 13, 2021

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
Media Center
17825 West Sierra Montana Loop

Planning & Zoning

Date: June 16, 2022

Time: 6:00 P.M.

Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: August 16, 2022

Time: 6:00 P.M.

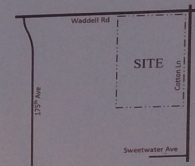
Location: City Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

FS20-829

Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

PROJECT LOCATION



May 31, 2022 at 8:39:05 AM





Notice of Public Hearing City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: May 13, 2021	Date: June 16, 2022	Date: August 16, 2022
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Sweet Hills Elementary School Media Center 17625 West Sierra Montana Loop	Location: City Council Chambers 16000 N Civic Center Plaza Surprise, AZ 85374	Location: City Council Chambers 16000 N Civic Center Plaza Surprise, AZ 85374

FS20-829

Proposal: Preliminary Development Plan (case no. FS20-829) for the development of the approximate 45 acres generally located at the southwest corner of Cotton Lane and Waddell Road with a mixed-use development integrating residential and commercial uses under the existing approved Truman Ranch Marketplace Planned Area Development zoning.

Please call to confirm dates: 623-222-3011 | surpriseaz.gov



May 31, 2022 at 8:38:37 AM



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

4 February 2021

Mr. Christopher Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon St.
Luke AFB AZ 85309-1629

Ms. Nichole Flores
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-076; the Promenade (APN 502-04-005C)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the PAD Amendment for the Promenade. The site sits on approximately 44 acres of vacant land located on the southwest corner of Waddell Rd and Cotton Ln in Surprise, AZ. The project is for a proposed mixed-use development project consisting of 392 multi-family residential units and 221 senior living units on the southern 28 acres for a density of 22 du/ac and the northern 16 acres providing retail, a fuel station, commercial, self-storage and drive-thrus. The site falls approximately 2.7 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposal for the property, as stated in the narrative, consisting of 22 du/ac on the southern acreage does not meet the GDC; however when using the entire 320 acre Truman Ranch PAD the GDC can be adhered to.

The project, as stated in the narrative, will not have a negative impact on Luke AFB flight operations so long as the City of Surprise ensures the density does not exceed 6 du/ac for the entire 320 acre Truman Ranch PAD.

The site is located within the “territory in the vicinity of a military airport,” it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James, at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165
Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2021.02.04 09:25:14 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing

Ms. Cindy Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



FS20-829

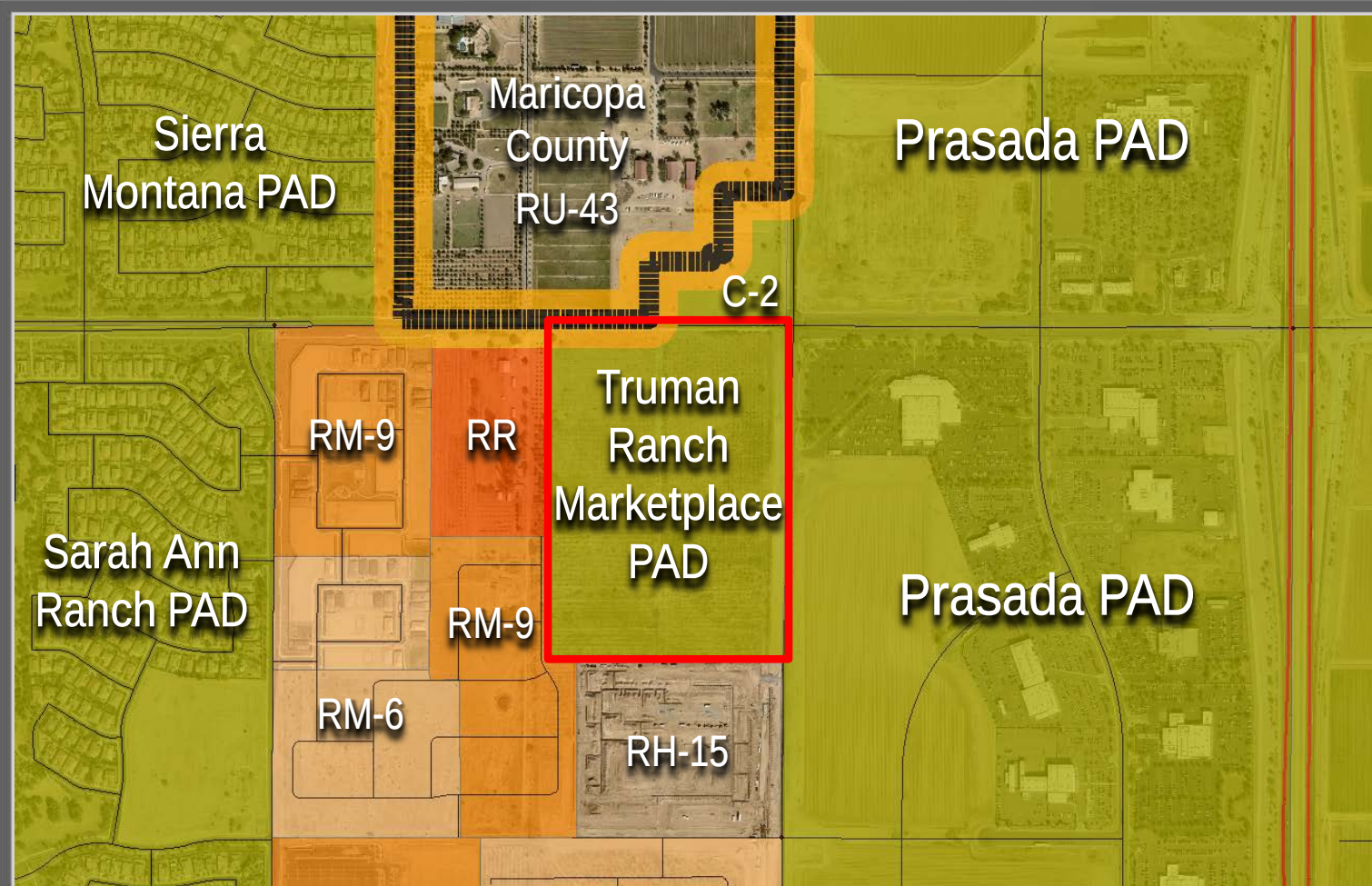
Preliminary Development Plan for Truman Ranch Marketplace PAD

Planning & Zoning Commission

June 16, 2022



FS20-829 VICINITY MAP





Site Background

2008

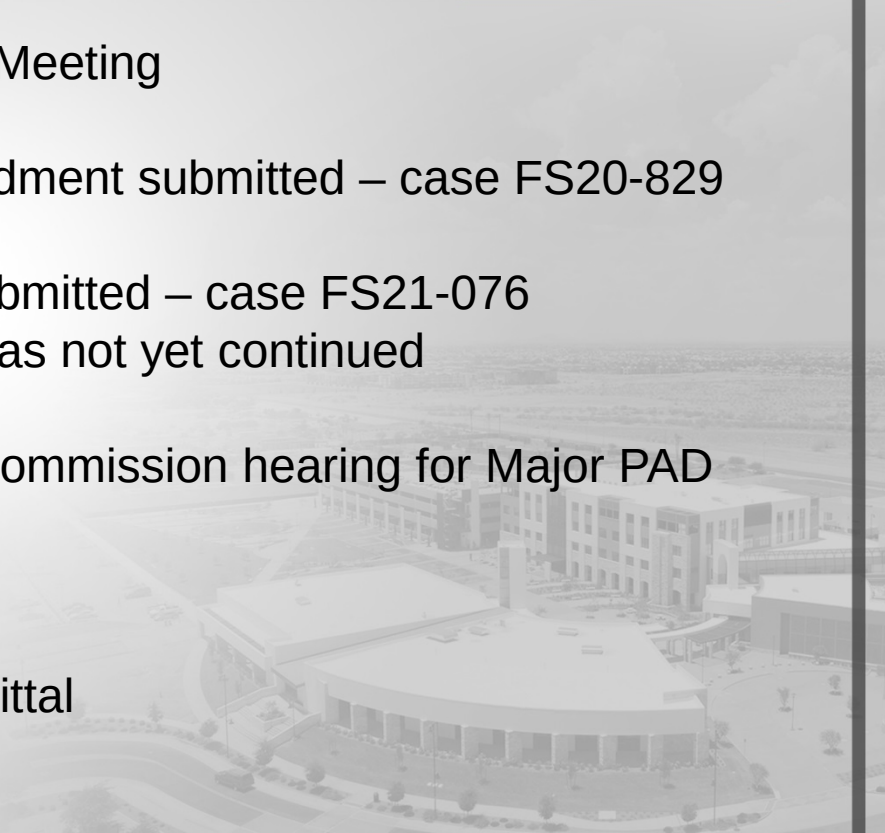
- Major General Plan Amendment: Land Use designation changed from Low-Density Residential to Mixed Use
- Subject property annexed into the City of Surprise
- Truman Ranch Marketplace PAD approved under Chapter 125

2013

- Surprise General Plan 2035 adopted
- General Plan Amendment regarding development in high noise and accident potential zones for Luke Air Force Base



Project Background

- **November 19, 2020:** Concept Review Meeting
 - **December 31, 2020:** Major PAD Amendment submitted – case FS20-829
 - **January 29, 2021:** Master Site Plan submitted – case FS21-076
 - Review halted May 11, 2021 and has not yet continued
 - **August 19, 2021:** Planning & Zoning Commission hearing for Major PAD Amendment – continued indefinitely
 - **January 4, 2022:** Applicant resubmittal
 - **April 26, 2022:** Applicant revised submittal
- 



Application Changes

- Original submittal in December 2020 was for a Major PAD Amendment
- Several reviews, public outreach meetings, and discussions with staff occurred
- Applicant amended application to reduce scope to only address deficiencies of the original Truman Ranch Marketplace PAD
- Application is now for a Preliminary Development Plan to secure original development rights and memorialize the allowed residential density at 601 units
- Application proposes to develop the project in two phases, with the residential first followed in the future by the commercial

Residential Development Unit - Site Data

CLIENT: TODD & ASSOCIATES, INC.
2825 NORTH CENTRAL AVENUE
SUITE 1000
PHOENIX, AZ 85018
CONTACT: CHEN WATZ
9478 154-4008

PARCELS	NET	GROSS
FAMILY COMPLEXITY	1-1-80,880 SF / 19.87 AC	1-1-905,196 SF / 20.71 AC
TOWNHOUSE UNITS	1-1-80,120 SF / 18.36 AC	1-1-80,120 SF / 18.36 AC
SENIOR LIVING	1-1-1,040,000 SF / 23.64 AC	1-1-1,040,000 SF / 23.64 AC
TOTAL	1-1-1,940,000 SF / 41.87 AC	1-1-1,940,000 SF / 41.87 AC

ZONING: APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAC000-01

BUILDING HEIGHT: PROPOSED: 30 FEET MAXIMUM FOR PLAZA ELEMENTS IN WESTERLY HALF
FAMILY: 3 STORIES (PAST AND WESTERLY)
TOWNHOUSES: 2 STORIES (EAST HALF)
SENIOR LIVING: 4 STORIES (WEST HALF)

DENSITY: PROPOSED: 21 D.U./AC (NET D.U. / 28.43 AC)

APPROVED SETBACKS:

PRIMARY BUILDINGS:
NORTH (WADDELL SIDE): MIN 30'
EAST (COTTON LANE): MIN 30'
SOUTH: MIN 45'
INTERNAL: 0'

LANDSCAPE:
NORTH (WADDELL SIDE): MIN 22'
EAST (COTTON LANE): MIN 22'

UNIT MIX:

FAMILY APARTMENTS (3 BUILDING TYPES TOTAL)

UNIT TYPE	1	2	3	TOTAL
TOTAL FLOOR AREA	180	2,700	2,700	5,580
TOTAL BUILDINGS	0	3	3	6

UNIT TYPE	1	2	3	TOTAL
TOTAL FLOOR AREA	0	2,700	135	2,835
TOTAL BUILDINGS	0	3	1	4

UNIT TYPE	1	2	3	TOTAL
TOTAL FLOOR AREA	180	2,700	2,700	5,580
TOTAL BUILDINGS	0	3	3	6

UNIT TYPE	1	2	3	TOTAL
TOTAL FLOOR AREA	180	2,700	2,700	5,580
TOTAL BUILDINGS	0	3	3	6

UNIT TYPE	1	2	3	TOTAL
TOTAL FLOOR AREA	180	2,700	2,700	5,580
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UNIT TYPE	1	2	3	TOTAL
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UNIT TYPE	1	2	3	TOTAL
TOTAL FLOOR AREA	180	2,700	2,700	5,580
TOTAL BUILDINGS	0	3	3	6

UNIT TYPE	1	2	3	TOTAL
TOTAL FLOOR AREA	180	2,700	2,700	5,580
TOTAL BUILDINGS	0	3	3	6



Commercial Development Unit - Site Data

ZONING: APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAC000-01

APR#: 502-04-000C

PARCELS	NET	GROSS
COMMERCIAL	1-1-443,720 SF / 10.18 AC	1-1-778,230 SF / 17.87 AC

BUILDING AREA:

RETAIL: 36,473 SF

SELF-STORAGE: 107,449 SF

TOTAL: 143,922 SF

SPR COVERAGE: 22.7%

PROVIDED PARKING: 310 SPACES

ADA PROVIDED PARKING: 16 SPACES

BUILDING HEIGHT: PROPOSED:

RETAIL: 35 FEET MAX.

SELF-STORAGE: 30 FEET MAX.

APPROVED SETBACKS:

PRIMARY BUILDINGS:

NORTH (WADDELL SIDE): MIN 10'

EAST (COTTON LANE): MIN 10'

WEST: MIN 45'

SOUTH: MIN 45'

INTERNAL: 0'

LANDSCAPE:

NORTH (WADDELL SIDE): MIN 22'

EAST (COTTON LANE): MIN 22'

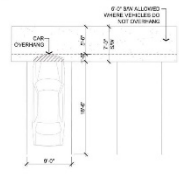
NOTE:

1. THE SITE PLAN, BUILDING FOOTPRINTS, SQUARE FOOTAGES, AND ARRANGEMENTS, AND USES WITHIN THIS APPLICATION ARE PRELIMINARY AND CONCEPTUAL, AND MAY BE MODIFIED DURING THE FINAL DESIGN AND SITE PLAN REVIEW APPROVALS. SPECIFIC PLANS FOR INDIVIDUAL DEVELOPMENT PROJECTS WILL BE PROCESSED THROUGH THE CITY OF SURPRISE REVIEW PROCESS.

2. THE SITE PLAN IS CONCEPTUAL AND SUBJECT TO REVIEW UNDER SEPARATE CASE AND COVER.

3. FINAL SURVEY TEST TO BE CONDUCTED PER PC 516 PRIOR TO C.O.F.D.

PARKING DIAGRAM



VICINITY MAP



CONTACT INFORMATION

PROPERTY OWNER: COMMERCIAL DEVELOPER

TRUMAN RANCH 40 DMC LLC

RESIDENTIAL ARCHITECT:

TODD & ASSOCIATES, INC.

2825 NORTH CENTRAL AVENUE, SUITE 1000

PHOENIX, ARIZONA 85018

402.957.1000

GARY TODD

gtodd@toddassociates.com

COMMERCIAL LANDSCAPE ARCHITECT:

ARENA CAPITAL HOLDINGS

1745 N 17TH STREET, SUITE 300

PHOENIX, ARIZONA 85018

480.950.8880

GARY TODD

gary@arenaarchitect.com

COMMERCIAL DEVELOPER:

TRUMAN RANCH 40 DMC LLC

2825 NORTH CENTRAL AVENUE, SUITE 1000

PHOENIX, ARIZONA 85018

402.957.1000

GARY TODD

gtodd@toddassociates.com

COMMERCIAL LANDSCAPE ARCHITECT:

ARENA CAPITAL HOLDINGS

1745 N 17TH STREET, SUITE 300

PHOENIX, ARIZONA 85018

480.950.8880

GARY TODD

gary@arenaarchitect.com

CIVIL ENGINEER:

TRUMAN RANCH 40 DMC LLC

2825 NORTH CENTRAL AVENUE, SUITE 1000

PHOENIX, ARIZONA 85018

402.957.1000

GARY TODD

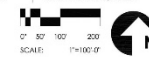
gtodd@toddassociates.com

20.0007.02

Preliminary Not For Construction



TRUMAN RANCH MARKETPLACE PAD
Preliminary Development Plan
April 26, 2022



FS20-829 PRELIM DEV PLAN



Development Standards

- Minimum Setbacks
 - West: 45'
 - South: 20' or 45' when adjacent to residential
 - North & East:
 - 5' for structures with street side pedestrian access
 - 10' for all other structures
 - Internal: 0' (subject to building code)
- Landscape Buffers
 - Major Arterial R/W: 22'
 - Collector: 10'
 - Street: 5'



Development Standards

- Parking
 - PAD allows for reduction to parking requirements with parking study
- Building Height
 - 50' max in the Westerly half of the 44 acres

PDP in substantial compliance with PAD development standards

Full compliance of site verified at Site Plan



Public Outreach

- Neighborhood Meeting
 - May 13, 2021 @ Sunset Hill Elementary School & Virtually
- Project Website (www.waddellcrossing.com)
 - Went live June 2, 2021
 - Periodically updated
- Open House Meeting
 - June 29, 2021 @ Sunset Hills Elementary School
- Follow-Up Neighborhood Meeting
 - May 31, 2022 via Zoom



Public Outreach

- Summary of Concerns:
 - Density
 - Housing
 - Traffic
 - Parking
 - Infrastructure improvements
 - Amenities
 - School capacity
 - Crime
 - Property values





RECOMMENDATION

Staff recommends the P&Z Commission recommend approval of FS20-829 to the City Council subject to stipulations 'a' and 'b'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 16, 2022

Contact Person: Trever Fleetham

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the Conditional Use Permit with Site Plan for a Quick Quack Car Wash at Greenway & Cotton. Case FS21-839

Motion:

I move to approve the Conditional Use Permit with Site Plan for Quick Quack Car Wash at Greenway & Cotton subject to stipulations 'a' through 'e' as memorialized in the staff report.

Background:

Joseph Earnest, on behalf of Cotton Greenway Partners LLC, requests a Conditional Use Permit with Site Plan to allow for a new automotive washing establishment, generally located south of Greenway Road and west of Cotton Lane.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS21-839 Quick Quack Greenway & Cotton CUP w Site Plan - Staff Report - 061622 PZ
2. 01 - FS21-839 Quick Quack Greenway & Cotton CUP w Site Plan - Vicinity Map
3. 02 - FS21-839 Quick Quack Greenway & Cotton CUP w Site Plan - Zoning Map
4. 03 - FS21-839 Quick Quack Greenway & Cotton CUP w Site Plan - Site Plan

5. 04 - FS21-839 Quick Quack Greenway & Cotton CUP w Site Plan - Landscape Plan
 6. 05 - FS21-839 Quick Quack Greenway & Cotton CUP w Site Plan - Elevations
 7. 06 - FS21-839 Quick Quack Greenway & Cotton CUP w Site Plan - Noise Study
 8. 07 - FS21-839 Quick Quack Greenway & Cotton CUP w Site Plan - Citizen Participation Report
 9. 08 - FS21-839 Quick Quack Greenway & Cotton CUP w Site Plan - Affidavit of Site Posting
 10. 09 - FS21-839 Quick Quack Greenway & Cotton CUP w Site Plan - Opposition Emails
 11. FS21-839 Quick Quack Greenway & Cotton CUP w Site Plan
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-839

Project Name: Quick Quack Car Wash Greenway & Cotton

Council District: 3 – Mesquite

Meeting Date: June 16, 2022

Planner: Trever Fleetham, AICP

Owner: George Apostol, Cotton Greenway Partners LLC

Applicant: Joseph Earnest, Lonestar Builders Inc.

Request: Conditional Use Permit with Site Plan for a new vehicle washing facility

Site Location: Generally located south of the southwest corner of Greenway Road and Cotton Lane

Site Size: 1.195 acres (approx.)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

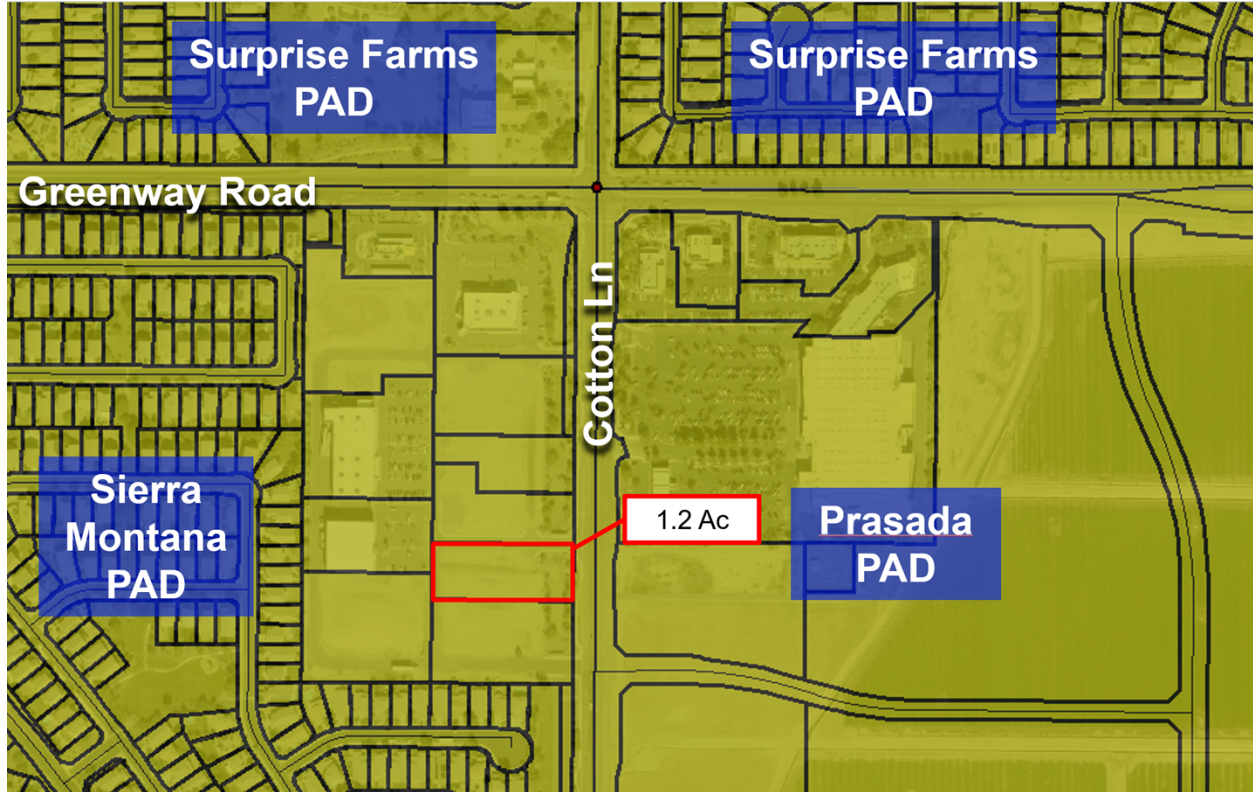
Support/Opposition: Refer to the attached Citizen Participation Report and Opposition Emails

Staff Recommendation: Staff recommends the Commission **approve** the subject Conditional Use Permit w/ Site Plan, Case FS21-839, subject to stipulations 'a' through 'e'.

Project Description:

Joseph Earnest, on behalf of Cotton Greenway Partners LLC, requests a Conditional Use Permit with Site Plan to allow for a new automotive washing establishment, generally located south of Greenway Road and west of Cotton Lane.

Surrounding Land Zoning:



Sierra Montana PAD	Sierra Montana PAD	Prasada PAD
Sierra Montana PAD	Sierra Montana PAD	Prasada PAD
Sierra Montana PAD	Sierra Montana PAD	Prasada PAD

Background:

September 14, 2000: The Mayor and City Council approved the Sierra Montana Planned Area Development (PAD) under case PAD99-100.

December 19, 2019: Staff met with the applicant to discuss a proposed Quick Quack Car Wash on APN 502-87-967 during a Concept Review meeting held under CR19-843.

October 6, 2020: The applicant filed a request for a Conditional Use Permit with Site Plan regarding a new automotive washing establishment under FS20-643 for APN 502-87-967.

November 17, 2020: The Mayor and City Council approved the Replat of Lot 1 Sierra Montana Crossing under case FS19-804.

May 6, 2021: The Planning & Zoning Commission voted to deny the request for Conditional Use Permit with Site Plan, case FS20-643, for APN 502-87-967.

October 10, 2021: The applicant filed a request for a Conditional Use Permit with Site Plan regarding a new automotive washing establishment under FS21-839, the subject case, for APN 502-87-968: one lot north of the previous proposal.

March 8, 2022: The applicant held a citizen outreach meeting at the Sunset Hills Elementary School. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

Analysis and Discussion:

The subject request involves a 3,919 sf automatic car wash building on 1.195 acres (0.81 net acres) south of the southwest corner of Greenway Road and Cotton Lane. The subject site is zoned PAD and has a land use designation of Community Commercial (C-2) within the Sierra Montana PAD. In addition to the self-serve car wash tunnel, the proposed Quick Quack Car Wash facility will also include self-service vacuum stations.

The Sierra Montana PAD references the C-2 uses listed under Title 17 for Principally Permitted uses and Conditionally Permitted uses. Title 17 lists "Automobile washing establishments" as Conditionally Permitted in C-2 zoning districts, but requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards listed under section 17.28.080.C.2. of Title 17. These standards include the following:

- 1. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.*
- 2. The total site area shall not be less than twelve thousand square feet.*
- 3. Pump islands shall be set back not less than twenty-five feet from any street right-of-way line, not less than forty feet from any nonstreet property line and not less than seventy-five feet from any residential zone boundary.*
- 4. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.*
- 5. Sufficient off-street area to provide space for not less than ten automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided. A space twenty feet by nine feet shall be deemed adequate for each such required space.*
- 6. All washwater disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the city engineer, and shall conform with all city ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the city sewer system.*

This CUP application has been reviewed against the standards listed above. Staff finds that this CUP application conforms to the requirements set under Title 17.

The site is to be accessed through existing shared driveways on the north and west sides of the property. The driveway on the north side provides direct access to and from Cotton Lane, while the driveway on the west is part of the overall internal circulation of the existing commercial center. The proposed site plan also demonstrates good pedestrian connectivity to the existing sidewalk along Cotton Lane.

The applicant proposes 21 vacuum stalls (one of which is ADA accessible) along the south and east sides of the site, which will be shaded with a canopy. Three additional general parking spaces are proposed, one of which is ADA accessible.

The proposed landscape meets the requirements of the Sierra Montana PAD and the Surprise Municipal Code. On-site the applicant is proposing 20.1% of landscape coverage, which meets the minimum requirement. Additionally, a screening wall and landscaping along Cotton Lane will screen the drive through on the east side of the property. The proposed onsite landscape will match the landscape of the existing development in Sierra Montana Crossing Plaza. Refuse enclosure is proposed to be located along the southwest of the site and will be screened with landscape.

The proposed building colors and material palette will match the existing buildings and complement the surrounding area.

The applicant also included a lighting photometric study with the application, which meets the lighting requirements of the Surprise Municipal Code.

Noise Study

In addition to the requirements set in Title 17, staff also requested a noise impact study, which the applicant provided. This noise study took into consideration the existing ambient noise level and compared them to the anticipated noise levels during operation of the car wash. The study concluded the following:

“Compared to the average ambient condition, the nearest residences would experience a less than 1 dBA increase in noise level. It takes a 3 dBA change in noise level for the human ear to perceive a change. Therefore, the change in noise level would not be perceptible.”

The project was designed with sound attenuation features to help lower the change in noise level as a result of the project. The applicant incorporated a 5 foot tall wall along the south property line such that the vacuum parking stalls are shielded, and noise reflects northbound internal to the site. Additionally, the last 25 feet of the exit of the wash tunnel will be lined with absorptive material for additional sound attenuation.

Neighborhood Outreach:

The applicant held a neighborhood outreach meeting for the project on March 8, 2022. The meeting was held at the Sunset Hill Elementary School, as well as virtually. Three member of the public were in attendance in person, along with the applicant and City staff. One additional citizen participated virtually, along with the property owner. Primary concerns were related to noise, light pollution, traffic, and site security. A full summary of the meeting can be found in the attached Citizen Participation Report.

