

Attachment E

From: [David Winter](#)
To: [Nayeli Sanchez Luna](#)
Subject: Hwy 202 Exit 63 at Chandler Blvd
Date: Monday, June 27, 2022 10:21:08 PM

Please strongly work to have this exit put in. It is where Hwy 202 and Chandler Blvd meet. There are hundreds of homes in Foothills Reserve and Promontory who can make great use of this exit and avoid creating the congestion and thoroughfare speeding associated along Chandler Blvd. and S 17th Ave.

Add to this the 373 acre development of "Canyon Reserve" that will put enormous pressure on W Liberty Ln and S 17th Ave. Estimated over 13000 vehicles per day.

Installing this exit solves a number of future problems, and will save lives.

Please give this exit addition your most serious consideration and help our district to be the peaceful community it is into the future.

Sincerely,

David Winter

07/02/22

City of Phoenix Planning Commission
Attn: racelle.escolar@phoenix.gov
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003
Agenda Item: GPA-AF-1-22-6

Dear Sir/Madam,

I wish to bring to the attention of the City of Phoenix Planning Commission several concerns that I have with the proposed "Upper Canyon" (formerly Canyon Reserve) development south of Chandler Blvd, west of 17th Ave and east of S Chandler Blvd (see Figure 1). While I respect the right of Blandford Homes to develop the land they purchased, I have multiple concerns with the development as it has been proposed. My specific concerns will be outlined below but in general I am concerned that the impact to the communities east and west along the Chandler Blvd corridor has not been assessed or understood to facilitate mitigation. With 1500+ housing units being proposed, the development will increase the number of homes west of 17th Ave nearly 86% and west of Desert Foothills Pkwy nearly 44% while accounting for 15-20% of the developed land in this area. Chandler Blvd is the primary access to shopping and services at Chandler Blvd and Desert Foothills Pkwy for homes west and north of Desert Foothills Pkwy and to a lesser extent services east on Chandler Blvd and Ray Road all the way to Interstate 10. The increased traffic, noise and CO² emissions will negatively impact the natural environment and quality of life along the Chandler Blvd corridor.

Concerns

While the Canyon Reserve development which consists of 1050 single family units zoned R1-8 (as well as 150 build to rent and 329 multi-family units), there are no new amenities to support this "small city" sized development. Specific concerns include:

- Amending the General Plan (GPA-AF-1-22-6) benefits the developer, but this change does not benefit the city or the existing community and likely harms the community in the long run.
- City Emergency Service coverage will be significantly reduced with 1500+ new housing units in the area without increased resources or locations. The nearest Fire Department location is near the Chandler Blvd and Desert Foothills Pkwy intersection more than 3 miles away from the proposed development and has a single engine and single ambulance. The City Plans for emergency services in this area are severely underfunded and expose the City to increased risk.
- Housing density of the proposed development is much higher than most of the current development in Ahwatukee Foothills area and the proposed mix of new housing is inconsistent with the current mix of home and lot sizes in the area.
- An increase of 13704 daily trips, 2200 of which are morning and evening commuters likely using SR-202 resulting in over 11000 local trips daily that rely almost exclusively on Chandler Blvd to access shopping and services at Chandler Blvd and Desert Foothills Pkwy. Additionally, Chandler Blvd is heavily relied upon to access shopping and services on Chandler Blvd and Ray Rd. (There is no access to Chandler Blvd from the SR-202 or vice versa at I-10). This 44% increase in traffic noise and CO² emissions will negatively impact all residents living along the Chandler Blvd and Ray Road corridors.

- This 44% increase in traffic, noise and CO₂ emissions resulting from lack of local shopping or services options in this “small city” is inconsistent with the City of Phoenix General Plan’s commitment to Sustainability which “includes the creation of safe, clean, sustainable neighborhoods free of pollution”¹, as well as the City Plan’s commitment to Livability and Efficiency resulting in something as simple as getting a gallon of milk will be a 6 mile round trip.

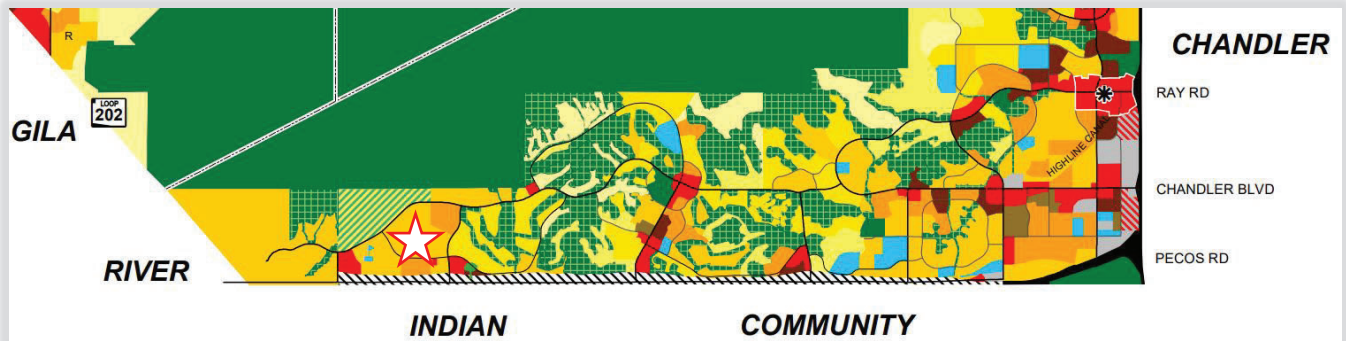


Figure 1: City of Phoenix General Plan Land Use Map

Recommendations

I believe a more balanced approach to the Canyon Reserve development would be more in line with the current City Plan’s guidance and intentions. Recommendations below would mitigate the impact of the Canyon Reserve development to existing communities, maintain the intrinsic value of the Ahwatukee Foothills Community, improve safety while meeting the business objectives of Blandford Homes. Specific recommendations include:

- Reject the application to amend the general plan (GPA-AF-1-22-6) pending a review of the current zoning of the proposed development. The current zoning decisions were made 30 years ago and should be reviewed for relevance and consistency with today’s City Planning objectives and goals.
- The R1-8 zoning decision resulting in 1050 new single-family units is now 30 years old and should be re-evaluated considering the current context and circumstances that could not have been anticipated 30 years ago. Building homes with a mix more consistent with existing developments in the Foothills to include a mix of R1-8, R1-10 and R1-18 zoning to reduce the number of single-family units to approximately 500 single family units would significantly reduce noise, traffic and CO₂ emissions while mitigating the impact on existing developments along Chandler Blvd.
- Rezone some land to support commercial retail to support this “small city” and make it more self-contained. This would reduce noise, traffic and CO₂ mitigating the impact on existing developments along Chandler Blvd.
- Accelerate the plans and increase funding (above the .14 stations currently planned) for a new emergency service at 19th and Chandler.
- Use impact fees from this development to address the concerns above and mitigate the impact of this “small city” sized development on the surrounding community.

Request

I request that the Planning Commission review and address each of the concerns discussed in this letter. I also request that the developer revisit the proposed development and the elements that are discussed

¹ Phoenix General Plan 2015 (<https://www.phoenix.gov/pdd/planning-zoning/phoenix-general-plan>)

in this letter and propose alternatives that consider the impact this development will have to the surrounding community.

In conclusion, I appreciate the City of Phoenix Planning Commission's consideration of my concerns, recommendations, and request to address these concerns.

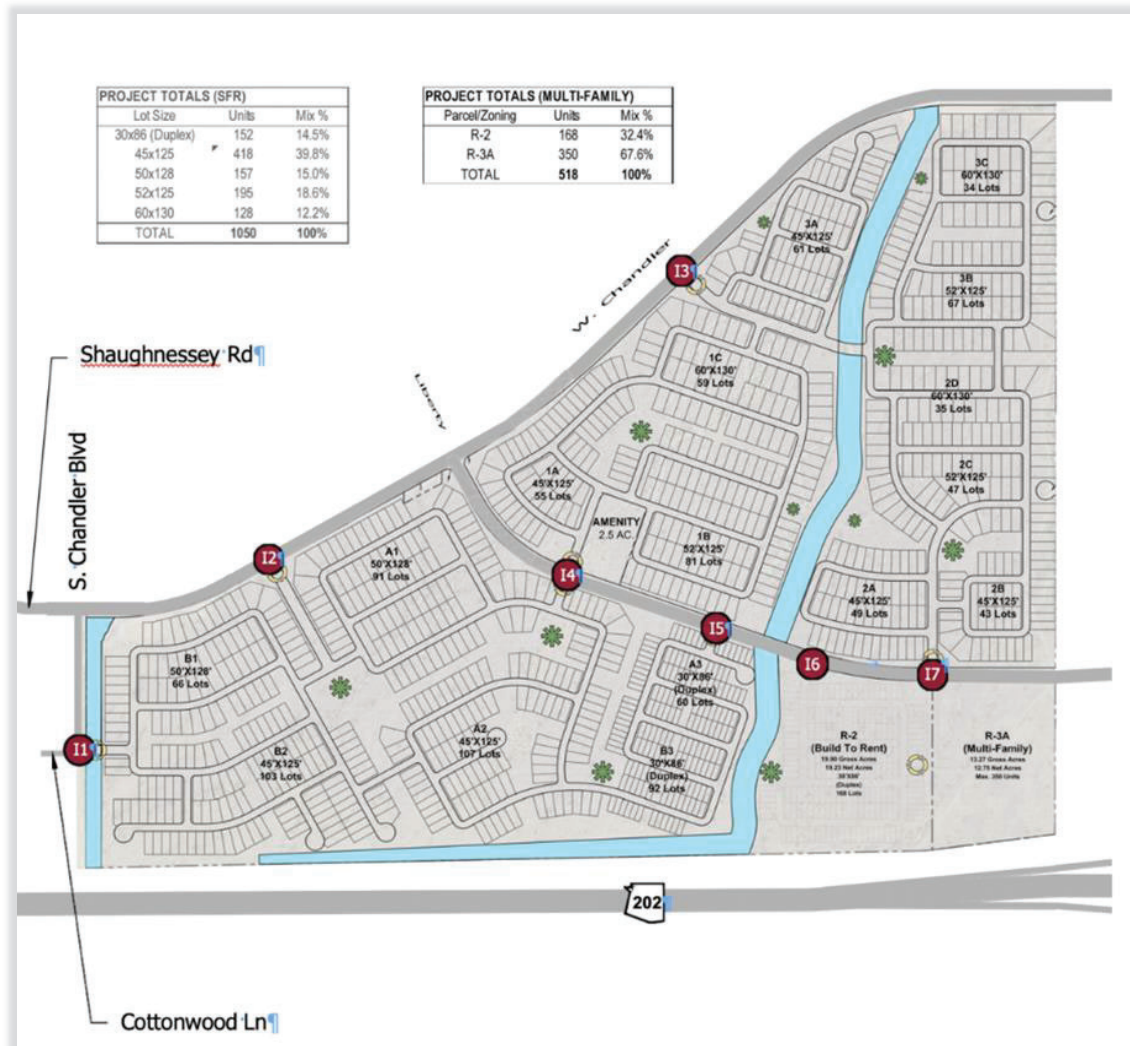


Figure 2: Upper Canyon Proposed Development

Regards,

Doug McBane
dpmcbane@yahoo.com
C: (408) 804-3831
Desert Foothills Resident

Racelle Escolar

From: TIMOTHY GOODING <tgooding@cox.net>
Sent: Monday, August 1, 2022 11:41 AM
To: Nayeli Sanchez Luna
Cc: Council District 6 PCC
Subject: Ahwatukee Foothills Village Planning Committee
Attachments: city counsel letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Sanchez-Luna,

Attached please find our comments and concerns regarding the decision to recommend downgrading the Chandler Blvd extension.

Please acknowledge receiving this email and that the letter will be considered at the City Planning Commission meeting on August 4, 2022.

Thank you

Dr. Timothy Gooding

TO: Ms. Nayeli Sanchez Luna
Planner II Village
City of Phoenix Planning and Development Department
200 W Washington Street Phoenix, AZ 85003

FROM: Dr. & Mrs. Timothy Gooding
Phoenix, Arizona 85045

DATE: July 28, 2022

RE: Concerns about the recommended changes to the General Plan Street
Classification Map for West Chandler Blvd.

