

## Attachment F - Opposition Correspondance

**David O Simmons**

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**From:** Missy Gamble <missygamble@gmail.com>  
**Sent:** Thursday, October 31, 2019 12:55 PM  
**To:** David O Simmons  
**Subject:** Proposed Pederson Group Apartment Complex 35th & Happy Valley

David,

We are writing you today to let you know of our opposition to the proposed apartment complex that is trying to be built on 35th ave. & Happy Valley Road. Our family moved to this area 12 years ago specifically so our kids could attend schools that did not have apartment complexes fed into them. We came from an area that had apartments and there is a definite difference!!

Not only would the schools be affected, but the traffic is already horrific at certain times of the day. The thought of adding over 300 apartments into the mix makes no sense! We love the feel of the Stetson area. We are all single family homes with a real sense of community. Please do not take this away from us! There are not many areas left in the valley that have this same draw.

We hope that you thoughtfully consider all of those opposing this build out. This is our community and we would really appreciate being able to keep it a real community with amazing schools!

Sincerely,  
Mike and Mellisa Gamble  
Stetson Valley Home Owners  
Sandra Day O'Connor Parents

## David O Simmons

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**From:** Stephanie Stang <s.stangdc@gmail.com>  
**Sent:** Sunday, November 3, 2019 6:48 PM  
**To:** David O Simmons  
**Subject:** Concerns about cases GPA-DV-3-19-1 and Z-78-C-88-1

Dear Mr. Simmons

I'm writing this email as a concerned North Phoenix resident. I live at 3114 W Jomax Rd, Phoenix Arizona 85083. It has come to my attention that near my residence there are actions taking place to build an apartment complex down the road. This is concerning to me for several reasons. The biggest concern I have though is that the apartment complex will be directly adjacent from Sanda Day O'Connor high school. This is a very large high school with nearly 2500 students. The traffic the high school brings alone already congests 35th Avenue. Plus, parking for the high school students clutters Hackamore street. Adding the large volume of residents an apartment complex would bring would only further congest these roads and lead to an increase risk for automobile accidents. The additional traffic an apartment complex would bring to this area places the high school students and residents at a great risk of injury. I strongly disapprove of the building of an apartment complex in cases: GPA-DV-3-19-1 and Z-78-C-88-1

I hope you are able to take these concerns into account when making the serious decisions that will affect the many people that live, work and attend school in this area. Thank you for your time.

Sincerely,  
Dr. Stephanie Stang

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Stephanie Stang, D.C.

## David O Simmons

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**From:** Bob Saigh <bsaigh@aol.com>  
**Sent:** Sunday, November 17, 2019 8:55 PM  
**To:** Council District 1 PCC; David O Simmons  
**Subject:** Pedersen Group proposal, 35th Ave-Happy Valley Rd, Case #s GPA-DV-3-19-1, Z-78-C-88-1

David - Please include the following email in materials for the Thursday, Nov. 21, 2019 regular meeting of the Deer Valley Village Planning Committee, thank you.

DATE: November 17, 2019

TO: Members of the Deer Valley Village Planning Committee, c/o Mr. David Simmons, Village Planner, City of Phoenix  
Thelda Williams, District 1 Councilwoman, City of Phoenix

FROM: Patti and Bob Saigh, 25242 N. 44th Dr. (Stetson Hills), Phoenix, AZ 85083

My wife and I are residents of Stetson Hills and grandparents of a junior year student who attends Sandra Day O'Connor High School (SDOC). We have followed Pedersen Group's development proposal for the vacant parcel at the northwest corner of 35th Ave. and Happy Valley Rd. beginning with attendance at the August 20th informational meeting at SDOC, and have read all public documents pertaining to the development filed with the City, including the Nov. 14 staff analyses for Case Numbers GPA-DV-3-19-1 and Z-78-C-88-1.

For reasons stated by other area residents, we are strongly opposed to the proposed development because of its likely negative impacts on SDOC; traffic, safety and security in the immediate and extended areas near the development; the size, design and appearance of the proposed multi-family structure, which obviously conflicts with the long-established and predominant single-family residential housing throughout the northwest Deer Valley region west of I-17.