Conformance with Adopted Plans:

Surprise General Plan 2035: The proposal is consistent with the Surprise General Plan 2035.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Luke Air Force Base, the Arizona Department of Transportation, the Maricopa Water District, and the Flood Control District of Maricopa County, were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The proposed Site Plan meets the requirements of the Sierra Montana PAD, Surprise General Plan 2035, and all applicable zoning codes.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with Sierra Montana PAD.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS21-839**, subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Quick Quack Greenway at Cotton 2", prepared by Elevate Engineering, and received 04/12/2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Quick Quack Car Wash Greenway at Cotton", Sheet La.01, prepared by T. J. McQueen & Associates, Inc., and received 04/12/2022.
- c. Building Architecture shall be consistent with the Elevations entitled "Exterior Elevations", Sheet A2.0, prepared by idstudio and received 04/12/2022.

d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.

e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Map

02 Zoning Map

03 Site Plan

04 Landscape Plan

05 Elevations

06 Noise Study

07 Citizen Participation Report

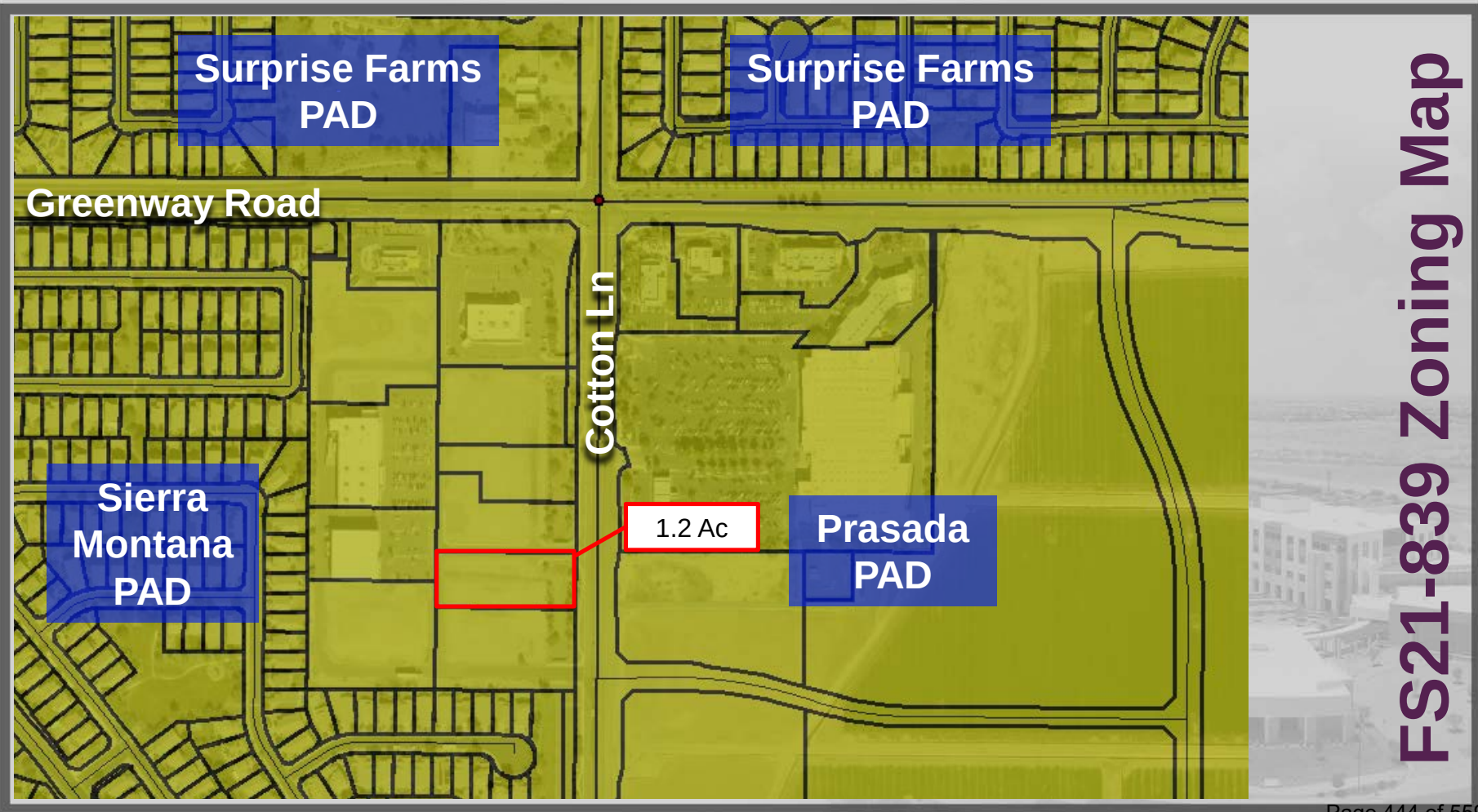
08 Affidavit of Site Posting

09 Opposition Emails

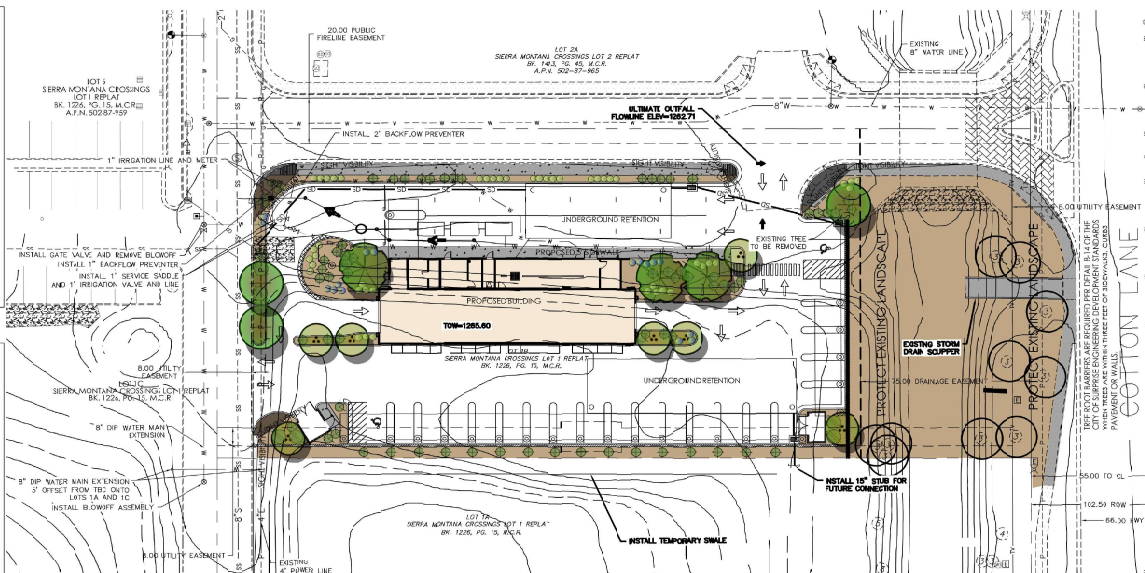
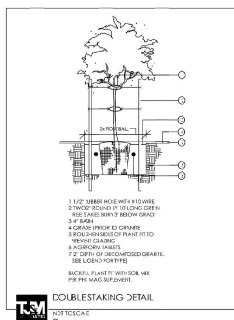
PPT



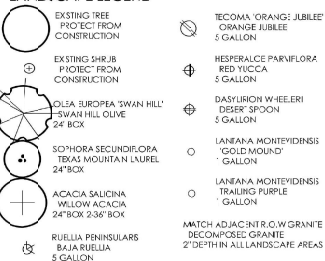
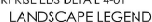
FS21-839 Vicinity Map



FS21-839 Zoning Map



SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE
DETAIL 4-01. SIGHT VISIBILITY WITHIN UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF
S/O'S SIGNS MUST MEET OR EXCEED REQUIREMENTS N SURPRISE DETAILS 4-02 AND 4-02.
TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE.
PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 33 INCHES OR A3CIVE
84 INCHES PER SURPRISE DETAILS 4-01



LANDSCAPE CALCULATIONS:

NET SITE AREA:	52,065 SQ. FT.
LANDSCAPE COVERAGE REQUIRED:	7811 SQ. FT. (15%)
LANDSCAPE COVERAGE PROVIDED:	15,547 SQ. FT. (30%)
LANDSCAPE DENSITY REQUIRED:	1 TREE, 55H2UBS / 400 SQ. FT.
LANDSCAPE DENSITY PROVIDED:	1 TREE, 55H2UBS / 400 SQ. FT.



NUMBER	REVISION	DATE



SHEET TITLE:	LANDSCAPE
ISSUE DATE:	04.11.2012
DRAWN BY:	STAN
CHECKED BY:	TJMC
PROJECT No.:	

NOTES:
THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY
WITH CITY OF ILLINOIS ORDER, CHAPTER 9.

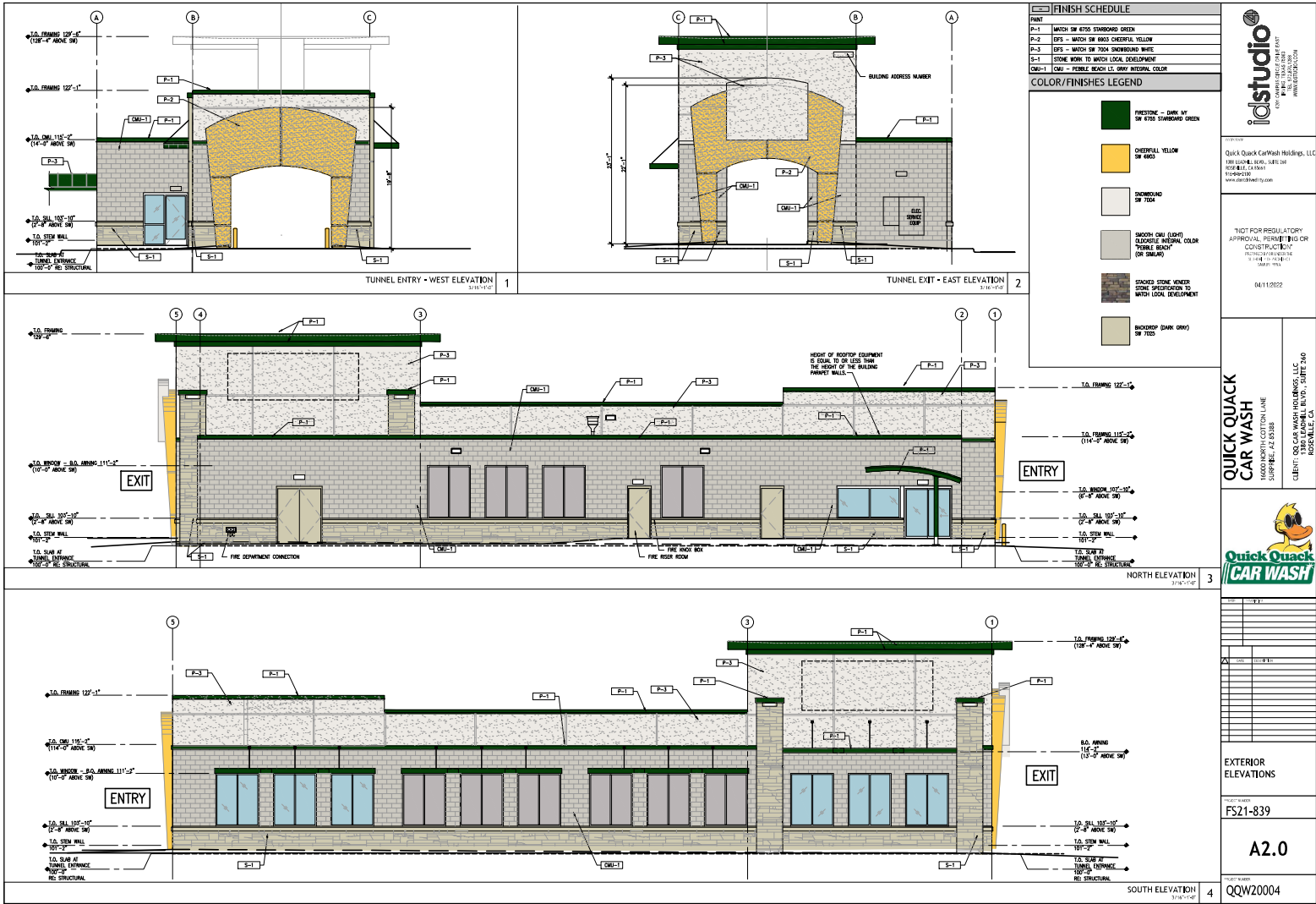
TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 814 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH BURIED PIPE.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH BURIED PIPE.

La.01

FS21-839



November 17, 2021

Larvin Pollock, PE
Elevate Engineering
492 W 1200 N
Springville, UT 84663

Subject: Greenway at Cotton 2 Quick Quack Car Wash – Noise Review Letter – City of Surprise, AZ

Dear Mr. Pollock:

MD Acoustics, LLC (MD) has completed a noise review for the proposed Quick Quack Car Wash located at 16000 North Cotton Lane in the City of Surprise, AZ. The project proposes to develop an automatic car wash, including an approximately 114-foot car wash tunnel with 21 vacuum stalls on approximately 0.81 acres. The operational hours will be between 7 AM and 9 PM. The project was assessed with regard to the potential noise generated by operations and compared to the City's applicable noise standards.

1.0 Assessment Overview

This review evaluates the project car wash noise operations and provides noise abatement recommendations, where necessary, to meet local acoustical requirements. The project location is provided in Exhibit A. The site plan utilized for the project is provided in Exhibit B. A glossary of Acoustical Terms is located in Appendix A.

2.0 Local Acoustical Requirements

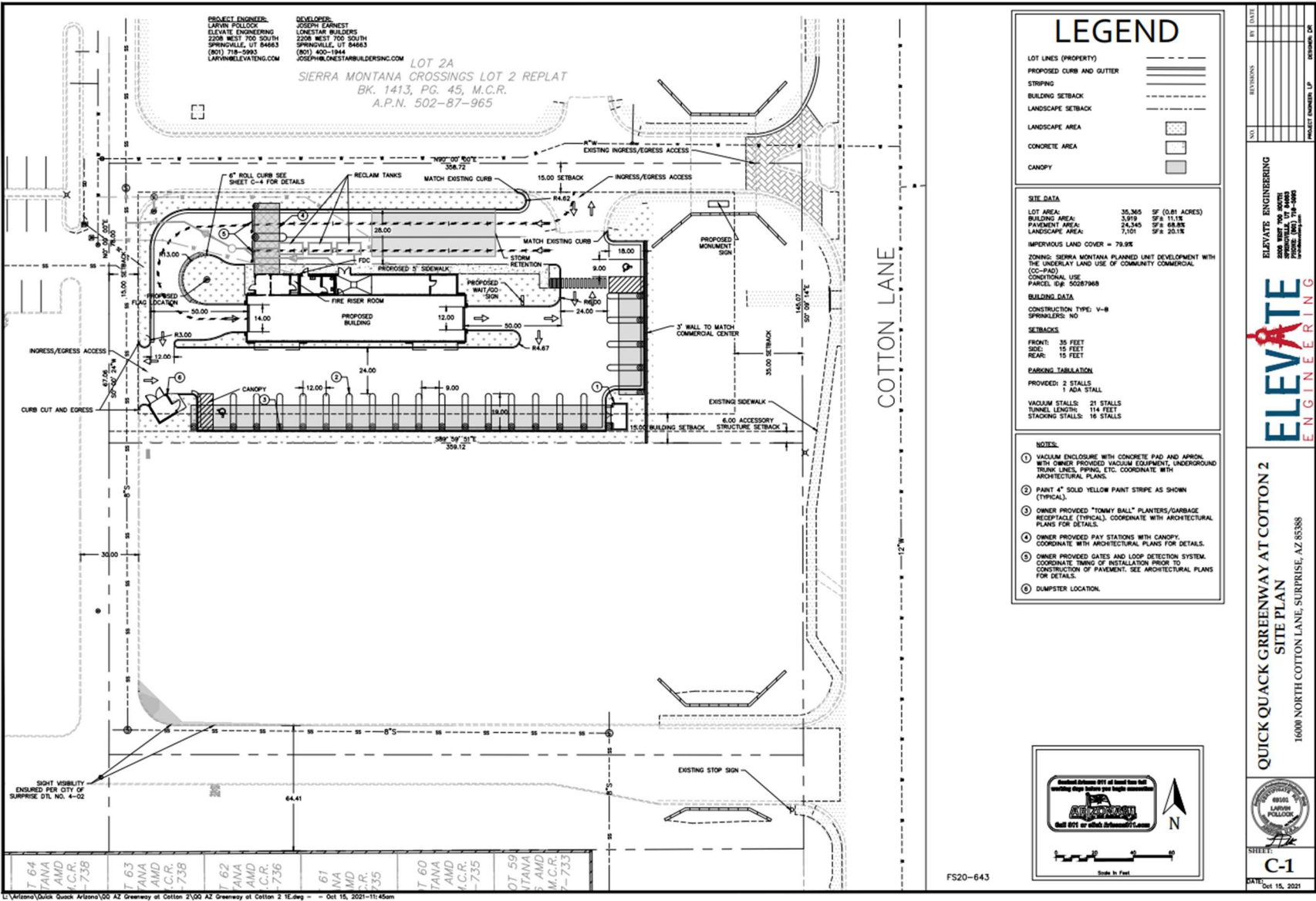
The City provides their noise regulations and standards within the Code of Ordinances from the Municipal Code. The City does not have a specific noise level limit for stationary noise sources (e.g. blowers and vacuums) that would be on-site however Section 122-8 and 34-105 provide further information as it relates to City's noise ordinance regulations.

Construction Noise Regulations

Section 122-8 (c) of the Municipal Code declares that it shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, or to operate, but not limited to any earth mover, grader, dump or hauling truck, pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device in any residential zone or within any area that has residential uses within the hours of 9:00 p.m. to 5:00 a.m. unless the work is associated with an emergency operation or public improvement.

Exhibit A
Location Map





Vibration

Section 122-8 (c) of the Municipal Code declares that in all zoning districts, except industrial districts, no use shall be operated so as to produce ground vibration beyond the lot line of the premise on which the use is located that is noticeable without instruments.

In an effort to provide a quantified analysis of the noise, this review assesses the project's operational noise levels at various adjacent uses.

3.0 Study Method and Procedure

SoundPLAN Acoustic Model

SoundPLAN (SP) acoustical modeling software was utilized to model future worst-case stationary noise impacts to the adjacent land uses. SP is capable of evaluating multiple stationary noise source impacts at various receiver locations. SP's software utilizes algorithms (based on the inverse square law and reference equipment noise level data) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations.

The future worst-case noise level projections were modeled using reference sound level data for the various stationary on-site sources (e.g. car wash blowers, vacuums, parking lot). The model assumes that the car wash tunnel is approximately 114 feet long and 25 feet wide with the exit and entrance 10 feet wide and 9 feet tall with 25 feet of absorptive material lining 25 feet of the exit. The blowers were modeled as a 13-blower Peco system at 10 feet high and 5 feet inside the exit of the tunnel. Input and output data is in Appendix C.

The SP model assumes that a total of 21 vacuums and the dryer system are operating simultaneously (worst-case scenario) when the noise will be intermittent and lower in noise level. The vacuums were modeled at 70 dBA at 1.5 feet and the blowers were modeled at 102 dBA at 5 feet. The parking lots were modeled using SoundPLAN reference levels with 1 movement per hour per parking space. The reference equipment sound level data is provided in Appendix D. All other noise-producing equipment (e.g., compressors, pumps) will be housed within mechanical equipment rooms.

Finally, the model is able to evaluate the noise attenuating effects of the existing adjacent wall and buildings.

4.0 Findings and Recommendations

Existing Exterior Noise

A twenty-four-hour (24) ambient noise measurement was conducted at the project site on 9/10/20-9/11/20 to determine the existing ambient noise levels. Noise data indicates that traffic is the primary source of noise impacting the site and the surrounding area. The ambient levels range between 57 and 65 dBA Leq(h) during the car wash operational hours. The operational noise levels are compared to the lowest hourly ambient levels as a conservative measure. While this evaluation compares to the lowest

hourly ambient level, the average level is approximately 4 dB louder (61 dBA) than the lowest. See Appendix B for the field sheet.

Future Exterior Noise

A total of four (4) receptors were modeled to accurately evaluate the future operational noise levels at or near the project site. A receptor is denoted by a yellow dot. The dots represent a property line and/or a sensitive receptor such as an outdoor sensitive area or building facade.

Exhibit C shows the existing noise levels calibrated to the noise measurement at the quietest hour during operational hours (57 dBA Leq at LT1).

Exhibit D shows the existing plus project noise level projections based on the proposed project design. The noise levels at the various commercial adjacent uses will range between 59 to 65 dBA. The noise level at the residential use is 54 dBA.

Table 1: Worst-Case Predicted Operational Leq Noise Level¹

Receptor ¹	Existing Ambient Noise Level (dBA, Leq) ²	Project Noise Level (dBA, Leq)	Total Combined Noise Level (dBA, Leq) ³	Change in Noise Level as Result of Project
1	54	47	54	0
2	52	58	59	7
3	57	64	65	8
4	63	53	64	1
¹ Receptor 1 is residential use. Receptors 2-4 are commercial uses. ² Existing noise level during operational hours. See Exhibit C. ³ See Exhibit D for the operational noise level projections at said receptors.				

Compared to the average ambient condition, the nearest residences would experience a less than 1 dBA increase in noise level. It takes a 3 dBA change in noise level for the human ear to perceive a change. Therefore, the change in noise level would not be perceptible. The commercial receptors would increase from 1 to 8 dB.

5.0 Project Design Features

The following additional project design features have been provided to attenuate the sound an additional 6 dB beyond what the mitigation measures have been provided to ensure compliance with the noise ordinance.

1. Incorporate a 5-foot-tall wall along the south property line such that the vacuum parking stalls are shielded, and noise reflected towards the north.
2. The last 25 feet of the exit will be lined with absorptive material. See Appendix D.

6.0 Construction Vibration

Construction must occur between 5 AM and 9 PM. Construction activities can produce vibration that may be felt by adjacent land uses. The construction of the proposed project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The piece of equipment with the most potential to cause vibratory impact is the truck. According to the FTA Noise and Vibration Impact Assessment manual, a loaded truck has a PPV of 0.089 in/sec at 25 feet. The nearest vibration-sensitive property is located 210 feet south of the edge of the car wash site. Therefore, the maximum transient PPV at the nearest noise-sensitive location is 0.017 in/sec for the bulldozer. These levels are not readily perceptible according to the FTA Transportation and Construction Vibration Guidance Manual. Therefore, no additional vibration reduction measures are required.

7.0 Conclusions

MD is pleased to provide this noise review for the Greenway at Cotton 2 Quick Quack Car Wash project. If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,
MD Acoustics, LLC



Claire Pincock, INCE-USA
Acoustical Consultant

Exhibit C
Existing Noise Levels

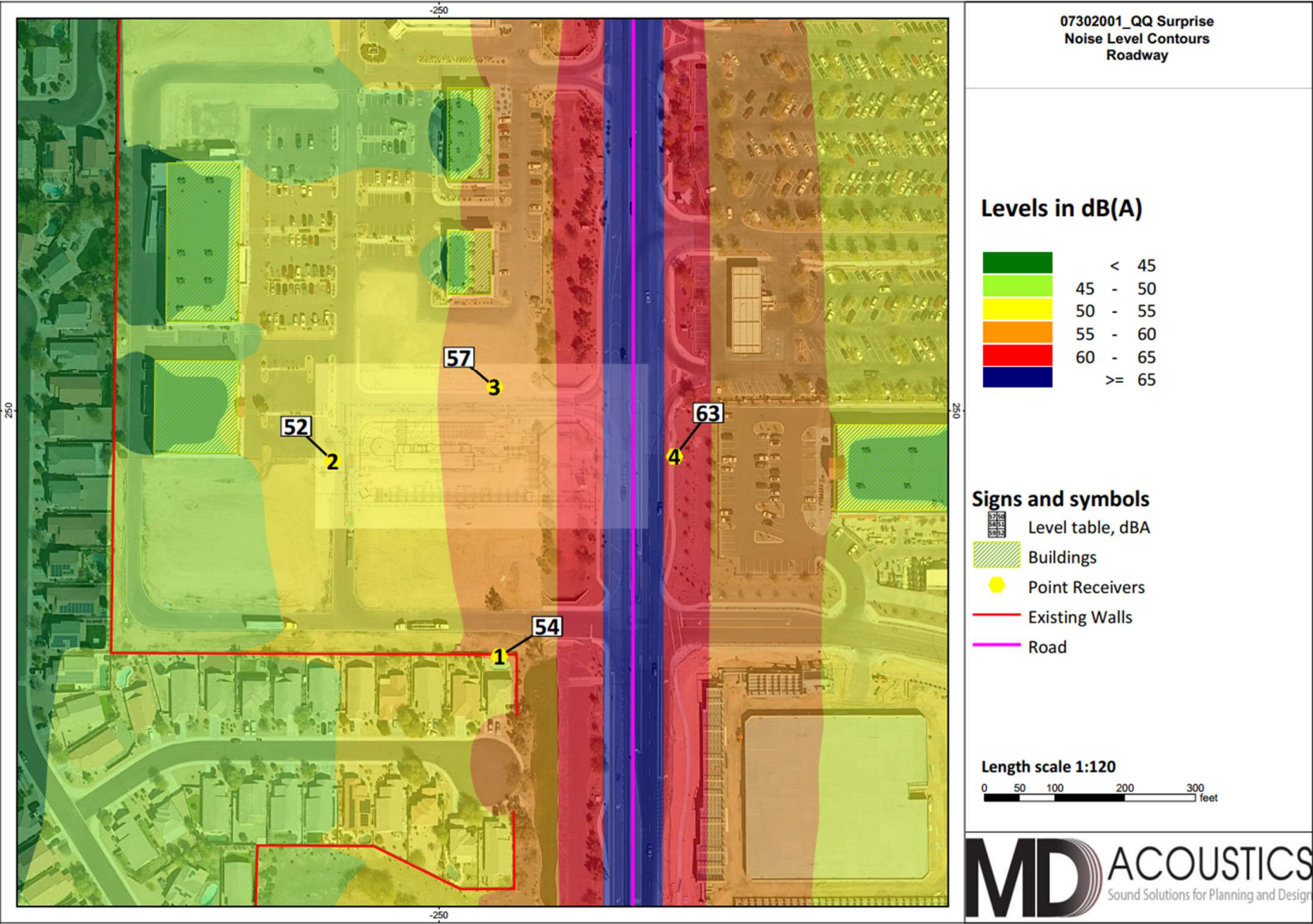
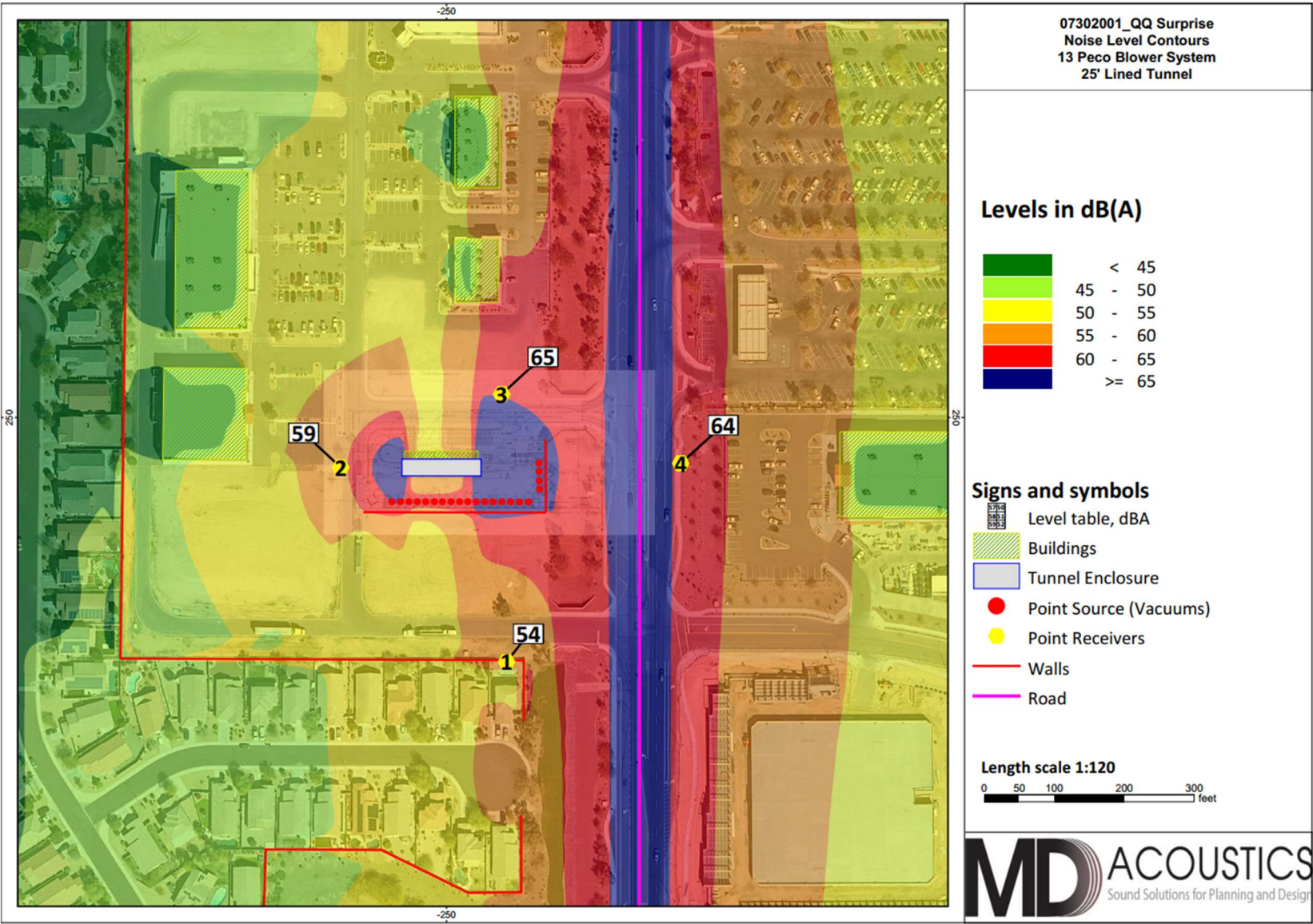


Exhibit D
Existing Plus Project Noise Levels



Appendix A

Glossary of Acoustical Terms

Glossary of Terms

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high-frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

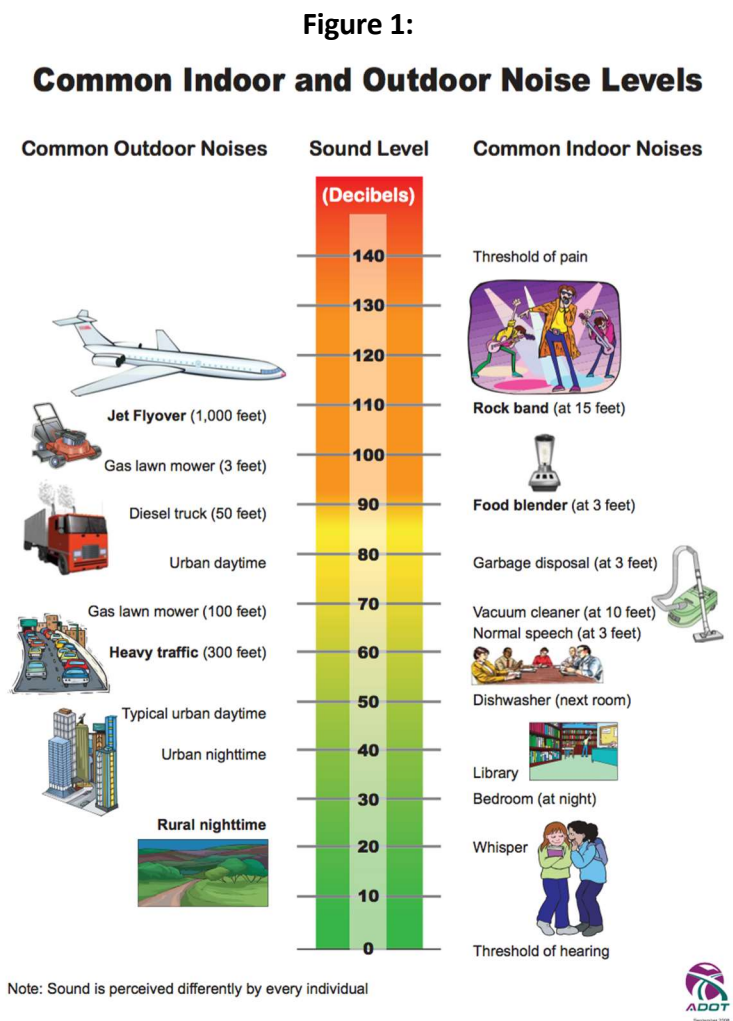
Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after the addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Day-Night-Level (DNL or LDN): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals. See Figure 1 for common indoor/outdoor noise levels.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the



actual time-varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking, or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

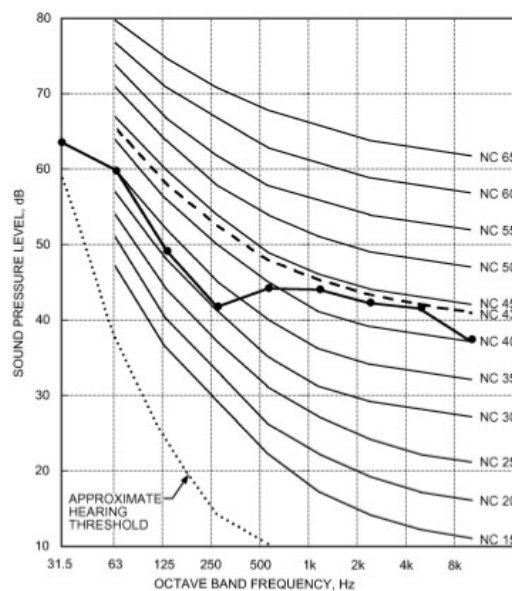
L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 is the sound level exceeded 10 percent of the sample time. Similarly L50, L90, and L99, etc.