Dear Ms. Sanchez Luna,

My wife and I have enjoyed living in this community since 2014 and we are very concerned with its expansion. Our concern is three-fold:

1. The change in plans for W. Chandler Blvd proposed by the developer and recommended by the Ahwatukee Foothills Village Planning Committee on June 27, 2022
2. The additional homes, vehicles and persons that will further lengthen emergency service response times.
3. Transparency of the decision process for the reclassification proposal

For several years residents west of 17th Drive have been assured that the future developer of the land south of Chandler Blvd would be contractually responsible for building the extra lanes (for a total of 4 lanes) and associated infrastructure on Chandler Blvd. These assurances were made even after the 27th Avenue exit was eliminated from the 202-freeway plan. In recent weeks we have been informed that Blandford is attempting to renege on this responsibility by claiming that, since the 27th Ave exit is off the table, their development of Liberty Lane would provide enough traffic flow relief to render the 4-lane expansion of Chandler Blvd unnecessary. Their plan is to “right-size” Chandler Blvd: leaving the street with its’ current 2-lane status.

A Blandford homes representative stated that people heading east from subdivisions west of the new development as well as those living in the new homes would drive along Shaughnessy Road, head to Liberty Lane over to 17th Avenue, eventually connecting with the freeway. It is our understanding that this *assumption* is based on a privately funded traffic study which has not been made available to community members.

The illogical route suggested adds more than a mile, 2-5 minutes (depending on time of day) and at least 3 additional traffic light stops to get to the nearest grocery store, pharmacies, banks, gas stations, gyms, postal stations, restaurants, day care center/school, hardware store and medical and dental offices located at Desert Foothills Parkway.

A much more likely scenario is that traffic from Shaughnessy will continue onto W. Chandler Blvd. heading east to the nearest amenities, and will be joined by (at minimum) residents living in the new homes that are southwest of Liberty Lane.

“Right-sizing” as proposed will negatively impact the quality of life for residents west of 17th Drive by complicating and increasing the traffic flow, delaying our commute times and adding the hazard of traffic turning onto and off of Liberty Lane, which will both slow and often stop traffic on both sides.

Emergency service responses to the Foothills Reserve are currently already well outside of the City of Phoenix 4-minute response time standard. We feel that the addition of over 1500 households coupled with the limited capacity of a 2-lane Chandler Blvd increases the likelihood of accidents and will further increase response times to communities west of the Blandford development. **This leaves us vulnerable to unjustifiable bodily harm and property damage.**

The traffic flow is also a concern for bikers (despite the “enhanced bike lane”), skaters and walkers/runners with their pets. The addition of parallel parking at the trailhead also belies the existence of a comprehensive and neutral traffic study: **parallel parking with only one westbound lane will require traffic stoppage** both to enter and exit the spot. Also, drivers opening car doors will interfere with westbound traffic flow, passengers opening car doors will interfere with bikers.

We believe these are unacceptable risks for residents with the only reward being million-dollar revenue received by Blandford.

Given these economic incentives, we are also concerned with the transparency of the Ahwatukee Foothills Village Planning Committee meetings.

The June 27th meeting was delayed at least 15 minutes due to the inability to reach a quorum. Once the proceedings were opened, presentations were given by several speakers immediately followed by a motion to recommend the Blandford reclassification.

Although questions were allowed following each presenter there was no further discussion by the board despite the repeated request to do so by a board member. The board chair insisted on proceeding with the vote in which the recommendation was passed. It is our understanding that Roberts Rules of Order allow for discussion following a motion.

- Why was Robert’s Rules ignored?
- It was unclear when (if) additional board members joined the meeting before the vote...did they hear and consider the information from the presenters?
- There were many unanswered questions asked about safety, logistics and costs regarding which presenters promised follow-up; why was the vote rushed through without the benefit of this information?

- Why are Ahwatukee Foothills Village Planning Committee meetings held virtually when Phoenix City Council has been meeting in person for months?
- Why are meeting minutes and/or recordings not readily available to the public on the City of Phoenix and Blandford websites?

As City of Phoenix residents and members of the Foothills Reserve community we respectfully request the following actions BEFORE approval of the Chandler Blvd reclassification:

- Develop a comprehensive safety plan for the Foothills Reserve which includes both EMS and PD. The plan should evaluate and address the impact of construction phase issues, the proposed street reclassification, and the future additional housing.
- Review minutes of Ahwatukee Foothills Village Planning Committee meeting, June 27th, 2022. All meeting minutes to be posted online.
- Reinstate in person meetings or provide rationale for continuing to meet virtually.
- Make existing traffic study available online to impacted residents and the public.
- Conduct independent traffic study which includes evaluation of new speed limit changes on Chandler Blvd., traffic control issues at 17th Ave and Liberty Ln. and the impact on local roads due to construction.

Sincerely,



Dr. & Mrs. Timothy Gooding

Phoenix, AZ 85045

CC: Councilman Sal DiCiccio

From: [Dawn Paschke](#)
To: [PDD Planning Commission](#)
Subject: Planning Commission Meeting - August 4th, 6pm - Item #17, Case #GPA-AF-1-22-6
Date: Tuesday, August 2, 2022 3:56:12 PM

ITEM # 17 CASE # GPA-AF-1-22-6

STREET CLASSIFICATION - MAP AMENDMENT

My husband and I live in Promontory at Foothills West.

I do not see the change; making Chandler Blvd between 19th and 27th Ave a Collector Street (2 lane) instead of an Arterial Street (4 lane), a "Minor General Plan Amendment". I see this change as a MAJOR SAFETY ISSUE.

- Currently our residence and the area affected by the changes on West Chandler Blvd are OUTSIDE THE ACCEPTABLE RESPONSE TIME OF THE PHOENIX FIRE DEPARTMENT per Executive Assistant Chief Scott Walker at the Ahwatukee Foothills Village Planning Committee Meeting held on June 27, 2022.
- According to Executive Assistant Chief Scott Walker, IF the money can be raised, the new fire station close to the Bursera Trailhead might be built in 4-6 YEARS.
- The insurance company we have had for years would not cover our new home, because it is OUTSIDE THE ACCEPTABLE RESPONSE TIME FOR THE FIRE DEPARTMENT.
- The Upper Canyon developer is ADDING OVER 1000 HOMES.
- There is ONE WAY IN and ONE WAY OUT of all the homes to the west of the new Upper Canyon development.
- With the additional traffic on Chandler Blvd RESPONSE TIME FOR EMERGENCY SERVICES WILL BE EVEN LONGER.
- If there is a wildfire emergency (the homes in Promontory at Foothills West and the homes on the north side of Chandler are surrounded by South Mountain) you will be trying to evacuate all those homes on a two lane road.
- The developer is adding parallel parking on the north side of Chandler at the trailhead. Those cars will be pointing toward, pulling out onto a single lane, and moving toward a DEAD END. My bet is they will make illegal u-turns either at the parallel parking or at the Chandler/Shaugnessey intersection. And accidents on that stretch are going to go up.
- If there is an accident on a two lane road; how do other vehicles get around it and how do emergency services get around it if needed further down that road.
- With the heavy construction slated for the Upper Canyon development and the heavy equipment that will be using Chandler Blvd. traffic is going to be a nightmare and again...a SAFETY ISSUE.

- The Upper Canyon developer says Liberty Lane will be a relief for Chandler Blvd, BUT the closest services (grocery, gas, drug store, restaurants) are at Chandler and Desert Foothills Pkwy. The majority of traffic will continue to use Chandler Blvd.

Please consider all the ways this can add to the stress already on the communities to the west and the safety issues that can be potentially caused by leaving Chandler a two lane road.

Thank you for your time and consideration of this SAFETY ISSUE.

Dawn Paschke
15914 S. 34th Dr
Phoenix, AZ 85045

From: [mary balsie](#)
To: [PDD Planning Commission](#)
Subject: Item number 17 and Case number GPA-AF-1-22-6
Date: Tuesday, August 2, 2022 2:48:47 PM

Good afternoon,

I have concerns with the Amendment to change Chandler Blvd from an Arterial (4 lane) to a Collector (2 lane) road. Upper Canyon development.

1. The increase in traffic with 1000 + new homes will be a danger to the community with a 2 lane collector road.
2. The lack of a fire station will make response times even longer than they are now and unacceptable.
3. The lack of a police station will make safety an issue.
4. The lack of a traffic signal at 17th and Liberty will increase the number of traffic accidents.
5. The lack of a traffic signal at 17th and Chandler will cause accidents with the increase of traffic.

Please reconsider the amendment for the safety of our nearby communities.

Mary Balsie
Promontory at Foothills West

From: [JN Bailey](#)
To: [PDD Planning Commission](#)
Subject: Please do NOT reclassify Chandler Blvd. Item #: 17, Case #: GPA-AF-1-22-6
Date: Tuesday, August 2, 2022 4:44:07 PM

Hi,

My husband and I are native Arizonans, and have called Ahwatukee home for the past 7 years. We currently live out in the Promontory @ Foothills West community at the end of Chandler Blvd with our 2-year-old son, and are expecting a second boy this October. We love this community and this area.

As someone who has driven this stretch of Chandler Blvd almost daily since 2019, I am writing to implore you to please **NOT** narrow Chandler Blvd. Please do **NOT** reclassify it from an Arterial to a Collector road.

- Earlier this year, our toddler had an emergency and it took paramedics 18 minutes to arrive at our house. From speaking with neighbors, I know that they have experienced longer waits and in more serious situations. Narrowing the road, adding in many new homes, and not expanding emergency services in the area is going to exacerbate the situation.
- There are already lines of traffic on Chandler Blvd during rush hour times. Narrowing the road and forcing cars to block the traffic lanes is going to be a disaster.

I am very frustrated at the notion that the decision to reclassify the road is being made by people who ultimately will not be impacted by the outcome of their decision.

Please seriously take into consideration the impact on people who currently call this area home, and the people who these homes are being built for.

Reference: Item number 17
Case Number: GPA-AF-1-22-6

Kind Regards,

Nancy and Jason Bailey
3406 W Brookwood Ct
Phoenix AZ, 85045

From: [ROBYN BOITZ/MASKELL](#)
To: [PDD Planning Commission](#)
Cc: boitzie@cox.net
Subject: Item #17, Case #GPA-AF-1-22-6
Date: Tuesday, August 2, 2022 4:29:03 PM

Good Afternoon,

I would just like to take a moment to express my concerns if the street on Chandler is not widened.

If this is not done it will create many safety issues/concerns for me as a resident of Promontory at Foothills West.

During the lengthy construction process I fear access in and out of our area will be substantially slowed or stopped. What happens if unfortunately, there is an emergency or fire and the first responders can not get to us?

I have the same issues with adding so many new drivers to a single lane street. Again, what happens if there is an emergency, and there is an accident on that street..... No way in or out. Response times to us are already frighteningly long.

Most of us were told a fire station was absolutely going into the new development. Now that appears to be put off for a later date. I fear this situation coupled with the discussion to NOT widen the road is a recipe for a future disaster.

Thank you for your time and consideration on this matter.

Robyn Boitz-Maskell

From: [Bonnie Nied](#)
To: [PDD Planning Commission](#)
Subject: Item # 17 / Case # GPA-AF-1-22-6
Date: Tuesday, August 2, 2022 2:45:38 PM

SUBJECT:

Phoenix City Planning Commission for the meeting Thursday, August 4th at 6 pm on the Amendment to change Chandler Blvd from an Arterial (4 lane) to a Collector (2 lane) road, from 17th to Shaughnessey (the new Upper Canyon development)

Re: Item number 17 and Case number GPA-AF-1-22

We are residents at the "Promontory at Foothills West"
3461 W. Mountain Vista Drive
Phoenix, AZ 85045

With the 1000+ additional homes due to the new Upper Canyon development- it is imperative that the road from 17th to Shaughnessey be expanded to 4 lanes, and a police & fire station be included in the plans if this developer gets approved.

We currently have delays in response times now for emergency services and this planned development will just make the issue worse.
Safety is the issue and the developers of the new area should be held accountable for the road expansion the additional traffic it will bring.

Accountability and safety should outweigh profits.

PLEASE expand the road in/out of this area!

Regards,
Homeowners: Terry & Bonnie Nied

From: jaslowleeother@gmail.com
To: [PDD Planning Commission](#)
Subject: Item number 17 and Case number GPA-AF-1-22-6
Date: Wednesday, August 3, 2022 9:57:36 AM

Please consider requiring Chandler to be 4 lanes adjacent to the new Blandford development. We cannot add 3,000 autos and not expect additional traffic and congestion.

In addition, we need an additional Loop 202 freeway on-ramp / off ramp.

Let's continue to design our neighborhood correctly the first time, versus figuring it out at a later date or when someone is killed in avoidable accident.