We are opposed also because, if approved, the proposal's concentrated density on 13-acres is excessive, likely will strain existing infrastructure (note the stipulations in Z-78-C-88-1; also, in the R-4 table, p. 3, the Minimum Open Space requirement of 5% gross area is "Not shown"), will be a hazard as well as an eyesore because of its incompatibility with existing development and its use, and will be a stunning example of the City of Phoenix's disregard for the goals and principles in its own voter-approved General Plan and, as important, the Deer Valley Village Character Plan, which was developed by Deer Valley residents from the General Plan.

In the staff analyses, there is a stated need for the Pedersen development, but there is no factual, credible or proven need for it. The statement(s) is (are) unsupported. Based on the August 20th informational meeting and informal discussions to date (in person and online), residents seem overwhelmingly against the development for the most obvious of reasons, including the lack of need for it, its location and multiple unwanted effects, and a deep skepticism about the developer's and the City's reasons for wanting the development.

The project has the look and feel of a "quick-and-dirty" to achieve - very questionably - "growth" principles and goals in the General Plan, mostly by merely stating without proof or other support that approving the project will achieve desired ends, such as "allowing for more housing choices." Desired ends by whom? Certainly not the residents of this area or the students and staff at SDOC.

We think the real elephant in the room where this proposal is concerned is sustainability - for the project, for our neighborhood and region, and for the City, County and State. Sustainability in terms of the basics - clean air, adequate

water and natural light, openness and access, noise and artificial light control, plants, wildlife, natural horizons, and the like - the kinds of fundamental things that were common in our area not that long ago. Why are they so compromised and devalued, eliminated or nearly so? The unchecked growth and its consequences are everywhere around us, with residents and taxpayers left to cope. How mindless. We must do better.

We would have attended the meeting to be held on November 21st to express these views but will be out of town. Please vote for rational, sensible, thoughtful and considerate (of our community and planet) development by NOT APPROVING Case Numbers GPA-DV-3-19-1 and Z-78-C-88-1.

Thank you.

Patti and Bob Saigh  
25242 N. 44th Dr. (Stetson Hills)  
Phoenix, AZ 85083-1689  
630-624-3546, cell  
bsaigh@aol.com

## David O Simmons

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**From:** jbtruhlar@gmail.com  
**Sent:** Tuesday, November 19, 2019 10:26 PM  
**To:** David O Simmons  
**Cc:** PDD Deer Valley VPC; Samantha Keating  
**Subject:** Potential Development on Happy Valley Road And 35th Avenue in Phoenix

Hello,

I live in North Canyon Ranch just off of 39th Drive between Pinnacle Peak and Happy Valley and I was informed about a potential apartment complex development on the northwest corner of W Happy Valley and N 35th Ave.

I highly recommend you oppose this apartment complex as our streets are already crowded and weekday mornings around school time are terrible with traffic. Traffic going into the SDOC HS gets backed up on N 39th drive every single morning and for us trying to go east on happy valley from northbound 39th drive already have a hard time getting out as the light gets backed up and there is no right turn lane.

Happy Valley is always congested, especially at the on ramps at I17 and same thing with Pinnacle Peak. There are really only 2 convenient ways into our community (from Happy Valley or Pinnacle Peak) which is already a nightmare as it is today during rush hour, but cake on the additional population from the proposed apartment complex and you're adding more to that. Add an accident and it'd be a nightmare.

Also, with these apartment complexes comes the potential for more crime. Not only that, but I'm you'll probably have SDOC students going over there during the school day and smoking/getting high, and then an easy spot for drug deals to go down.

There is no benefit for us who live in the area, only more headaches. It makes 0 sense to allow it especially since there are no apartment buildings west of I17 between Pinnacle Peak and Happy Valley for miles. I don't even think there's any apartments around 69th Avenue.

Please help keep our community amazing as it stands today and deny this request to build these apartments.