Noise: Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Noise Criteria (NC) Method: This metric plots octave band sound levels against a family of reference curves, with the number rating equal to the highest tangent line value as demonstrated in Figure 2.

Outdoor Living Area: Outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (for example, school play yard areas).

Figure 2: Sample NC Curves and Sample Spectrum Levels



Percent Noise Levels: See L(n).

Room Criterion (RC) Method: When sound quality in the space is important, the RC metric provides a diagnostic tool to quantify both the speech interference level and spectral imbalance.

Single Event Noise Exposure Level (SENEL): The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Sound Transmission Class (STC): To quantify STC, a Transmission Loss (TL) measurement is performed in a laboratory over a range of 16 third-octave bands between 125 – 4,000 Hertz (Hz). The average human voice creates sound within the 125 – 4,000 Hz 1/3rd octave bands.

STC is a single-number rating given to a particular material or assembly. The STC rating measures the ability of a material or an assembly to resist airborne sound transfer over the specified frequencies (see ASTM International Classification E413 and E90). In general, a higher STC rating corresponds with a greater reduction of noise transmitting through a partition.

STC is highly dependent on the construction of the partition. The STC of a partition can be increased by: adding mass, increasing or adding air space, adding absorptive materials within the assembly. The STC rating does not assess low-frequency sound transfer (e.g. sounds less than 125 Hz). Special consideration must be given to spaces where the noise transfer concern has lower frequencies than speech, such as mechanical equipment and or/or music. The STC rating is a lab test that does not take into consideration weak points, penetrations, or flanking paths.

Even with a high STC rating, any penetration, air-gap, or “flanking path can seriously degrade the isolation quality of a wall. Flanking paths are the means for sound to transfer from one space to another other than through the wall. Sound can flank over, under, or around a wall. Sound can also travel through common ductwork, plumbing, or corridors. Noise will travel between spaces at the weakest points. Typically, there is no reason to spend money or effort to improve the walls until all weak points are controlled first.

Appendix B
Field Sheet

24-Hour Continuous Noise Measurement Datasheet

Project: QQ Surprise **Site Observations:** Clear sky, desert conditions, little to no wind.
Site Address/Location: W. Greenway Rd./N. Cotton Ln. Surprise, AZ
Date: 09/10/2020-09/11/2020
Field Tech/Engineer: Shon Baldwin

General Location:

Sound Meter: Piccolo **SN:** 1700227006
Settings: A-weighted, slow, 1-min, 24-hour duration
Meteorological Con.: 98 degrees, F. Little to no wind.
Site ID: LT-1

Site Topo: Flat with rocks and gravel
Ground Type: Hard dirt next to a road

Noise Source(s) w/ Distance:

Meter was secured to existing tree (approx 16 feet from ctr line of rd).

Figure 1: LT-1 Monitoring Location



Figure 2: LT-1 Photo



24-Hour Noise Measurement Datasheet - Cont.

Project: QQ Surprise

Day: 1 of 1

Site Address/Location: W. Greenway Rd./N. Cotton Ln.

Site ID: LT-1

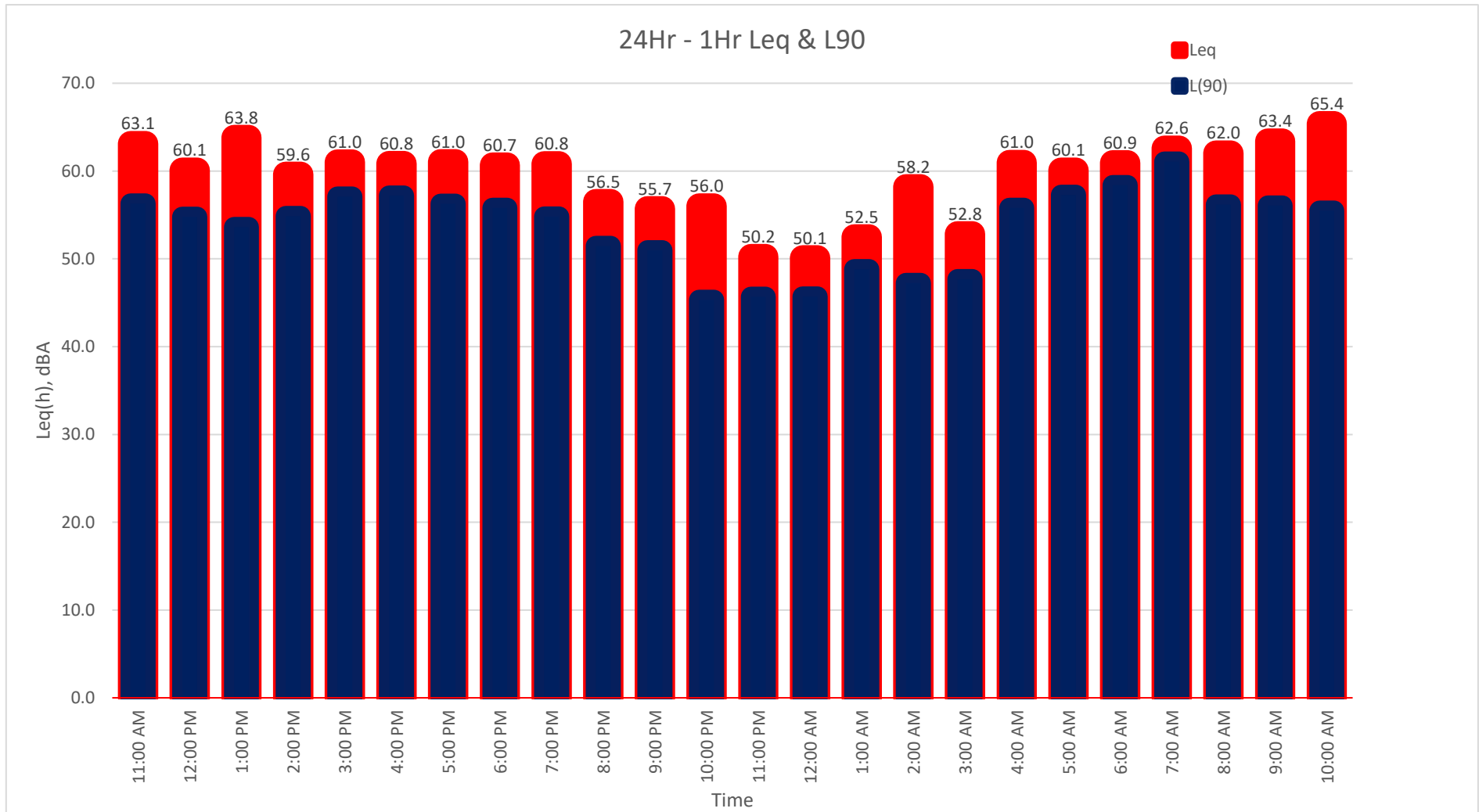
Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
9/10/2020	11:00 AM	12:00 PM	63.1	81.0	45.5	70.5	70.2	65.7	59.5	56.3
9/10/2020	12:00 PM	1:00 PM	60.1	81.7	44.5	64.5	62.9	62.0	58.5	54.8
9/10/2020	1:00 PM	2:00 PM	63.8	86.8	43.2	73.4	72.3	63.2	57.5	53.6
9/10/2020	2:00 PM	3:00 PM	59.6	66.2	56.4	65.6	63.3	61.7	58.8	54.9
9/10/2020	3:00 PM	4:00 PM	61.0	79.8	47.3	66.6	64.3	63.1	59.9	57.1
9/10/2020	4:00 PM	5:00 PM	60.8	77.4	47.0	65.2	63.5	63.1	59.1	57.2
9/10/2020	5:00 PM	6:00 PM	61.0	77.6	43.3	68.3	64.9	63.3	58.8	56.3
9/10/2020	6:00 PM	7:00 PM	60.7	77.5	45.1	66.0	65.0	63.2	58.8	55.8
9/10/2020	7:00 PM	8:00 PM	60.8	80.6	43.3	67.5	66.0	63.7	57.4	54.8
9/10/2020	8:00 PM	9:00 PM	56.5	73.2	43.7	60.7	59.7	59.7	55.8	51.5
9/10/2020	9:00 PM	10:00 PM	55.7	75.1	43.2	62.0	60.2	59.4	54.0	51.0
9/10/2020	10:00 PM	11:00 PM	56.0	80.5	40.2	63.3	60.6	59.2	51.3	45.3
9/10/2020	11:00 PM	12:00 AM	50.2	70.8	42.4	56.4	53.6	52.7	48.7	45.7
9/10/2020	12:00 AM	1:00 AM	50.1	70.9	41.5	55.7	54.8	52.4	48.7	45.7
9/10/2020	1:00 AM	2:00 AM	52.5	67.7	43.2	56.6	56.3	54.8	51.6	48.8
9/10/2020	2:00 AM	3:00 AM	58.2	87.6	42.5	56.2	54.8	53.9	49.5	47.2
9/10/2020	3:00 AM	4:00 AM	52.8	63.7	42.5	55.9	55.7	55.4	52.3	47.7
9/11/2020	4:00 AM	5:00 AM	61.0	88.2	49.7	61.7	59.8	59.2	57.5	55.8
9/11/2020	5:00 AM	6:00 AM	60.1	82.4	53.3	66.7	61.8	60.4	58.4	57.3
9/11/2020	6:00 AM	7:00 AM	60.9	73.7	54.3	63.2	62.7	62.5	61.0	58.4
9/11/2020	7:00 AM	8:00 AM	62.6	80.1	56.5	66.3	64.4	63.9	62.2	61.1
9/11/2020	8:00 AM	9:00 AM	62.0	80.4	48.4	70.9	64.7	63.1	58.9	56.2
9/11/2020	9:00 AM	10:00 AM	63.4	82.3	47.3	71.2	67.9	66.6	60.7	56.1
9/11/2020	10:00 AM	11:00 AM	65.4	92.2	46.7	70.6	66.6	64.0	59.1	55.5

DNL: 64.9

24-Hour Continuous Noise Measurement Datasheet - Cont.

Project: QQ Surprise
Site Address/Location: W. Greenway Rd./N. Cotton Ln.
Site ID: LT-1

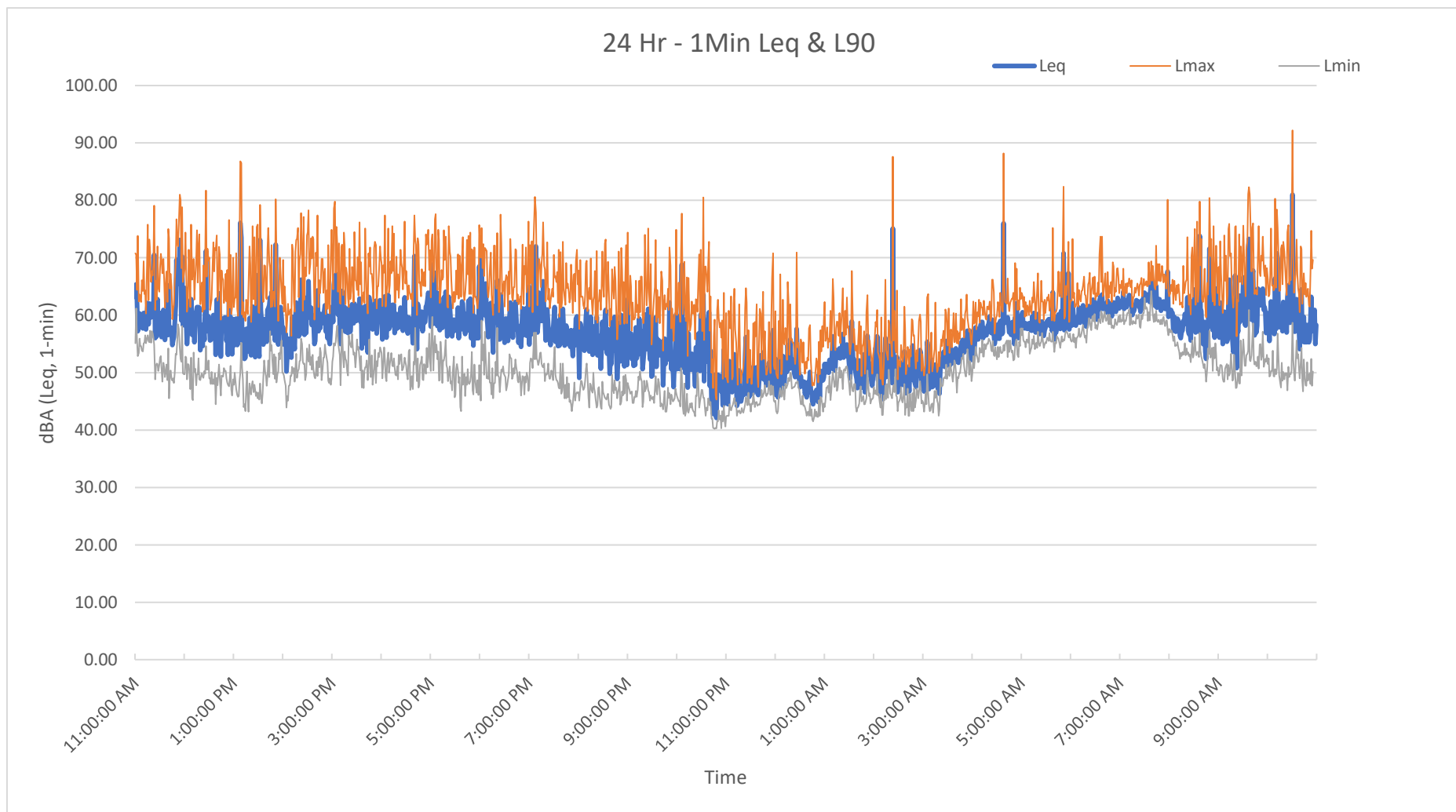
Day: 1 **of** 1



24-Hour Continuous Noise Measurement Datasheet - Cont.

Project: QQ Surprise
Site Address/Location: W. Greenway Rd./N. Cotton Ln.
Site ID: LT-1

Day: 1 of 1



Appendix C

SoundPLAN Input/Output

QQ Surprise

Assessed receiver levels

002 - 13 Peco - Standard - Road: Indoor SP

2

Receiver	FI	LrD,lim	LrD	igma(LrD	LrD,diff	
		dB(A)	dB(A)	dB	dB	
Receiver 01	G		101.7	0.0		

	MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950	1
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QQ Surprise

Contribution spectra - 004 - 13 Peco - Lined 25' - Road:

Source	Time slice	Sum dB(A)	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)	16kHz dB(A)
Receiver R1 FI G LrD,lim dB(A) LrD 54.3 dB(A) Sigma(LrD) 0.0 dB(A)											
Road	LrD	53.5	39.8	40.3	43.1	45.1	49.3	47.6	39.3	26.0	
001 - 13 Peco - Lined Tunnel - Exit	LrD	46.6		26.0	31.7	40.5	43.4	40.0	27.8		
001 - 13 Peco - Lined Tunnel - Entrance	LrD	24.7		11.9	12.0	17.9	20.6	19.0	8.7		
Vac 10	LrD	16.3	4.2	7.5	12.2	9.1	5.3	6.5	1.6	-10.8	
Vac 9	LrD	16.2	4.1	7.4	12.1	9.0	5.3	6.5	1.5	-10.6	
Vac 11	LrD	16.1	4.3	7.6	12.2	8.9	5.2	5.4	0.5	-11.6	
Vac 8	LrD	16.1	4.0	7.3	12.0	8.9	5.2	6.4	1.5	-11.0	
Vac 7	LrD	16.0	3.9	7.2	11.9	8.8	5.1	6.4	1.4	-11.1	
Vac 6	LrD	15.9	3.8	7.0	11.8	8.8	5.0	6.3	1.3	-11.3	
Vac 5	LrD	15.8	3.7	6.9	11.6	8.6	4.9	6.2	1.2	-11.5	
Vac 4	LrD	15.7	3.6	6.8	11.5	8.5	4.9	6.1	1.1	-11.7	
Vac 13	LrD	15.6	4.4	7.7	12.3	6.9	3.3	4.7	-0.6	-13.1	
Vac 12	LrD	15.6	4.3	7.6	12.3	6.9	3.3	4.6	-0.7	-13.1	
Vac 15	LrD	15.6	4.5	7.7	12.3	7.0	3.2	3.2	-1.5	-13.1	
Vac 3	LrD	15.5	3.5	6.6	11.3	8.4	4.7	6.0	1.0	-11.9	
Vac 14	LrD	15.5	4.5	7.7	12.3	7.0	3.2	3.2	-1.5	-13.1	
Vac 16	LrD	15.5	4.5	7.7	12.3	6.9	3.2	3.2	-1.5	-13.2	
Vac 17	LrD	15.5	4.5	7.7	12.3	6.9	3.1	3.1	-1.5	-13.2	
Vac 18	LrD	15.5	4.2	7.5	12.2	7.0	3.4	3.5	-1.2	-13.3	
Vac 2	LrD	15.4	3.4	6.4	11.2	8.3	4.6	6.0	0.9	-12.1	
Vac 1	LrD	15.3	3.2	6.3	11.0	8.2	4.5	5.9	0.8	-12.3	
Vac 19	LrD	15.2	4.0	7.2	11.9	6.8	3.2	3.4	-1.4	-13.6	
Vac 20	LrD	14.9	3.7	6.9	11.6	6.5	3.0	3.2	-1.7	-14.1	
Vac 21	LrD	14.6	3.5	6.6	11.3	6.2	2.7	2.9	-2.0	-14.6	
Vac 22	LrD	14.1	3.1	6.1	10.8	5.7	2.2	2.5	-2.6	-15.5	
Vac 23	LrD	13.9	2.9	5.8	10.5	5.5	2.0	2.3	-2.8	-15.9	
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-4.7		-12.9	-10.2	-8.1	-14.8	-23.0			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-5.4		-13.1	-11.2	-9.0	-15.2	-22.6			
001 - 13 Peco - Lined Tunnel - Roof 01	LrD	-6.3		-11.2	-11.8	-11.1	-18.2	-26.8			
001 - 13 Peco - Lined Tunnel - Facade 01	LrD	-6.4		-11.1	-12.2	-11.5	-17.9	-25.6			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-7.0		-17.8	-13.2	-9.9	-15.4	-22.8			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-10.5		-19.1	-16.4	-13.8	-19.6	-27.1			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-10.9		-19.6	-16.8	-14.2	-19.9	-27.3			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-17.9		-23.2	-23.4	-22.9	-27.6				
001 - 13 Peco - Lined Tunnel - Facade 03	LrD	-18.6		-21.3	-24.4	-25.4					
001 - 13 Peco - Lined Tunnel - Facade 04	LrD	-20.1		-24.5	-25.2	-25.0					
001 - 13 Peco - Lined Tunnel - Facade 02	LrD										
Receiver R2 FI G LrD,lim dB(A) LrD 59.1 dB(A) Sigma(LrD) 0.0 dB(A)											
001 - 13 Peco - Lined Tunnel - Entrance	LrD	58.3		39.4	40.2	49.7	55.0	53.5	45.3		
Road	LrD	50.3	38.4	38.0	36.8	38.0	46.0	45.8	36.5	17.8	

QQ Surprise

Contribution spectra - 004 - 13 Peco - Lined 25' - Road:

Source	Time slice	Sum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
001 - 13 Peco - Lined Tunnel - Exit	LrD	37.3		21.4	21.9	29.3	33.9	31.9	22.3		
Vac 1	LrD	34.5	18.6	23.3	26.5	23.3	24.8	29.1	27.9	21.2	7.1
Vac 2	LrD	33.3	17.7	22.3	25.2	22.0	23.8	27.7	26.9	20.1	5.4
Vac 3	LrD	32.3	16.8	21.4	23.9	20.8	22.8	26.8	26.0	19.0	3.7
Vac 4	LrD	31.4	15.9	20.5	22.8	19.7	21.9	26.0	25.2	17.9	2.1
Vac 5	LrD	30.6	15.2	19.8	21.8	18.7	21.1	25.2	24.5	17.4	0.7
Vac 6	LrD	29.6	14.5	19.0	20.8	17.7	20.3	23.8	23.7	16.4	-0.9
Vac 7	LrD	28.9	13.8	18.3	19.9	16.8	19.6	23.1	23.1	15.9	-2.2
Vac 8	LrD	28.2	13.2	17.7	19.0	15.9	18.9	22.4	22.4	15.0	-3.7
Vac 9	LrD	27.3	12.6	17.1	18.2	15.1	18.2	21.0	21.7	14.2	-5.1
Vac 10	LrD	26.6	12.0	16.5	17.4	14.4	17.6	20.4	20.9	13.5	-6.5
Vac 11	LrD	26.0	11.5	16.0	16.7	13.7	17.1	19.8	20.3	12.7	-7.9
Vac 12	LrD	25.4	11.0	15.4	16.0	13.0	16.5	19.3	19.7	12.0	-9.2
Vac 13	LrD	24.6	10.6	14.9	15.4	12.4	16.0	18.8	18.2	11.3	-10.5
Vac 14	LrD	24.1	10.1	14.5	14.8	11.7	15.5	18.3	17.7	10.6	-11.9
Vac 15	LrD	23.6	9.8	14.0	14.2	11.2	15.0	17.9	17.1	9.9	-13.2
Vac 16	LrD	23.1	9.5	13.6	13.7	10.7	14.6	17.5	16.6	8.2	-14.5
Vac 17	LrD	22.7	9.2	13.3	13.2	10.2	14.2	17.1	16.2	7.3	-16.4
Vac 18	LrD	17.8	6.8	10.1	12.0	6.8	8.5	10.3	6.6	3.3	-21.7
Vac 19	LrD	15.4	6.4	9.1	9.9	4.7	5.4	6.0	1.2	-3.1	-22.5
Vac 23	LrD	13.8	4.9	7.1	7.2	1.4	2.9	7.2	2.2	-5.4	-25.1
Vac 20	LrD	13.1	5.7	7.3	8.0	1.8	0.3	1.1	-4.1	-3.9	-23.1
Vac 21	LrD	13.1	5.7	7.3	8.0	1.8	0.2	0.1	-4.0	-4.1	-23.6
Vac 22	LrD	12.3	4.8	6.7	6.9	0.8	0.3	0.4	-4.5	-4.8	-24.6
001 - 13 Peco - Lined Tunnel - Facade 04	LrD	6.9		-0.2	-0.7	3.1	-1.1	-6.9	-18.3		
001 - 13 Peco - Lined Tunnel - Roof 01	LrD	1.5		-4.4	-4.5	-2.7	-8.4	-15.6	-29.0		
001 - 13 Peco - Lined Tunnel - Facade 03	LrD	0.9		-2.7	-6.3	-4.6	-9.8	-16.8			
001 - 13 Peco - Lined Tunnel - Facade 01	LrD	0.9		-2.7	-6.4	-4.7	-9.8	-16.9			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-1.3		-10.5	-7.4	-4.7	-9.4	-17.0			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-4.4		-9.6	-11.6	-8.6	-13.8	-21.3			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-4.4		-9.6	-11.7	-8.7	-13.9	-21.5			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-13.3		-20.1	-18.8	-17.3	-23.3				
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-17.2		-21.6	-23.3	-22.1	-28.7				
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-17.3		-21.7	-23.4	-22.2	-28.8				
001 - 13 Peco - Lined Tunnel - Facade 02	LrD										
Receiver R3 FI G LrD,lim dB(A) LrD 64.8 dB(A) Sigma(LrD) 0.0 dB(A)											
001 - 13 Peco - Lined Tunnel - Exit	LrD	64.1		40.3	43.7	54.8	60.8	59.6	51.1		
Road	LrD	56.3	43.2	44.1	42.1	43.6	51.8	51.9	44.9	33.5	
001 - 13 Peco - Lined Tunnel - Entrance	LrD	39.6		21.8	18.9	24.3	37.0	35.2	23.2		
Vac 23	LrD	33.8	18.8	23.4	26.6	23.5	24.9	27.4	26.3	19.8	6.0
Vac 22	LrD	33.0	18.1	22.7	25.7	22.6	24.2	26.8	25.5	19.0	4.7
Vac 21	LrD	31.3	16.6	21.2	23.7	20.6	22.6	25.2	23.9	17.1	1.8

QQ Surprise

Contribution spectra - 004 - 13 Peco - Lined 25' - Road:

Source	Time slice	Sum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Vac 20	LrD	30.4	15.8	20.3	22.6	19.5	21.7	24.3	23.3	16.1	0.1
Vac 13	LrD	30.4	13.8	18.3	19.8	16.8	20.5	25.7	25.0	16.9	-1.2
Vac 19	LrD	29.5	14.9	19.5	21.4	18.4	20.8	23.5	22.5	15.2	-1.6
Vac 12	LrD	29.3	13.7	18.2	19.7	16.7	20.4	24.6	22.7	14.5	-3.6
Vac 14	LrD	29.1	13.8	18.3	19.9	16.8	20.1	24.2	22.5	14.5	-3.3
Vac 15	LrD	29.1	13.8	18.3	19.8	16.8	20.1	24.2	22.5	14.5	-3.4
Vac 16	LrD	29.0	13.7	18.2	19.7	16.6	20.0	24.1	22.4	14.3	-3.6
Vac 18	LrD	28.8	14.3	18.8	20.5	17.4	20.1	22.8	22.4	14.5	-3.0
Vac 11	LrD	28.8	13.6	18.1	19.6	16.5	19.3	24.0	22.3	14.5	-3.8
Vac 17	LrD	28.7	13.5	18.0	19.5	16.4	19.3	24.0	22.2	14.1	-4.0
Vac 10	LrD	19.7	9.7	13.0	14.5	8.5	9.1	10.8	6.3	4.3	-17.8
Vac 9	LrD	16.9	7.6	9.9	11.1	4.4	6.0	9.0	4.4	3.9	-18.4
Vac 8	LrD	15.7	6.4	8.4	9.8	2.9	5.2	8.7	4.1	-4.8	-23.7
Vac 7	LrD	15.2	5.7	7.5	9.2	2.2	5.0	8.7	4.1	-10.0	
Vac 6	LrD	14.9	5.2	6.9	8.8	1.8	4.9	8.8	4.2	-10.1	
Vac 5	LrD	14.7	4.7	6.5	8.5	1.4	4.9	8.9	4.3	-10.1	
Vac 4	LrD	14.6	4.4	6.1	8.2	1.2	5.0	9.0	4.5	-10.1	
Vac 3	LrD	14.6	4.2	5.9	7.9	0.9	5.1	9.1	4.7	-10.0	
Vac 2	LrD	12.0	4.1	5.8	7.7	0.8	-2.4	0.3	-4.7	-15.7	
Vac 1	LrD	11.8	4.0	5.7	7.6	0.7	-2.4	-0.5	-4.8	-16.2	
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	7.5		-4.0	-0.9	4.7	0.4	-5.2	-16.6		
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	4.4		-4.6	-3.7	1.1	-2.7	-8.0	-19.5		
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	3.1		-4.5	-5.0	-1.3	-3.2	-8.6	-20.0		
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	3.0		-5.9	-5.3	-0.4	-3.9	-9.2	-20.6		
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	1.5		-7.3	-4.8	-1.8	-7.2	-13.1	-25.5		
001 - 13 Peco - Lined Tunnel - Roof 01	LrD	-5.3		-8.9	-10.9	-11.8	-18.8	-27.3			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-5.7		-9.9	-11.7	-11.0	-17.9	-25.5			
001 - 13 Peco - Lined Tunnel - Facade 03	LrD	-9.0		-11.1	-16.1	-17.6	-23.0	-29.8			
001 - 13 Peco - Lined Tunnel - Facade 01	LrD	-10.4		-12.4	-17.5	-19.0	-25.9				
001 - 13 Peco - Lined Tunnel - Facade 04	LrD	-12.4		-16.5	-20.0	-20.4	-18.8	-25.2			
001 - 13 Peco - Lined Tunnel - Facade 02	LrD	-22.3		-29.5		-24.7	-28.8				
Receiver R4 FI G LrD,lim dB(A) LrD 63.7 dB(A) Sigma(LrD) 0.0 dB(A)											
Road	LrD	63.3	48.6	50.3	50.5	52.6	59.0	58.3	52.4	44.9	
001 - 13 Peco - Lined Tunnel - Exit	LrD	53.1		27.2	32.5	43.4	49.4	49.2	39.4		
001 - 13 Peco - Lined Tunnel - Entrance	LrD	23.2		12.7	9.7	15.8	19.5	16.8	5.1		
Vac 20	LrD	22.5	6.6	11.1	16.6	13.5	13.4	16.3	14.1	5.0	-15.4
Vac 21	LrD	22.5	6.6	11.1	16.6	13.5	13.4	16.3	14.1	5.0	-15.4
Vac 22	LrD	22.3	6.6	11.0	16.5	13.5	12.6	16.1	14.0	4.9	-15.5
Vac 19	LrD	22.0	6.6	11.0	16.5	13.5	12.4	15.2	13.2	4.4	-15.6
Vac 23	LrD	21.9	6.5	11.0	16.4	13.4	12.3	15.2	13.1	4.3	-15.7
Vac 18	LrD	21.9	6.5	11.0	16.4	13.4	12.3	15.1	13.1	4.3	-15.8
Vac 17	LrD	21.0	5.7	10.1	15.3	12.3	11.6	14.4	12.2	3.1	-17.9
Vac 16	LrD	20.5	5.3	9.6	14.7	11.7	11.1	13.9	11.7	2.4	-19.2