Thanks,
Lee Jaslow
3468 W Morgan Ivy Ln
Phoenix, AZ 85045
49-248-1110

Racelle Escolar

From: Leslie Dunlop <leslie.dunlop@hotmail.com>
Sent: Thursday, August 11, 2022 3:55 PM
To: PDD Planning Commission
Subject: Item number 17, Case number GPA-AF-1-22-6

Hello Phoenix City Planning Commission,

My family and I live in the Promontory Community in Ahwatukee Foothills. We're very concerned about the inconvenience and more importantly, safety concerns without an expansion of Chandler Blvd. The nearest fire station is well over 6+ miles away, and there are no future plans for a build out of one. The response time for emergency vehicles will be much longer if the road widening and freeway exit are not considered.

With adding over 1500+ households built by Blanford Homes, it will introduce a ton of new traffic and impact the neighboring communities. Also, with the return of being onsite at the offices, I'm concerned that any previous studies were also done with that not being a consideration.

Thank you for taking our concerns into consideration,

Leslie Dunlop

Racelle Escolar

From: David DiMassa <ddimassa57@gmail.com>
Sent: Friday, August 12, 2022 1:24 PM
To: PDD Planning Commission
Subject: Fwd: Item number 17 Case GPA-AF1-22-6

Hello

I have been an Ahwatukee resident since 1992 and now my wife and I live in a home in the Promontory division in West Ahwatukee, I would like the Phoenix City Council to know my opinion of the conference call that I attended virtually on June 27. No one was allowed to speak during this meeting except for council members, speakers and two residents that had pre approved questions submitted in advance, of which I was one, however, I was not allowed to speak for some reason. I heard only one Ahwatukee resident that spoke on this call, other members did not seem to be familiar with West Ahwatukee at all. I am very disappointed that the Council voted on June 27 to proceed with a developer plan that impacts all West Ahwatukee residents. The representative from Blanford homes repeatedly referred to a traffic study his company has completed and in conclusion he and subsequently some board members decided to move ahead with a City plan to ;

Classify Chandler Blvd to 27th ave from a "arterial" to a "collector" street. What? The new Blanford massive project will add 1040 single family homes, 150 rental units and 329 apartments adding over 3000 new residents and a whopping 13000+ new car trips/ daily by their own study, which I am sure is consevative.

Narrowing Chandler Blvd and increasing bike lanes and parallel parking . What? Bikers and hikers are primarily non Ahwatukee residents that are not even calculated in the increased traffic

One Council person said increasing the amount of lanes would only increase speeding on Chandler Blvd. What? If that logic were true, the SMF 202 should only be 2 lanes, not 4!

The nearest fire/ emergency/police station is currently 6 miles from Promontory. My neighbors have experienced up to 20 min wait times for emergency vehicles. Narrowing Chandler Blvd will only increase this time. The Fire Dept official stated that no new stations are planned in our area for at least 3-10 years.

Ahwatukee population is 80,000 + before the new residents that have been added in the last 5 years. Our residents pay a large amount of property taxes and receive a very small amount of City services, Police and Fire , especially vs. other Phoenix areas. Ahwatukee should have just as much political power as Arcadia and North Phoenix. My old classmate at ASU and friend Sal DeCiccio and I certainly did not agree politically; however, Sal always represented the residents of Ahwatukee well, in my opinion.

Please do not "rubber stamp" this cursory plan from developer Blanford and allow our beautiful neighborhoods to become less safe and less quiet. This is not the 90's when Phoenix City planning was influenced by builders who only care about selling more houses. When they leave it is us, the residents that have to go back years from now and correct their mistakes.

Thank you for your time

David and Loretta DiMassa
3410 West Brookwood Court
Phoenix, Az 85045

Racelle Escolar

From: Val DeMik <Valerie@360-it.com>
Sent: Monday, August 15, 2022 10:33 AM
To: PDD Planning Commission
Cc: Kyle Wellik; Stephen Whalley
Subject: Blandford Homes Upper Canyon Development, Case number GPA-AF-1-22-6

Phoenix Planning Commission,

My husband and I only considered moving into our home in Promontory at Foothills West because of the new 202 that opened shortly after our move 3 years ago. The move from a home that we loved in Chandler was to be closer to our granddaughter (lives in Goodyear) and greatly increase the convenience of helping raise her. It truly takes a village, especially these days, and we are a big part of that village. We always thought Ahwatukee was beautiful but never considered living there because of the inconvenience of living in a funnel of traffic, until the new 202 connected far West Ahwatukee to the rest of the valley.

We are extremely distraught over the new Upper Canyon development planned between our home and 17th Ave., our first exit out of the neighborhood. It's concerning enough that months and years of construction traffic will significantly hinder our commute, but the fact that the builder may be approved to not widen the road is disheartening and unreasonable. Many communities suffered in the fight for/against the new 202 to make Ahwatukee more accessible and that fight will be for naught for all the homes West of 17th Ave., if the builder is not held accountable to increase the lanes to at least 5 lanes, per original plan. In addition, other considerations for construction traffic during construction phases should also be considered as there are legitimate health and safety concerns.

Had the entrance/exit to the new 202 been at Chandler Blvd instead of 17th Ave., which is West of the new development, this would be less of a concern and much less of a safety issue. Maybe the builder would prefer funding a new exit there, though I believe that would be significantly more costly than adding lanes. The only reason I mention it is for perspective and the severity of consequences the builder is carelessly proposing to impose on all communities West of 17th Ave. in the name of profit optimization. Their profit optimization significantly threatens our safety, health and livability.

Some of the health and safety concerns referenced above include fire, police and medical response times. Our gated community that's literally at the end of the Ahwatukee road has had many concerning characters and events during our time here. We've had nefarious people caught on camera stealing packages, breaking into vehicles, racing at high speeds through the winding neighborhood, trying to light fires near homes, and drug paraphernalia found in the surrounding desert areas, to name a few. Due to the already long response times, no one has been held accountable. We are thankful no one has been physically hurt.

Additionally, Promontory at Foothills West is currently considered a high-risk fire zone by most home insurers. Many homeowner's insurance companies refuse to insure our homes based on the expected response time of the closest fire stations. The companies that do insure us charge a significant premium, which creates a financial hardship in addition to safety concerns. If the insurance companies have done their risk assessment and consider this a high-risk fire neighborhood due to extended response times as it currently stands, how can anyone in good conscience consider

increasing that risk to the people of the communities West of 17th Ave.? Then there's medical response times. We have had several medical emergencies in the neighborhood. There's been a couple very serious life-threatening emergencies that may have turned out very poorly if response times for emergency response were lengthened.

I don't know what the builder's experts assessed or the reasoning behind their report (\$\$) but I can assure you that they did not reasonably assess traffic flows, response times, insurability, risk, and livability for all residents West of the 17th Ave. exit. I am willing to speak publicly as a homeowner, gather petitions, or do anything else that will legally curtail this unreasonable, harmful, shameful plan. Please consider the people that live here before allowing corporate profit to overrule our community by making it significantly less safe and less livable.

Sincere Regards,

Valerie DeMik

Promontory Foothills West Resident

Racelle Escolar

From: Michael Buzinski <mbuzinski@yahoo.com>
Sent: Tuesday, August 23, 2022 1:31 AM
To: Racelle Escolar
Cc: Council District 6 PCC; John Cochran
Subject: Public Comment - Request for review of GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St)
Attachments: MIN171068-Ahwatukee Planning-22AUG16.pdf; Chandler Blvd Lane Reduction - Calabrea 19AUG2022.pdf

Hello Ms. Escolar,

I'm reaching out as the HOA president of one of the communities impacted by the General Plan Amendment request submitted by Blandford homes, GPA-AF-1-22-6.

This summary of this amendment is:

Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street

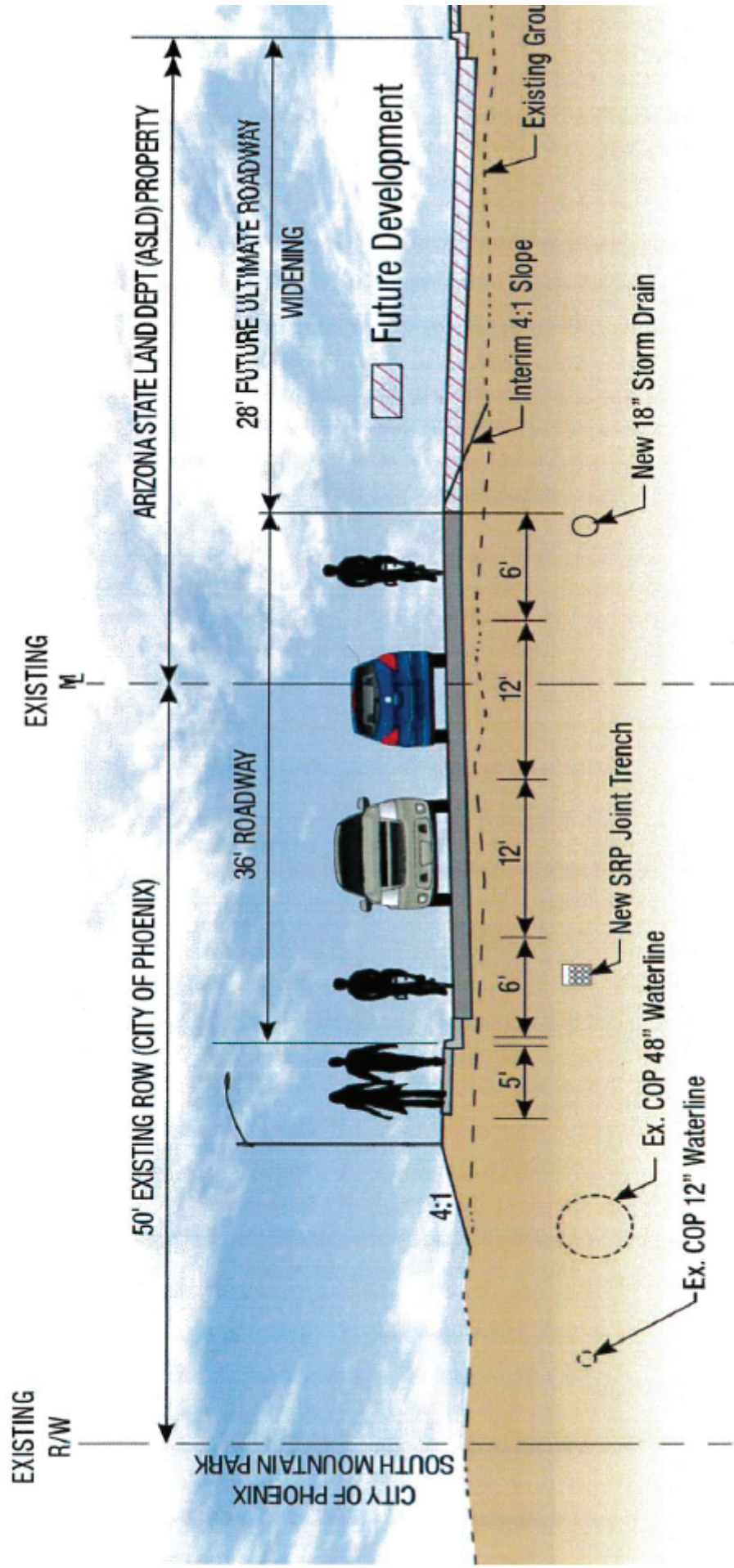
Our community would like to request an opportunity to meet with the planning committee members who will be reviewing this request to express our concerns with this request and the negative repercussions it will create for residents west of 17th Ave. We can be available in person or remote. We have no issue with Blandford developing the former state land parcel but have concerns with their request and how it changes the previous commitments given to us by Phoenix and ADOT in 2015/2016.

The original Chandler extension plan is documented in the "South Mountain Freeway FEIS/ROD Reevaluation #3 for Chandler Boulevard: 27th Avenue to 19th Avenue" document found at (<https://apps.azdot.gov/files/projects/south-mtn/Post-ROD/SMF-Reevaluation-3-080316.pdf> [fapps.azdot.gov/](https://apps.azdot.gov/))

This document details the city's commitment to building the road to 4 lanes plus a center turn lane, sidewalks and bike paths. From the document:

PROJECT DESCRIPTION

The project includes 1.2 miles of two-lane roadway with one travel lane and one bicycle lane in each direction. The north side will be fully developed with street lighting, drainage inlets, curb, gutter and sidewalk. The long-term plan includes future improvements to this section of roadway that will add two additional lanes to the south, resulting in two lanes in each direction with a two way left turn-lane in the middle. The land to the south is currently owned by the Arizona State Land Trust. The full build-out would occur in conjunction with the future sale and development of that land. Design of the Chandler Boulevard project began in October 2015 and ended in May 2016.