Thank you

Jason Truhlar

## David O Simmons

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**From:** Ray Keeler <rckeeler@cox.net>  
**Sent:** Thursday, November 21, 2019 2:38 PM  
**To:** David O Simmons  
**Subject:** Rezoning 35th Ave. & Happy Valley Rd. - Case # GPA-DV-2-19-1, and Case # Z-78-C-88-2  
**Attachments:** Traffic Analysis-Keeler 11-21-2019.pdf

David Simmons,  
Planner II Village Planner with the City of Phoenix  
Re: Pederson Project at 35th Ave and Happy Valley, Phoenix

I am against the change of zoning to allow the apartment complex as proposed. The primary concern is traffic. **The traffic assessment provided to the Village Planner is incomplete and disregards significant traffic congestion times.** Currently during the entire eight months the High School is in session, traffic congestion every morning is severe. Severe for this document means traffic is currently so congested that vehicles cannot clear the intersections because vehicles are backed up all the way to the next intersection. This is currently a safety issue. The apartment complex will make it worse

Please include the attached traffic analysis in your deliberations. Apparently the traffic analysis that was sent was incomplete as to the current traffic situation and the impact an apartment complex will further adversely impact the traffic. The attached document contains graphics and photos.

I encourage you to visit the site between 7:00 am and 7:30 am on any school day.

Thank you,

Raymond Keeler  
26406 N. 43<sup>rd</sup> Avenue  
Phoenix, Arizona 85083  
[rckeeler@cox.net](mailto:rckeeler@cox.net)  
623-523-1760

