

ATTACHMENT H

Nayeli Sanchez Luna

From: Eugene Wikle <gwikle74@gmail.com>
Sent: Monday, March 11, 2024 10:03 AM
To: Nayeli Sanchez Luna
Subject: Laveen Home Owner - Comments on Proposed Gila Foothills

Follow Up Flag: Follow up
Flag Status: Flagged

I am a Laveen home owner and have resided in Laveen since 2016.

I attended the Planning Committee Meeting on February 12th. I support the development of the Gila Foothills. Please continue to proceed with careful planning and engagement with the citizens of Laveen. I am confident that in partnership with the developer the Gila Foothills will be a major landmark of success and community pride for Laveen.

I would like to share my observations and concerns regarding the forthcoming land development. This is not a complaint list. I know that my concerns will be addressed moving forward with the planning process.

1. Meeting Notification: I only became aware of the forthcoming land development and scheduled planning meeting through the private citizen mailer that I received. Because of the immense interest in this project I recommend that the planning committee send a mailer announcing meetings and provide updates to all of the residents of Laveen. I recommend posting on all available social media related to Laveen and government websites. I would send notices to citizens who attended previous meetings and have provided their email addresses.

2. The Land Developer: The presentation by the land developer was most concerning. I felt that the committee and residents of Laveen were being told "what was best for them" in a rather forceful manner. I did not sense any willingness by the developer to listen to the residents' concerns or compromise. My conclusion was the land developer was trying to "stuff ten pounds of potatoes into a five pound bag". I felt overwhelmed by the amount of development that was proposed for this area.

3. Hospital: Laveen needs a larger, full service hospital. Possibly a Level 1 trauma center. A larger hospital in this area will serve our community, Ahwatukee and the surrounding area for years to come. A win - win for everyone. I do recommend the hospital design be limited in height, possibly a six story facility. This area of Laveen should maintain a more open space appearance, with the South Mountains and Estrellas Mountains as scenic backdrops. Additional medical clinics adjacent to the hospital will also be a plus for our community.

4. Auto Mall: I support the development of an auto mall. I am concerned about a multi-story design complex. A multi-story may impact the "open space" appearance of the area. I do not recommend that any EV requirements be placed on the auto dealers. Let the auto dealers and the free enterprise system determine what an auto dealership sells. Many of the major auto manufacturers are reducing their EV output because of the low demand by consumers. More and more consumers are turning away from EV for various reasons. Government should not be dictating to private enterprises what they will or will not sell. Every week there are more news stories regarding the negative aspects of the electrical vehicles to include high cost of maintenance, environmental impact of battery disposal, and the heavy EV impact on roadways. etc.

Note: Dark Skies - Auto dealerships use very bright lights at night to light up their lots. They keep the lights on all night. An auto mall in the area will increase the amount of lighting at night in the area and impact "dark skies" in the area.

5. New Laveen MarketPlace development - With the increase in population, the community needs more grocery stores. We should include this development in our planning discussion. The type of stores and restaurants should be included in the discussion. Many of the requests for sit down dining and other shopping amenities requested by the citizens may already be planned for the new shopping center. We need to convey this information to the citizens.

6. Resort: My only concern is land use. Most resorts require a lot of land space. Is there going to be enough land to accommodate a resort along with all of the other development plans for the area?

7. Residential development. I strongly support the development of more single family residents. I am strongly opposed to any more multi-family apartment complexes. Laveen and the surrounding area has already built enough apartments.

Thank you for your serving on the Village Planning Committee.

Best regards,

Gene Wikle
10210 S. 46th Dr.
480-352-4575

Racelle Escolar

From: Linda Abegg <linda.abegg@gmail.com>
Sent: Wednesday, April 3, 2024 4:52 PM
To: PDD Planning Commission
Subject: Gila Foothills PUD

Good afternoon,

As the Chair of the Laveen VPC, I am writing to ask for your support of our committee's unanimous recommendation for the Gila Foothills PUD. After countless hours of discussions with the developer and the community over many many months and three VPC meetings, **we have reached a compromise on everything except one factor: the number of residential units.**

Please support our reduction to 1200 + 500 hospital bonus units.

These 1700 units, combined with thousands more approved in Laveen in the past several years, will support the growth in our area and attract retail, but do less to overburden our infrastructure and resources.

The following are some of the main factors in requesting decreased density:

- 1) Strong community opposition to the density proposed by the applicant
- 2) A lack of City funding available for infrastructure to support new growth (as stated in the recent General Plan update)
- 3) A desire to maintain land for retail uses that will support Laveen's growth and keep tax revenue in Phoenix (Laveen residents currently have to leave Phoenix for typical retail uses)
- 4) The shortage of emergency services available to this area.

I will be attending the PC meeting virtually and am happy to answer any questions you may have at or before the meeting.

Thank you,
Linda Abegg
LVPC Chair
801-358-1736

Racelle Escolar

From: Stephanie Hurd <hurdles10@gmail.com>
Sent: Wednesday, April 3, 2024 11:53 AM
To: PDD Planning Commission; support@phxazdistrict7.zendesk.com
Cc: Kesha Hodge Washington; Christine Mackay; Council District 7 PCC
Subject: PC: Gila Foothills PUD items #5

Hello,

When applicant attended February VPC meeting and continued, LVPC kept units at 1200. Then at the March meeting, LVPC compromised and stipulated 1200 +500 units. The applicant is uncompromising and still requesting 1700 +500 units. Our village has been oversaturated with BTRs and MFHs because they have been paying the most money.

Please reference Dan penton and John Bzdel's stats. The LVPC and community standby and support limiting excess MFH & BTR in Gila Foothills because of our oversaturation.

I'm absolutely AGAINST allowing the applicant to increase units. Please support our village and don't allow more excess MFH & BTR.

Stephanie Hurd
LVPC Vice Chair
602.790.2205