CHANDLER BOULEVARD TYPICAL SECTION

In addition, during the August 2016 Ahwatukee Village Planning Committee meeting (see attached) the City of Phoenix Streets Transportation Department and Kimberly-Horn representatives spoke to the committee. Specific quotes related to the development of the Chandler extension:

"Ms. Kim Carroll, from Kimberley-Horn, provided an overview of the traffic technical memorandum regarding the project. She explained that the purpose of the memorandum was to address community concerns and evaluate before and after traffic conditions. She explained the "Level of Service" (LOS) criteria used for evaluating traffic and indicated that both the existing Pecos Road and the proposed Chandler Road extension would have an LOS of "B" or better. She noted that the proposal would result in improved response time for first responders in some conditions and that it had been evaluated by both the City of Phoenix Police and Fire departments."

"Ms. Noteware commented that the proposed extension would be built to a condition designed to handle the traffic flow of an arterial roadway and that the LOS rating would not change."

"(Ms. Noteware) clarified that the City of Phoenix owns only the north side of the roadway and that the south side would be developed when the Arizona State Land Department sold this property. She noted that this is a typical process for road development."

"Mr. Chad Blostone asked for examples of two-lane roadways in the City of Phoenix that serve a similar amount of homes. He noted that the proposed roadway would result in varying widths along Chandler Road. Ms. Noteware responded that staff would need to research similar roadway configurations." (NOTE: no similar roadway was identified)

We would like to understand how this change can be supported when extensive review was performed in 2015/2016 justifying maintaining an arterial designation to meet the original Pecos Rd Level of Service (LOS). Pecos was built as 4 lanes from 17th to 27th Ave in 2000-2001 as an arterial roadway. We also don't understand why the 'typical process for road development' would not be followed for this development.

Finally, the supporting argument from Blandford indicates the additional lanes are not needed since the freeway interchange was moved from 27th Ave to 17th Ave appears invalid when all ADOT documentation since at least 2006 only shows the 17th Ave interchange and the re-evaluation document detailing the design and build for the Chandler Extension was clearly performed with the interchange at 17th Ave. It should also be noted that during the community presentations in 2016, Liberty Lane was included in the discussion (see p. 92 of Reevaluation #3 for Chandler Boulevard: 27th Avenue to 19th Avenue). However, no details on Liberty were included because it was outside of the scope of the project and its exact alignment and connection to Chandler was undetermined. While we fully support reclassifying 27th Ave to a local street, we have not seen sufficient justification to invalidate the extensive analysis performed in 2015/2016 or the benefit it will provide the residents living in West Ahwatukee.

The only benefit we currently see is for Blandford to save the cost of building the additional roadway and gaining added land for development.

Thanks for your help and support,
Mike Buzinski
President - Calabrea HOA

**AHWATUKEE FOOTHILLS VILLAGE PLANNING COMMITTEE
MINUTES**

August 22, 2016
Pecos Park Community Center
17010 S. 48th Street, Phoenix, AZ 85048

MEMBERS PRESENT

Chad Blostone – Chair
Spencer Elliott – Vice Chair
Melanie Beauchamp
Alexander Benezra
Mike Maloney
Pete Meier
Blanche Prokes
Michael Schiller
Darin Sender
Brian Symes

MEMBERS EXCUSED

Andrew Gasparro
Christopher Gentis
Michael Hinz
Benjamin Holt
Max Masel
Vanessa Ryan

MEMBERS ABSENT

Scott Crouch
TJ Nile Rachford
Jerry Youhanaie

STAFF PRESENT

Adam Stranieri
Marc Thornton
Eileen Yazzie
Thomas Remes
Chris Turner-Noteware
Tony Humphrey
Mike Jauch

1. Call to order.

Mr. Chad Blostone called the meeting to order at 6:06 PM with a quorum of 10 members present.

Mr. Adam Stranieri introduced himself as the Village Planner and provided an overview of the role and responsibilities of the Village Planning Committee.

2. Presentation and discussion regarding progress updates on a street improvement project along Chandler Boulevard from 27th Avenue to 19th Avenue. Presentation by the Street Transportation Department.

This item was taken out of order and heard after Item 7

*3 speaker cards were submitted expressing no position, wishing to speak
1 speaker card was submitted in opposition, wishing to speak*

Ms. Chris Turner-Noteware, with the Street Transportation Department, provided an overview of the project including the proposed roadway alignment and the locations of bridges and culverts. She noted that the bridges and culverts were designed to provide wildlife crossings. She provided an overview of public outreach, meetings, and completed project documentation.

Ms. Kim Carroll, from Kimley-Horn, provided an overview of the traffic technical memorandum regarding the project. She explained that the purpose of the memorandum was to address community concerns and evaluate before and after traffic conditions. She explained the "Level of Service" (LOS) criteria used for evaluating traffic and indicated that both the existing Pecos Road and the proposed Chandler Road extension would have an LOS of "B" or better. She noted that the proposal would result in improved response time for first-responders in some conditions and that it had been evaluated by both the City of Phoenix Police and Fire departments.

A member of the public asked whether the traffic counts were for cars moving in both directions on the affected roadways. **Ms. Carroll** responded that they were.

A member of the public asked whether traffic counts were recorded while schools were in session. **Ms. Carroll** responded that they were. **Ms. Noteware** commented that traffic conditions along Chandler Road will continue to be monitored both during the implementation of the project and in the future.

A member of the public expressed concern that the memorandum did not address a large enough area surrounding the project site. The speaker asked that a study be conducted that encompassed all of Chandler Road and more directly addressed road conditions. **Ms. Noteware** commented that the proposed extension would be built to a condition designed to handle the traffic flow of an arterial roadway and that the LOS rating would not change.

A member of the public expressed concerns regarding the relocation of trenches and utilities, salvage of existing mature vegetation, and construction contracts.

Mr. Chad Blostone asked for examples of two-lane roadways in the City of Phoenix that serve a similar amount of homes. He noted that the proposed roadway would result in varying widths along Chandler Road. **Ms. Noteware** responded that staff would need to research similar roadway configurations.

Ms. Darin Sender asked for a clarification of the anticipated traffic counts along the proposed extension. **Ms. Carroll** responded that the traffic count would be similar to the current count on Pecos Road and that the roadway would have an LOS rating of "B". She commented that in order to reduce the LOS rating to "C", the traffic count would have to nearly double above expectations.

Mr. Alexander Benezra asked whether there were any similar roadway configurations in the City, disregarding the adjacent development. **Ms. Noteware** responded that there were many. She clarified that the City of Phoenix owns only the north side of the roadway and that the south side would be developed when the Arizona State Land Department sold this property. She noted that this is a typical process for road development.

A member of the public asked if the entire roadway could be constructed entirely on City of Phoenix land. **Ms. Noteware** stated that the City of Phoenix did not own an adequate quantity of land to construct both halves of the road.

Ms. Robin Salthorre, a member of the public, noted that land west of 27th Avenue may be owned by Maricopa County. She asked whether the Arizona Game and Fish Department were consulted regarding the proposed bridges and culverts. **Ms. Noteware** responded that they were consulted.

Ms. Kellie Huston, a member of the public, commented that developers of the adjacent subdivisions had allocated funds for purchasing right-of-way in the

surrounding area. She stated that these developers had not intended for there to be single-access points in and out of their communities.

A member of the public expressed concern that the intersection of Chandler Road and 17th Avenue had not been adequately evaluated. The speaker noted that there was a need for traffic signals and further review by the Police and Fire departments in this area. **Ms. Noteware** responded that this intersection was included in the Traffic Technical Memorandum. **Ms. Carroll** stated that traffic lights are typically installed based on traffic counts which are reviewed on an annual basis. She commented that recent traffic counts did not warrant traffic signals at this location.

A member of the public expressed concern regarding the proposed road width. **Ms. Noteware** responded that expanding the right-of-way was not warranted at this time and that the LOS would not change. She noted that this concern was addressed in the planning stages of the project.

3. Presentation and discussion regarding the proposed Loop 202 – South Mountain Freeway including project status, accessing project information, and upcoming public meetings. Presentation by the Street Transportation Department and Arizona Department of Transportation.

This item was taken out of order and heard after Item 2

*6 speaker cards were submitted expressing no position, wishing to speak
3 speaker cards were submitted in opposition, not wishing to speak*

Ms. Eileen Yazzie, with the Street Transportation Department, introduced herself as the Special Projects Administrator with the City of Phoenix for the Loop 202 South Mountain Freeway project. She also introduced **Mr. Thomas Remes**, with the Street Transportation Department, and indicated that he would take over this position soon. **Ms. Yazzie** stated that for all freeway projects, particularly those that change alignments, the City of Phoenix participates in coordinating between agencies and acting to protect the interests of city residents and property owners. She noted that coordination efforts may include enforcement of City programs, policies, or fees, and coordination of departments and contractors.

Mr. Brock Barnhart, with ADOT, provided a timeline of the Loop 202 project from the Record of Decision issued in March, 2015 to the planned opening of the freeway. He noted that the project is conceived as comprising four segments, each with an individual construction schedule, but planned to open simultaneously. He provided an overview of how to access project information, timelines, design graphics, notifications, and public meeting data from the ADOT website.

Mr. Chad Blostone stated that the City Manager had recently expressed concerns regarding design changes. He noted that ADOT has considerable latitude in determining the final design. **Mr. Barnhart** stated that ADOT

appreciates the City's input on the design and will work to integrate these comments into the plans. He noted that he did not yet have information on the specific outcome of these comments. **Ms. Yazzie** stated that the City of Phoenix and ADOT had already begun meetings to address these concerns.

Mr. Michael Schiller noted that there were many successful freeway projects in the Valley that had integrated sound walls, noise walls, landscaping, and other mitigation features. He asked whether these were considered in the project. **Mr. Barnhart** responded that many of these features were included in preliminary designs. He noted that final details would rely on the finalizing the design and that noise levels would meet or exceed federal standards. He stated that final designs would be presented to the Committee at a future meeting.

Mr. Alexander Benezra noted that ADOT has constructed numerous below-grade freeways and asked whether there any feasible design features from this experience that could mitigate community concerns. **Mr. Barnhart** responded that the developer would be looking for any cost-effective mitigation strategies that could address specific concerns.

A member of the public asked whether the freeway would be constructed in phases. **Mr. Barnhart** responded that the four segments would be constructed simultaneously.

A member of the public asked what how truck traffic in the surrounding area would be affected. **Ms. Yazzie** responded that the freeway is planned to be opened only when completely constructed and trucks would utilize surrounding freeways until this point.

A member of the public asked if Pecos Road would be closed during construction. **Mr. Barnhart** responded that this was yet to be determined.

A member of the public noted that the freeway would bisect a portion of South Mountain Park. She stated that South Mountain has important historic and religious significance to the O'odham. She commented that the O'odham perspective on the proposal should be considered. She expressed concern that outreach had not been conducted in the O'odham language. She provided an overview of an ongoing court case regarding the proposal.

Mr. Philip Morales, speaking in opposition, provided an overview of the historic and religious significance of South Mountain to the O'odham. He performed a song that illustrated this significance.

Mr. Galen Schliem, a member of the public, stated that Pecos road is in the ADOT right-of-way. He asked whether the roadway would be closed in its entirety. **Mr. Barnhart** responded that project phasing and traffic maintenance plans were not completed at this time.

A member of the public asked whether a regional study was conducted for the area surrounding Ray and Chandler Roads and the existing I-10. **Mr. Barnhart** stated that traffic studies were conducted at a regional level.

Mr. William Ramsay, speaking in opposition, asked for clarification of ways to get involved in the design process. **Mr. Barnhart** indicated that ADOT's website provides a sign-up option to receive project updates and public meeting information.

Mr. Blostone asked for clarification regarding the City Manager's recent comments. **Ms. Yazzie** stated that the comments were precipitated by the recent design changes. She noted that the Pecos segment in particular introduced a new intersection configuration known as a "divergent diamond". She explained that the City of Phoenix had recently adopted a Complete Streets program and many other policies and plans regarding walkability, connectivity, and transit issues. She indicated that the City is concerned that the proposed changes do not reflect the goals of these myriad plans and policies.

A member of the public expressed concern about elevated portions of the freeway. The speaker expressed their desire for a fully below-grade freeway with soundproofing and a truck bypass route.

Mr. Pat Lawlis, speaking in opposition, asked whether a hazmat evacuation plan had been completed. **Mr. Barnhart** answered that this type of plan is in progress.