QQ Surprise **Contribution spectra - 004 - 13 Peco - Lined 25' - Road:**

Source	Time slice	Sum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Vac 15	LrD	20.3	5.0	9.2	14.2	11.1	10.7	13.5	12.7	4.1	-18.2
Vac 14	LrD	19.8	4.7	8.8	13.6	10.6	10.3	13.2	12.2	3.5	-19.4
Vac 13	LrD	19.4	4.4	8.5	13.2	10.1	9.9	12.8	11.8	2.9	-20.6
Vac 12	LrD	19.0	4.1	8.1	12.7	9.7	9.5	12.5	11.4	2.3	-21.7
Vac 11	LrD	18.6	3.9	7.8	12.3	9.3	9.2	12.2	11.0	1.8	-22.8
Vac 10	LrD	18.1	3.6	7.5	11.9	8.8	8.9	11.9	9.7	1.2	-23.9
Vac 9	LrD	17.8	3.4	7.2	11.5	8.5	8.6	11.6	9.4	0.7	-25.0
Vac 8	LrD	17.4	3.2	6.9	11.1	8.1	8.2	11.3	9.0	0.2	-26.1
Vac 7	LrD	17.1	2.9	6.6	10.8	7.7	7.9	11.0	8.6	-0.4	-27.2
Vac 6	LrD	16.8	2.7	6.3	10.4	7.4	7.7	10.7	8.3	-0.9	-28.3
Vac 5	LrD	16.5	2.5	6.0	10.1	7.0	7.4	10.4	7.9	-1.4	-29.4
Vac 4	LrD	16.2	2.3	5.7	9.8	6.7	7.1	10.2	7.6	-1.9	
Vac 3	LrD	15.9	2.1	5.5	9.5	6.4	6.9	9.9	6.8	-2.5	
Vac 2	LrD	15.6	1.9	5.2	9.1	6.1	6.6	9.7	6.5	-3.0	
Vac 1	LrD	15.3	1.7	5.0	8.9	5.8	6.4	9.4	6.2	-3.5	
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-2.1		-16.1	-11.3	-5.0	-8.1	-13.9	-26.8		
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-3.4		-14.0	-10.2	-6.6	-11.0	-16.9	-29.9		
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-5.7		-12.7	-13.8	-9.7	-13.0	-18.5			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-6.1		-12.9	-14.2	-10.0	-13.3	-19.4			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-6.7		-18.0	-15.3	-10.1	-12.6	-18.3			
001 - 13 Peco - Lined Tunnel - Transmiss	LrD	-6.9		-18.0	-15.4	-10.0	-13.3	-18.6			
001 - 13 Peco - Lined Tunnel - Roof 01	LrD	-7.1		-13.7	-13.3	-11.3	-15.9	-22.4			
001 - 13 Peco - Lined Tunnel - Facade 03	LrD	-8.2		-12.1	-16.7	-13.7	-17.1	-23.1			
001 - 13 Peco - Lined Tunnel - Facade 01	LrD	-9.1		-12.5	-17.4	-14.8	-18.8	-26.1			
001 - 13 Peco - Lined Tunnel - Facade 04	LrD	-21.1		-24.3	-27.2	-26.7					
001 - 13 Peco - Lined Tunnel - Facade 02	LrD										

QQ Surprise
Contribution level - 004 - 13 Peco - Lined 25' - Road: Outdoor

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Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
Receiver R1 FI G LrD,lim dB(A) LrD 54.3 dB(A) Sigma(LrD) 0.0 dB(A)						
Road	Default industrial noise	Line		53.5	0.0	
001 - 13 Peco - Lined Tunnel - Exit	Default industrial noise	Area		46.6	0.0	
001 - 13 Peco - Lined Tunnel - Entrance	Default industrial noise	Area		24.7	0.0	
Vac 10	Default industrial noise	Point		16.3	0.0	
Vac 9	Default industrial noise	Point		16.2	0.0	
Vac 11	Default industrial noise	Point		16.1	0.0	
Vac 8	Default industrial noise	Point		16.1	0.0	
Vac 7	Default industrial noise	Point		16.0	0.0	
Vac 6	Default industrial noise	Point		15.9	0.0	
Vac 5	Default industrial noise	Point		15.8	0.0	
Vac 4	Default industrial noise	Point		15.7	0.0	
Vac 13	Default industrial noise	Point		15.6	0.0	
Vac 12	Default industrial noise	Point		15.6	0.0	
Vac 15	Default industrial noise	Point		15.6	0.0	
Vac 3	Default industrial noise	Point		15.5	0.0	
Vac 14	Default industrial noise	Point		15.5	0.0	
Vac 16	Default industrial noise	Point		15.5	0.0	
Vac 17	Default industrial noise	Point		15.5	0.0	
Vac 18	Default industrial noise	Point		15.5	0.0	
Vac 2	Default industrial noise	Point		15.4	0.0	
Vac 1	Default industrial noise	Point		15.3	0.0	
Vac 19	Default industrial noise	Point		15.2	0.0	
Vac 20	Default industrial noise	Point		14.9	0.0	
Vac 21	Default industrial noise	Point		14.6	0.0	
Vac 22	Default industrial noise	Point		14.1	0.0	
Vac 23	Default industrial noise	Point		13.9	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-4.7	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-5.4	0.0	
001 - 13 Peco - Lined Tunnel - Roof 01	Default industrial noise	Area		-6.3	0.0	
001 - 13 Peco - Lined Tunnel - Facade 01	Default industrial noise	Area		-6.4	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-7.0	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-10.5	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-10.9	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-17.8	0.0	

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Contribution level - 004 - 13 Peco - Lined 25' - Road: Outdoor

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Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
001 - 13 Peco - Lined Tunnel - Facade 03	Default industrial noise	Area		-18.4	0.0	
001 - 13 Peco - Lined Tunnel - Facade 04	Default industrial noise	Area		-19.8	0.0	
001 - 13 Peco - Lined Tunnel - Facade 02	Default industrial noise	Area		-34.4	0.0	
Receiver R2 FI G LrD,lim dB(A) LrD 59.1 dB(A) Sigma(LrD) 0.0 dB(A)						
001 - 13 Peco - Lined Tunnel - Entrance	Default industrial noise	Area		58.3	0.0	
Road	Default industrial noise	Line		50.3	0.0	
001 - 13 Peco - Lined Tunnel - Exit	Default industrial noise	Area		37.3	0.0	
Vac 1	Default industrial noise	Point		34.5	0.0	
Vac 2	Default industrial noise	Point		33.3	0.0	
Vac 3	Default industrial noise	Point		32.3	0.0	
Vac 4	Default industrial noise	Point		31.4	0.0	
Vac 5	Default industrial noise	Point		30.6	0.0	
Vac 6	Default industrial noise	Point		29.6	0.0	
Vac 7	Default industrial noise	Point		28.9	0.0	
Vac 8	Default industrial noise	Point		28.2	0.0	
Vac 9	Default industrial noise	Point		27.3	0.0	
Vac 10	Default industrial noise	Point		26.6	0.0	
Vac 11	Default industrial noise	Point		26.0	0.0	
Vac 12	Default industrial noise	Point		25.4	0.0	
Vac 13	Default industrial noise	Point		24.6	0.0	
Vac 14	Default industrial noise	Point		24.1	0.0	
Vac 15	Default industrial noise	Point		23.6	0.0	
Vac 16	Default industrial noise	Point		23.1	0.0	
Vac 17	Default industrial noise	Point		22.7	0.0	
Vac 18	Default industrial noise	Point		17.8	0.0	
Vac 19	Default industrial noise	Point		15.4	0.0	
Vac 23	Default industrial noise	Point		13.8	0.0	
Vac 20	Default industrial noise	Point		13.1	0.0	
Vac 21	Default industrial noise	Point		13.1	0.0	
Vac 22	Default industrial noise	Point		12.3	0.0	
001 - 13 Peco - Lined Tunnel - Facade 04	Default industrial noise	Area		6.9	0.0	
001 - 13 Peco - Lined Tunnel - Roof 01	Default industrial noise	Area		1.5	0.0	
001 - 13 Peco - Lined Tunnel - Facade 03	Default industrial noise	Area		1.0	0.0	
001 - 13 Peco - Lined Tunnel - Facade 01	Default industrial noise	Area		0.9	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-1.3	0.0	

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QQ Surprise
Contribution level - 004 - 13 Peco - Lined 25' - Road: Outdoor

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Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-4.4	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-4.4	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-13.3	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-17.1	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-17.2	0.0	
001 - 13 Peco - Lined Tunnel - Facade 02	Default industrial noise	Area		-34.9	0.0	
Receiver R3 FI G LrD,lim dB(A) LrD 64.8 dB(A) Sigma(LrD) 0.0 dB(A)						
001 - 13 Peco - Lined Tunnel - Exit	Default industrial noise	Area		64.1	0.0	
Road	Default industrial noise	Line		56.3	0.0	
001 - 13 Peco - Lined Tunnel - Entrance	Default industrial noise	Area		39.6	0.0	
Vac 23	Default industrial noise	Point		33.8	0.0	
Vac 22	Default industrial noise	Point		33.0	0.0	
Vac 21	Default industrial noise	Point		31.3	0.0	
Vac 20	Default industrial noise	Point		30.4	0.0	
Vac 13	Default industrial noise	Point		30.4	0.0	
Vac 19	Default industrial noise	Point		29.5	0.0	
Vac 12	Default industrial noise	Point		29.3	0.0	
Vac 14	Default industrial noise	Point		29.1	0.0	
Vac 15	Default industrial noise	Point		29.1	0.0	
Vac 16	Default industrial noise	Point		29.0	0.0	
Vac 18	Default industrial noise	Point		28.8	0.0	
Vac 11	Default industrial noise	Point		28.8	0.0	
Vac 17	Default industrial noise	Point		28.7	0.0	
Vac 10	Default industrial noise	Point		19.7	0.0	
Vac 9	Default industrial noise	Point		16.9	0.0	
Vac 8	Default industrial noise	Point		15.7	0.0	
Vac 7	Default industrial noise	Point		15.2	0.0	
Vac 6	Default industrial noise	Point		14.9	0.0	
Vac 5	Default industrial noise	Point		14.7	0.0	
Vac 4	Default industrial noise	Point		14.6	0.0	
Vac 3	Default industrial noise	Point		14.6	0.0	
Vac 2	Default industrial noise	Point		12.0	0.0	
Vac 1	Default industrial noise	Point		11.8	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		7.5	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		4.4	0.0	

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Contribution level - 004 - 13 Peco - Lined 25' - Road: Outdoor

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Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		3.1	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		3.0	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		1.5	0.0	
001 - 13 Peco - Lined Tunnel - Roof 01	Default industrial noise	Area		-5.3	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-5.7	0.0	
001 - 13 Peco - Lined Tunnel - Facade 03	Default industrial noise	Area		-9.0	0.0	
001 - 13 Peco - Lined Tunnel - Facade 01	Default industrial noise	Area		-10.4	0.0	
001 - 13 Peco - Lined Tunnel - Facade 04	Default industrial noise	Area		-12.4	0.0	
001 - 13 Peco - Lined Tunnel - Facade 02	Default industrial noise	Area		-21.6	0.0	
Receiver R4 FI G LrD,lim dB(A) LrD 63.7 dB(A) Sigma(LrD) 0.0 dB(A)						
Road	Default industrial noise	Line		63.3	0.0	
001 - 13 Peco - Lined Tunnel - Exit	Default industrial noise	Area		53.1	0.0	
001 - 13 Peco - Lined Tunnel - Entrance	Default industrial noise	Area		23.2	0.0	
Vac 20	Default industrial noise	Point		22.5	0.0	
Vac 21	Default industrial noise	Point		22.5	0.0	
Vac 22	Default industrial noise	Point		22.3	0.0	
Vac 19	Default industrial noise	Point		22.0	0.0	
Vac 23	Default industrial noise	Point		21.9	0.0	
Vac 18	Default industrial noise	Point		21.9	0.0	
Vac 17	Default industrial noise	Point		21.0	0.0	
Vac 16	Default industrial noise	Point		20.5	0.0	
Vac 15	Default industrial noise	Point		20.3	0.0	
Vac 14	Default industrial noise	Point		19.8	0.0	
Vac 13	Default industrial noise	Point		19.4	0.0	
Vac 12	Default industrial noise	Point		19.0	0.0	
Vac 11	Default industrial noise	Point		18.6	0.0	
Vac 10	Default industrial noise	Point		18.1	0.0	
Vac 9	Default industrial noise	Point		17.8	0.0	
Vac 8	Default industrial noise	Point		17.4	0.0	
Vac 7	Default industrial noise	Point		17.1	0.0	
Vac 6	Default industrial noise	Point		16.8	0.0	
Vac 5	Default industrial noise	Point		16.5	0.0	
Vac 4	Default industrial noise	Point		16.2	0.0	
Vac 3	Default industrial noise	Point		15.9	0.0	

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Contribution level - 004 - 13 Peco - Lined 25' - Road: Outdoor

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Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
Vac 2	Default industrial noise	Point		15.6	0.0	
Vac 1	Default industrial noise	Point		15.3	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-2.1	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-3.4	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-5.7	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-6.1	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-6.7	0.0	
001 - 13 Peco - Lined Tunnel - Transmiss	Default industrial noise	Area		-6.8	0.0	
001 - 13 Peco - Lined Tunnel - Roof 01	Default industrial noise	Area		-7.1	0.0	
001 - 13 Peco - Lined Tunnel - Facade 03	Default industrial noise	Area		-8.2	0.0	
001 - 13 Peco - Lined Tunnel - Facade 01	Default industrial noise	Area		-9.1	0.0	
001 - 13 Peco - Lined Tunnel - Facade 04	Default industrial noise	Area		-20.8	0.0	
001 - 13 Peco - Lined Tunnel - Facade 02	Default industrial noise	Area		-31.4	0.0	

QQ Surprise

Octave spectra of the sources in dB(A) - 004 - 13 Peco - Lined 25' - Road: Outdoor SP

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Name	Source type	I or A m,m²	Li dB(A)	R'w dB	L'w dB(A)	Lw dB(A)	KI dB	KT dB	LwMax dB(A)	DO-Wall dB	Time histogram	Emission spectrum	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)	16kHz dB(A)
001 - 13 Peco - Lined Tunnel - Entrance	Area	8.36	85.4	0.0	85.4	94.6	0.0	0.0		3	100%/24h	133_Entrance		75.1	79.0	87.7	90.9	89.0	81.0		
001 - 13 Peco - Lined Tunnel - Exit	Area	8.36	92.9	0.0	92.9	102.1	0.0	0.0		3	100%/24h	126_Exit		78.0	85.0	95.0	98.4	96.9	89.2		
001 - 13 Peco - Lined Tunnel - Facade 01	Area	120.53	80.5	57.0	25.9	46.7	0.0	0.0		3	100%/24h	123_Facade 01		40.8	40.6	42.4	36.5	30.6	19.7		
001 - 13 Peco - Lined Tunnel - Facade 02	Area	0.05	86.7	57.0	31.1	18.1	0.0	0.0		3	100%/24h	125_Facade 02		9.2	11.3	15.2	9.3	2.8	-7.4		
001 - 13 Peco - Lined Tunnel - Facade 03	Area	120.53	80.5	57.0	25.9	46.7	0.0	0.0		3	100%/24h	130_Facade 03		40.8	40.7	42.4	36.5	30.6	19.7		
001 - 13 Peco - Lined Tunnel - Facade 04	Area	24.12	85.4	57.0	30.0	43.8	0.0	0.0		3	100%/24h	132_Facade 04		35.7	37.6	40.4	34.6	28.8	17.7		
001 - 13 Peco - Lined Tunnel - Roof 01	Area	193.33	81.3	57.0	26.4	49.3	0.0	0.0		0	100%/24h	118_001 - 13 Peco - Lined Tunnel - Roof		42.6	43.2	45.4	39.5	33.5	22.5		
001 - 13 Peco - Lined Tunnel - Transmissive area 03	Area	34.29	88.2	57.0	32.3	47.7	0.0	0.0		3	100%/24h	131_Transmissive area 03		38.5	41.2	44.5	38.9	33.3	22.7		
001 - 13 Peco - Lined Tunnel - Transmissive area 04	Area	55.00	90.2	57.0	34.0	51.4	0.0	0.0		0	100%/24h	119_Transmissive area 04		41.0	44.8	48.5	43.0	37.4	26.8		
001 - 13 Peco - Lined Tunnel - Transmissive area 05	Area	34.29	88.2	57.0	32.3	47.7	0.0	0.0		3	100%/24h	124_Transmissive area 05		38.5	41.2	44.5	38.9	33.3	22.7		
001 - 13 Peco - Lined Tunnel - Transmissive area 06	Area	9.41	89.2	57.0	33.1	42.8	0.0	0.0		3	100%/24h	127_Transmissive area 06		32.6	36.3	39.8	34.3	28.7	18.0		
001 - 13 Peco - Lined Tunnel - Transmissive area 07	Area	9.30	89.1	57.0	33.0	42.7	0.0	0.0		3	100%/24h	128_Transmissive area 07		32.5	36.2	39.7	34.2	28.6	17.9		
001 - 13 Peco - Lined Tunnel - Transmissive area 08	Area	5.36	95.0	57.0	38.6	45.9	0.0	0.0		3	100%/24h	129_Transmissive area 08		34.1	39.1	43.2	37.7	32.1	21.5		
Road	Line	892.69			82.5	112.0	0.0	0.0		0	100%/24h	Traffic Noise	93.6	97.6	101.6	104.6	107.6	105.6	100.6	95.6	
Vac 1	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 2	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 3	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 4	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 5	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9

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QQ Surprise
Octave spectra of the sources in dB(A) - 004 - 13 Peco - Lined 25' - Road: Outdoor SP

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Name	Source type	I or A m,m²	Li dB(A)	R'w dB	L'w dB(A)	Lw dB(A)	KI dB	KT dB	LwMax dB(A)	DO-Wall dB	Time histogram	Emission spectrum	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)	16kHz dB(A)
Vac 6	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 7	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 8	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 9	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 10	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 11	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 12	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 13	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 14	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 15	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 16	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 17	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 18	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 19	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 20	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 21	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 22	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9
Vac 23	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.3	64.0	65.9	65.4	60.6	51.9

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QQ Surprise
Assessed receiver spectra in dB(A) - 001 - Road: Outdoor SP

Time slice	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	
	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	
Receiver R1 FI G LrD,lim dB(A) LrD 53.5 dB(A) Sigma(LrD) 0.0 dB(A)									
LrD	39.8	40.4	43.1	45.1	49.3	47.6	39.3	26.0	
Receiver R2 FI G LrD,lim dB(A) LrD 52.0 dB(A) Sigma(LrD) 0.0 dB(A)									
LrD	40.0	39.9	37.1	38.4	47.7	47.8	39.0	21.3	
Receiver R3 FI G LrD,lim dB(A) LrD 56.8 dB(A) Sigma(LrD) 0.0 dB(A)									
LrD	43.9	44.6	42.1	43.6	52.3	52.5	45.3	33.7	
Receiver R4 FI G LrD,lim dB(A) LrD 63.3 dB(A) Sigma(LrD) 0.0 dB(A)									
LrD	48.6	50.3	50.5	52.7	59.0	58.3	52.4	44.9	

	MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950	1
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Appendix D

Equipment Reference

Project: Surf Thru Car Wash
Site Location: Oxnard, Ca
Date: 3/13/2018
Field Tech/Engineer: Mike Dickerson, INCE
Source/System: Motor City Dryer Systems

Site Observations:

Meter positioned five (5) feet from blowers, Reading is for three (3) motor city Blowers and Seven (7) Peco dryers running simultaneously.

Location:
Sound Meter: NTi XL2 **SN:** A2A-05967-E0
Settings: Z-weighted, slow, 1-sec, 10-sec duration
Meteorological Cond.: N/A

Table 1: Summary Measurement Data

Source	System	Overall dB	3rd Octave Band Data																														
			20	25	32	40	50	63	80	100	125	160	200	250	315	400	500	630	800	1K	1.25K	1.6K	2K	2.5K	3.15K	4K	5K	6.3K	8K	10K	12.5K	16K	20K
Motor City/Peco	Dryer	101.0				53	51	60	59	63	69	73	77	79	86	87	91	89	93	90	92	94	90	89	86	83	79	76	71	67	62	54	45

Figure 1: Example Measurement Position

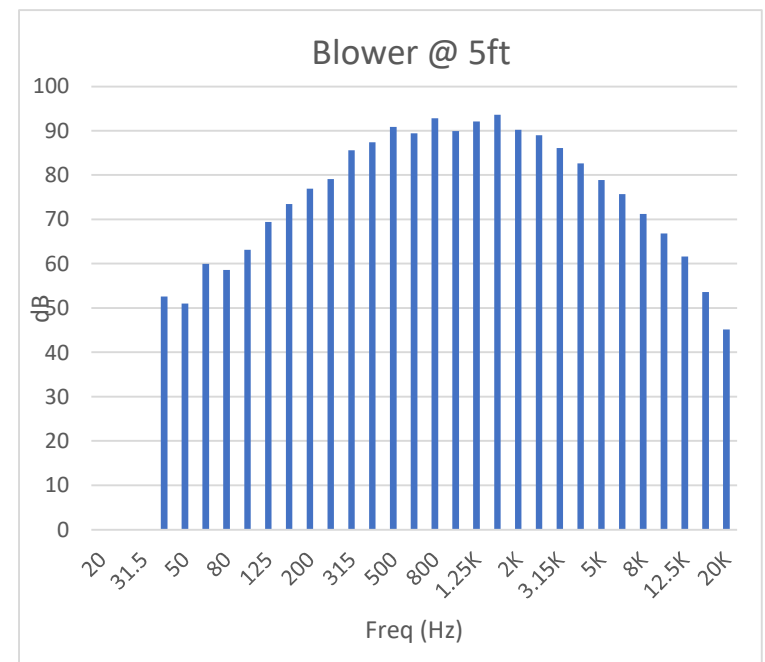


Table 2: SPL Measurements

[illegible]

Project: SuperStar Car Wash Chula Vista
Site Location: 1555 W Warner Rd, Gilbert, AZ 85233
Date: 4/5/2018
Field Tech/Engineer: Robert Pearson
Source/System: Vacutec System

Site Observations:

Clear sky, measurements were performed within 1.5ft of source. Measurements were performed while the vacuum was positioned at three (3) different positions. Holstered, unholstered and inside a car. This data is utilized for acoustic modeling purposes and represents an average sound level at a vacuum station.

Location: Vac Bay 1
Sound Meter: NTi XL2 **SN:** A2A-05967-E0
Settings: A-weighted, slow, 1-sec, 10-sec duration
Meteorological Cond.: 80 degrees F, 2 mph wind

Table 1: Summary Measurement Data

Source	System	Overall dB(A)	3rd Octave Band Data (dBA)																														
			20	25	31.5	40	50	63	80	100	125	160	200	250	315	400	500	630	800	1K	1.25K	1.6K	2K	2.5K	3.15K	4K	5K	6.3K	8K	10K	12.5K	16K	20K
Vacutec (Holstered)	Vacuum	63.3	9	17	22	29	31	35	40	41	44	43	46	48	47	49	51	51	51	52	53	52	52	50	52	53	50	47	47	48	45	39	30
Vacutec (Unholstered)	Vacuum	80.7	6	19	22	28	34	37	40	43	47	46	48	48	49	54	55	58	58	62	65	68	70	74	75	73	69	67	65	63	60	55	
Vacutec (Inside Car)	Vacuum	69.6	16	28	31	38	42	45	49	51	52	55	60	61	57	55	59	53	55	56	54	57	57	57	57	55	54	51	48	46	42	36	
Average Level*	Vacuum	76.3	13	24	28	34	38	41	45	47	49	51	56	57	53	52	56	54	56	56	59	61	64	66	69	70	68	64	62	60	58	55	50

* Refers to the logarithmic average of all measurements. This measurement represents an average of the multiple vacuum positions.

Figure 1: Example Measurement Position

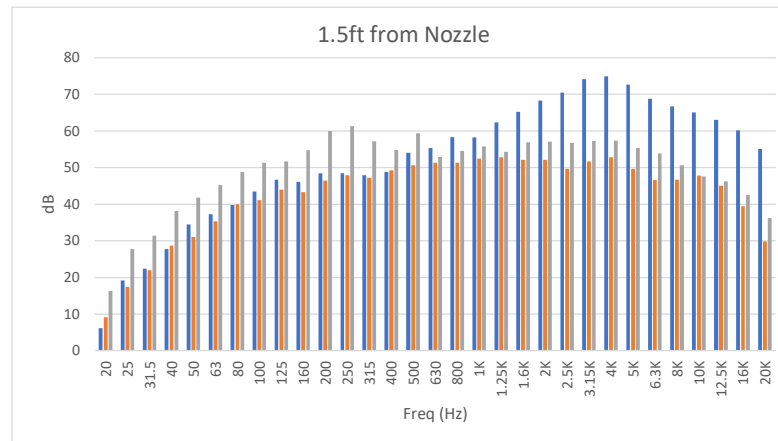
Figure 1: Holstered



Figure 2: Unholstered



Figure 3: Inside Car



Product Name

QuietFiber® Hydrophobic Noise Absorption Material – QF2

For Manufacturer Info:

Contact:

Acoustiblok, Inc.
6900 Interbay Boulevard
Tampa, FL 33616
Call - (813) 980-1400
Fax - (813)849-6347
Email - sales@acoustiblok.com
www.acoustiblok.com

Product Description

Basic Use

QuietFiber hydrophobic noise absorption material is an easily installed solution to many noise problems. It is engineered specifically for maximum noise absorption and is used extensively for industrial and commercial applications and is now being successfully introduced into non-industrial environments where reverberant sound and echo is a problem.

QuietFiber® QF2

QuietFiber is rated at the highest noise reduction level – NRC 1.00. Areas of high noise levels including sound reverberation can be resolved easily and economically by introducing QuietFiber into as much of the area as possible. The amount of noise reduction in highly reflective rooms will be directly relative to how much of the QuietFiber material can be installed into the room.

Unlike other fibrous materials which do not have the same high NRC ratings, QuietFiber is hydrophobic, meaning it will not absorb nor combine with water. Marine noise reduction applications are endless.



QuietFiber® QF2

- Highest noise absorption rating of NRC 1.00
- Non Silica
- Virtually fireproof – Class A fire rating
 - o 0 Smoke + 0 Flame Development
- Hydrophobic – will not combine with water
- Will not support mold or mildew growth
- Available in plain, black or white face
- Full outdoor weather and U.V. tolerant
- Significant sound benefit v. fiberglass
- Install on top of acoustical ceiling tiles
- High temperature capable
- Comprised of up to 90% recycled material
- 100% recyclable

Product Name

QuietFiber® Hydrophobic Noise Absorption Material – QF2

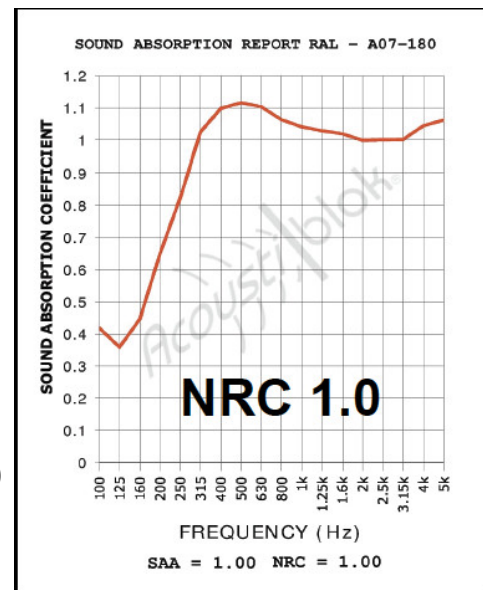
NRC 1.0 Rated	125hz	250hz	500hz	1000hz	2000hz	4000hz
	0.36	0.79	1.15	1.04	1.01	1.04

Technical Data:

- ASTM C 423 – NRC 1.00
- ASTM E 84 – Class 1, 0 Flame 0 Smoke
- ASTM C 518 – R 4.2 per inch
- ASTM C 518 – 0.24 @ 75°F (24°C)

Standards Compliance:

- ASTM C 665 Non-Corrosive Type I
- ASTM C 612 1A, 1B, II, III
- ASTM E 136 Rated Non-combustible per NFPA Standard 220
- ASTM C 1104 Absorption less than 1% by volume
- ASTM C 356 Linear shrinkage <2% @ 1200°F (650°C)



6900 Interbay Blvd
Tampa, Florida USA 33616
Telephone: (813)980-1440
www.Acoustiblok.com
sales@acoustiblok.com

Disclaimer – This text will be replaced with canned disclaimer verbiage. This text will be replaced with canned disclaimer verbiage. This text will be replaced with canned disclaimer verbiage. This text will be replaced with canned disclaimer verbiage.

