



# Forever and A Day

P R O P E R T I E S

L I V E   B E Y O N D   E X P E C T A T I O N S

August 6, 2023

To whom this may concern,

Hi my name is Stacy Lowenschuss and I am an owner of 3638 S 12th St. directly across the street of the 28 acre industrial project and I own 4 acres on the east side of the project at 14th and wood. I have current plans in the city for a 14 unit Townhouse project on 12th st. The 4 acres on 14th and wood st will also be built for residential. After careful consideration and consulting with other professionals, I have come to believe that the 28 acre project will be a benefit not only to my properties but the community as a whole. It will give our community a new clean look while ridding the are of the rift raft. It's not uncommon for business's to utilize security cameras and maybe even security personnel. The new business that this development will bring will create more jobs for the local residents. I am in favor of the rezoning.

Stacy Lowenschuss  
President

[stacy@Foreverandadayproperties.com](mailto:stacy@Foreverandadayproperties.com)  
(805) 657-6240

BROW Usa, Inc.  
1580 E. Riverview Drive  
Phoenix, AZ 85034

August 7, 2023

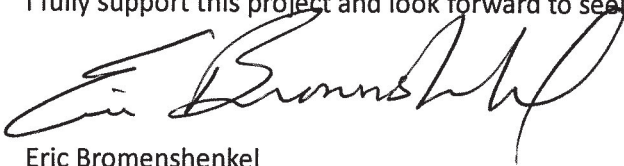
To Whom it May Concern,

My name is Eric Bromenshenkel, I'm the President of BROW Usa, Inc., owner of several residentially zoned (R-4) parcels immediately west of Trammell Crow Company's proposed industrial project. I have not yet developed these properties because the lack of development and the environment in this area, including crime, vandalism and frequent vagrant activity have not been conducive to the significant investment required for an R-4 residential project.

I believe that industrial development on the 28-acre property will be of significant benefit to the properties and residents in the immediate area. The presence of clean, newly developed buildings, and the subsequent daily activity from tenant businesses in that development, will improve the conditions and allow us to justify building residential projects on our parcels. Additionally, the added security associated with the industrial project will be of benefit to the entire community.

The proposed project is visually appealing, will enhance the public and private property facing views and rid the area of visibility of the eyesore of the scrap yards to the north. The current property has been vacant, collecting trash, and offering no screening from the scrap yards for years. The community deserves to see investment in this property and the proposed project will be a great catalyst of future investment.

I fully support this project and look forward to seeing it come to life.

A handwritten signature in black ink, appearing to read "Eric Bromenshenkel", written in a cursive style.

Eric Bromenshenkel  
President  
BROW USA, Inc.  
602.229.8590  
Eric@usdparts.com

Dear Councilwoman Hodge-Washington,

**I SUPPORT** the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12<sup>th</sup> Street and Elwood. We support this high-quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23).

The current property has been vacant for years and in great need of revitalization. The proposal of a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards, and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer between the industrial properties to the north to the homes located south of the property. In addition, this development will provide employment and in-demand space for smaller commerce park uses that can support Arizona Fresh and other similar developments.

The design of the buildings is attractive and includes windows and entryways that provide a welcoming entrance for the community. In addition, the development is LEED certified from the U.S. Green Building Council, which will minimize the carbon footprint of the project. In addition, the project will bring much-needed improvements to a detached sidewalk, enhanced community safety, high-quality landscaping, and trees along 12<sup>th</sup> Street. This will help create a pedestrian-friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property that will be open to neighbors for them to relax and recreate.

**I am in full support of Trammell Crow's project** and am excited to see this develop and revitalize the my neighborhood and surrounding area.