A member of the public expressed concern that recent changes to the preliminary design would necessitate changes to the Environmental Impact Statement (EIS).

4. **Z-289-P-84:** Presentation, discussion, and possible recommendation regarding a request to rezone 2.77 acres located approximately 342 feet north of the northeast corner of Desert Foothills Parkway and Marketplace Way from PCD (Approved C-2 PCD) to C-2 SP PCD to allow a major amendment to the Foothills PCD to allow a Special Permit for a Self-Service Storage Warehouse and all underlying C-2 uses.

This item was taken out of order and heard after Item 3

1 speaker card was submitted in favor, wishing to speak

1 speaker card was submitted expressing no position, wishing to speak

2 speaker cards were submitted in opposition, wishing to speak

3 speaker cards were submitted in opposition, not wishing to speak

Mr. Adam Stranieri provided an overview of the request, PCD amendment processes, special permit regulations, and the permitted uses in commercial zoning districts. He provided graphics of the subject site including the General Plan Land Use Map, zoning map, and aerial photographs. He displayed the site

plan and elevations and indicated the location of drive aisles, mature landscaping, proposed buildings, and grading. He explained how the grade on the site is depressed by 9 feet at certain points and explained how to interpret the building elevations from different vantage points around the property. He provided an overview of staff stipulations and findings in the case. He noted the staff recommendation for approval subject to stipulations.

Mr. Adam Baugh, of Withey Morris PLC, representing the applicant, provided a history of the property, including the approval of the Foothills PCD and zoning on surrounding properties. He noted that the development pattern in the area was marked by fewer rooftops and vehicular traffic than other areas of the Village and discussed changes in the retail sector. He commented that these factors may have contributed to the site remaining vacant. He displayed graphics indicating that homes in the Rosewood Village subdivision to the east of the site were elevated above natural grade. He explained C-2 development standards and indicated the type of building that could be constructed under the current zoning. He stated that initial plans and elevations presented to the community were of a poor quality and were not sensitive to the surrounding properties. He explained that initial opposition was helpful in making major plan revisions. He provided an overview of public outreach efforts, including numerous meetings, events, and a “balloon-study” to evaluate proposed height for adjacent residents. He explained that public comments led to revising the building materials, elevations, site plan, architectural features, and the decision to split the building into two above-ground structures with a 56-foot view corridor through the center of the site. He also noted that the developer intends to salvage and maintain existing, mature landscaping on the site. He stated that the proposal would allow for a development with lower impact, lighting, noise, activity, and intensity than what is possible in the C-2 zoning district.

Mr. Spencer Elliott asked whether the proposed building could be constructed under the C-2 zoning standards. **Mr. Stranieri** responded that the proposal met the C-2 zoning standards and explained that the Special Permit designation is more restrictive than the current C-2 designation.

Ms. Darin Sender asked whether the proposal would meet the regulations listed in Section 647 of the Zoning Ordinance related to the proposed land use and why this was not addressed in the staff report. **Mr. Stranieri** responded that the proposal met seven of the eight regulations in this section. He explained that the regulation they may not meet requires an employee to be present on-site 24-hours per day. He stated that the applicant would need a variance from this regulation. He explained that this was not addressed in the staff report because these regulations were required and would not be affected by the request. He explained that many regulations, such as Building Code requirements, are not addressed in staff reports but must be complied with.

Ms. Sender noted that some staff stipulations contained the language “as approved by the Planning and Development Department” and asked why this language was included. **Mr. Stranieri** explained that this language granted Planning and Development Department staff the authority to determine how an

applicant should implement a stipulation. He explained that some stipulations require interpretation and that this allows staff to evaluate whether a proposal meets the intent of the stipulation.

Mr. Chad Blostone noted that the Village Planning Committee could ask the applicant to continue the case to a future agenda to allow further discussion with the community. He also noted that the applicant did not have to comply with this request. He asked what impact this would have on the request. **Mr. Stranieri** stated that the request was scheduled to appear on specific Planning Commission and City Council agendas. He noted that if the Village did not provide a recommendation on the request and the request was not continued, it would move forward to the Planning Commission without input from the Village Planning Committee.

Mr. Brian Symes stated that he had previously lived south of the subject site. He commented that the intersection of Desert Foothills Parkway and Marketplace Way has safety and congestion problems and asked if the proposal would necessitate a traffic study for this location. **Mr. Baugh** responded that the project may necessitate a traffic study at a future point in the development process.

A member of the public asked whether a future owner of the property could develop the site with a C-2 land use if the request was approved. **Mr. Stranieri** explained that the request language included both the Special Permit use and all underlying C-2 uses. He also noted that the stipulations of approval would remain in effect unless modified by the Planning Hearing Officer.

A member of the public noted that he lives east of the subject site and had concerns regarding visible outdoor storage uses on adjacent commercial sites. He expressed concern that if the proposal was not approved, a land use with a greater intensity could be developed on the site.

Mr. Chris Luera, speaking in opposition to the request, stated that the proposed land use would not benefit the community. He commented that there is a sufficient number of self-storage facilities in the surrounding area. He stated that implying the possibility of a more intense land use does not constitute a strong argument to support a different, but still undesirable land use on the property.

Ms. Vicky Glover, speaking in opposition to the request, stated that she had talked with the staff of other self-storage facilities in the area and was informed that these facilities were not at capacity. She expressed concern that there is insufficient demand for this service and that the owners would be at risk.

Mr. Louis Flamm, a member of the public, asked where ground-mounted air conditioning units would be located on the site. **Mr. Baugh** displayed the site plan and noted possible locations on the north and west of the site. He explained that these units would be comparable to standard residential air conditioners and would not cause negative impacts on adjacent properties.

A member of the public asked whether there were designs for ground-mounted equipment and the associated screening. **Mr. Baugh** noted that final designs were not yet completed. **Mr. Blostone** commented that the HOA may have a design review process by which they could evaluate and approve these architectural details.

A member of the public asked what the lot coverage of the site would be if the driveway leading to the site from Marketplace Way was removed. **Mr. Baugh** stated that he did not have this figure. He stated that the driveway is a part of the parcel owned by the applicant and therefore would be considered by staff as part of the site's gross acreage for calculating lot coverage.

MOTION

Ms. Darin Sender motioned, with a second from **Mr. Spencer Elliott**, to recommend approval of the request per the staff recommendation and three additional stipulations.

ADDITIONAL STIPULATIONS

- 1) There shall be no roll-up doors or access to individual storage units from the exterior of the buildings, as approved by the Planning and Development Department.
- 2) The location of ground-mounted air conditioning units shall be limited to the north, south, and west sides of the buildings, as approved by the Planning and Development Department.
- 3) The elevations shall incorporate a variety of building materials of a quality and type consistent with commercial development in the surrounding area, as approved by the Planning and Development Department.

VOTE

9-1 (Beauchamp dissenting) Motion to recommend approval per the staff recommendation and three additional stipulations passes.

5. Review and approval of the April 25, 2016 meeting minutes.

This item was taken out of order and heard after Item 1

MOTION

Mr. Michael Schiller motioned, with a second from **Mr. Alexander Benezra**, to approve the minutes as written.

VOTE

10-0 The Committee voted to approve the minutes as written unanimously.

6. Public comments concerning items not on the agenda.

This item was taken out of order and heard after Item 5

2 speaker cards were submitted expressing no position, wishing to speak

Ms. Margaret Ramsay noted that Southwest Gas had recently placed new gas lines in her neighborhood. She noted that the work had damaged local streets and requested information on this issue.

Mr. Keith Schott requested that ADOT provide clarification on issues regarding the Golden Ranch Well. He noted that the cost of supplying water to local golf courses was extremely high.

7. City Council District 6 Update.

This item was taken out of order and heard after Item 6

Ms. Rana Lashgari introduced herself as the new Chief of Staff for Council District 6. She stated that the Councilman feels the preliminary designs for the Loop 202 South Mountain Freeway do not meet the goals of the community and that he would work to address these concerns. She noted that the Councilman is currently working on addressing concerns regarding the preservation of open space and the development of multi-use paths in the Village.

8. Presentation and discussion on General Plan Next Steps with specific regard to the Ahwatukee Foothills Village Character Plan.

This item was taken out of order and heard after Item 4

Mr. Stranieri provided a timeline for future activities related to the Character Plan. He identified portions of the draft Character Plan that require further input from Committee members and provided a timeline for the submittal of revisions and comments.

9. Staff update on cases recently heard by the Committee.

None.


10. Committee member requests for information, follow-up or future agenda items. Not for committee discussion or action.

None.

11. Adjournment.

Mr. Michael Schiller motioned, with a second from **Mr. Alexander Benezra**, to adjourn the meeting.

The meeting adjourned at 8:55 PM.



Chandler Blvd Lane Reduction

Calabrea Residents

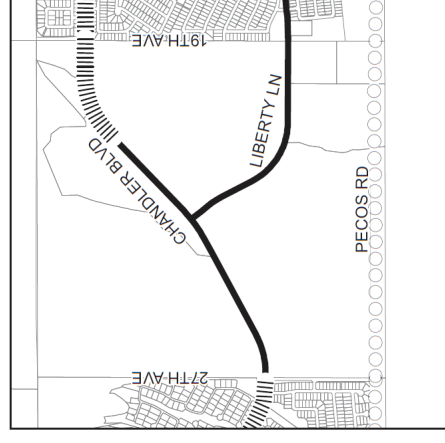
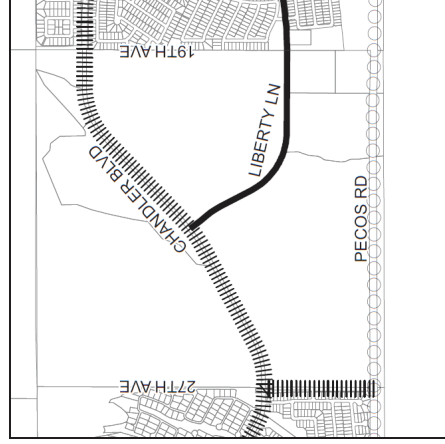


Agenda

- ▶ Overview
- ▶ Historical Timeline Review
- ▶ Proposal Concerns
 - ▶ Concerns with change process
 - ▶ Concerns with Safety and Access
 - ▶ Concerns with Emergency Response
 - ▶ Concerns with ‘Quality of Life’
 - ▶ Disappointment with ‘Broken promises’
- ▶ Summary
- ▶ Recommendations

Overview

- ▶ Local Residents Disagree with Local Roadway Change Proposal
- ▶ Blandford Request to Reclassify Chandler Blvd
 - ▶ Request:
Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street
 - ▶ Reason for Requested Change:
To allow the development south of Chandler Boulevard.



ARTERIAL
COLLECTOR
MAJOR ARTERIAL

Area Timeline - Historical

- ▶ 2001 Pecos Blvd - 17th Ave to Chandler Blvd (27th Ave)
 - ▶ Pecos built as 4-lane divided roadway
- ▶ 2006 ADOT Freeway Draft - HDR SM EIS Memo
 - ▶ 4 interchanges planned along East/West section: 40th St, 24th St, Desert Foothills, 17th Ave
 - ▶ No plan for 27th Ave interchange since at least 2006
- ▶ 2016 Public meetings on Chandler Blvd extension
 - ▶ Jan 16, Mar 28, Aug 22 (Chris Turner-Noteware: Phoenix Street Transportation spokesperson)
- ▶ 2016 FEIS/ROD Reevaluation #3 for Chandler Boulevard published
 - ▶ 'Final' Plan of record was Chandler extension would be 4 travel lanes, center turn lane, with bike lanes and sidewalks on both sides
 - ▶ Phoenix will build bridges, 2 lanes of travel, bike lanes and north sidewalks
 - ▶ Developer of State Trust Land will build remaining roadway
- ▶ 2016 Aug Foothills Village Planning Committee Meeting (Updates on Chandler Blvd Improvement)
 - ▶ Kimberly-Horn spokesman reported Chandler design would retain Pecos LOS rating of "B" or better
 - ▶ Ms. Noteware commented extension would "handle the traffic flow of arterial roadway and that the LOS would not change"

Area Timeline - Current

- ▶ 2021 Jun - Blandford wins land auction
- ▶ 2022 May - Blandford Holds Public Meeting
 - ▶ Outlines plan to request Chandler be reclassified from Arterial to Collector
 - ▶ Reduce number of lanes from 4 + center turn to 2 + center turn
- ▶ 2022 Jun - Ahwatukee Foothills Village Planning Committee Review
 - ▶ Reclassification request was reviewed and approved 5-3 with min quorum (NOTE: all local board representatives voted against)
 - ▶ 11 residents protested change. No residents spoke to support proposal
- ▶ 2022 Aug - City of Phoenix Planning Commission
 - ▶ Reclassification request reviewed
 - ▶ Multiple residents protested change (~50) with multiple speaking against during the meeting
 - ▶ Final decision postponed until September meeting

Proposal Review Concerns

- ▶ Accelerated Timeline
 - ▶ First public notification was May. Initial approval granted in June before public provided detailed traffic study
- ▶ No ‘in person’ public meetings
 - ▶ No open public debate - All discussions were held in Zoom and no public concerns were addressed
- ▶ Insufficient Analysis Used for Justification
 - ▶ Blandford is using simple traffic volume study
 - ▶ No independent analysis / review (impacted residents not provided opportunity for expert analysis)
 - ▶ No analysis on why studies in 2015/2016 supporting arterial street are invalid
 - ▶ Insufficient safety concern review: single entry access, emergency response, etc.
 - ▶ Insufficient ‘quality of life’ review:
 - ▶ Inability to maintain continuous flow during maintenance, etc.