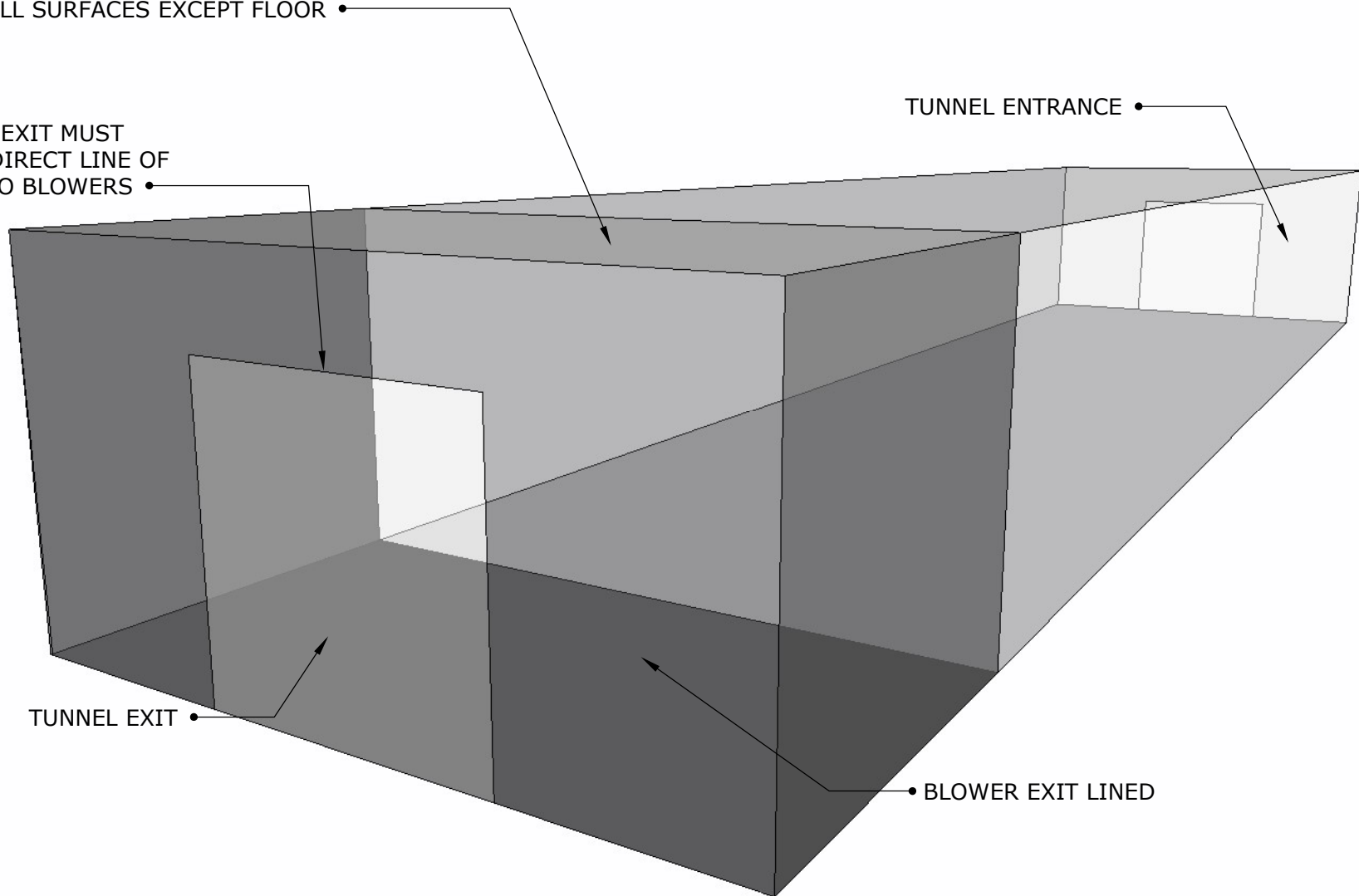
LINE EXIT INTERIOR SECTION
OF BLOWER ROOM W/ 2" THICK ACOUSTIC
MATERIAL W/ NRC 1.0 OR EQUIVALENT.
LINER NEEDS TO BE ADDED
TO ALL SURFACES EXCEPT FLOOR

TUNNEL EXIT MUST
BLOCK DIRECT LINE OF
SIGHT TO BLOWERS

TUNNEL ENTRANCE

TUNNEL EXIT

BLOWER EXIT LINED



Appendix E

Construction Vibration Calcs

VIBRATION LEVEL IMPACT

Project: Greenway at Cotton 2
Source: Truck
Scenario: Unmitigated
Location: South Residential PL
Address: 16000 N Cotton Lane
PPV = $PPV_{ref}(25/D)^n$ (in/sec)

Date: 11/17/21

DATA INPUT

Equipment = **2** Large Bulldozer INPUT SECTION IN BLUE
Type

PPVref = 0.089 Reference PPV (in/sec) at 25 ft.

D = **110.00** Distance from Equipment to Receiver (ft)

n = **1.10** Vibration attenuation rate through the ground

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

DATA OUT RESULTS

PPV = **0.017** IN/SEC OUTPUT IN RED

Neighborhood Outreach Meeting Participation Report

for Quick Quack Car Wash

Case - FS21-839

Overview: This report provides results of the implementation of the Citizen Participation Plan for a Conditional Use Permit for approximately 1.14 acres, Quick Quack Car Wash a new Vehicle Wash Facility. This site is located south of the southwest corner of Greenway Road and Cotton Lane within the Sierra Montana planned area development. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Details of the techniques used to involve the public, notice of public meeting mailout, newsletter publications, citizen comments, attendance list, summary of comments and concerns, and other materials are included.

Contact:

Russ Nelson
2208 W 700 S
Springville, Utah 84663
435-757-0400
Russ.nelson@lonestarbuidinersinc.com

Neighborhood Meetings: The in-person meeting to discuss the applicant's proposal was held at the Sunset Hills Elementary School on Tuesday, March 8th at 6pm. The virtual meeting was held at the same time via Zoom with a meeting ID: 889 2909 0982, and Passcode: 882575.

Correspondence:

1. City staff mailed copies of the notice by first class mail to homes, apartments and local businesses, no less than seven (7) days prior to the Neighborhood meeting
2. City staff published the notice in the newspaper no less than seven (15) days prior to the Neighborhood meeting
3. 2 Site Signs were posted on February 20, 2022
4. Neighborhood Meeting held at Sunset Hills Elementary School on Tuesday, March 8, 2022 at 6pm in person and via Zoom ID: 889 2909 0982, Passcode: 882575

Results:

3 City Staff and 3 citizens attended the Neighborhood Outreach Meeting in person. 1 citizen and the property seller attended the meeting via Zoom. (see attached)

1. Summary of concerns, issues, and problems:

- Concerns around keeping our building and site secure from vandalism, break-ins, loitering/partying after hours
- Teenagers currently partying late into the night on the vacant lot, drinking, playing loud music and littering
- Large semi-trucks and RVs parked for extended periods of time along the internal streets in the development around our lot
- Homeless/vagrants around our lot
- Increased traffic in neighborhood
- Increased noise
- Increase of light pollution
- Monsoon winds blowing trash
- Oil leaks from cars visiting the car wash
- One person said they thought there were too many car washes
- One person said she wouldn't use car wash. Prefers to wash her car in their driveway

2. How concerns, issues, and problems were addressed:

- To secure the site our car wash tunnel is locked up after hours. We can also install drop gates to keep cars out of vacuum area after hours. A minimum of 2 employees are always onsite during operating hours to keep the site secure during those times.
- The problem with teenagers partying late at night seems to be a problem on the vacant lots. This should mostly be resolved after the site is developed and security lighting is installed. The seller of the property is now aware of this concern though and has contacted local authorities to patrol regularly.
- The long-term parking of RVs and semi-trucks is only an issue in the undeveloped/vacant part of the development, which is right next to the concerned citizens. The best permanent solution is to develop the last 3 lots in this development. We have reached out to the George Apostol (seller) though, who has now notified local authorities to patrol regularly. He is also working on installing "No Overnight Parking" signs and is looking for towing companies that can tow large semi-trucks and RVs.
- Increased patrol from local authorities should help with any homeless/vagrant issues. Ultimately, developing the site will be the best long-term solution because of security lighting, fulltime employees, and no vacant land.
- Site is designed to support and self-sustain all customer traffic flow. Carwash cycle is 3 minutes, with the average customer spending no longer than 5 minutes on site
- Per city and citizen's request, we moved our site one lot to the north to be farther away from the residences, which greatly reduces the sound at the residences. The car wash closes at 7pm in winter and 9pm in summer, which eliminates late night noise. Vacuums and blowers are housed in CMU block enclosures powered by a single central engine. New design includes Acoustiblok lined tunnel near the exit to absorb noise from tunnel opening. We'll be installing a 5' tall block wall along the south side of our site and a 3' block wall along the east side of our site to further block noise. A third-party sound study found that sound reaching the residences from the car wash would be much lower than the ambient sound from the traffic on Cotton Ln and wouldn't increase the noise levels at the residences

at all. Signs will be hung in the vacuum area saying not to play loud music, with onsite staff to enforce this. The future construction of an additional commercial building with landscaping on the lot between the car wash and the residences will further eliminate any sound coming from the car wash.

- Per city and citizen's request, we moved our site one lot to the north to be farther away from the residences, which greatly reduces the light at the residences. Lighting shuts off at 10pm every day other than security lights. Lights are pointed down to avoid any light pollution beyond the property boundary. The future construction of an additional commercial building with landscaping on the lot between the car wash and the residences will further eliminate any light coming from the car wash.
- Cleanliness is one of our company values and this extends beyond just a clean car. There are several fastened trash cans along the vacuum stalls, which are emptied regularly into the dumpster by the employees.
- Quick does a lot of research and analysis for the viability and success of an additional car wash in an area. This site is a great location for a car wash even though other car washes exist in the city. When businesses compete, the customer enjoys a better product and better service. Quick Quack strives to be the best car wash in the city.

3. Concerns, issues, and problems not resolved and why:

- Some increased traffic may be expected, but easily handled with the design of the carwash site
- We don't inspect customer's cars for oil leaks, so we can't control this. Because the average customer is onsite less than 5 min, we don't anticipate this to be an issue.
- One neighbor not wanting to wash their car at a car wash but rather wash it herself in her driveway isn't really an issue for us, although in a city where water conservation is a major concern, and the average driveway car wash uses 120 gallons and a Quick Quack car wash uses only 28 gallons per car wash, I would think it would be encouraged to wash your car at a Quick Quack car wash instead of in your driveway.

Attendance

Name of Citizen	Comments or Concerns with the Project	Applicants Response
George Apostol *Owner/Seller	No comments	
Michael Peoples [REDACTED]	*Gate to keep people out at night *Help control parking on neighbor streets *Homeless / vagrants	*3' sound wall on the east *Would reach out to the site owner regarding the parked cars, garbage and vagrants

	*Owner not responding about security concerns *Wants a wall on the east	*QQ will control the site and keep the site up to QQ standards *Said would follow up about a site gate *We moved sites as requested
Billy & Victoria Maans [REDACTED]	*Lighting concern *Concerns with acoustic block and it not helping with the noise *Monsoon winds blowing trash offsite	*Lights turn off at 10pm *Acoustiblok and the purpose of it. Proven to dampen noise *Sound wall *We have multiple fastened trash cans along row of vacuums and employees who empty them into the dumpster regularly
Mary Rodil [REDACTED]	*Noise *Teenagers causing issues *Owner not responding about security concerns *Brought an example of the noise on her phone *Oil leaks *Collected a signed petition *Noise unable to hear nature around them. Noise study is bias *Site is not appropriate for this location *Traffic *Will not use carwash. Will wash their own car. *The city does not need another carwash	*No parked cars to cause leaks. There is time limit in the vacuum stalls. We do not change oil or store oil. *QQ wants to have a successful carwash. They want to be the best in the city. *Site plan that controls stacking and car overflow *Having a site that is developed and lighted will control the teenager and vagrant problem *Said would reach out to owner *Carwash saves water verses washing it yourself *Competing business result in better service and product
Victoria Maans [REDACTED]	*Noise of the carwash and sleeping children *Lound music in vacuum area *Why in a neighborhood area *Are the projections correct regarding the noise and traffic. Does not believe it. *They do not want to see the carwash and hear the noise *Traffic overflowing onto road during free washes (Grand Opening)	*Car wash closes at 7pm in winter and 9pm in summer *No loud music signs. Enforced by the QQ employee *Site study to show is a great location for customers to use a carwash *Maybe not do free carwashes during Grand Opening *QQ doesn't play music onsite *We will landscape according to city and development guidelines

	*Music being played by QQ *Lights during sleeping time *Wants wall of mature trees *What is the landscaping *How tall is the canopy front and back	*We offered wall of mature trees when we were originally planning to build on lot adjacent to residences, but now we won't own that site so can't install that wall of trees anymore.
<u>City Representatives</u> Jason Moquin, Planning Manager Leslie Carnie, Planner II Trevor Fleetham, Planner II	N/A	N/A

AFFIDAVIT OF POSTING

Case Number FS21-839

Project Name: Quick Quack Greenway at Cotton

Project Location: 16000 N Cotton LN

Date Site Posted: 5/31/2022

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

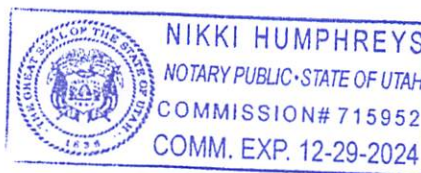
I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

[Signature] 5/31/2022
Owner/Applicant Signature Date

This instrument was acknowledged before me this 31 day of May,
20 22 by Dallas Hakes

Nikki Humphreys
Notary Public

My Commission Expires: 12/29/2024



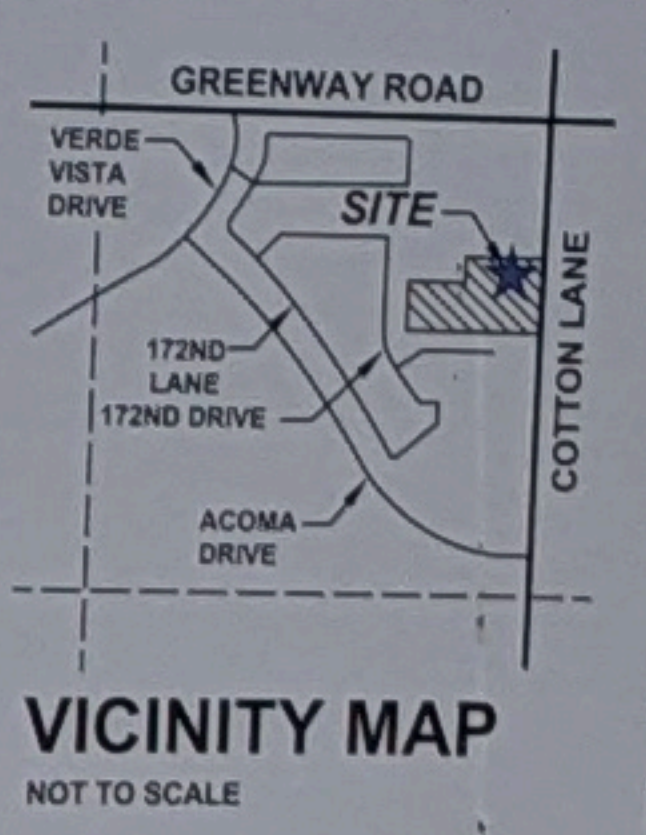
Notice of Public Hearing
City of Surprise

Neighborhood Meeting
Date: March 8, 2022
Time: 6PM MST
Location: Sunset Hills Elementary
School Media Center Room
Zoom Meeting:
ID: 889 2909 0982
Passcode: 882575

Planning and Zoning
Date: June 16, 2022
Time: 6pm MST
Location: 16000 N. Civic Center Plaza,
Surprise, AZ 85374

City Council
Date: N/A
Time: N/A
Location: N/A

Conditional Use Permit for approximately 1.195 acres for a new
Vehicle Wash facility located south of the southwest Corner of
Greenway Road and Cotton Lane within the Sierra Montana
Planned Area Development (Quick Quack Car Wash, Surprise
Planning Case FS21-839).



For more information, call:
623-222-3011
surpriseaz.gov

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: March 8, 2022

Time: 6PM MST

Location: Sunset Hills Elementary
School Media Center Room

Zoom Meeting:

ID: 889 2909 0982

Passcode: 882575

Planning and Zoning

Date: June 16, 2022

Time: 6pm MST

Location: 16000 N. Civic Center Plaza,
Surprise, AZ 85374

City Council

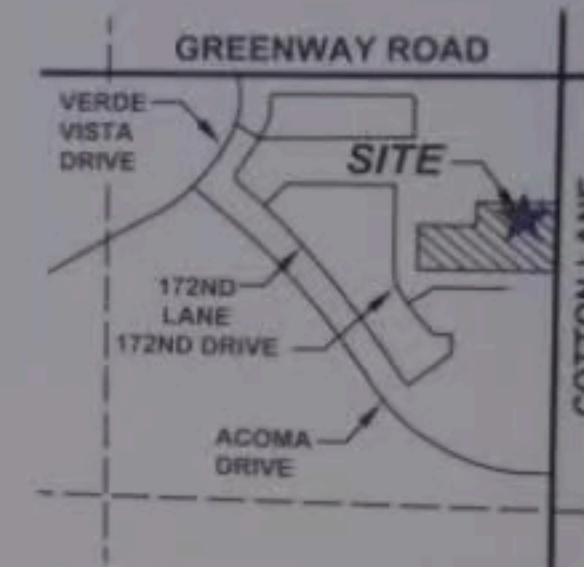
Date: N/A

Time: N/A

Location: N/A

Conditional Use Permit for approximately 1.195 acres for a new Vehicle Wash facility located south of the southwest Corner of Greenway Road and Cotton Lane within the Sierra Montana Planned Area Development (Quick Quack Car Wash, Surprise Planning Case FS21-839).

For more information, call:
623-222-3011
surpriseaz.gov



VICINITY MAP
NOT TO SCALE

Sierra Montana
—C—R—O—S—S—I—N—G—

KFC

SONIC
America's Drive-In

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: March 8, 2022

Time: 6PM MST

Location: Sunset Hills Elementary

School Media Center Room

Zoom Meeting:

ID: 889 2909 0982

Passcode: 882575

Planning and Zoning

Date: June 16, 2022

Time: 6pm MST

Location: 16000 N. Civic Center Plaza,
Surprise, AZ 85374

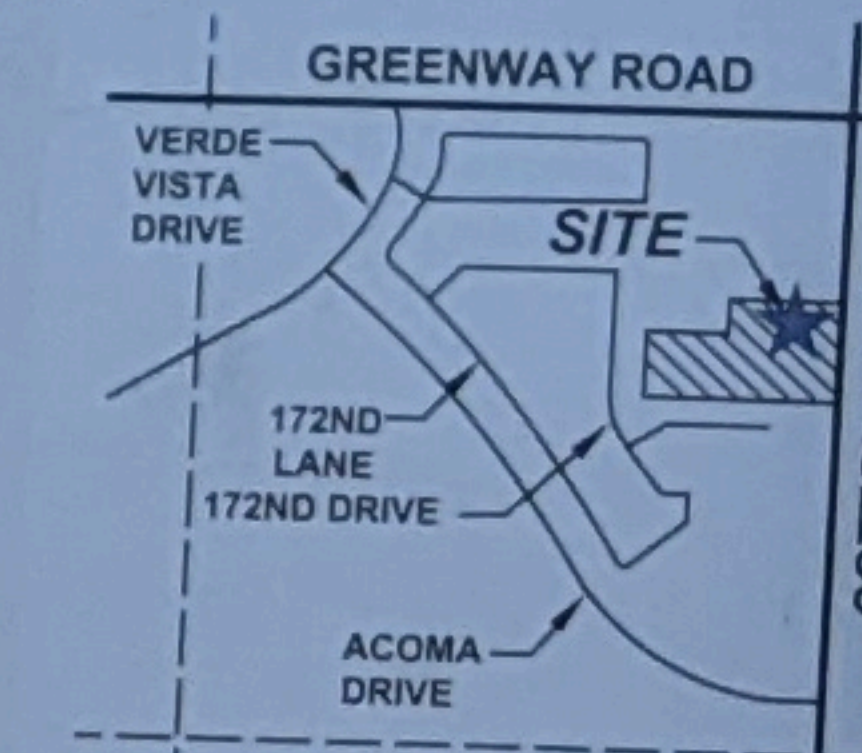
City Council

Date: _____

Time : _____

Location : _____

Conditional Use Permit for approximately 1.195 acres for a new Vehicle Wash facility located south of the southwest Corner of Greenway Road and Cotton Lane within the Sierra Montana Planned Area Development (Quick Quack Car Wash, Surprise Planning Case FS21-839).



VICINITY MAP
NOT TO SCALE

For more information, call:

623-222-3011

surpriseaz.gov

Notice of Public Hearing City of Surprise

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Date: March 8, 2022

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School Media Center Room

Zoom Meeting:

ID: 889 2909 0982

Passcode: 882575

Planning and Zoning

Date: June 16, 2022

Time: 6pm MST

Location: 16000 N. Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: N/A

Time: N/A

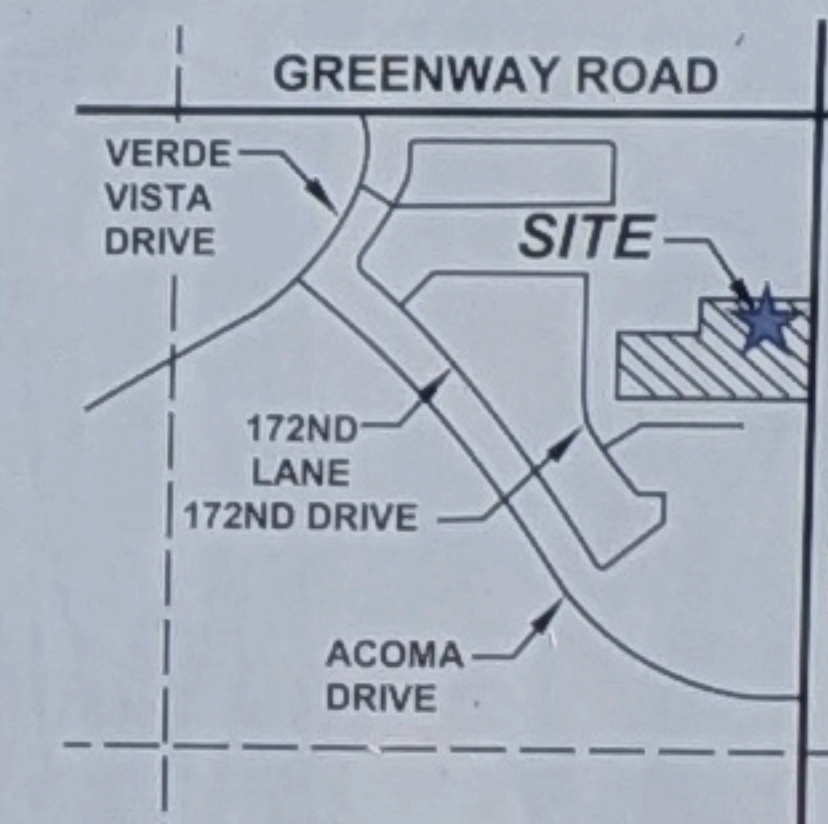
Location: N/A

Conditional Use Permit for approximately 1.195 acres for a new Vehicle Wash facility located south of the southwest Corner of Greenway Road and Cotton Lane within the Sierra Montana Planned Area Development (Quick Quack Car Wash, Surprise Planning Case FS21-839).

For more information, call:

623-222-3011

surpriseaz.gov



VICINITY MAP
NOT TO SCALE

From: [REDACTED]
To: [Trever Fleetham](#)
Cc: [Patrick Duffy](#)
Subject: FS21-839 Development Project Neighborhood Meeting
Date: Friday, February 18, 2022 7:10:24 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Regarding this proposed car wash
I and numerous other citizens hope this time our Planning and Zoning
Department will apply some thought into allowing for at least the following

-
- 1 noise reduction to protect homeowners in the area as well as customers of ice cream store that sit outside.
 - 2 parking spaces of car wash employees (none of the three (3) car washes have spaces for employee parking)
 - 3 sufficient lane entrance for cars such that they do not block entrances to other businesses.
- An example of the wrong way to do things is with the car wash Bell - between Safeway and Starbucks

Conditional Use Permit for a vehicle washing facility on approximately 1.195 acres located south of the southwest corner of Greenway Road and Cotton Lane, within the Sierra Montana Planned Area Development (APN 502-87-968).
Surprise Planning Case FS21-839.

https://secure-web.cisco.com/1Epq-tvoWVSVw1vS8Xjx7r4tua-LuzYhUl-48PvA8LtrHVYdJ7Tlji37Ytz9s8bQjuR2_webvb-SEjp4TwbVNa72UeTQO3wjld_cBb99RYVpL8krYc8dxx272iotnkC5vJyf0q-UySydm5xGmo_edpL_oIXS3Q1Sj-raDceTPoyeQuIEWzFh68j4Fug_iz_Wql6ucz73Gm62FrMLM21BTZOaCqYanb-L6baZ219OY4nfRDVVxadUmnnNJwBXfBrTINmuOwP8wg7gW-PEQhAwYXEplros2Rm_tpiCp2bwnM03heq0YT9iO4eJkgLlyHMTFOMxyU2padrQUbwnL0FwtA/https%3A%2F%2Fwww.surpriseaz.gov%2F%2FCalendar.aspx%3FEID%3D9672

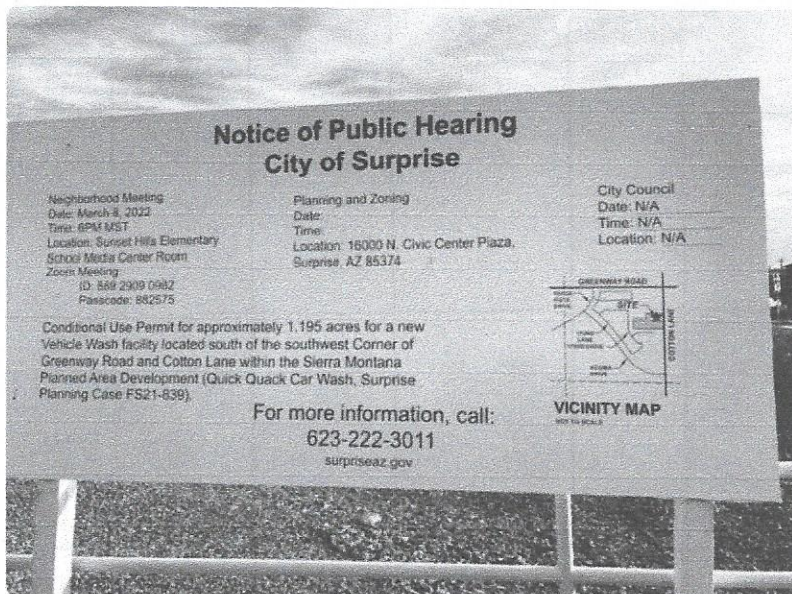
Thank you,

Rich Ozga
[REDACTED]
[REDACTED]



Mary Rodil

Sierra Montana • 6 days ago



A Quick Quack car wash will be built on the Southwest corner of Cotton Lane. It was voted NO last year by the City Council Members. But there will be a second hearing. The traffic, light, noise pollution will be unwelcome to the residents whom are living close to it. Please support for the car wash not to pass. There will be a second meeting on March 8th at 6pm. More info on the picture.



Sara G. • Surprise Farms

They approve everything would not waste my time going. I hate to say that but it seems true. They don't care about noise, crime or traffic. Just build build build. (edited)

6d Like Reply Share



Jean Roule • Sarah Ann Ranch

Why another one building a Star car wash near Wal Mart and there are two already on Bell Rd.

6 days ago Like Reply Share



Peggy Zolnir • Greer Ranch

Jean Roule Super Star Car Wash is building in 4 states right now. People of Surprise stop going here!!! This company doesn't deserve to exist. Management does nothing and literally sits in their office waiting for time to pass while the employee's bust their butts listening to customers complain (and they complain) on top of being mistreated by Super Star. They DO NOT get their breaks and are bribbed to work when someone calls in, to not be paid for their time. Yes this happens.. The staff is poorly treated!!! Bottom line, 2 employee's work at the car wash at all times for them to profit. This location makes \$20,000 a day and should have more help. For those of you that go there, you should notice the disfunction. If people would care enough, businesses like this should be put out of business. The easy, good thing about a car is, build it and they will come. Mgmt sits back, does the bare minimum and let's their 2 employee's of each shift get run over by the mad, angry customers that know this place is managed poorly.



Vera Dean • Surprise Farms Phase 5



Well of course. We need one there, because the nearest one would be about a mile away by Walmart. Or, worse yet, we might have to drive all the way to Bell and the 303 by Winco. Heaven forbid!!

5 days ago Like Reply Share



John Rogers • Sierra Montana



I OPOSSE this car wash because there is a car wash under construction 1 mile away at Cotton and Waddell by Walmart, an existing car wash at Safeway at Cotton Bell Rd. , a car wash by WinCo on Bell Rd. ,another car wash 1 mile east on Bell road, and the 11 Auto dealerships at Waddell and the 303 that all have car washes that the public can use for a fee just for visiting the car lot to shop!!! Do we REALLY need another car wash in this part of Surprise???

Petition to Oppose Quick Quack Car Wash

The purpose of this petition is to oppose the planned project to build a **Quick Quack Car Wash** facility located south of the southwest corner of Greenway Road and Cotton Lane, within the Sierra Montana Area Development (APN 502-87-986). Surprise Planning Case FS21-839.

By signing this petition, we formally oppose the development of this Quick Quack Car Wash facility.

This business creates a major detriment in our community.

Specifically, we believe the increased vehicle traffic combined with the noise of the vacuum system, the noise from the automated car wash tunnel and the light pollution adversely affects our quality of life.

The site of this planned project is not an appropriate location as it is too close to our residential homes.

Printed Name	Signature	Address	Date
MARY SILVIA-ROD			3/3/22
Jason Rodi			3/3/22
William Maans			3/3/2022
Victoria Maans			3/3/22
Alta Ring			3/3/22
I.D. EVANS			3/3/22
Egypta EVANS			3/3/22
Karen Parker			3/3/22

RON HANGER		3/3/22
JOHN ROGERS		3-3-22
M. Carmichael		3/3/22
D. GLAZE		3/3/22
L. ZOPF		3/3/22
Bruce Holland		3/3/22
Elbert White		3/3/22

From: [MICHAEL PEEBLES](#)
To: [Trever Fleetham](#)
Subject: Quick Quack Car Wash
Date: Monday, March 7, 2022 2:11:40 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Trever,

My name is Michael Peebles - [REDACTED] I am writing in regard to the proposed Quick Quack Car Wash being proposed for the Sierra Montana Subdivision. Last year when this was brought up I had several reasons for opposing this car wash. I took my complaint up with both Hobart Wingard (City Of Surprise Planner) and Councilmember Patrick Duffy. Even watched as the city council voted this down. I need help in understanding what has changed in the fact that this is being brought up again.

My concerns now as well as then is as follows -
My house is located directly south of proposed facility only with the neighborhood block wall separating the facility. For me I am not only concerned with the noise that will be coming from the facility but also with the increased traffic that this will create. We already have problems with the 18 wheelers that always parks in the area . They cant be moved because the area is private property, Surprise PD has already said they cant do anything about them. So for me I see a Major safety concern.

I have no problem with the idea of a car wash, but why could they not consider across the street that is more of a commercial development. To stick a car wash where they are proposing will make the building look out of place. The area is considered to be more of a retail area than commercial. The amount of employees it takes to run the business is very minimal having little impact with job creation.

And finally, there is already a car wash that is being built not even a half mile south next to the Walmart in the Prasada shopping complex. That car wash location makes way more sense than in a corner of a neighborhood. Have they thought about the area around Costco.

This really makes no sense to me , but then again I am but one voice. Please reconsider this planned development.