NAME Alyssa Codner

SIGNATURE Alyssa Codner

ADDRESS 2102 E Parkway Dr  
85040

EMAIL \_\_\_\_\_

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department

Dear Councilwoman Hodge-Washington,

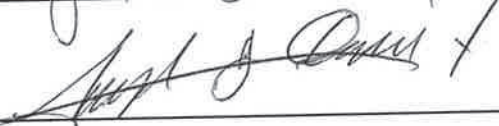
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NAME Angel Ocampo

SIGNATURE 

ADDRESS 1034 E. Odium Ln  
Phoenix AZ 85046

EMAIL

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AUG 08 2023

**Planning & Development  
Department**



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NAME

Anthony Robinson

SIGNATURE

AR

ADDRESS

7th ave Sunland

EMAIL

[REDACTED]

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Planning & Development  
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NAME Ashtley Rhodes

SIGNATURE Ashtley Rhodes

ADDRESS 4415 S. 28<sup>th</sup> St. #205  
Phx, AZ 85040

EMAIL [REDACTED]

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Planning & Development  
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NAME

Audria Espinoza

SIGNATURE

[Signature]

ADDRESS

3622 S 12<sup>th</sup> St Apt 4  
Phoenix, AZ 85040

EMAIL

\_\_\_\_\_

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Planning & Development  
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NAME

Biridian Espindola

SIGNATURE

B. E.

ADDRESS

2503 E Rome Ln  
Phoenix AZ 85008

EMAIL

[REDACTED]

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Planning & Development  
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NAME Brandon Lee KD Diaz

SIGNATURE [Signature]

ADDRESS 2729 E. Wood<sup>st</sup>  
Phx, AZ, 85040

EMAIL [Redacted]

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
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NAME Breanna Mares

SIGNATURE Breanna Mares

ADDRESS 3338 W Frankfort Rd  
Phx Az 85041

EMAIL [REDACTED]

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Planning & Development  
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NAME

Carolyn Johnson

SIGNATURE



ADDRESS

1845e Weir ave  
Phx 85040

EMAIL



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NAME Christopher Jones

SIGNATURE Christopher Jones

ADDRESS 2140 E Broadway

EMAIL [REDACTED]

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NAME CYNTHIA BAKER

SIGNATURE CYNTHIA BAKER

ADDRESS 4415 S 28TH ST # 337  
PHOENIX AZ 85040

EMAIL \_\_\_\_\_

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NAME

Crystal Gaurin

SIGNATURE



ADDRESS

829 N 10th Ave  
Phx AZ 85007

EMAIL



**CITY OF PHOENIX**

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Planning & Development  
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NAME Daija Rogers

SIGNATURE Daija Rogers

ADDRESS 916 E Odeum Ln.  
Phoenix AZ 85040

EMAIL [REDACTED]

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NAME

Daniel Thomas

SIGNATURE



ADDRESS

9948 - Baseline 28445

EMAIL



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NAME Demarea Hens

SIGNATURE 

ADDRESS 4225 S 3<sup>rd</sup> St  
Apt 161 Phx, Az 85040

EMAIL 

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Planning & Development  
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**I am in full support of Trammell Crow's project** and am excited to see this develop and revitalize the my neighborhood and surrounding area.

NAME

Donna Henry

SIGNATURE

Donna Henry

ADDRESS

4225 3<sup>rd</sup> St  
Phoenix AZ 85018

EMAIL

[REDACTED]

CITY OF PHOENIX

AUG 08 2023

Planning & Development  
Department

Dear Councilwoman Hodge-Washington,


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**I am in full support of Trammell Crow's project** and am excited to see this develop and revitalize the my neighborhood and surrounding area.

NAME Edgar Guillen

SIGNATURE 

ADDRESS 1010 E. Odeum Ln.  
Phoenix, AZ 85040

EMAIL 

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**

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NAME Eduardo Emiliano

SIGNATURE Eduardo Emiliano

ADDRESS 1703 E Pueblo Ave

EMAIL [REDACTED]

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department

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NAME

Felipe Ibarra

SIGNATURE

Felipe Ibarra

ADDRESS

6624 S 24<sup>th</sup> ST

EMAIL

[REDACTED]

CITY OF PHOENIX

AUG 08 2023

Planning & Development  
Department

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NAME Gabriela Diaz

SIGNATURE Gabriela Diaz

ADDRESS 1024 E Jones Ave  
Phoenix Az 85040

EMAIL [REDACTED]