Submitted by Mr. Keeler 11/21/2019





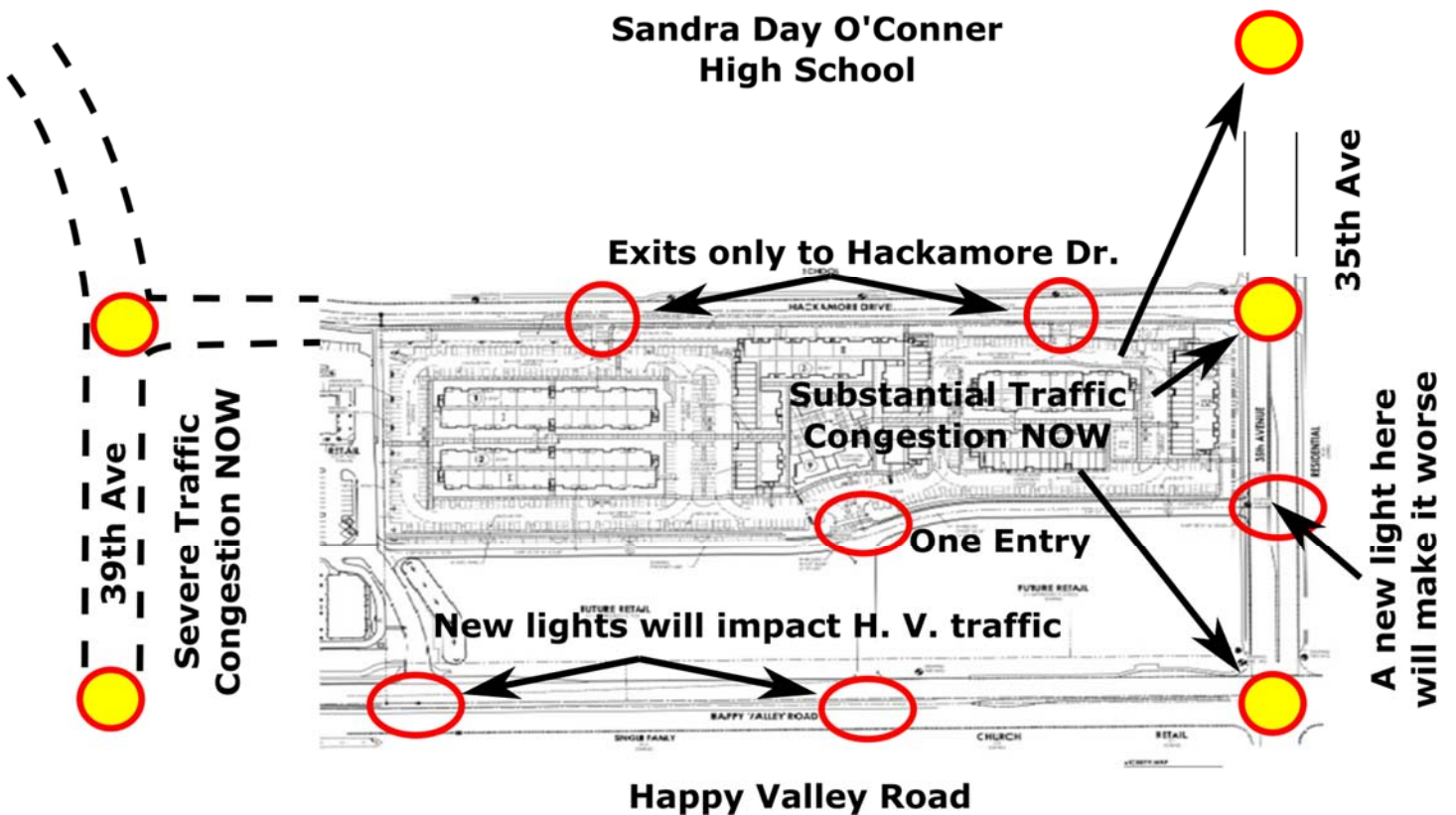














## David O Simmons

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**From:** Emily Stansel <emilystansel@gmail.com>  
**Sent:** Thursday, November 21, 2019 3:12 PM  
**To:** David O Simmons; PDD Deer Valley VPC; Samantha Keating  
**Subject:** Public Comment RE: Zoning Case GPA-DV-3-19-1

To Whom It May Concern:

Due to prior commitments, I will not be able to attend the Village Planning Meeting this evening. I would like to voice my public comment in regards to the rezoning case: GPA-DV-3-19-1.

It seems that this development will be rubber stamped through all the paperwork and approval it needs in spite of legitimate community concerns. I will reiterate the concerns I have below.

Firstly, the traffic in that area is insane with the morning high school traffic specifically as well as the Happy Valley corridor commuters. I have yet to see or hear if a traffic study will be held by an independent third party company. Especially not one connected with the Pederson Group. At a previous meeting with the representatives of the Pederson Group, this was brought up and they said that there would be no issues. They obviously have never been in that area during high school drop off or pick up times. Traffic gets backed up on Hackamore in the morning (6-7:30am) as well as on 35th ave in the afternoon. This is without adding 500+ cars to the area.

Secondly, the current renditions for the apartments are too tall for the area. A 3 story tall apartment complex doesn't fit the aesthetic of the area. In comparison, there are apartments across from Barry Goldwater High School but they are only 2 story and aren't across from the school's football field.

I do feel like the above concerns are legitimate and worth looking into. Smarter development in that area might be single story medical/office buildings. That would bring in a lot less traffic and the traffic would not impact the area as much. Single story patio or zero lot line single family homes would also work well.

Thank you for your time,  
Emily Stansel

## David O Simmons

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**From:** Stetson Hills BlockWatch <stetsonhillsblockwatch@cox.net>  
**Sent:** Tuesday, December 3, 2019 7:15 PM  
**To:** Council District 1 PCC  
**Cc:** David O Simmons; PDD Deer Valley VPC  
**Subject:** 35th AVE.-HVR multi-family project - Phoenix, AZ.

PLEASE look at how this is NOT a good idea for this area. I hope you can help.

We need your help in this

matter (<https://www.phoenix.gov/cityclerksite/PublicMeetings/191205007.pdf>) the 35th-HVR multi-family project is the first one listed under section III, items 2 and 3, GPA-DV-3-19-1 (map amendment) and Z-78-C-88-1(rezoning request).

This is going to add 300++ cars (99% of those living in the apartment will have 1 ++ cars). The traffic is going to be added to the already too many cars by Sandra Day O'conner High School.