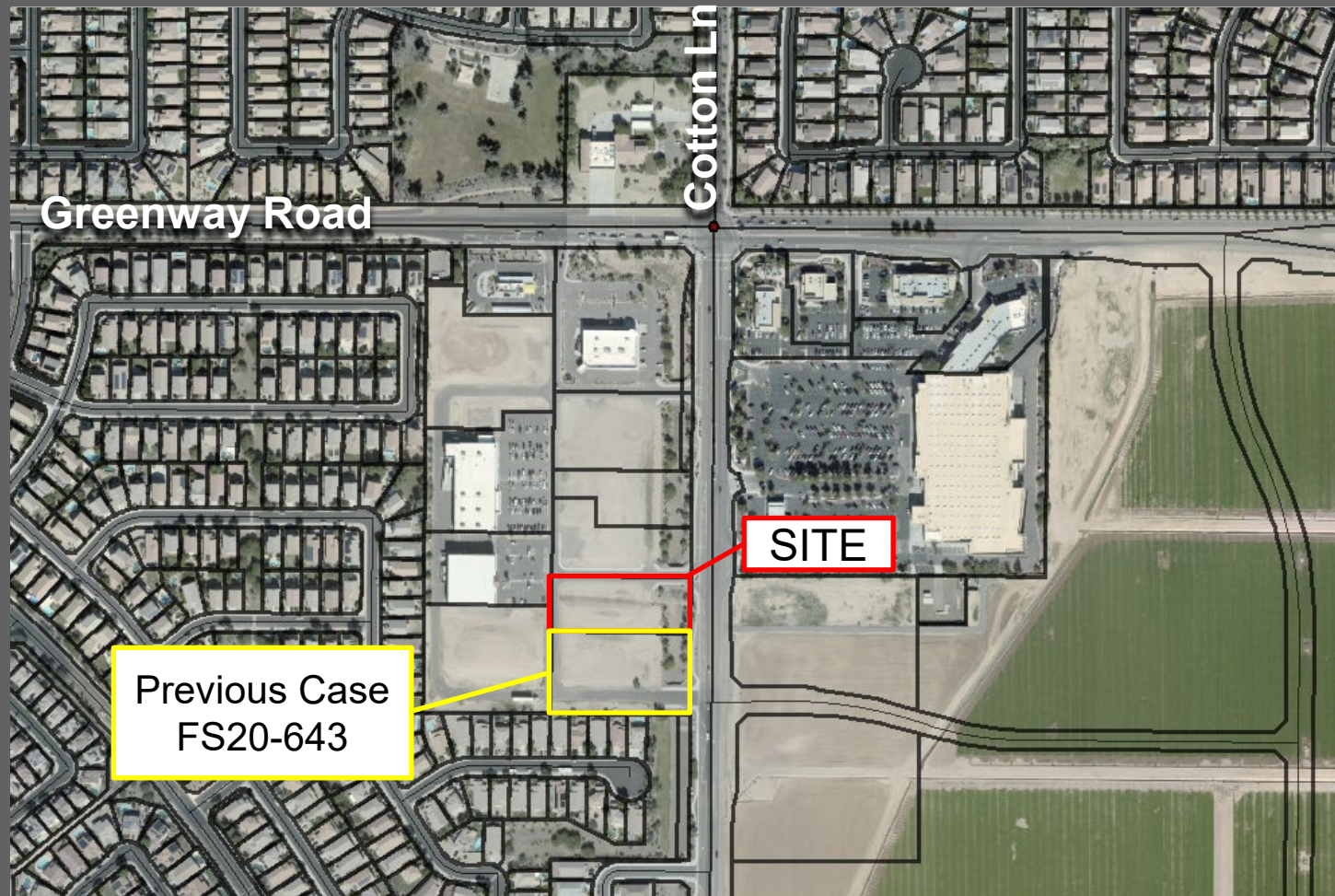
S U R P R I S E

A R I Z O N A

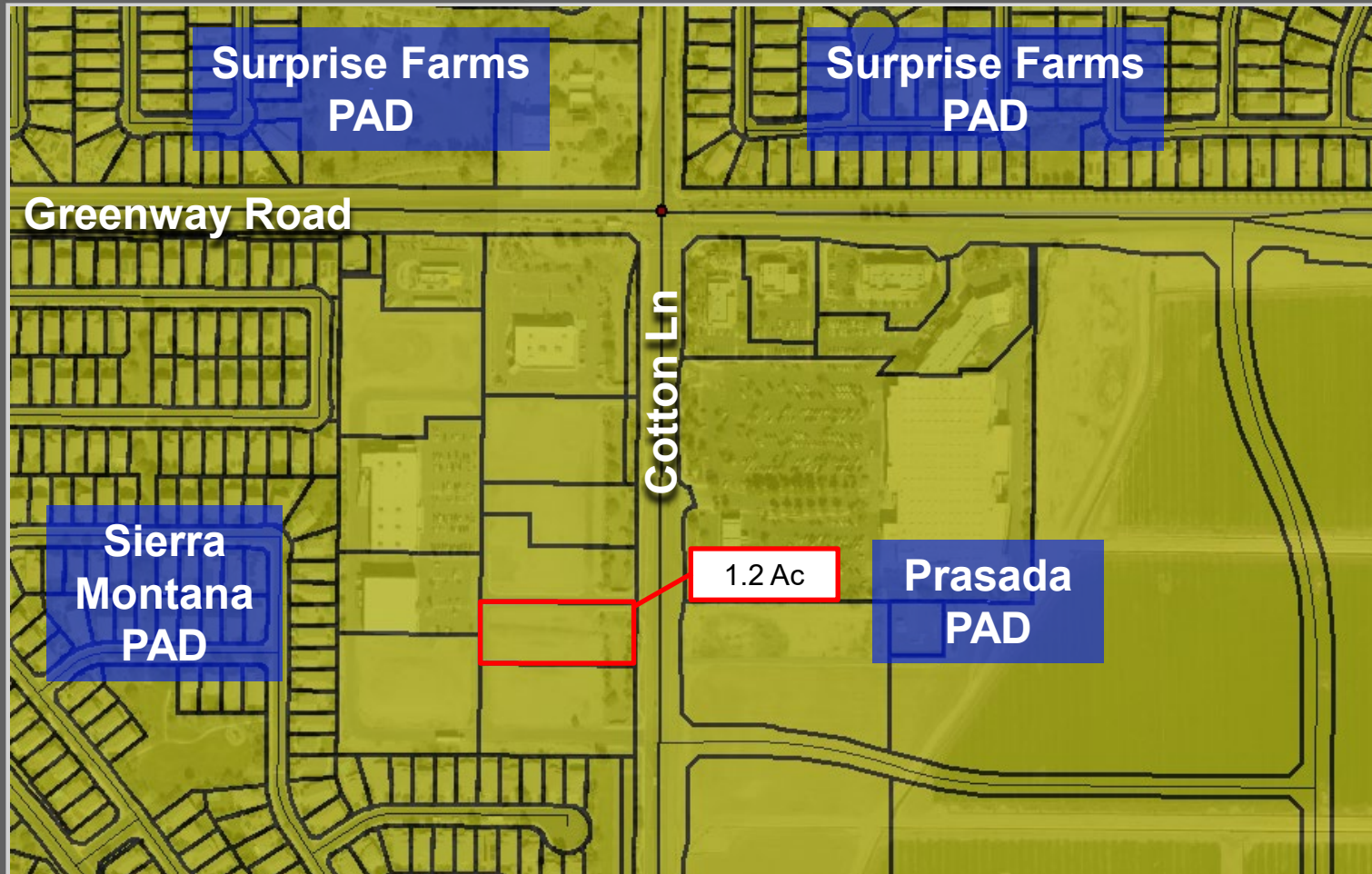
Planning and Zoning Commission

June 16, 2022

Quick Quack Car Wash
Conditional Use Permit w/ Site Plan
FS21-839



FS21-839 Vicinity Map





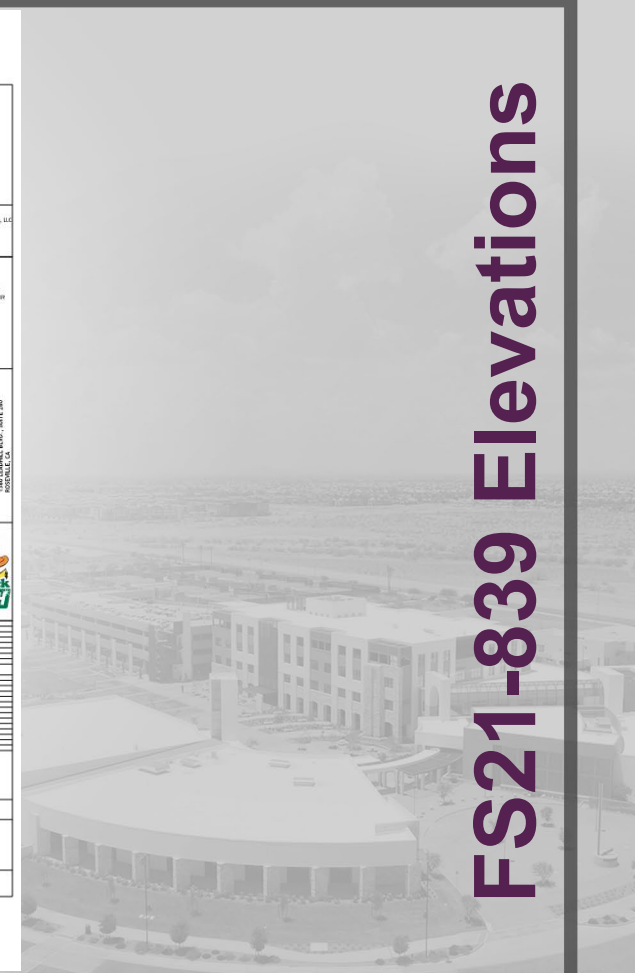


Exhibit C Existing Noise Levels

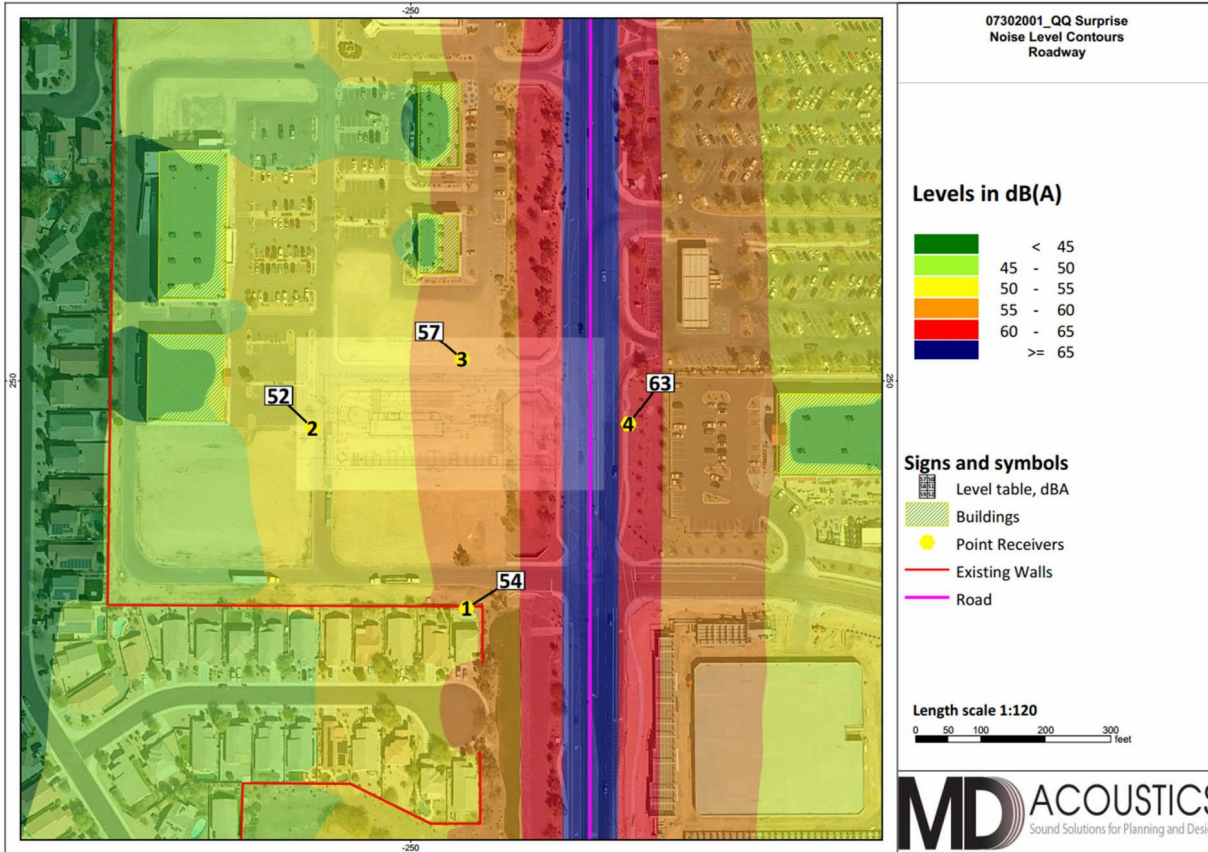


Figure 1:
Common Indoor and Outdoor Noise Levels

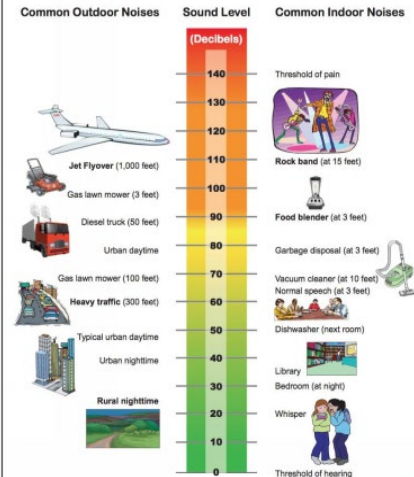


Exhibit D Existing Plus Project Noise Levels

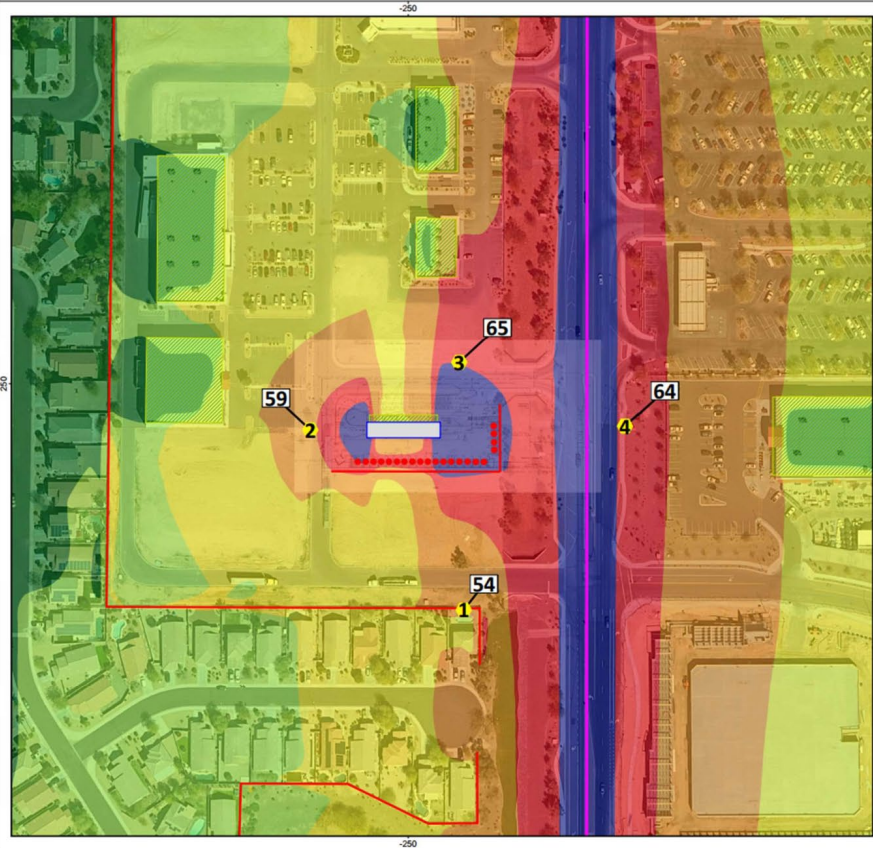
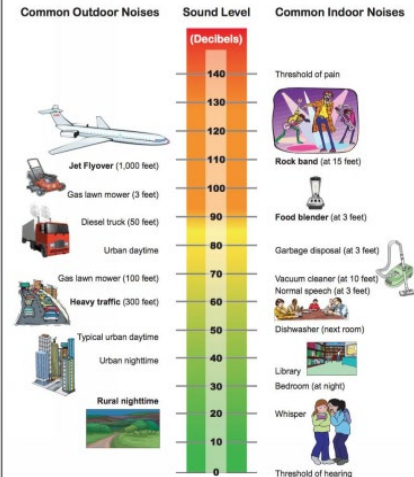
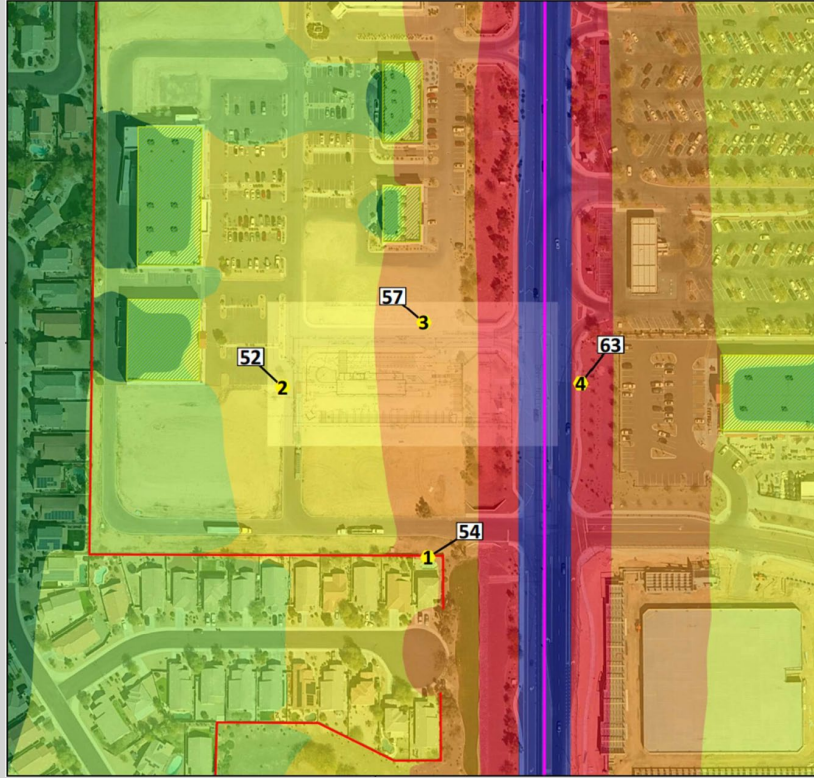


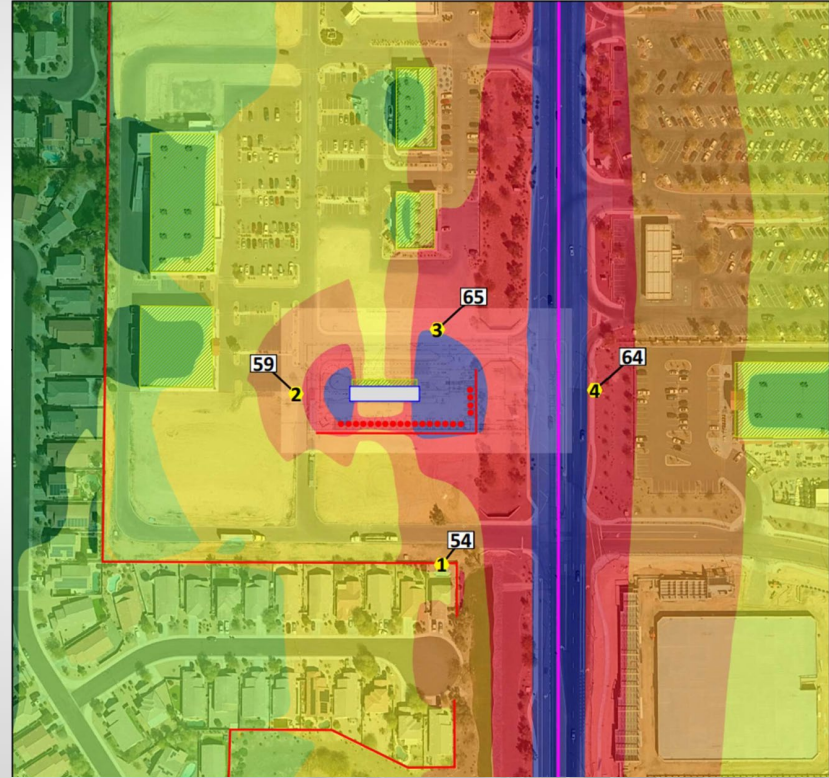
Figure 1:
Common Indoor and Outdoor Noise Levels



MD ACOUSTICS
Sound Solutions for Planning and Design



Existing



Proposed



CITIZEN OUTREACH



Neighborhood Meeting

- March 8, 2022

Primary Concerns:

- Increased noise
- Increased traffic in neighborhood
- Increase of light pollution
- Site security



RECOMMENDATION

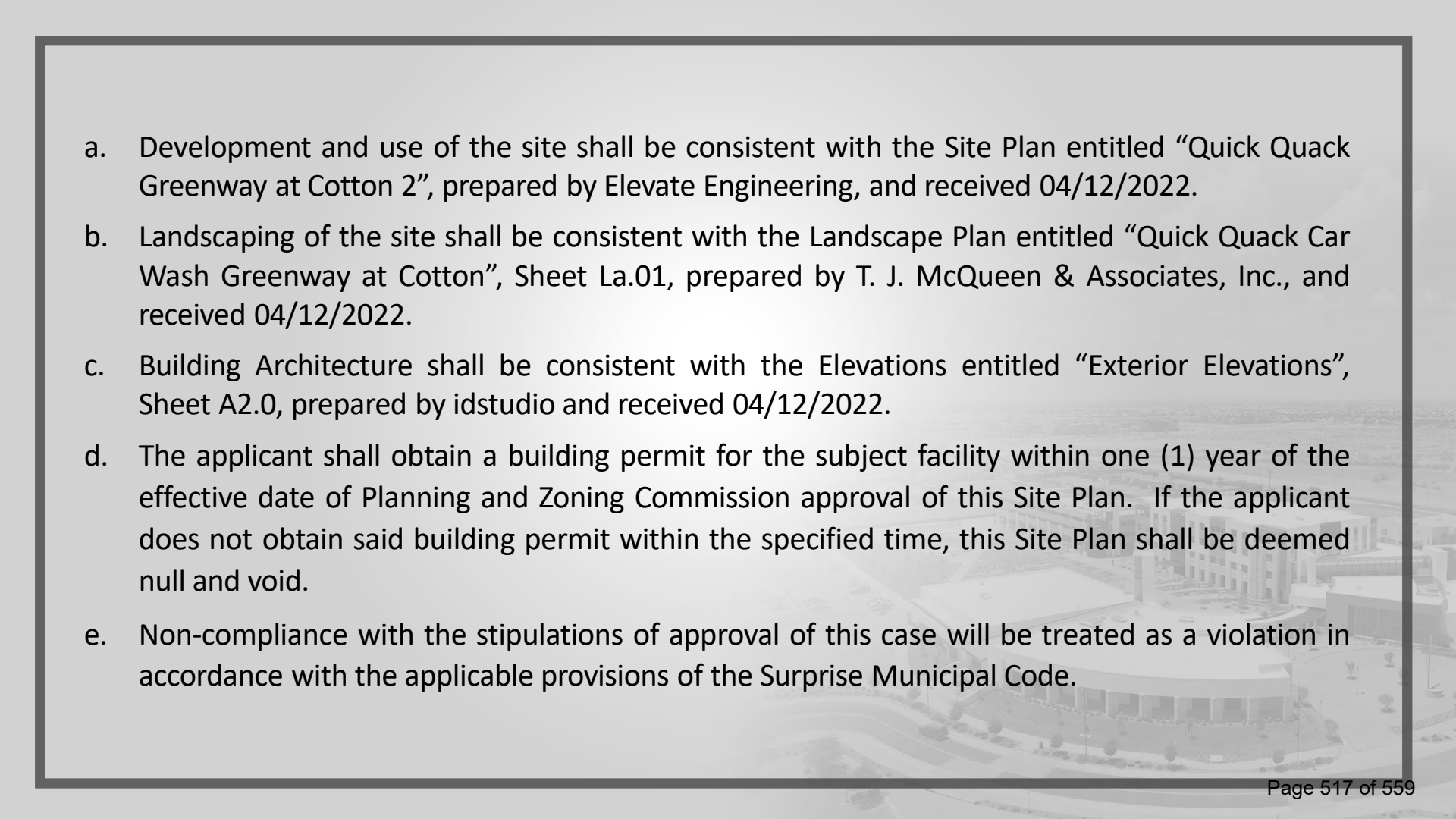
Approve subject to stipulations 'a'
through 'e'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Quick Quack Greenway at Cotton 2”, prepared by Elevate Engineering, and received 04/12/2022.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Quick Quack Car Wash Greenway at Cotton”, Sheet La.01, prepared by T. J. McQueen & Associates, Inc., and received 04/12/2022.
 - c. Building Architecture shall be consistent with the Elevations entitled “Exterior Elevations”, Sheet A2.0, prepared by idstudio and received 04/12/2022.
 - d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
 - e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: June 16, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 6
Staff Recommendations:

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action regarding the Conditional Use Permit and Site Plan for Dutch Bros. Case FS21-786

Motion:

Motion to approve the Conditional Use Permit with Site Plan for Dutch Bros. subject to stipulations “a” - “e”.

Background:

The subject request involves a Conditional Use Permit and Site Plan. The request is to construct a 1,216 square foot drive-through with a front patio that includes outdoor seating for customers and double drive-through lanes on an approximately 1.22 vacant parcel, located at the southeast corner of Litchfield Road and Soledad Street.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS21-786 Dutch Bros. - Staff Report
2. 01 - FS21-786 Dutch Bros. - Vicinity Map
3. 02 - FS21-781 Dutch Bros. - Zoning Map

4. 03 - FS21-786 Dutch Bros. - Site Plan
 5. 04 - FS21-786 Dutch Bros. - Landscape Plan
 6. 05 - FS21-786 Dutch Bros - Elevations
 7. 06 - FS21-786 Dutch Bros. - Citizen Participation Report (Redacted)
 8. 07 - FS21-786 Dutch Bros. - Affidavit of Posting
 9. FS21-786 Dutch Bros - Presentation
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-786

Project Name: Dutch Bros.

Council District: 6 – Palo Verde

Meeting Date: June 16, 2022

Planner: Chris Sexton, Planner II

Owner/Applicant: Mitchell Reynolds with Cole Valley Partners

Request: Conditional Use Permit and Site Plan for a 1,216 square foot drive-through restaurant with a front patio that includes outdoor seating for customers and double-drive through lanes located within the Surprise Point Planned Area Development (PAD)

Site Location: Generally, located at the northeast corner of Litchfield Road and Soledad Street

Site Size: Approximately 1.22 acres

Density: N/A

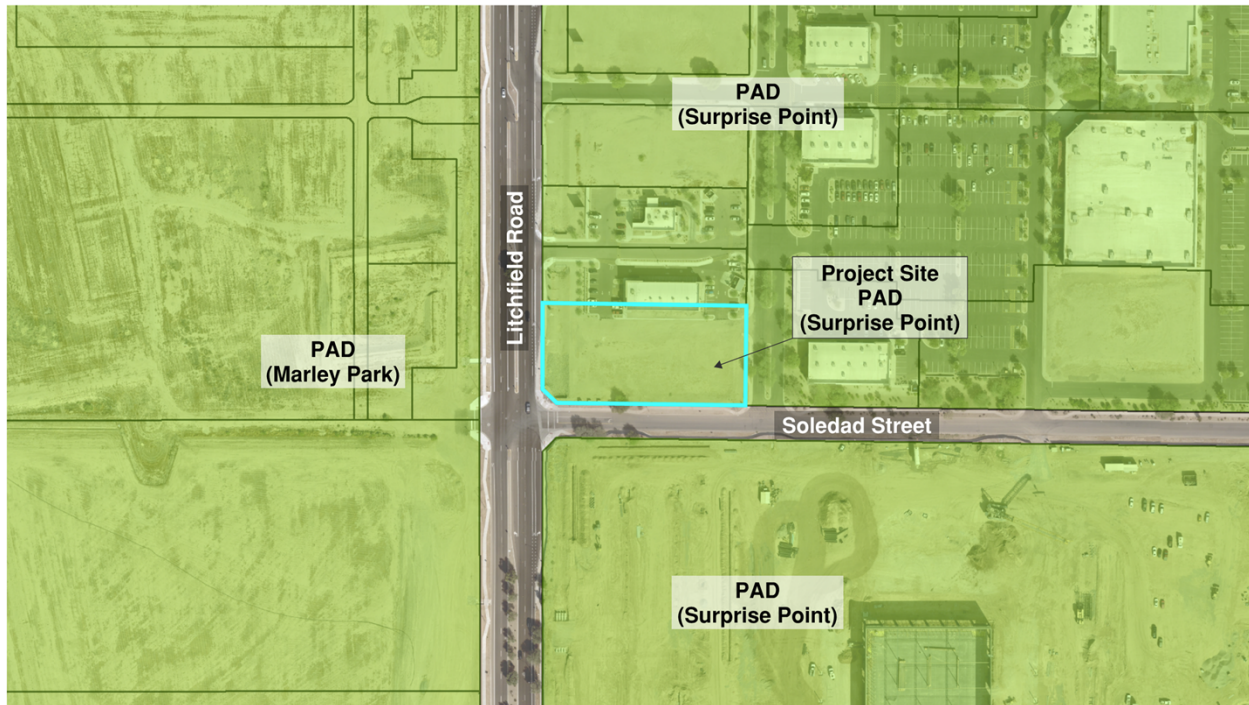
General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: General support was received at the Citizen Review meeting.

Staff Recommendation: Staff recommends the Commission **approve** case FS21-786, subject to stipulations 'a' through 'e.'

EXISTING ZONING:

The following chart depicts the existing zoning of the subject site and its surrounds.



Marley Park PAD Commercial	Surprise Pointe PAD Commercial	Surprise Pointe PAD Commercial
Marley Park PAD Commercial	Surprise Pointe PAD Commercial	Surprise Pointe PAD Commercial
Marley Park PAD Commercial	Surprise Pointe PAD Commercial	Surprise Pointe PAD Commercial

BACKGROUND:

January 13, 2005: The City Council approved an annexation for the subject property under Case ANX04-416.

February 23, 2006: The City Council approved a PAD for Surprise Point under Case PAD05-282.

November 7, 2006: The Planning and Zoning Commission approved a master site plan for Surprise Pointe under Case FS16-320.