Concerns with Reclassification

- ▶ Permanent Change
 - ▶ Once Upper Canyon built, Chandler can never be widened
- ▶ Emergency Response Time
 - ▶ Current response times exceed city goals
 - ▶ City has future plan to build station in impact area, but no timeline exists
- ▶ Single Entry / Exit
 - ▶ A single 2-vehicle accident will eliminate ALL access to >1000 homes (wider roadway would reduce the chance of full blockage)
 - ▶ City of Phoenix failed to identify similar roadway in 2016
- ▶ Bridges built to accommodate arterial classification

Summary

- ▶ Chandler was designated currently designated as arterial roadway
 - ▶ Designation maintained without 27th Ave freeway interchange
- ▶ City of Phoenix commitments for Chandler Blvd:
 - ▶ 4-lane, center turn, w/ bike lanes and improved sidewalks on each side in 2016
 - ▶ Bridges were built to accommodate planned lanes
- ▶ Blandford is requesting change to plan of record with insufficient analysis
 - ▶ Traffic study only - did not allow independent analysis / review
 - ▶ Did not adequately address: single access concerns, emergency response, etc.
- ▶ No resident concerns directly addressed by Blandford, Village Planning Committee or Planning Commission

Recommendations

- ▶ Delay approval to allow additional review
 - ▶ NOTE: 27th Ave can be reclassified. It is agreed this roadway is low volume
- ▶ Independent Traffic Study Review
 - ▶ Provide previous traffic study from 2015 period
 - ▶ Allow us to perform professional review of updated traffic study and compare to previous study
- ▶ Require Street Transportation Department to provide analysis and justification of why 2016 analysis is no longer valid
- ▶ Provide example of single lane access over 1 mile serving >1000 homes

Thank you for you Time!



THANK YOU!

Racelle Escolar

From: John L. <jloslc@yahoo.com>
Sent: Thursday, August 25, 2022 5:51 PM
To: PDD Planning Commission
Subject: Chandler blvd reclassification

To whom it may concern:

Chandler blvd is the only access in and out of our community. Adding more traffic along with cyclists and not widening the road creates a safety hazard.

It will also increase first responder response time in case of emergency.

Brandford homes knew the need for widening Chandler before they purchased the land. The only reason they do not want to widen the roads is to increase their profit margin.

Money over safety is not acceptable.

Please stick to the original plan of widening Chandler Boulevard. It's the RIGHT thing to do. PLEASE DO NOT LET US DOWN. Make Blandford stick to the original plan.

Thank you,
John Lopez
(Promontory at Foothills West resident)

Sent from my iPhone

Racelle Escolar

From: Connie Schneider <cjschnei@yahoo.com>
Sent: Friday, August 26, 2022 10:16 AM
To: PDD Planning Commission
Subject: Opposition to Case GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St)

I'm reaching out as a an HOA Board member of the Calabrea Community, one of the communities impacted by the General Plan Amendment request submitted by Blandford homes, GPA-AF-1-22-6.

I am deeply opposed to this change for the following reasons:

- **Emergency response time**
 - The closest fire station is too far to meet response time goals with the current conditions as reported by the fire department. Once the new Blandford homes are built and the traffic on Chandler Blvd increases, it will cause more delays and hinder the emergency response time further. I am very concerned about the safety of our community as a result of delayed emergency response time.
- **Safety of single road access in/out**
 - One accident can completely block the roadway. This section of Chandler Blvd. is the only way to get in and out of our community. An accident could block our ability to get in or out of our community for hours. This is a safety issue.
 - There will be construction from the Blandford homes for at least 5 years as stated by the representative from Blandford homes. This will cause a hazard for our community for many years as lanes will be blocked due to construction equipment, delivery trucks, etc.
- **Broken commitments from the City of Phoenix in 2015/16**
 - We were promised the additional lanes by the City of Phoenix in 2015/16. Nothing has changed in the plan from the time of that commitment that would justify breaking this commitment. I am concerned that Blandford homes is paying/enticing someone from the City of Phoenix to make this change so that they can benefit from the additional land they will acquire.
- **No community benefit from change**
 - The requested change does not benefit the community and negatively impacts the community with more traffic with fewer lanes to handle the traffic. The only benefit of this change is to Blandford homes as they will be granted more land to build more homes. It doesn't make sense to me to benefit a developer over an established community of tax payers.

Please consider my concerns and deny the requested change to reclassify Chandler Blvd to Collector Street.

Thanks,
Connie Schneider

Address: 3110 W. Glenhaven Dr., Phoenix, AZ

Racelle Escolar

From: Leslie Dunlop <leslie.dunlop@hotmail.com>
Sent: Friday, August 26, 2022 9:32 PM
To: PDD Planning Commission
Subject: W Chandler Blvd and Upper Canyon Community - GPA-AF1-22-6

Hello Phoenix City Planning Commission,

As long-term residents of Ahwatukee and current members of the Promontory Foothills Community, we would respectfully request that the planning commission take no further action on reclassifying Chandler Blvd and leave street classification as approved. Requesting reclassification does not benefit any of the existing and future community members in that area.

With Blanford's plan to build over 1500+ homes/apartments/townhouses, that will greatly impact the neighboring communities. Chandler Blvd is the single access road I take every day and in the event there is a road hazard or accident, it will greatly obstruct the traffic because there is no other access point besides 17th Ave. Having the additional lanes will provide an opportunity for emergency vehicles to pass. I'm concerned about the distance of the current fire station as well as nearby hospitals. The only road we have access to is Chandler Blvd, a single access road with only two lanes. Increasing the number of homes and population without the additional lanes will further delay emergency response times as well as our ability to commute to nearby hospitals in case of an emergency. Additionally, with living on a mountain, we are more susceptible to possible fires and limits everyone in the community, including future Blanford residents, to evacuate the community. The proposed Blanford solution is adding additional parallel parking and bike paths, will only add to the future issues we have if there is not a road expansion. It will create even further congestion to an already congested space.

Please honor the commitment that was made in 2016 to build out Chandler Blvd with four lanes + center lane with bike lanes and improved sidewalks on both sides. We love our community and want to further enjoy Ahwatukee for many years to come.

I appreciate the time to further consider my request.

Thank you
Leslie Dunlop

Racelle Escolar

From: Charissa McCarron <sicchicmccarron@gmail.com>
Sent: Saturday, August 27, 2022 7:48 AM
To: PDD Planning Commission
Cc: Darrell McCarron
Subject: Against the Current Width of Chandler Blvd in the Foothills

Hi,

I am writing you to express my concern with the council planning meeting and their plans not to widen Chandler Boulevard into the foothills from 17th Ave. once Blandford homes build 1500 new residents.

I have lived in the foothills reserves since **2002**. Originally building in Woodside homes and now living in Calabrea tucked in the back. We have watched the growth and the increase of traffic as families have grown.

With this new addition of basically an entirely new community equaling the Foothills Reserve it is appalling that everyone is glossing over the fact that we will need a wider road.

Blandford homes, like many builders, want to squeeze in as many homes as humanly possible with total disregard of how the traffic will flow during our busiest times of life.

Clearly no one on the council lives in the Foothills Reserve. If anyone lived back here they would know what it is like trying to leave between 7:00am and 8:30 in the morning. We have hikers, joggers, dog walkers, bicyclers, and kids at every corner while many school buses (multiple), adults and teens are leaving for high school, errands, and work. Residents are in and out throughout the entire day. And then it gets extremely busy between 3:30 and 6:30 in the afternoon with school buses, professionals, and exercising folks, dog walkers, and kids come out to play. THEN plan on **doubling** all of those people and their activities if you added 1500 residents with the new subdivision built by Blandford homes!!

To not widen this road is illogical.

There will be **three entrances** to Blandford which means the middle lane would be taken up by those turning to go home. To only have one lane on the going west and one lane going east now that middle lane is a turning lane into the Blandford subdivisions is **dangerous** and **unsafe** —not to mention it's busiest times will be when the **sun is rising in the east and the sun is setting** in the west and you are blinded by the sunlight. And imagine the bicyclers and runners and joggers on each side!

We have to grow and evolve with our growing population, our new highway infrastructure around South Mountain, and these new build outs. To not widen this road would be a grave mistake.

As a resident of the Foothills Reserve for 20 years I am appalled that we're even having this discussion and having to build a case regarding it. If anyone knows it's the residents who have lived back here during the quieter days of the cul-de-sac.

Please listen to the residents who have seen the growth and seen the change and know that it will be completely dangerous if you do not widen Chandler Boulevard.

--

Have a great day,

Charissa 🦋

Racelle Escolar

From: Jenni Harris <jennipromontory@gmail.com>
Sent: Saturday, August 27, 2022 11:45 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Request to Recommend AGAINST GPA-AF-1-22-6

To the City of Phoenix Planning Commission,

This correspondence is to convey my significant concerns regarding the request from Blandford Homes to reclassify Chandler Blvd (GPA-AF-1-22-6).

I am a homeowner and a current member of the Board of Directors for the Homeowners Association at Promontory Foothills West in Ahwatukee. I respectfully request that the Planning Commission recommend AGAINST the request for the Street Classification Amendment for Chandler Blvd.

When Blandford Homes purchased the land parcel in June 2021, they were aware of the classification of Chandler Blvd as an Arterial Street and that the land purchase included the requirement to expand Chandler Blvd to 4 travel lanes, a center turn lane, bike lanes and sidewalks which were detailed in the published 2016 FEIS/ROD Reevaluation #3 for Chandler Boulevard.

<https://apps.azdot.gov/files/projects/south-mtn/Post-ROD/SMF-Reevaluation-3-080316.pdf> [apps.azdot.gov])

The reclassification does NOT benefit the community members. There has been significant opposition to this proposal from the community members. The community members' concerns have NOT been addressed. Blandford Homes is the only beneficiary if Chandler Blvd is reclassified to a Collector Street.

Blandford Home references a Traffic Flow study which they sponsored when citing data that Chandler Blvd does not require an Arterial Street status. This is NOT an independent analysis and should NOT supersede the previous analysis that was performed in 2015/2016 which determined it appropriate to maintain Chandler Blvd as an arterial designation in order to meet the original Pecos Rd Level of Service (Pecos was built as 4 lanes from 17th to 27th Ave in 2000-2001 as an arterial roadway but was removed during the construction of the 202 South Mountain freeway). I ask that the Planning Commission honor the commitment to the residents in South Ahwatukee to maintain Arterial Street access by preserving Chandler Boulevard's current Street Classification.

Chandler Blvd is the single access roadway to approximately 600 existing homes that are located west of the Blandford development site. In the event of a car accident or other event that obstructs the roadway, there is no other access point. The additional lanes would provide a wider access point and decrease the probability of an issue resulting in complete obstruction of the roadway. This is particularly important in our current situation in which emergency response times to our communities are above the set standards. Any obstruction of the roadway will hinder emergency services access and exacerbate the delayed response times. Furthermore, in the event of a required evacuation (such as a fire on South Mountain), the current single access roadway with 3 total lanes (2 travel and 1 center turn lane) will not accommodate the increased number of people/vehicles that will have to utilize the roadway as an exit.