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**



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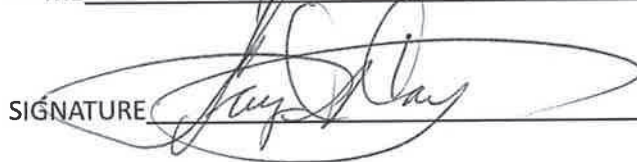
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NAME

GARY COOPER

SIGNATURE



ADDRESS

913 E. Odium LANE  
PHX AZ. 85040

EMAIL



**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department

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NAME Graciela Jimenez

SIGNATURE 

ADDRESS 1123 E Jones ave, Phoenix AZ  
85040

EMAIL 

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**

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NAME Hayley Brown

SIGNATURE Hayley B

ADDRESS 1768 E Greave St  
Phoenix AZ 85040

EMAIL [REDACTED]

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**

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NAME Illykxel gamilex ortiz

SIGNATURE Illykxel Ortiz

ADDRESS 1747 E Wier Ave Phoenix  
AZ 85040

EMAIL [REDACTED]

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department

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NAME Irene Llamas

SIGNATURE 

ADDRESS 5732 S. 16<sup>th</sup> Ln. 85041

EMAIL 

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department



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NAME

Isabell De La Cruz

SIGNATURE

Isabell De La Cruz

ADDRESS

1119 E Jones Ave  
Phoenix AZ 85040

EMAIL

[REDACTED]

CITY OF PHOENIX

AUG 08 2023

Planning & Development  
Department

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NAME Jacob Rogers

SIGNATURE Jacob Rogers

ADDRESS 916 E. Odum Ln  
Phoenix AZ 85040

EMAIL N/A

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**

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NAME \_\_\_\_\_

SIGNATURE James Matthews

ADDRESS 5507 So 12<sup>th</sup> St  
Phoenix AZ 85040

EMAIL \_\_\_\_\_

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department

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NAME Jamie Fuentes

SIGNATURE Jamie Fuentes

ADDRESS 2510 S. 6<sup>th</sup> Ave Phoenix AZ  
PH 85003

EMAIL [REDACTED]

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department

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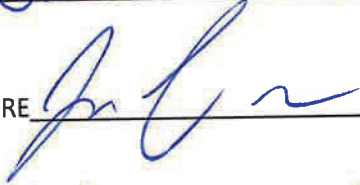
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NAME

Jason Villalobos

SIGNATURE



ADDRESS

6615 S. 42 way

EMAIL

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department



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NAME Jasmygn Darrington

SIGNATURE Jasmygn Darrington

ADDRESS 4415 S 28<sup>th</sup> St #241  
Phx AZ 85040

EMAIL [REDACTED]

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department

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NAME

John Underwood

SIGNATURE

ADDRESS

1021 E. Odum Lane  
Phoenix, AZ, 85040

EMAIL

[REDACTED]

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**

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NAME SOSE L GUNNA

SIGNATURE SOSE L GUNNA

ADDRESS 42-02 S. 20 PL  
PHX AZ 85040

EMAIL \_\_\_\_\_

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department

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**I am in full support of Trammell Crow's project** and am excited to see this develop and revitalize the my neighborhood and surrounding area.

NAME JOSEPH TORRES

SIGNATURE JOSEPH TORRES

ADDRESS 8516 S 7th ave

EMAIL ~~HYDRO DKA~~

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department

Dear Councilwoman Hodge-Washington,

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NAME

Josie Leunio

SIGNATURE

Josie Leunio

ADDRESS

2937 E. Mobile Lane

EMAIL

[REDACTED]

CITY OF PHOENIX

AUG 08 2023

Planning & Development  
Department



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NAME

Julian Cervantes

SIGNATURE

[Signature]

ADDRESS

3060 W BOSTON RD

EMAIL

\_\_\_\_\_

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**

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NAME

Kieron Hockenberry

SIGNATURE



ADDRESS

1762 E Capri Ave

EMAIL



**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department

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NAME

SIGNATURE

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NAME Luelle Riggins

SIGNATURE Luelle Riggins

ADDRESS 12th St Broadway

EMAIL \_\_\_\_\_

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**

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NAME Malis Williams

SIGNATURE mw

ADDRESS 2201 E Broadway Rd.  
Apt. A15

EMAIL \_\_\_\_\_

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**



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NAME Marco Bautista

SIGNATURE [Signature]