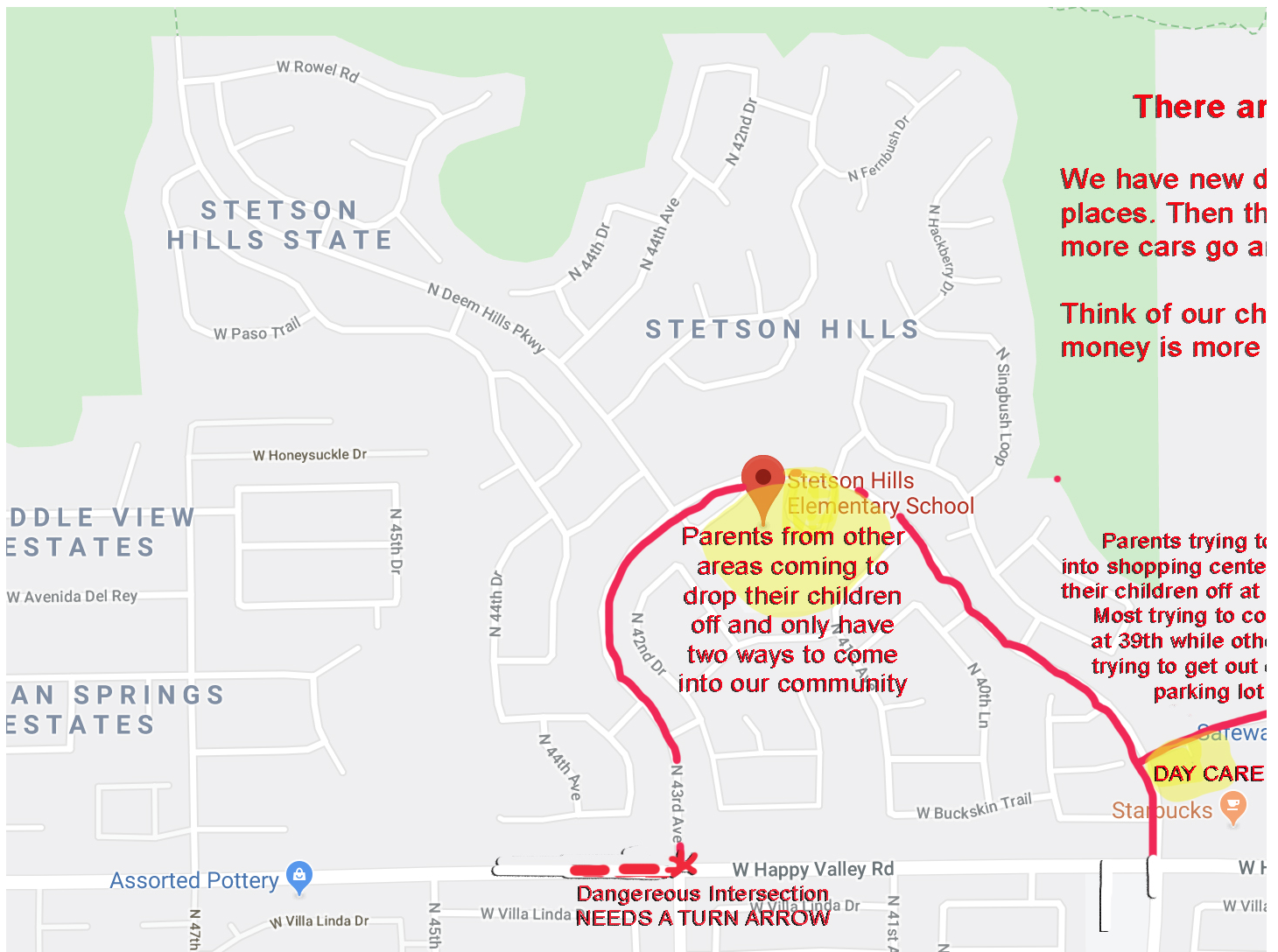
It is already almost impossible to leave the businesses on 39th Ave. People are also trying to come into that area to pick up their children from the Daycare. On top of that people going to Safeway, then you have children going to high school and also parents trying to drop their children off or pick up at Stetson Hill Elementary School. People that don't live here don't understand what we have to already deal with without the apartment complex to added more to the traffic. There are only 3 ways into Stetson Hills Community. You have to either come in on 35th going to the high school or some coming in on 39th then we also have those going to the stores or going to the Day Care or are going to Stetson Hills Elementary School or 43rd Ave. So we have Elementary School not only from our community but also people from other areas that have children coming to our community.

Coming into our area which is already bring more traffic.