It is also important to consider that some of the most significant times of traffic utilization will occur in the mornings when parents are transporting their children to the local schools. Currently the school districts are experiencing a significant shortage of bus drivers. As a result, the bus routes are quite lengthy. My children who attend Cerritos Elementary have a bus pick up time of 6:38 AM for a school start time of 7:30. They are the THIRD stop on the route, meaning there are two stops ahead of us where the children board the bus even earlier. Because of the extremely lengthy route, we have altered our plans and I now drive my children to school each morning. With the additional 1,050 homes, 150 townhouses and 329 apartments that Blandford will be developing, there will be an increase in the number of students enrolled in these schools. If the school district continues to experience shortages of bus drivers, there will be numerous additional families accessing Chandler Boulevard at the same time each morning in order to transport their children to the schools. The current set up with 1 travel lane in each direction will be particularly inadequate during this time.

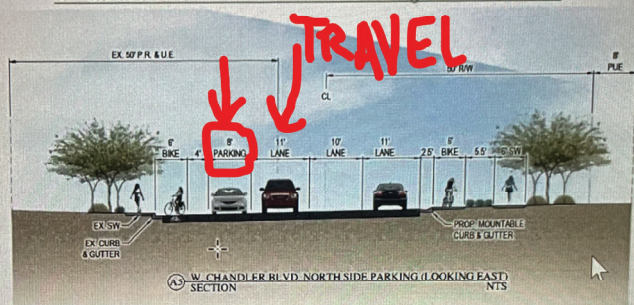
Also, during the Ahwatukee Village Planning Committee meeting on June 27, 2022, one of the committee members queried Blandford Homes regarding their expected build out timeline and if a 4 year timeframe would be anticipated. The representative confirmed construction would likely not begin until early 2023 and that a 4 year build out time frame is a reasonable estimate. Based on this information, residents can expect to deal with construction vehicles for approximately 4 years once construction begins. Maintaining the current arterial classification of Chandler Blvd and requiring Blandford to honor the previously determined expansion of Chandler Blvd to 4 travel lanes plus 1 center turn lane, will help minimize the impact of the construction vehicles on traffic flow during the build out.

It is also important to note that requiring the expansion of Chandler Blvd at this time (as was previously committed), is imperative because once the Blandford homesite is developed, there will no longer be an option to go back and complete the expansion. If Blandford is granted this request, they will gain the additional land for their homesite development and there will be houses built which will permanently prevent the ability to expand Chandler Blvd.

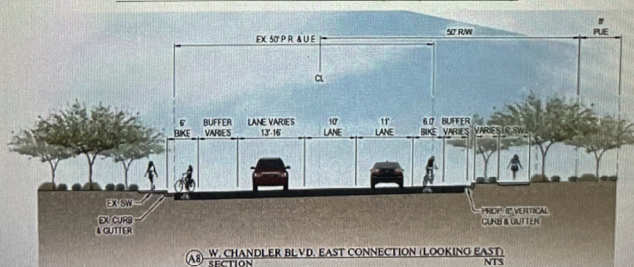
I would also like to point out that the proposed addition of the parallel parking spaces and adjacent bike lanes and pedestrian paths are going to result in a logistical nightmare. The current bike lanes on Chandler Blvd east of the trailhead are immediately adjacent to the driving lanes and the parallel street parking is against the curb. This is consistent with other streets in our city. The current proposal from Blandford includes additional parallel parking along the north side of Chandler Blvd at the trailhead and west of the trailhead. However, in their proposed design, the bike lanes and parking spaces will be inverted from what currently exists east of the trailhead. Their design has the parallel parking spots adjacent to the drive lanes and the bike lanes against the curb. In this scenario, cars will park in between the bike lane and the single travel lane. Because their proposal excludes a second travel lane for each direction, vehicles driving in the travel lane will not have an option to move over into a further lane when approaching vehicles that are parking/unloading. Additionally, it will necessitate that bicyclists switch from riding along the travel lane to an area that is along the curb on the far side of parked vehicles. This will create an unsafe environment and will also create issues related to not being able to easily visualize bicyclists when they are required to switch from riding against to curb to riding adjacent to the travel lane.

CROSS SECTIONS

W. Chandler Blvd. With Parallel Parking Near Trailhead



W. Chandler Blvd. At East Property Boundary



NORRIS DESIGN

In summary, there are many issues and concerns related to the request set before the Planning Commission requesting the reclassification of Chandler Boulevard. I urge the Planning Commision to recommend AGAINST this request and honor the commitment that was previously made to the residents of Ahwatukee to provide Arterial Street classification access to our community. I ask you to take notice of the many community members who have taken time to voice our concerns regarding this very important decision. We are not asking for any changes to the agreement which was in place and well known to Blandford when they made the purchase. We simply ask the Commission to uphold the current Arterial Street classification as is for Chandler Blvd from 17th to 27th Ave and to require Blandford to submit a revised proposal for the bike lanes, parking and pedestrian paths at the trailhead in order to maintain the safety of our residents.

Thank you very much for your time and service. Please reach out to me directly if I can provide any additional information regarding my vehement opposition to this requested reclassification.

Respectfully,

Jenni Harris

Racelle Escolar

From: ckoury@azna.org
Sent: Sunday, August 28, 2022 10:54 AM
To: PDD Planning Commission
Subject: Chandler Blvd Reclassification

Attention Planning Commission:

As homeowners in Promontory at Foothills West, we respectfully request that the planning commission take no action and allow the street classification for Chandler Blvd to stand as is. We do not believe the requested reclassification benefits us, the community members, it solely allows the land developer (Blandford) to utilize more land for their own use. It is our understanding that Blandford was aware of the requirement to expand Chandler Blvd when they purchased the land.

Blandford concludes that the reclassification is appropriate because the access point for the South Mount 202 freeway was altered from 27th Ave to 17th Ave. However, ADOT documents back to 2006 show the plan has been for the access point to be at 17th Ave

The traffic analysis Blandford references for their data point for reclassification is a limited study sponsored by Blandford, not an independent review.

Chandler Blvd is the single access roadway to approximately 600 existing homes which are west of the Blandford development site (Upper Canyon). In the event of car accident or other event that obstructs traffic flow, there is no other access point. The additional lanes provide a wider access point which limits the probability of a completely obstructive event.

The decision about the reclassification is imperative because once Upper Canyon is built out, there will not be an option to go back and widen Chandler Blvd since there will be homes occupying the land.

Emergency response times to these communities in west Ahwatukee are already delayed. Increasing the number of homes/population without increasing accessibility (more lanes/wider road) will further negatively impact response times.

In the event of a required evacuation of these communities (i.e.. a fire on South Mountain), the single access roadway with only the 2 lanes + center lane will not accommodate the number of residents that will have to utilize the only exit.

In August 2016 during the Ahwatukee Village Planning Committee meeting, a question was posed asking if there were any other two lane roadways in the city of Phoenix that serve a similar amount of homes. The city of Phoenix failed to identify any other communities with a similar home volume and a limited, single access road with two lanes.

The city of Phoenix previously committed to building out Chandler Blvd with 4 lanes + center lane with bike lanes and improved sidewalks on both sides (2016). We ask that the City of Phoenix honor that commitment.

Proposed addition of parallel parking with bike and pedestrians paths are a logistical nightmare. The current bike lanes on Chandler Blvd, east of the trailhead are adjacent to the driving lanes and the street parking is against the curb. The proposal from Blandford for the portion of Chandler Blvd at the trailhead will have the bike lanes adjacent to the curb and street parking positioned between the bike lane and driving lane. This is impractical and will create many issues with cars parking incorrectly in the bike lane, and car doors opening into the traffic lane when vehicle utilize the street parking how it is designated.

Thank you for your consideration,

Cheryl & Nick Koury
3420 W Morgan Ivy Lane
Phoenix, AZ 85045
ckoury@azna.org
602-541-3921

TO: Ahwatukee Foothills Village Planning Committee Members
City Planning Commission Board Members
Councilman Sal DiCiccio (District 6)

FROM: Dr. & Mrs. Timothy Gooding
Phoenix, Arizona 85045

DATE: August 27, 2022

RE: Public Health and Safety concerns about recommended changes to the General
Plan Street Classification Map for West Chandler Blvd.

Dear Foothills Reserve Public Trustees,

In recent weeks we have been informed that the developer, Blandford Homes/Reserve 100 LLC., is attempting to renege on more than a decade of promises made to our community by the City of Phoenix for the expansion of W. Chandler Blvd to 4 lanes.

W. Chandler Blvd is a lifeline for the rapidly growing Foothills Reserve community; the roadway represents our only direct access to emergency services and the closest food, health, school, fitness and convenience amenities. Given that the street borders South Mountain Preserve to the north, any decision on proposed changes will have **permanent impact** on the region.

Based on our collective 4 decades of experience in education, emergency services, clinical medicine, military operations, and public health epidemiology/emergency planning, we present the following specific concerns regarding the land developers' proposed changes to the W. Chandler Blvd. street classification.

1. Delays in public safety response to our community
2. Hazards presented by the "street enhancements" proposed by the developer
3. Weak assumptions made within the traffic assessment upon which the proposed changes are founded.

Public Safety Response to Our Community

During the Ahwatukee Foothills Village Planning Committee Meeting on 6/27/22, Assistant Fire Chief Scott Walker displayed a map showing that response times from Fire Station 46 (6 miles / 11 min away from the westernmost development) fall well above the departments' 4 minutes benchmark.

On August 16, 2022, our local stations aired a [news story](#) in which the Phoenix Firefighters Union revealed that their average response times have increased to almost 8 minutes, (over the nation average of 7 minutes) and "... could reach **11 minutes** by 2026."

Some alarming questions were asked and must be answered before considering a change to long established City of Phoenix Street classifications based on the recommendations of a land developer.

1. Since the average EMS response time in Phoenix is ~8min and the Foothills Reserve community is already an outlier, **what is the current average response time to Foothills Reserve? 10 Minutes...12?**
2. **What will be the impact on response time if W. Chandler Blvd., the only direct access to our community, is not widened as planned AND 1500 households are added to the region?**
 1. With a center turning lane and only one lane in each direction there will be limited margin for emergency vehicles to pass on W. Chandler Blvd.
 2. **In a worst-case scenario, a motor vehicle incident on W. Chandler Blvd., responders may be completely blocked by backed up traffic as well as the incident itself.**

Minutes count when 911 is called! For the most common EMS calls (listed below) a delay in emergency service response time can increase the severity of illness, cause permanent disability or even result in death.

For example:

"...a sudden cardiac arrest victim's chances of survival fall 7 percent to 10 percent for every minute of delay until defibrillation." [[American Heart Association](#)]

The following disorders account for 1/3 of all ambulance calls in AZ:

- *injuries*
- *substance abuse/opioid*
- *psychiatric disorders*
- *seizures*
- *cardiac arrest*
- *diabetes*
- *stroke*

[in order of prevalence from the [Arizona Department of Health Services Annual Report](#)]

3. While response time to the scene is critical in medical emergencies, please also consider that **the nearest Level 1 Trauma Center is more than 20 minutes away** from Foothills Reserve.

Any changes to the street classification of W. Chandler Blvd. that could contribute to increased illness, disability or death in the region is an unacceptable risk.

The only party who stands to reap a reward for such risk is the builder/developer whose financial interest fuels the proposed changes.

Several health and safety concerns arose during the contested Village Planning Meeting on June 27, 2022; most were directed to Chief Scott Walker who agreed to return with answers to questions about response times, logistics and costs for additional resources to bolster Station 46 capabilities.

Asks:

- Prior to considering the change request from a developer, investigate the answers to health and safety questions and explore interim response solutions offered.

These include:

- Emergency vehicle access to Foothills Reserve if Chandler Blvd. is not expanded
 - Response plan during next 4 years of construction
 - Timeframe for new fire station build (emergency funding bond project in 2023?)
 - Response plan post build out and beyond
- Develop a comprehensive safety plan for the Foothills Reserve which includes both emergency medical and law enforcement input. The plan should evaluate and address the impact the proposed changes on public health and safety, not just traffic flow.

Potential Hazards “Street Enhancements” Proposed by The Reserve 100 Group

In the very near future W. Chandler Blvd. will be shared by more cars, trucks, heavy equipment, school buses, bikers, skaters, walkers/runners and pets than ever before.

With more than 1500 additional families utilizing the region we have the following concerns:

Parallel parking near the trailhead (N. side)

- With only one (proposed) westbound lane parking vehicles will have to stop traffic flow to enter and exit the parking spots.
- When delayed by parking vehicles, drivers are much more likely to disregard the turning lane and use it as a passing lane for through traffic-with potentially dangerous consequences.
- Also, drivers opening car doors will interfere with westbound traffic flow, passengers opening car doors will interfere with bikers; both potentially causing injuries.