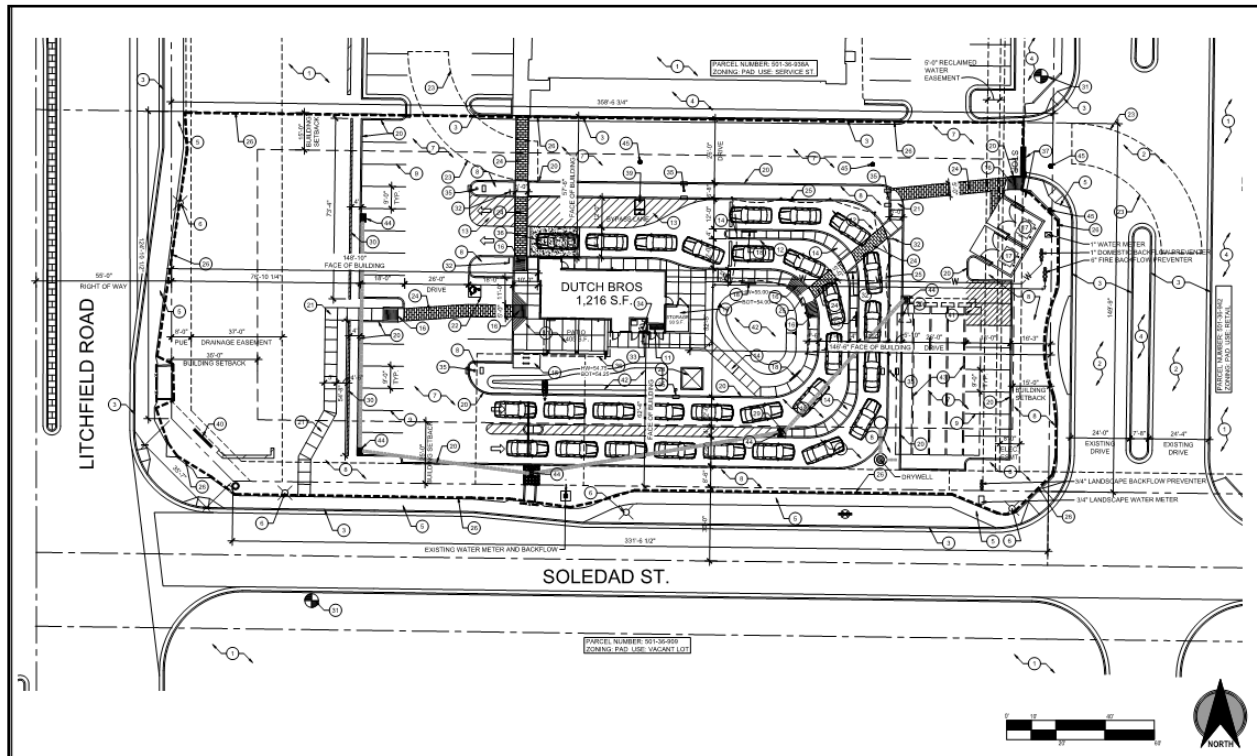
July 29, 2021: Staff held a concept review meeting for the applicant under Case CR21-375.

September 30, 2021: The applicant submitted or a CUP with Site Plan under Case FS21-786, the subject case.

December 14, 2021: The applicant held a Citizen Review meeting to gather public input on the proposed project.

PROJECT DESCRIPTION:

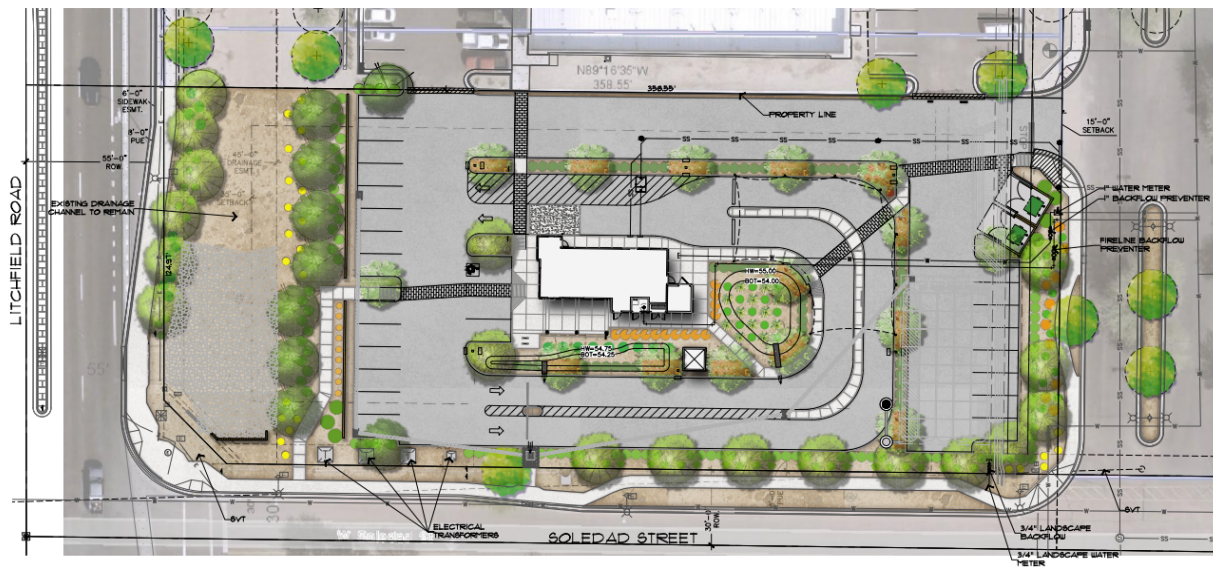
Mitchell Reynolds with Cole Valley Partners requests approval of a Conditional Use Permit and Site Plan to allow for the construction of a new 1,210 square foot drive-through restaurant with a 405 square foot front patio for outdoor seating for customers plus 93 square feet of storage located at the northeast corner of Litchfield Road and Soledad Street within the Surprise Pointe PAD. The underlying zoning is Community Commercial (C-2). The lot which is the subject of this submittal is part of an existing commercial center.



The subject site is a vacant pad, approximately 1.22 acres. The site is designed and oriented in a manner to facilitate pedestrian access both internally from the center and externally to Soledad Street. Vehicular access to the project site is facilitated via an existing driveway from Soledad Street and internally through shared common drives aisles. Full roadway improvements along Litchfield Road and Soledad Street have been previously constructed, as such; no further improvements are warranted with the proposed development. The project requires 11 on-site parking spaces and 25 on-site parking spaces are provide along the westerly and easterly sides of the project site. Two drive-through lanes are proposed which provides queueing and stacking room for 30 cars in the double drive-through lanes. There is an optional “escape lane” which allows customers to exit the drive-through early, in the event their order is ready in advance of reaching the drive-through pick up window and a runner is available to bring the order to the customer.



The proposed architecture will complement the area as it utilizes similar materials and design components as the ones used on the existing adjacent developments. The building, painted with similar earth tones and implemented minor elements of gray and blue coloring, is designed with a flat roof, Nichiha wood siding, a ledge stone wainscot similar to the stone on surrounding buildings.



The landscaping is design to complement the existing landscaping of the entire commerce center with low water use trees, shrubs and groundcover. A retention basin is situated west of the proposed building and will also be landscaped in accordance with the city's standards. All landscaping will be reviewed at the time of permitting for compliance with the Surprise Pointe PAD and the Surprise Municipal Code standards and requirements.

CITIZEN OUTREACH:

As noted above, the applicant held a Citizen Outreach meeting on December 14, 2021, which was attended by two (2) Surprise residents. The overall perception of the project was positive. The questions that were asked were in regards to the project location, internal access from the existing commerce center, and shade structures.

ANALYSIS AND DISCUSSION:

The subject request involves a proposed drive-through restaurant to be constructed on a currently vacant pad within the Surprise Pointe PAD. The PAD was approved under Title 17, and refers to the list of uses included within Title 17. One of those uses is "Convenience Food Restaurant" which is defined in Title 17 as "...an establishment whose principal business is the sale of foods frozen desserts or beverages to the consumer in a ready to eat state for consumption either within the premises or for carry-out with consumption either on or off the premises and whose design or principal method of operation."

The proposed use may be conditionally permitted, provided certain criteria are met, as noted in Section 17.36.050 of Title 17 as follows:

"No conditional use permit shall be given for a use that is not listed in this title as a conditional use or is not deemed by the commission as equivalent to a listed conditional use in the particular district in which it is proposed to be located. The commission shall consider the effect of the proposed use upon the health, safety and general welfare of occupants of surrounding land, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the General Plan. The commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application."

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Employment Land Use Category, which supports food service uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections. The subject Conditional Use Permit and Site Plan was also routed to the standard external reviewing agencies, which provided no other comments.

SUMMARY:

Staff concludes the proposed Conditional Use Permit and Site Plan are consistent with the manner and intent of the Employment character area in which it occupies. Approval will allow the site to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

- The proposed Conditional Use Permit and Site Plan demonstrates compliance with the General Plan.
- The proposed Conditional Use Permit and Site Plan demonstrates compliance with the Surprise Pointe PAD.
- The proposed Conditional Use Permit and Site Plan demonstrates compliance with the Surprise Municipal Code and applicable development standards of Title 17.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Conditional Use Permit and Site Plan, subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Dutch Bros Coffee" consisting of one (1) sheet prepared by PHX Design and received April 7, 2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Dutch Bros" consisting of one (1) sheet prepared by Collaborative Design Studio and received April 7, 2022.
- c. Building elevations shall be consistent with the Elevations entitled "Dutch Bros" consisting of one (1) sheets prepared by PHX Design and received March 9, 2022.
- d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of the Surprise Municipal Code.

176 However, should the Commission wish to deny the request, the Commission should make its own
177 findings and base its decision on those alternative findings.

178

179 **Attachments:**

180

181 01 - Vicinity Map

182 02 - Zoning Map

183 03 - Site Plan

184 04 – Landscape Plan

185 05 - Elevations

186 06 – Citizen Participation Report (Redacted)

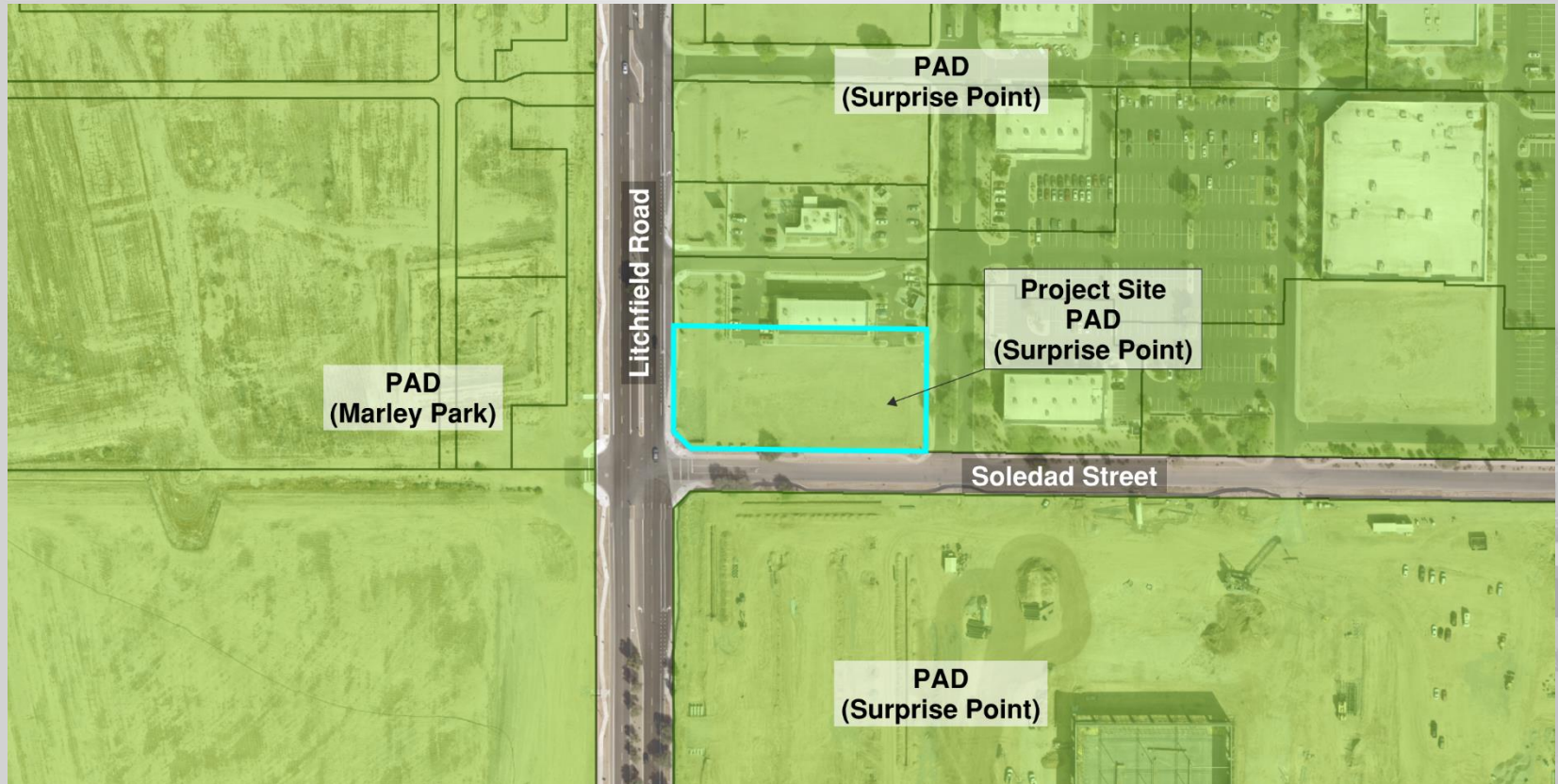
187 07 – Affidavit of Site Posting

188 PPT Presentation

VICINITY MAP



ZONING MAP

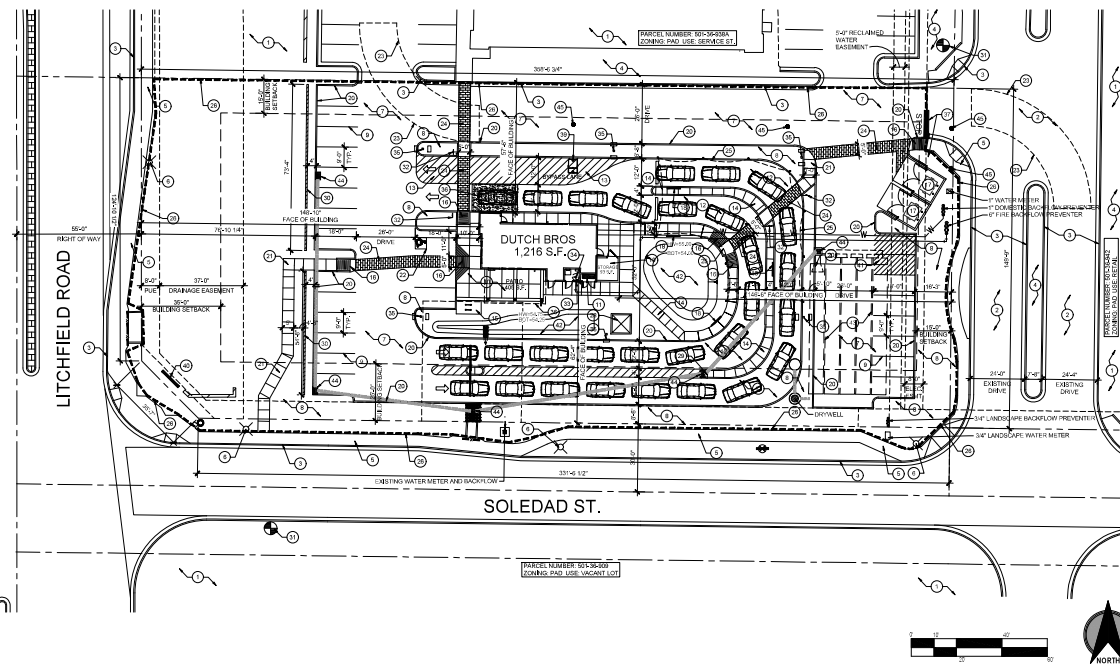


[illegible]

Map of the project area showing the intersection of Bullard Ave, W. Greenway Rd, W. Waddell, W. Cactus Rd, Uitchfield Rd, and Dysart Rd. The project site is located at the intersection of Uitchfield Rd and W. Waddell. A north arrow is present in the top right corner.

LOT 3A, OF LOT LINE ADJUSTMENT OF LOTS 3 & 4, ACCORDING TO THE
PLAT RECORDED IN BOOK 1481 OF MAPS, PAGE 38, RECORDS OF
MARICOPA COUNTY, ARIZONA.

- IMPERVIOUS AREA (PAVEMENT, BUILDING, SIDEWALKS) = 34,407 SF
- PERVIOUS AREA (LANDSCAPE AREAS AND LITCHFIELD CHANNEL) = 18,736 SF
- TOTAL SITE AREA = 53,143 SF = 1.22 ACRES



SCALE: 1" = 20'-0"

LANDSCAPE ARCHITECT:
COLLABORATIVE V DESIGN STUDIO INC.[illegible][illegible]

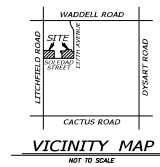
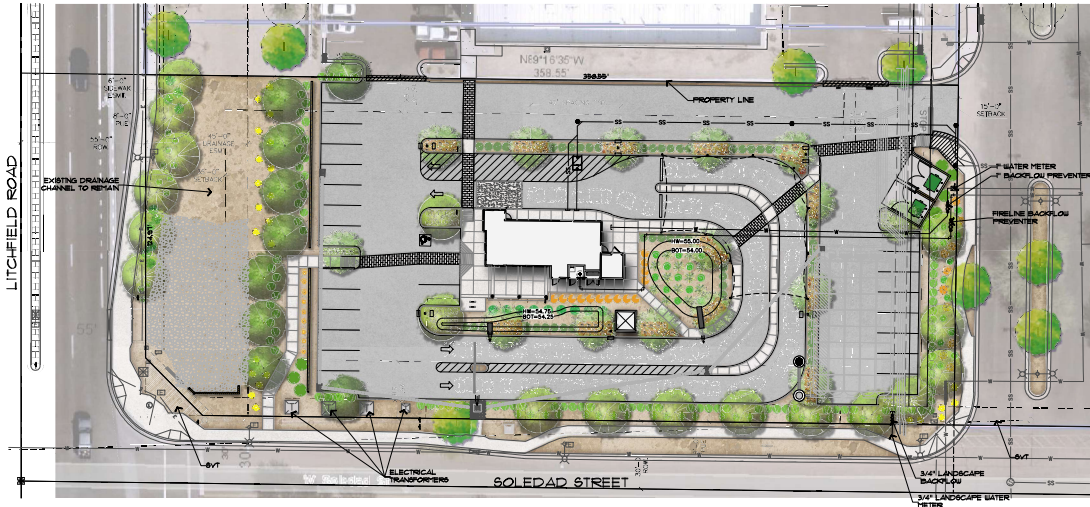
CASE #: FS21-786

DATE	REVISION

PROPOSED
SITE PLAN

A100

PHNIX DESIGN # 21-245



PLANT PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
Existing Tree (To Remain)					
	<i>Acacia arena</i>	Midge	24" Box	18	Standard Trunk, Dense Canopy
	<i>Quercus virginiana</i>	Southern Live Oak	36" Box	9	Standard Trunk, Dense Canopy
	<i>Prosopis 'Rio Salado'</i>	'Rio Salado' Mesquite	24" Box	9	Multi-Trunk, Dense Canopy
CACTI/ACCENTS					
	<i>Aloe barbadensis</i>	Medicinal Aloe	5-Gal	10	Yellow Flower
	<i>Bouteloua 'Blonde Ambition'</i>	'Blonde Ambition' Grass	5-Gal	24	As Per Plan
	<i>Dasylirion longistylus</i>	Torchless Spoon	5-Gal	18	As Per Plan
	<i>Hesperaloe parviflora</i>	Brilliant Red Yucca	5-Gal	18	As Per Plan
	<i>Phoenix roebelenii</i>	Flying Dutchman	5-Gal	15	As Per Plan
SHRUBS					
	<i>Dodonaea viscosa</i>	Hopseed Bush	5-Gal	8	As Per Plan
	<i>Leucophyllum frutescens</i>	'Green Cloud' Sage	5-Gal	86	As Per Plan
	<i>Myrica 'Compacta'</i>	Compact Dwarf Myrica	5-Gal	39	As Per Plan
	<i>Olea 'Little Olive'</i>	Dwarf Olive 'Little Olive'	5-Gal	53	As Per Plan
	<i>Teaoma 'Bells of Fire'</i>	'Bells of Fire' Teaoma	5-Gal	14	As Per Plan
GROUND COVERS					
	<i>Aloe 'Blue Elf'</i>	'Blue Elf' Aloe	1-Gal	9	As Per Plan
	<i>Eranthis 'Outback Sunset'</i>	'Outback Sunset' Eru	1-Gal	29	As Per Plan
	<i>Myoporum parvifolium</i>	Myoporum	1-Gal	24	As Per Plan
MISCELLANEOUS					
	Decomposed Granite - 1/2" Blue 'Medison Gold' 2" depth in all planting areas 7 gal				

PLANTING PLAN

SCALE: 1"=20'-0"

PLANT CALCULATIONS:

TREE SIZE RATIO	24" BOX	36" BOX	48" BOX
TOTAL TREES: 14	18 QTY 63%	11 QTY 31%	5 QTY 6%

LANDSCAPE AREA COVERAGE	REQUIRED	PROVIDED
	1,951 SF. 3%	19,860 SF. 31%

SOLEDAD SETBACK	REQUIRED	PROVIDED
	1 TREES 35 SHRUBS	9 TREES 68 SHRUBS

LITCHFIELD SETBACK	REQUIRED	PROVIDED
	13 TREES 69 SHRUBS	8 TREES 68 SHRUBS

PERCENTAGE LOW-WATER USE (ADUR) PLANTS	ADUR REQUIRED	ADUR PROVIDED
TOTAL PLANTS: 485	431 QTY 89%	485 QTY 100%
TOTAL TURF AREA	N/A	0 SQ. FT 0% OF SITE

SITE AREA 53,314 SQ. FT.
ON-SITE LANDSCAPE AREA 19,860 SQ. FT.
TOTAL LANDSCAPE AREA 3,849 SQ. FT.

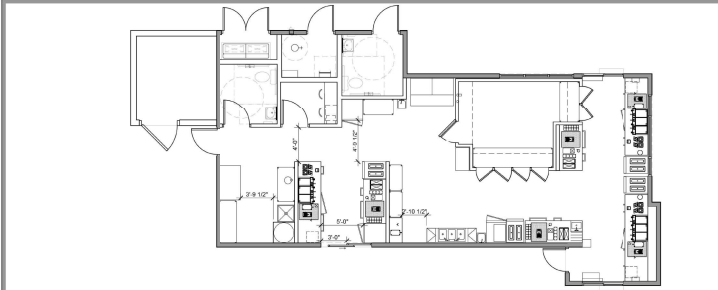
CITY OF SURPRISE GENERAL NOTES

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 5 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
- TREES IN PAVED AREAS ARE TO HAVE ROOT BARRIERS.
- ALL PLANT MATERIAL LOCATED WITHIN 44-TO VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HAVE NO LOWER THAN 1 FEET FROM GROUND ELEVATION.

SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-25. SIGHT VISIBILITY WITHIN THE UNIMPROVED VISION TRIANGLE AREA AND IN FRONT OF STOP SIGNS SHALL MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAIL 4-25 AND 4-26. TREES, SHRUBS, AND OTHER LANDSCAPES ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED UNDER LEAVES VISIBLE OR OTHER VOLUME ARE KEPT BELOW 28 INCHES OR ABOVE 24 INCHES, PER SURPRISE DETAIL 4-25.



Planting Plan
L1.0
1 of 1
PS21-156

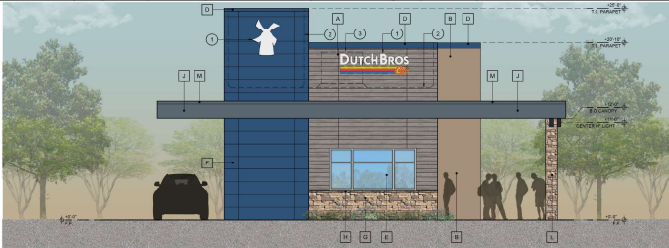


5 EQUIPMENT PLAN

SCALE: 3/16" = 1'-0"

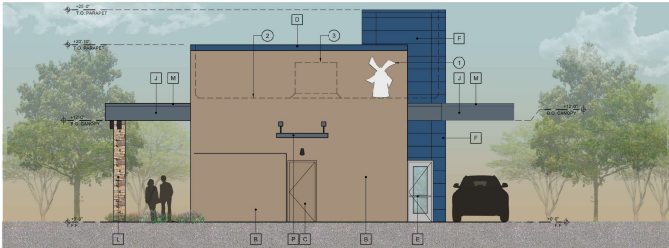
KEYNOTES FINISH SCHEDULE

1. SIGNAGE UNDER SEPARATE REVIEW AND PERMIT	2. DASHED INDICATES LINE OF ROOF BEHIND MECHANICAL ROOFING UNIT, FULLY COVERED BY PARAPET	3. BUILDING ADDRESS, VERIFY NUMBER, LOCATION AND EJECT SIDE WITH THE MECHANICAL	4. NOT USED PROVIDE BLUE SPINNEL GLASS AT THIS WINDOW ONLY
5. ZONE 3 (COVERED)	6. ZONE 3 (COVERED)	7. ZONE 3 (COVERED)	8. ZONE 3 (COVERED)
9. ZONE 3 (COVERED)	10. ZONE 3 (COVERED)	11. ZONE 3 (COVERED)	12. ZONE 3 (COVERED)
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81. ZONE 3 (COVERED)	82. ZONE 3 (COVERED)	83. ZONE 3 (COVERED)	84. ZONE 3 (COVERED)
85. ZONE 3 (COVERED)	86. ZONE 3 (COVERED)	87. ZONE 3 (COVERED)	88. ZONE 3 (COVERED)
89. ZONE 3 (COVERED)	90. ZONE 3 (COVERED)	91. ZONE 3 (COVERED)	92. ZONE 3 (COVERED)
93. ZONE 3 (COVERED)	94. ZONE 3 (COVERED)	95. ZONE 3 (COVERED)	96. ZONE 3 (COVERED)
97. ZONE 3 (COVERED)	98. ZONE 3 (COVERED)	99. ZONE 3 (COVERED)	100. ZONE 3 (COVERED)



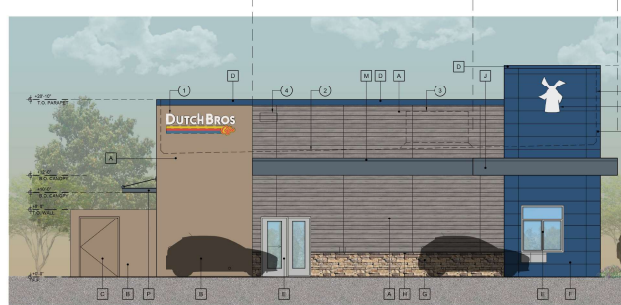
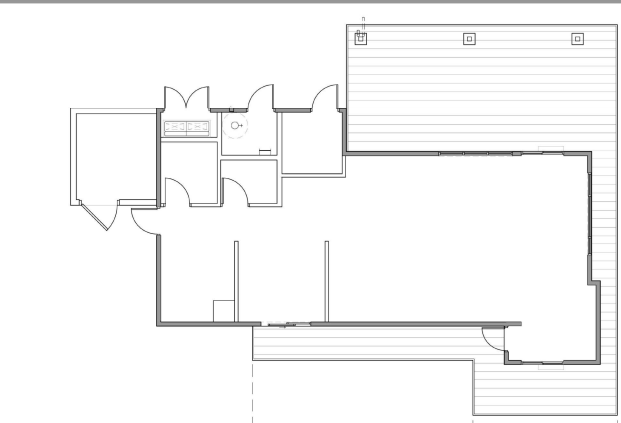
4 WEST ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

DATE: 11.09.21

PHNX DESIGN
100 EAST OGDEN AVENUE, SUITE 204
PHOENIX, ARIZONA 85012

THOMAS M. WILEY
PROFESSIONAL ENGINEER
STATE OF ARIZONA
LICENSE NO. 12345

DESIGN: CONCEPTS, PERMITS, AND ALL REPORTS, PLANS, SPECIFICATIONS, NOTES AND INFORMATION PREPARED BY PHNX DESIGN AND THEIR CONSULTANTS SHALL REMAIN THE PROPERTY OF PHNX DESIGN AND SHALL BE KEPT IN CONFIDENCE. NO REUSE, REPRODUCTION, OR OTHER VIOLATION OF COPYRIGHT RIGHTS, INCLUDING THE COPYRIGHT NOTICE, IS PERMITTED.

DUTCH BROS COFFEE
LITCHFIELD RD AND WADDELL RD
SURPRISE, ARIZONA

DATE REVISION

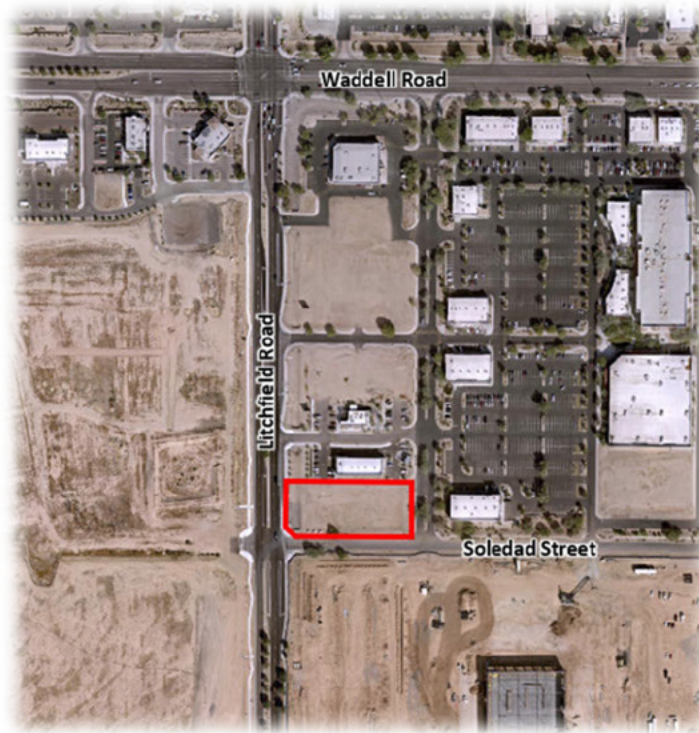
NO.	DATE	REVISION
1	11.09.21	ISSUED FOR PERMIT

BUILDING ELEVATIONS

A300

PHNX PRL 21-245

Dutch Bros. Conditional Use Permit



Citizen Participation Report

Case Number: FS21-786

Submitted to:

City of Surprise

Planning Department

16000 N. Civic Center Plaza

Surprise, AZ 85374

(623) 222-1000

Citizen Participation Report Submittal: 5/12/2022

Introduction

CVP - WADDELL LITCHFIELD, LLC ("Applicant") has requested to establish a Conditional Use Permit ("CUP") for Dutch Bros. Coffee to construct a 1,216 SF drive-through coffee shop with a front patio that includes outdoor seating for customers and double drive lanes. Case number FS21-789 ("Application") is for the development of the property at the northeast corner of Litchfield Road and Soledad Street, Maricopa County Assessor's Parcel No. 501-36-903A ("Property") – an approximately 1.22-acre vacant parcel. This report describes the public outreach completed by the Applicant for this Project.