1. Stetson Hills Elementary School
2. Sandra Day O'conner High School
3. Day Care Center

As I said there are only two main Streets 39th Ave and 43rd Ave coming into our area, then they can come in 35th going by the high school.

It is already dangerous for our children ... then to make money they are wanting to add at least 300++ more cars to the area and will have 500 parking spots at the Apartment Complex.



It will also impact our community ... we already have people from other areas coming and using our Main park on the weekends ... you can see this by the cars parking on Deem Hill PKWY

playing sports in it. They will also discover that it is an easy way to get to the Deem Hills mountain where they can hike.

This isn't our community not working for change by adding an apartment complex ... there are other positive ways than putting our children in danger to make more money for the city.

I love changes if they are positive ones and I feel that others who I know in our community do too.

I hope you will look at this and know it isn't a good idea for the safety of the children and families.

*Barb*

Barbara Todd

[stetsonhillsblockwatch@cox.net](mailto:stetsonhillsblockwatch@cox.net)

Block Watch Chairperson



Communication Director  
Captain of Area 12

## Racelle Escolar

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**From:** Bob Saigh <bsaigh@aol.com>  
**Sent:** Wednesday, December 4, 2019 10:04 AM  
**To:** Racelle Escolar  
**Cc:** Council District 1 PCC  
**Subject:** Pedersen Group proposal, Case Numbers GPA-DV-3-19-1 and Z-78-C-88-

Hello Racelle - Please include the following email in materials for the Thursday, Dec. 5, 2019 meeting of the Phoenix Planning Commission, thank you.

DATE: December 4, 2019

TO: Members of the Phoenix Planning Commission, c/o Ms. Racelle Escolar, AICP, Planner III, City of Phoenix  
Thelda Williams, District 1 Councilwoman, City of Phoenix

FROM: Patti and Bob Saigh, 25242 N. 44th Dr. (Stetson Hills), Phoenix, AZ 85083

My wife and I are residents of Stetson Hills and grandparents of a junior year student who attends Sandra Day O'Connor High School (SDOC). We have followed Pedersen Group's development proposal for the vacant parcel at the northwest corner of 35th Ave. and Happy Valley Rd. beginning with attendance at the August 20th informational meeting at SDOC, and have read all public documents pertaining to the development filed with the City, including the Nov. 14 staff analyses for Case Numbers GPA-DV-3-19-1 and Z-78-C-88-1.

For reasons stated by other area residents and ourselves at the Deer Valley Village Planning Committee meeting on Nov. 21st, we are strongly opposed to the proposed development because of 1) its likely negative impacts on SDOC; 2) traffic, safety and security in the immediate and extended areas near the development; and 3) the size, design and appearance of the proposed multi-family structure, which obviously conflicts with the long-established and predominant single-family residential housing throughout the northwest Deer Valley region west of I-17.

We are opposed also because, 4) if approved, the proposal's concentrated density on 13-acres is excessive and likely will strain existing infrastructure (note the stipulations in Z-78-C-88-1; also, in the R-4 table, p. 3, the Minimum Open Space requirement of 5% gross area is "Not shown"), 5) will be a hazard as well as an eyesore because of its incompatibility with existing development and its use, and 6) will be a stunning example of the City of Phoenix's disregard for the goals and principles in its own voter-approved General Plan and, as important, the Deer Valley Village Character Plan, which was developed by Deer Valley residents from the General Plan (the General Plan and Character Plan are on the City's Web site).

In the staff analyses, there is a stated need for the Pedersen development, but there is no factual statement in the analyses in support of the need. Based on the August 20th informational meeting and informal discussions to date (in person and online), residents seem overwhelmingly opposed to the development for the most obvious of reasons, including the lack of need for it, its location and multiple unwanted effects, and a deep skepticism about the developer's and the City's reasons for wanting the development.

The project has the look and feel of a "quick-and-dirty" to achieve - very questionably - "growth" principles and goals in the General Plan, mostly by merely stating without proof or other support that approving the project will achieve desired ends, such as "allowing for more housing choices." Desired ends by whom? Certainly not the residents of this area or the students and staff at SDOC.