ADDRESS 1123 E Jones ave. Phoenix  
Az 85040

EMAIL \_\_\_\_\_

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**

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NAME Maria Ruiz

SIGNATURE Maria D. Ruiz

ADDRESS 1936 E. Warner ST  
Phoenix Arizona 88040

EMAIL \_\_\_\_\_

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department

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NAME

Mary Lou Olea

SIGNATURE



ADDRESS

4415 S 28<sup>th</sup> St  
Phoenix AZ 85040

EMAIL



**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department

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NAME

Michael Tafoya

SIGNATURE

M Tafoya

ADDRESS

3622 S 12th St  
PHX AZ 85040

EMAIL

CITY OF PHOENIX

AUG 08 2023

Planning & Development  
Department

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NAME Whitga Chinn

SIGNATURE [Signature]

ADDRESS 1849 E Mobile Lane  
Phoenix AZ 85040

EMAIL [Redacted]

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department



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NAME OLGA BOUCHER

SIGNATURE Olga Boucher

ADDRESS 2441 E Wood St  
Phoenix, AZ 85040

EMAIL [REDACTED]

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**

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NAME

Oscar Campos

SIGNATURE

Oscar

ADDRESS

19 Ave E Broadway

EMAIL

[REDACTED]

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**

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NAME

*R. C. Hodge*

SIGNATURE

ADDRESS

*1818 E Jones*  
*85040*

EMAIL

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**

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NAME Sebastien Torres

SIGNATURE 

ADDRESS 8615 S 7 Ave

EMAIL \_\_\_\_\_

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**



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NAME

Stella Diaz

SIGNATURE

Stella Diaz

ADDRESS

1024 E Jones Ave Apt 1  
Phoenix Az 85040

EMAIL

CITY OF PHOENIX

AUG 08 2023

Planning & Development  
Department

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NAME

Stephanie Benitez

SIGNATURE

Stephanie Benitez

ADDRESS

881 1845 E WILK Ave  
85040

EMAIL

[REDACTED]

CITY OF PHOENIX

AUG 08 2023

Planning & Development  
Department

Dear Councilwoman Hodge-Washington,

**I SUPPORT** the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12<sup>th</sup> Street and Elwood. We support this high-quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23).

The current property has been vacant for years and in great need of revitalization. The proposal of a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards, and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer between the industrial properties to the north to the homes located south of the property. In addition, this development will provide employment and in-demand space for smaller commerce park uses that can support Arizona Fresh and other similar developments.

The design of the buildings is attractive and includes windows and entryways that provide a welcoming entrance for the community. In addition, the development is LEED certified from the U.S. Green Building Council, which will minimize the carbon footprint of the project. In addition, the project will bring much-needed improvements to a detached sidewalk, enhanced community safety, high-quality landscaping, and trees along 12<sup>th</sup> Street. This will help create a pedestrian-friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property that will be open to neighbors for them to relax and recreate.

**I am in full support of Trammell Crow's project** and am excited to see this develop and revitalize the my neighborhood and surrounding area.

NAME Susan Rinaldo

SIGNATURE Susan H Rinaldo

ADDRESS 12409 S. Paiute St  
Phoenix AZ 85044

EMAIL \_\_\_\_\_

**CITY OF PHOENIX**

AUG 08 2023

**Planning & Development  
Department**

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NAME

SIGNATURE

ADDRESS

EMAIL

**CITY OF PHOENIX**

AUG 08 2023

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**I am in full support of Trammell Crow's project** and am excited to see this develop and revitalize the my neighborhood and surrounding area.

NAME Zenajah Morton

SIGNATURE Zenajah Morton

ADDRESS 2201 E Broadway rd.

EMAIL [REDACTED]

**CITY OF PHOENIX**

AUG 08 2023

Planning & Development  
Department



Dear Councilwoman Hodge-Washington,

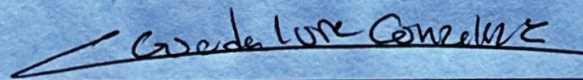
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**I am in full support of Trammell Crow's project** and am excited to see this develop and revitalize the my neighborhood and surrounding area.

