

## ATTACHMENT F

Samuel Rogers  
North Mountain Village Planner  
City of Phoenix  
Planning & Development Department  
200 West Washington Street  
Phoenix, AZ 85003

Re: Thunderbird Townhomes – Z-133-24

As President of the Moon Valley Neighborhood Association (MVNA), I have had the opportunity to speak with both the MVNA board and numerous neighbors—not just those in close proximity to the site, but throughout the surrounding area. After considering their feedback and evaluating the proposal, I am personally in favor of the Thunderbird Townhomes development and believe it will be a positive addition to our community.

The property at the northwest corner of Thunderbird Road and Coral Gables Drive has been in a state of neglect for years, and this project represents an opportunity to revitalize a key entrance into Moon Valley. A well-planned residential development is a far better alternative than the current state of the site, and I believe this project will enhance both the appearance and security of the area.

A significant concern for many residents has been the condition of the wash that runs through this property. It has become a hotspot for homeless encampments and other unwanted activity. The Thunderbird Townhomes project, with engaged residents and oversight from an HOA, will improve the safety, security, and maintenance of this area—something I strongly support.

I also appreciate the efforts the developer has made to engage with the community and take resident feedback into account. This level of collaboration has helped shape a better project, one that aligns with the character of Moon Valley and will contribute to the long-term vitality of our neighborhood.

Thank you for your time and consideration.

Sincerely,

*Drew Hutchinson*

Drew Hutchinson  
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