We think the real elephant in the room where this proposal is concerned is sustainability - for the project, for our neighborhood and region, and for the City, County and State. Sustainability in terms of the basics - clean air, adequate water and natural light, openness and access, noise and artificial light control, plants, wildlife, natural horizons, and the like - the kinds of fundamental things that were common in our area not that long ago. Why are they so compromised and devalued, eliminated or nearly so? The unchecked growth and its consequences are everywhere around us, with residents and taxpayers left to cope. How mindless. We must do better.

Please vote for rational, sensible, thoughtful and considerate (of our community and planet) development by NOT APPROVING Case Numbers GPA-DV-3-19-1 and Z-78-C-88-1.

Thank you.

Patti and Bob Saigh  
25242 N. 44th Dr. (Stetson Hills)  
Phoenix, AZ 85083-1689  
630-624-3546, cell  
[bsaigh@aol.com](mailto:bsaigh@aol.com)

## David O Simmons

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**From:** Emily Stansel <emilystansel@gmail.com>  
**Sent:** Thursday, December 5, 2019 4:29 PM  
**To:** David O Simmons; Council District 1 PCC  
**Subject:** Public Comment RE: Zoning Case GPA-DV-3-19/ 35th and Happy Valley Development

To Whom It May Concern:

As I type this email, I know that this development will be approved on all levels without consideration of the numerous legitimate community concerns. The concerns center around the morning traffic that is already a mess in the area of 43rd-35th Ave/ Happy Valley and Hackamore.

Below are the concerns that have not been addressed at any planning meeting or community meeting.

Firstly, the traffic in that area is insane with the morning high school traffic specifically as well as the Happy Valley corridor commuters. I have yet to see or hear if a traffic study will be held by an independent third party company. Especially not one connected with the Pederson Group. At a previous meeting with the representatives of the Pederson Group, this was brought up and they said that there would be no issues. They obviously have never been in that area during high school drop off or pick up times. Traffic gets backed up on Hackamore in the morning (6-7:30am) as well as on 35th ave in the afternoon. This is without adding 500+ cars to that small area.

Secondly, the current renditions for the apartments are too tall for the area. A 3 story tall apartment complex doesn't fit the aesthetic of the area. In comparison, there are apartments across from Barry Goldwater High School but they are only 2 story and aren't across from the school's football field.

I do feel like the above concerns are legitimate and worth looking into. Smarter development in that area might be single story medical/office buildings. That would bring in a lot less traffic and the traffic would not impact the area as much. Single story patio or zero lot line single family homes would also work well.

Thank you for your time,  
Emily Stansel

## David O Simmons

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**From:** Council District 1 PCC  
**Sent:** Monday, December 9, 2019 9:49 AM  
**To:** David O Simmons  
**Subject:** FW: emdist1 - Form Submission

Good morning David,

We have responded to Ms. Blakley and provided her with your contact information should she have any additional questions about this case.

Respectfully,

Council District 1  
City of Phoenix  
602-262-7444  
Council.District.1@phoenix.gov

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**From:** no-reply@phoenix.gov [mailto:no-reply@phoenix.gov]  
**Sent:** Friday, December 6, 2019 8:03 PM  
**To:** Council District 1 PCC <council.district.1@phoenix.gov>  
**Subject:** emdist1 - Form Submission

FROM : Katharine Blakley

SUBJECT : Pederson Group Apt Plans

MESSAGE : Hello,

I respectfully am requesting your help with the proposed apartment complex to be built by the Pederson Group at 35th Ave. and Happy Valley Rd/Hackamore. I know you have heard from our neighborhood about the traffic light changes because of accidents at 39th Ave. and Happy Valley. Thank you so much for the changes with that light/green arrow that you approved. Now we have an apartment complex being proposed that would add to the traffic issues in this same intersection, on Happy Valley Rd. and 35th and 39th Ave and Hackamore. Sandra Day O'Connor High School students and parents already have to deal with these traffic issues every weekday. I live at the corner of 39th Ave. and Buckskin which is 1 block north of Happy Valley across from the Safeway shopping center and Chase Bank. I see a lot of accidents that happen here, and have recently had two students graduate from Sandra Day O'Connor. The additional 325 apartments would only add more chaos, and bring additional risk to our students in many ways. The Pederson Group has brought up that originally apartments were part of the plan for Stetson Hills, and that it never happened. We like our community the way it is, and there are apartments at 23rd and south of Happy Valley, and the Sage Luxury Apartments at I-17 and Dixiletta. Both of these apartment complexes have become places of drug use, sales and unwanted individuals who deal in drugs. We don't want this in our neighborhood. We have a high school and an elementary school, and another elementary school across Happy Valley in the North Canyon subdivision. They have condos there, and Stetson Valley also has a gated and ungated condominiums there. We don't need or want apartments here that will end up like the "luxury" apartments at I-17 and Dixiletta, I have attended both meetings along with some other neighbors, and I'm not sure why they have them when the volunteer committees just approve everything, without even considering what the residents of the community want. It's all about money and not about keeping