NAME Guadalupe Gonzalez

SIGNATURE 

ADDRESS 3008 S 12 Street  
Phoenix AZ 85040

EMAIL Gonzalez124836@Yahoo.com

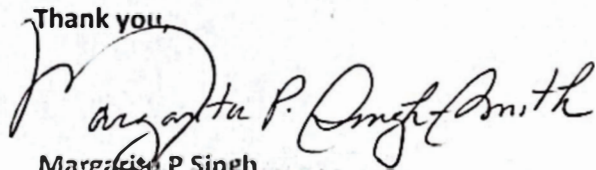


October 29<sup>th</sup>, 2023

To whom it may concern:

I understand that there has been some confusion regarding my property located south of the southeast corner of 12<sup>th</sup> Street and Elwood St, specifically APNs 113-23-003D and 113-23-003E. I am the rightful owner of the property, and it is within my right to be able to sell property that I own. As such, I would like to sell my property and am supportive of the proposed project.

Thank you,



Margarita P Singh

Margarita P Singh-Smith Family Living Trust

Amazing Grace at the Farm LLC

Rcvd 10/30/2023

To whom it may concern:

I understand that there has been some confusion regarding my property located south of the southeast corner of 12<sup>th</sup> Street and Elwood St, specifically APNs 113-23-003F and 113-23-003B. I am the rightful owner of the property, and it is within my right to be able to sell property that I own. As such, I would like to sell my property and am supportive of the proposed project.

Thank you,

A handwritten signature in black ink, appearing to read 'Albert Singh', written in a cursive style.

Authorized Signatory for  
Albert Singh / Jiwan Singh / Carmen Singh



October 31, 2023

To Whom it May Concern:

Ulysses Development Group ("UDG") is excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12<sup>th</sup> Street and Elwood. We support this high-quality proposal, and the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23).

UDG is a mission-driven developer of workforce and affordable housing nationwide. We are currently developing 318 units of affordable housing in South Phoenix. The 192 unit Salt River Flats is adjacent to the proposed development and the 126 unit Dahlia Village is located across S 12<sup>th</sup> Street from the proposed development. Both communities are targeted to individuals and families earning at or below 60% of the Area Median Income.

We believe that the proposed project will enhance the neighborhood and create a better environment for new housing to develop. The current property has been vacant for years and in great need of revitalization. The proposal will create a needed buffer from our housing projects to the outdoor, salvage yards and heavy industrial uses to the north of the site. The proposal will serve as a visual and noise buffer for our future residents.

In addition, the commerce park development offers enhanced landscaping and shade trees along the sidewalk, a future park area for the public to enjoy, and roadway improvements that will only have a positive impact on the neighborhood. This is the kind of project that can create a catalyst for change in the area and will encourage other residential projects to develop. We welcome the project and the positive improvements and revitalization it will bring to the community.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area.

A handwritten signature in black ink, appearing to read "CL", is positioned above the printed name and title.

Connor Larr  
Partner

November 1, 2023

To whom it may concern:

Our names are John de la Torre and Robert de la Torre and we are writing in support of the Trammell Crow Industrial project near 12<sup>th</sup> Street and Jones. We own several acres of commercial and residential properties in the immediate vicinity to the project. We have operated our business, Precision Auto Parts, in this neighborhood for over 50 years and two of our residential properties at 3836 and 3816 S. 12<sup>th</sup> Street, approximately 2.6 acres, is located directly across the street from the proposed industrial project.

We believe this light industrial project is appropriate land use for this site since it would be close to other commercial businesses to the North along Elwood Street. It would reduce the high amount of traffic that a multifamily development would generate and would enhance the appearance and appeal to the neighborhood.

We are in full support of Trammell Crow's project and are looking forward to seeing the revitalization of this property and area.

Sincerely,

A handwritten signature in blue ink, appearing to read "John de la Torre", written over a printed name.

John de la Torre

A handwritten signature in blue ink, appearing to read "Robert de la Torre", written over a printed name.

Robert de la Torre