Techniques Used to Involve the Public

Meetings:

A neighborhood meeting was held via Zoom and in-person at 16601 N. Stadium Way at 6:00pm on December 14, 2021. Notification of the meeting was mailed by city staff to property owners in vicinity to the Project. The notification is included in this report as **Exhibit A**. A copy of the Neighborhood Meeting Summary is included as **Exhibit B** within this document and includes the attendee sign-in sheet.

Notifications:

In accordance with the City of Surprise site posting requirements, the site was posted on November 17, 2021, with details of the neighborhood meeting. The affidavit of posting is included as **Exhibit C**.

The signage was updated on May 9, 2022, to include the Planning & Zoning Commission public hearing date of June 16, 2022. The affidavit of posting is included as **Exhibit D**.

Concerns, issues, and problems the applicant is unwilling or unable to address and why:

There were no concerns, issues, or problems raised during the public outreach process that the Applicant is unwilling to address. Several general questions were asked and answered at the neighborhood meeting, as described in Exhibit B; otherwise, no comments have been received from members of the public.

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Mitchell Reynolds on behalf of Cole Valley Partners, will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Mitchell Reynolds, (918) 934-0288, mitchell.reynolds@cvppe.com
 City of Surprise Planner: Chris Sexton (623) 222-3134, Christina.Sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

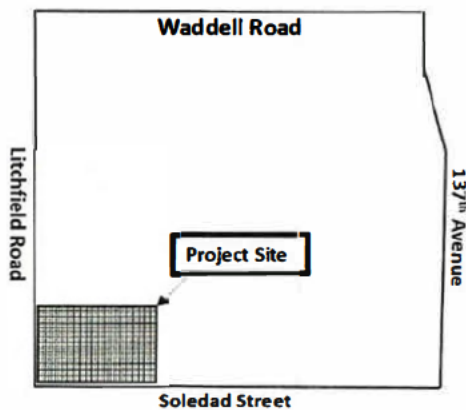
In Person

DATE: Tuesday, December 14, 2021
TIME: 6:00 PM
LOCATION: Hilton Garden Inn
 16601 N Stadium Way
 Surprise, AZ 85388

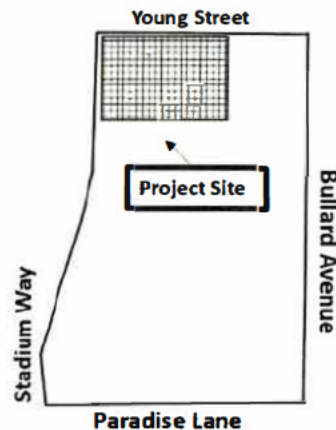
Virtual

DATE: Tuesday, December 14, 2021
TIME: 6:00 PM
<https://www.meet.google.com/owx/jrpi-yys>
 (US) +318-576-1209 PIN: 128 011 851#

Project Location



Meeting Location



PROJECT DESCRIPTION:

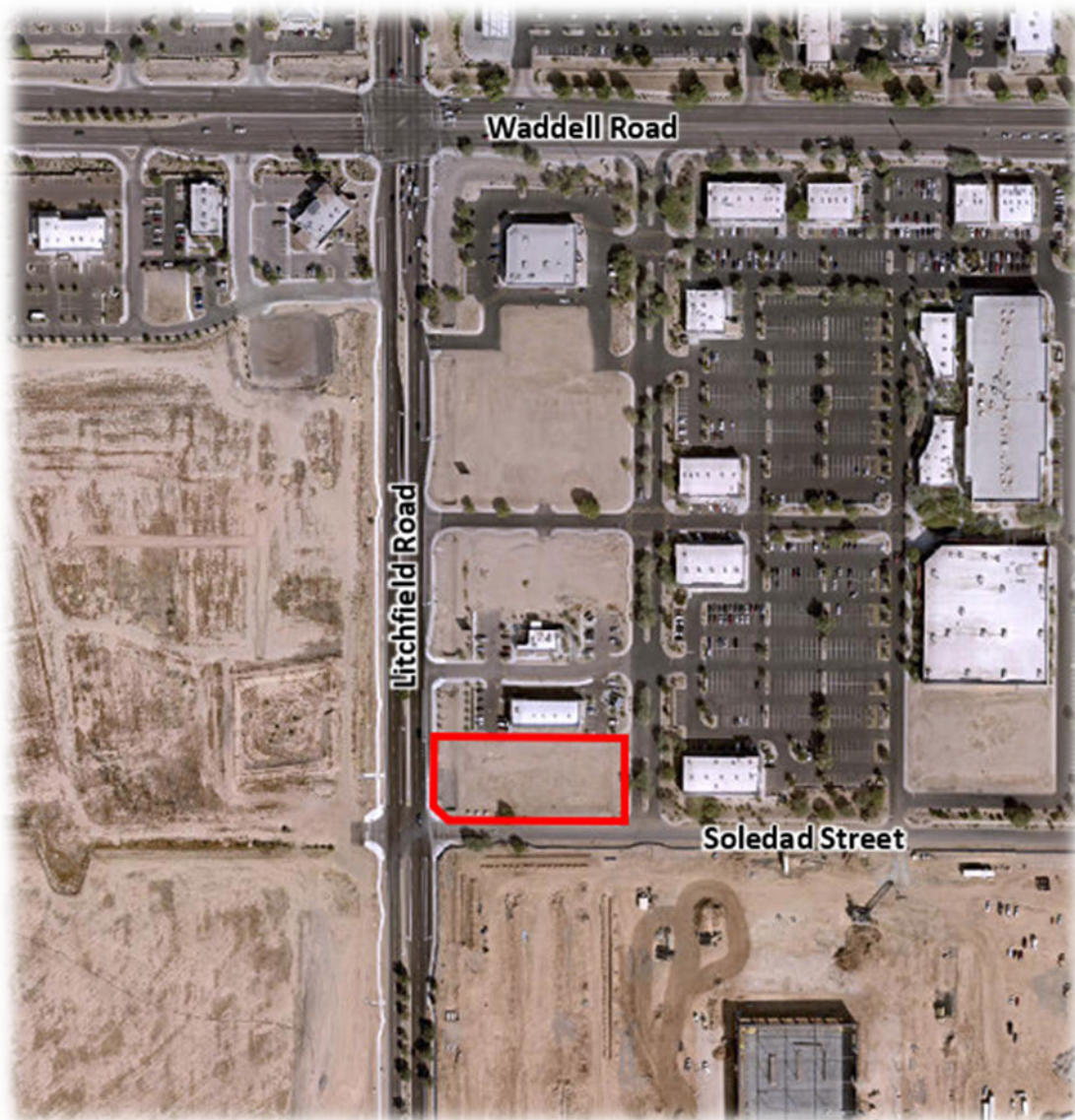
Dutch Bros. Conditional Use Permit with Site Plan. The request is to construct a 1,216 square foot drive-through with a front patio that includes outdoor seating for customers and double drive through lanes on an approximately 1.22 acres vacant parcel, located at the southeast corner of N Litchfield Road and W Soledad Street. Surprise Planning Case FS21-786.

Dutch Bros. Conditional Use Permit

Summary of Neighborhood Meeting

FS21-786

December 14, 2021



Neighborhood Meeting Summary

A neighborhood meeting was held via Zoom and in-person at 16601 N. Stadium Way at 6:00pm on December 14th, 2021, for case number FS21-786 (“Application”) for the property at the northeast corner of Litchfield Road and Soledad Street, Maricopa County Assessor’s Parcel No. 501-36-903A (“Property”). The Application requests to establish a Conditional Use Permit (“CUP”) for Dutch Bros. Coffee to construct a 1,216 SF drive-through coffee shop with a front patio that includes outdoor seating for customers and double drive lanes on an approximately 1.22-acres vacant parcel.

Members of the Development Team in attendance:

Mitchell Reynolds – Cole Valley Partners

Braden Bernards – Cole Valley Partners

Andrew Yancey – Bergin, Frakes, Smalley & Oberholtzer, PLLC (“BFSO”)

Nicholas Gonzales – BFSO

Members of the City of Surprise staff in attendance:

Chris Sexton – City of Surprise

Jason Moquin – City of Surprise

The doors and Zoom meeting opened to the public at 5:50pm with members of the development team present and available to share information related to the Applications and answer any questions. Two members of the public attended: Councilmember Chris Judd and Jenna Judd.

Mitchell Reynolds began the meeting by introducing the development team and Project background. He presented and highlighted the Project area and explained the surrounding uses and drive-through stacking plan of the Property. The drive-through holds 25 vehicles, which exceeds the 18-20 vehicle stack typical for Dutch Bros. nationwide. The drive-through is set up with two lanes, and one turns into a bypass lane near the building for customers who already have their drinks. Mr. Reynolds also presented two options for color schemes and materials on elevations.

The Development Team then opened up the meeting for questions:

Councilmember Judd asked what are the crossroads? Is the Property across the street from the Amazon plant?

Mr. Reynolds responded that the Property is located at Litchfield Road and Soledad Street. He explained that the Property is to the north of the Amazon plant, which is south of Soledad.

Councilmember Judd asked if you can access the Property from the Firestone Tire Shop?

Mr. Reynolds responded that you can access the Property from the Firestone. He also explained that the Dutch Bros. is set up so that any overflow would stack within the Property first.

Councilmember Judd asked if all four local Surprise Dutch Bros. are franchised?

Mr. Reynolds responded that they are franchised.

Mr. Moquin asked if there are any shade structures on the site?

Mr. Reynolds responded no, but the location will have heat mitigation measures for employees at the drive-through.

The meeting adjourned at 7:00pm.

Neighborhood Meeting Sign-In Sheet

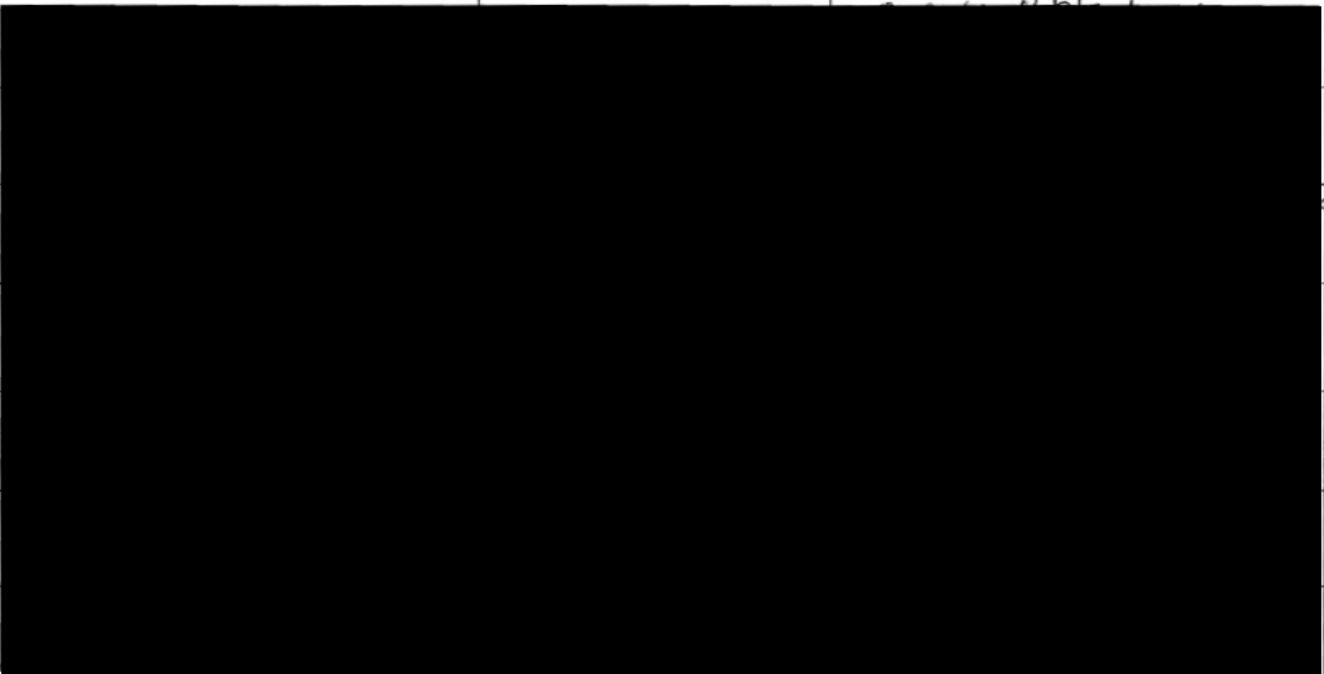
Dutch Bros. Conditional Use Permit with Site Plan

Case No. FS21-786

Neighborhood Meeting – Tuesday, December 14th, 2021 @ 6PM

Hilton Garden Inn

16601 N. Stadium Way, Surprise, AZ 85374

Name	Address	City & Zip Code	Phone/E-Mail
Andrew Yancy			
Mitchell Reynolds			
BRADEN BERNARDS			
Chris Sexton			
Jason Moros			
Jenna Ludd			
Chris Judo			

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS21-786 Dutch Bros.

Applicant Name: Cole Valley Partners

Location: S of the SEC Litchfield Rd and Waddell Rd

Date Site Posted: 11/17/21

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 11/17/21
 Applicant/Representative Signature Date

This instrument was acknowledged before me on 11/17/21, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
 Notary Public
10.25.24
 My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*



Nov 17, 2021 at 9:46:13 AM



Nov 17, 2021 at 9:48:18 AM



Nov 17, 2021 at 10:22:03 AM



Nov 17, 2021 at 10:23:28 AM

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS21-786 Dutch Bros.
 Applicant Name: Cole Valley Partners
 Location: S of the SEC Litchfield Rd and Waddell Rd
 Date Site Posted: 05/09/22

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Meghan Liggett 5/9/22
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 Notary Public
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Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: December 14, 2021

Time: 6:00 P.M.

Location: Hilton Garden Inn, 16601 N Stadium Way,
Surprise, AZ 85374

To participate virtually, please see below:
<https://www.meet.google.com/owx-jrpi-ycs>
You can also dial in using your phone.
(US) +1 318-576-1209 PIN: 128 011 851#

Planning & Zoning

Date: June 16, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS21-786

Request: Dutch Bros. Conditional Use Permit with Site Plan. The request is to construct a 1,216 square foot drive-through with a front patio that includes outdoor seating for customers and double drive through lanes on an approximately 1.22-acres vacant parcel, located at the southeast corner of N Litchfield Road and W Soledad Street. Surprise Planning Case FS21-786

Please call to confirm dates:
623-222-3011



May 9, 2022 at 12:16:33 PM
13431 N Litchfield Rd
Surprise AZ 85379
United States
The Boulevard at Surprise Pointe

Notice of Public Hearing City of Surprise

Neighborhood Meeting Planning & Zoning

Date: December 14, 2021

Date: June 16, 2022

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Hilton Garden Inn, 16601 N Stadium Way,
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13431 N Litchfield Rd

Surprise AZ 85379

United States

The Boulevard at Surprise Pointe



AFFIDAVIT OF POSTING

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Applicant Name: Cole Valley Partners
Location: S of the SEC Litchfield Rd and Waddell Rd
Date Site Posted: 05/09/22

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Planning & Zoning

Date: June 16, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS21-786

Request: Dutch Bros. Conditional Use Permit with Site Plan. The request is to construct a 1,216 square foot drive-through with a front patio that includes outdoor seating for customers and double drive through lanes on an approximately 1.22-acres vacant parcel, located at the southeast corner of N Litchfield Road and W Soledad Street. Surprise Planning Case FS21-786

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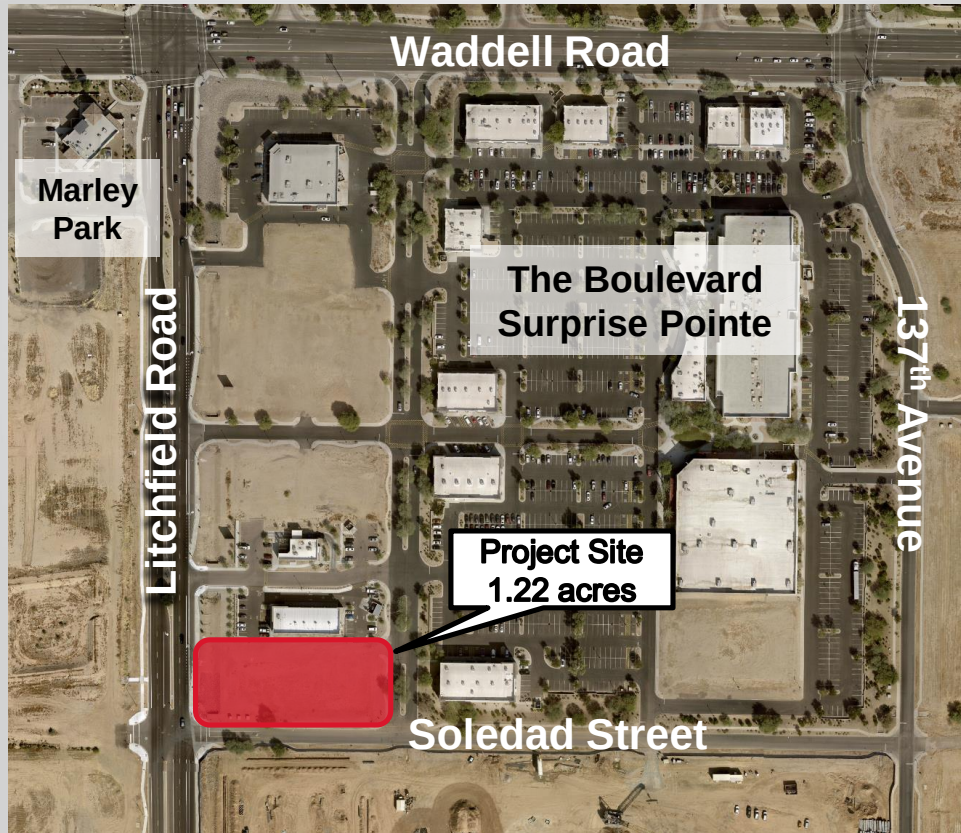




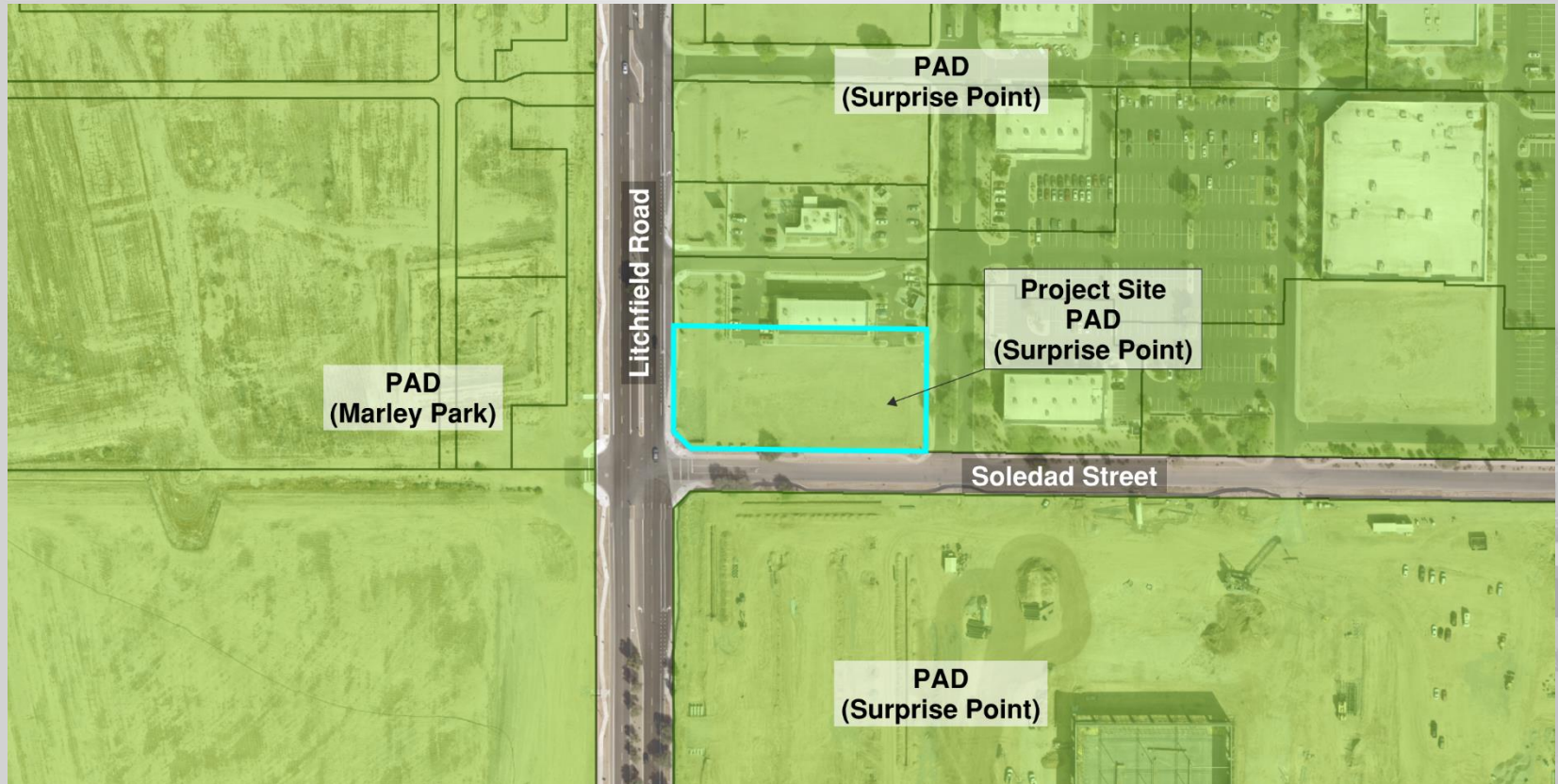
Dutch Bros. FS21-786 Conditional Use Permit and Site Plan

Planning & Zoning Commission – June 16, 2022

VICINITY MAP

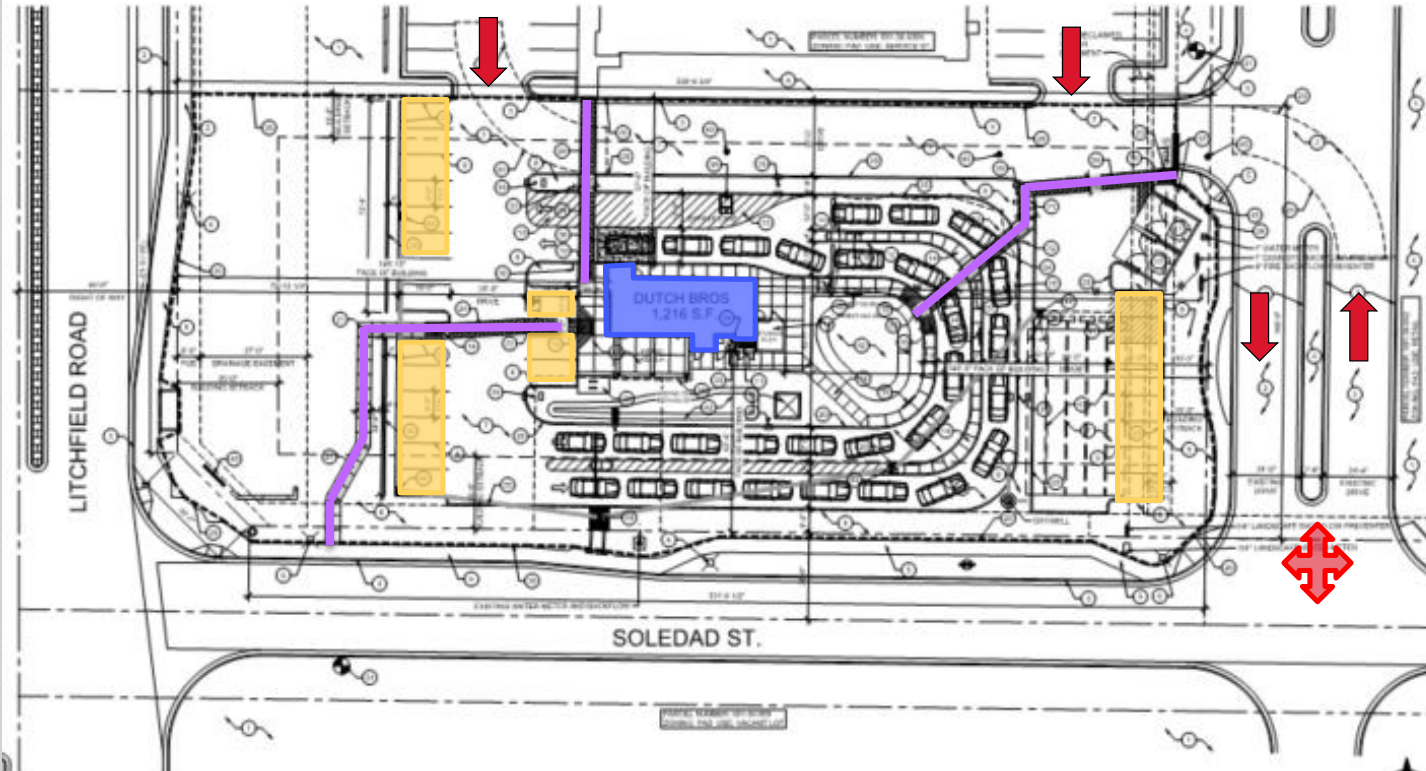


ZONING MAP



1,216 sq ft restaurant
503 sq ft canopy
93 sq ft storage

11 parking spaces
required
25 parking spaces
provided



SITE PLAN



WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

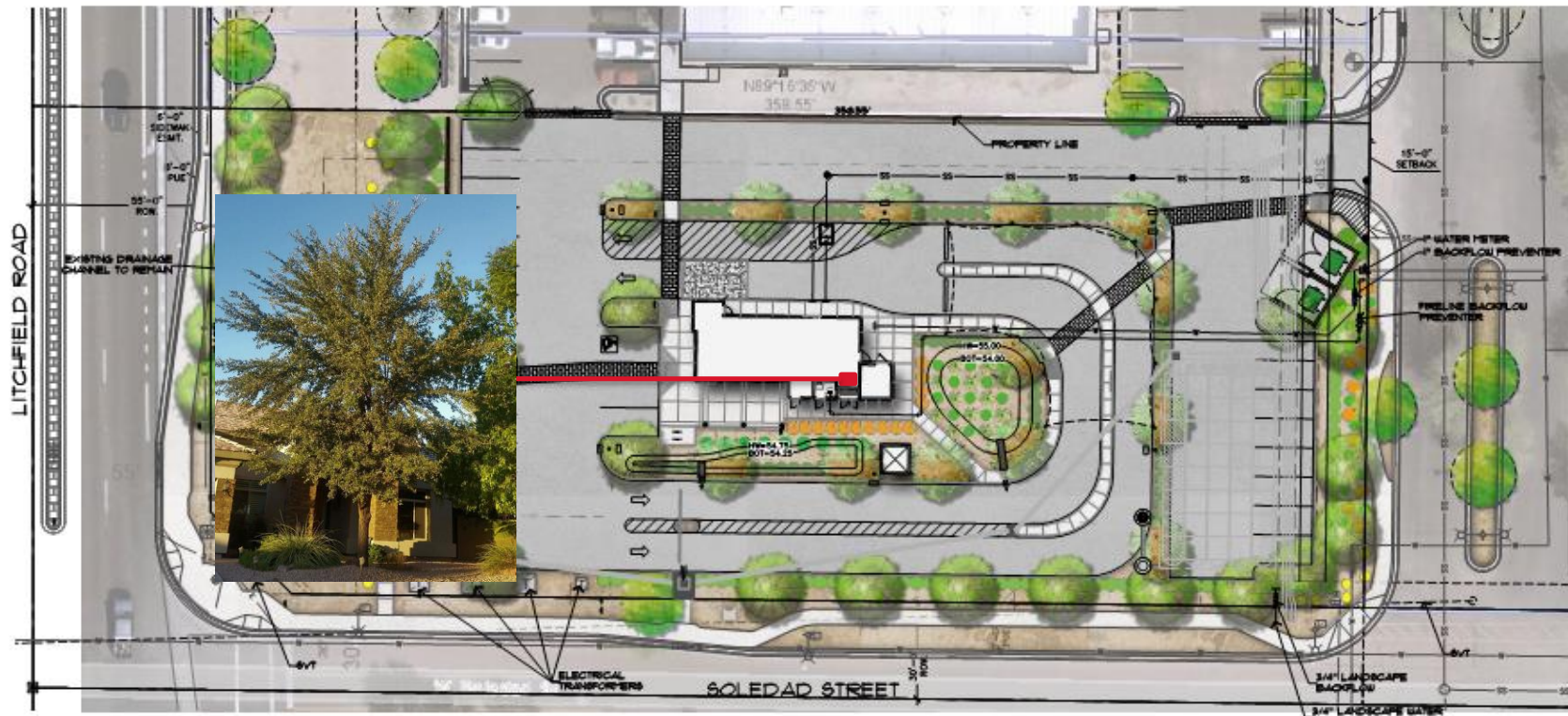


1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

DATE: 11.09.21

ELEVATIONS



LANDSCAPE PLAN

RECOMMENDATION:

Staff Recommendation:

Approve subject to Stipulations 'a' through 'e'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

a. Development and use of the site shall be consistent with the Site Plan entitled “Dutch Bros Coffee” consisting of one (1) sheet prepared by PHX Design and received April 7, 2022.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Dutch Bros” consisting of one (1) sheet prepared by Collaborative Design Studio and received April 7, 2022.

c. Building elevations shall be consistent with the Elevations entitled “Dutch Bros” consisting of one (1) sheets prepared by PHX Design and received March 9, 2022.

d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.