our neighborhood safe. Can you please help?

Thank you,

Katharine Blakley  
Mother of 5

Email : [katblakley62@gmail.com](mailto:katblakley62@gmail.com)

AREA : 623

PHONE : 451-2117

ADDRESS : 3906 W Buckskin Trail

CITY : Phoenix

STATE : AZ

ZIP : 85083

Submission ID: 5b2771a726cf4a8fb7bf84f605ae6ddf

Form Submission On : 12/6/2019 8:03:24 PM

Referer: <https://phoenix.gov/district1/contact-district-1>

This is Not Spam - This message is sent on behalf of the City of Phoenix.  
Please handle appropriately.



## David O Simmons

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**From:** Bryan <lovelife@q.com>  
**Sent:** Tuesday, December 10, 2019 6:27 PM  
**To:** Council District 1 PCC; Mayor Gallego; Council District 2 PCC; Council District 3 PCC; Council District 5 PCC; David O Simmons  
**Subject:** RE: Case #GPA-DV-3-19 & Z-78-C-88-1 35th Ave and Hackamore Just sayNo!!!!

Dear Government officials,

I am reaching out today in regards to a major injustice that is being made under your watch to our community in regards to the recommendation and proposed/ assumed approval of GPA-DV-3-19 along with Z-78-C-88-1.

Our community does not want these cases approved. The low official response that the planners would like you to perceive is due to calculated timing and the notification area. The 1200 feet mark from the corner of Hackamore and 35th Ave falls on hardly any mailing addresses and does not really reach out to our community. The mailing of the notices and meetings have all been during the most busy times of our community. Having these meetings when most everyone is out of on holiday and at the beginning of a new school year is shameful at best and as city officials you should know what the planners are attempting to do with these types of schemes.

The recommended approval from the village planner is not just. The master plan has the site zoned differently for a reason and that is why we moved and live here. We do not want multi-family dwellings or any of the negative effects in our community. The highest density zone in this area is six single family residents per acre which is more than enough. The city has already failed us with not addressing the school overcrowding starting here which is currently causing Deer Valley School District to redraw lines. The city has also failed us with the dangerous road conditions currently at 39th Ave, 37th Ave and 35th Ave intersections on Happy Valley. The number of accidents is already unacceptable and it is appalling that something has not already been done to alleviate and now the planners want to add more traffic congestion to the area without the proper infrastructure. What is the city thinking with putting our lives and the lives of our children at risk? is it for some tax revenue? The aforementioned thinking is going to open the City up for a lawsuit when the next fatality happens.

Furthermore the recommendation is unjust on the fact that the design and height of the dwelling is not within the City's General Plan outline as the desert views are not being maintained for this area, natural and native landscaping not used, and the architecture does not reflect our community or the natural surroundings. Also, the fact that the planners are trying to say that we are in an employment zone to justify the project is absurd. Just because a line is drawn on a map does not make it so. Our community is not an employment center as for the following reasons 1) I-17 divide 2) Natural Land Barriers 3) Flood Zone 4) Landfill 5) Developed as single family residents. We do not need nor want these multifamily units.

The suitable solution would be to have the infrastructure of the roads to be completed and the proposed site be used as originally planned or to modify to a max of 4-6 ac/u.

I hope that the City will make the right decision at stop this injustice.

Sincerely,

Thomas Frost

3516 W. Chama Rd