South side of W. Chandler Blvd. (turning vehicles)

- Bikers, skaters and walkers/runners and pets will be endangered by cars turning to enter and exit the new communities at 3 new intersections.
- This is a concern with the original design also, but with only one eastbound lane drivers are much more likely to disregard the turning lane (and even the bike lane) using it as a passing lane for through traffic-with potentially dangerous consequences.

Asks:

- Given the known EMS response delays, the risks for increasing vehicular, pedestrian and bike injuries should be carefully considered.
- EMS, Police and City planner evaluation of the potential risks posed by developers' street "enhancements"
- City sponsored traffic study
- Further input from residents, especial those who utilize the recreation areas

Assumption that forms the basis of the Traffic Impact Analysis

The developers' plan to "right-size" W. Chandler Blvd. assumes that, since the 27th Ave exit no longer exists, the development of Liberty Lane would divert enough traffic from W. Chandler Blvd to render it's 4-lane expansion unnecessary.

The presumption is that vehicles heading east from subdivisions west of the new development would drive along Shaughnessy Road into W Chandler Blvd., then divert to Liberty Lane over to 17th Avenue, eventually connecting with the freeway.

This assumption forms the basis for the developer funded traffic analysis.

5.2 FUTURE TRAFFIC FORECASTING

*It is expected that the connection of Liberty Lane to Chandler Boulevard will divert existing traffic destined to/from the Loop 202 freeway via 17th Avenue to the west. It was **assumed** that 95% of existing northbound left turns and eastbound right turns at the intersection of 17th Avenue and Chandler Boulevard would be diverted to Liberty Lane when the connection is constructed. The diverted traffic volumes utilized for this study are shown in Figure 6*

Kimley Horn Traffic Impact Analysis pg. 15

Unfortunately, the developer's assumption does not consider local traffic to the nearest services and amenities at Desert Foothills Parkway. For local trips the **assumed** route adds more than a mile, 2-5 minutes (depending on time of day) and at least 3 additional traffic light stops.

Route options from our home to closest pharmacy



Services and Amenities at Desert Foothills Parkway

- grocery store
- pharmacies
- medical and dental offices
- banks
- gas stations
- gyms
- postal station
- restaurants
- day care centers
- schools
- hardware store

A much more likely scenario is that local traffic from Shaughnessy will continue onto W. Chandler Blvd. heading east to the nearest amenities and will be joined by (at minimum) residents living in the new homes that are southwest of Liberty Lane.

Concern:

- Data collection and evaluation that originates from a questionable assumption is likely to draw faulty conclusions.
- In this case the conclusions may negatively impact the safety, health and quality of life for existing and future residents.

- Assumptions and conclusions made in the face of significant financial gain need to be highly scrutinized.

Asks:

- City of Phoenix review of traffic study and assumptions presented by developers
- City of Phoenix sponsored traffic evaluation
- Further input from residents

In conclusion, we are hopeful that you will carefully consider the health and safety of the community before defaulting on promises made by the City for many years.

The street classification change, based on the recommendation of the land developer/builder who stands to benefit financially from diverting resources away from road development to more profitable endeavors (more homes to sell) could set an alarming precedent in the City of Phoenix.

Even if the loss of community confidence and trust does not give you pause, the developer should at minimum, bear the burden of proof that the changes that financially benefit the corporation do not place citizens and our property at risk.

We appreciate that you have taken time to read our concerns and will allow us to speak at upcoming planning meetings.

Respectfully,



Dr. & Mrs. Timothy Gooding

Phoenix, AZ 85045



CC:

Councilman Sal DiCiccio (District 6)

City Planning Commission Board Members

Ahwatukee Foothills Village Planning Committee Members

Racelle Escolar

From: Philip R. Wooten <pwooten1@cox.net>
Sent: Sunday, August 28, 2022 5:16 PM
To: PDD Planning Commission
Subject: City of Phoenix Planning Commission 9/1/22 meeting Item #10 - Application # GPA-AF-1-22-6

I am a resident of Promontory at Foothills West. My wife and I moved into our home in this subdivision in September of 2019, after selling the home we lived in on Equestrian Trail (on the other side of Ahwatukee Foothills) for 30 years (1989-2019).

I write to urge you to **not change** the current designation in the General Plan ("GP") and Street Classification Map ("SCM") of Chandler Boulevard as an arterial between 19th and 27th Avenues. I urge you to **reject** the application which seeks to downgrade Chandler Boulevard to a collector street. The number of homes that will be built and the huge increase in population by this development cry out for the sensible requirement in the GP and SCM to remain unchanged. Rejecting this application will not harm the business interests or expectations of the developer of this new subdivision because the developer bought the State's property with full knowledge and plain notice of the legal requirement to expand Chandler Boulevard to the required size (five lanes total, two lanes each way and a center turn lane) which has been a public record for years. Requiring the developer to make the required improvements to Chandler Boulevard is both fair and just. Allowing the developer to avoid such improvement costs enriches, and gives a windfall to the developer, at the expense of the surrounding neighborhoods. Such a gift to the developer by the City is completely unwarranted. And if the developer succeeds in getting this application approved, then this part of Ahwatukee Foothills will probably be ridiculed, as Ahwatukee was for many years, as the world's largest cul-de-sac.

In addition, proposed downgrade of Chandler Boulevard to a collector street without solving the long-standing parking problem for the trailhead is a recipe for disaster. Indeed, doing so is sure to expose the City (and its taxpayers, such as yours truly) to liability for those who are undoubtedly going to be injured by the unsafe conditions that will be created if the application is approved.

Please reject the application. Thank you.

Philip R. Wooten
15922 S 34th Dr
Phoenix, Arizona 85045
Tel: 602-809-4203

This communication is confidential and is intended only for the use of the individual or entity named above. If you have received this communication in error, please immediately destroy it and notify the sender by reply e-mail or by telephone.

Racelle Escolar

From: Simon Dunlop <deeexter@gmail.com>
Sent: Sunday, August 28, 2022 6:59 PM
To: PDD Planning Commission
Subject: W Chandler Blvd and Upper Canyon Community - GPA-AF1-22-6

Phoenix City Planning Commission,

As a current member of the Promontory Foothills Community and long-term resident of Ahwatukee it is of great importance that the Planning Commission take no action regarding the proposed Chandler Blvd reclassification and honor the original street classification. Blandford Homes was fully aware of the requirement to expand Chandler Blvd and The City of Phoenix committed to building out the street in 2016. In the same year (2016) following up on a question asked at the Ahwatukee Village planning Committee, the City of Phoenix were unable to identify any communities with a similar number of homes with a limited, single access road with two lanes. The committed expansion was to include 4 lanes plus a center lane as well as bicycle lanes and improved sidewalks on both sides of Chandler Blvd.

The requested reclassification in no way benefits the current members of the surrounding community, nor will it benefit the new community members who purchase homes in Upper Canyon. Blandford Homes are the singular beneficiary of the additional land available to them to use for their own purpose and profit.

Regarding traffic there are several concerns. As you are aware, Chandler Blvd is a single access road to around 600 homes further west of the Blandford development site. If any event, such as a vehicle accident, were to occur on this stretch of road there are no other access points for homeowners to reach their destination. The required additional lanes would allow better traffic flow and prevent a complete bottleneck/shut down situation. In addition, current emergency response times to our communities are already delayed. With Blandford Homes' proposed build of over 1500 dwellings, including homes, apartments, and townhouses, without honoring the original requirement to add lanes to the street, those emergency response times will undoubtedly be negatively impacted. In the reverse direction the same argument can be made. If there was a required evacuation of our communities heading east, the single access road with only 2 lanes plus a center lane will not accommodate the number of residents that will need to use that exit.

In addition to the traffic concerns regarding the lanes, the Blandford Homes proposed pedestrian paths, bicycle lanes and parallel parking at the trailhead are impractical and will increase congestion, confusion, and potential for accidents in a small, but important access area of Chandler Blvd.

Blandford Homes have performed a traffic analysis that is referenced for their data points for reclassification. However, this analysis was not performed by an independent review, instead was sponsored by Blandford Homes.

We ask that the originally committed to expansion of 4 lanes plus a center lane as well as bicycle lanes and improved sidewalks on both sides of Chandler Blvd be honored so the residents of the existing communities as well as the new residents to come can enjoy living in Ahwatukee in a safe and happy environment.

Thank you for your consideration,
Simon Dunlop

Racelle Escolar

From: Todd Hammel <trhammel11@gmail.com>
Sent: Sunday, August 28, 2022 11:34 AM
To: Racelle Escolar; Council District 6 PCC
Cc: John Cochran; Michael Buzinski; Alisa Gooding; Pramod Patel; Todd Hammel
Subject: Public Comment - Todd Hammel, Resident - Summary, Concerns and Recommendations of GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St)
Attachments: Todd Hammel Summary, Concerns and Recommendations (GPA-AF-1-22-6).pdf

To Planning Commission,
Re: GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St)
From: Todd Hammel, Resident of Calabrea

Thank you for the opportunity to continue to express myself as a citizen and resident of Calabrea concerning the GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St).

I did have the opportunity to join and speak briefly on my concerns regarding this amendment put forth by Brandford.

Although, I'm sure you're getting feedback from the HOA's, I'm sending you one as a resident to further express my concerns which are heavily indexed towards Fire and EMT response times.

My reference point is in 2019, in Fort Collins Colorado, I suffered a massive heart attack and the fast response time by the EMT saved my life! I am concerned that this proposal by Brandford would significantly compromise our response times.

Please find my summary points which are probably redundant but never the less, I wanted to express myself in a succinct manner.

One thing that struck me at the last meeting was that having a picture of the communities west of the subject area is quite illustrative of our concerns and especially when you map the time from our current EMT/Fire to the furthest house affected. This proposal; by Blanford will likely worsen the situation especially during peak rush hour and or even worse an accident interferes with the emergency vehicles making their way to the scene.

Again, I appreciate the opportunity to speak out and respect your process.

Best Regards,

Todd Hammel
3043 W Briarwood Terrace

Todd Hammel Summary, Concerns and Recommendations (GPA-AF-1-22-6)

Summary

- **SUPPORT**
 - Adding 1050 SFH, 150 Build to Rent, 329 Apartments
 - **Original Approved Proposal Street Plan**
 - Designating Chandler as an **"Arterial Roadway"**
 - **4-Lane, Center Lane**, Bike Lanes, Improved Sidewalks
 - Bridges Built to Accommodate This Design
- **STRONGLY Oppose**
 - General Plan Amendment request **GPA-AF-1-22-6**.
 - **Proposal by Blandford Homes**
 - Reclassify Chandler as **"Collector Street"**
 - **2 Lanes, Center Lanes**, Bike Lanes, Improved Sidewalk

Concerns with GPA-AF-1-22-6

- **"Designing In a Bottleneck"**
 - Large Population Single Family Homes (>1000) West
 - Adding another ~ 1500 Households
 - No Reversible
 - Adversely Affecting **"Quality of Life"**
- **Emergency Response Time – Fire, EMT, Police**
 - Current response times exceed city goals
 - Response Time During **"Build Out Period"** - Construction
 - Response Time **"After Build Out"**
- **Bad Precedent**
 - Previous Studies and Agreements are Being Overruled

Recommendations

- Delay approval to allow additional Study and Review
- **Review Original Study and Planning Meetings**
 - 2015 Street and Transportation Study by Kimberly-Horn
 - Aug 22, 2016 - AHWATUKEE FOOTHILLS VILLAGE PLANNING COMMITTEE Meeting Which Included Street Transportation Department - Why Does 2022 Study Invalidate this Study
- **Conduct Study to Include – "Baseline" and "Change Impact"**
 - Determine Response Times: Fire, EMT and Police
 - Baseline - "As Is" Vs Response Time Targets/Objects
 - 2016 Plan Response Times
 - 2022 GPA-AF-1-22-6 Response Times

Recommendations (Continued)

- Establish **ONE VERSION OF THE TRUTH**
- Agree on **"baseline"**
 - Traffic Flow Studies During Peak Months and Rush Hour
 - Fire/Rescue Set Response Time Targets
 - Existing Fire/EMT Near Safeway
 - Measure Response Time from Safeway to Furthestmost House on Promontory
 - **Scenario Planning and Risk Assessment**
 - What If – EMT Call During Rush Hour/Oct
 - What If – EMT Call When an Accident Occurs
- Allow Promontory, Calabrea and Reserve to Present Collectively

Impacted Areas



Recommendations

- Agree on **"baseline"**
 - Traffic Flow Studies During Peak Months and Rush Hour
 - Fire/Rescue Set Response Time Targets
 - Existing Fire/EMT Near Safeway
 - Measure Response Time from Safeway to Furthestmost House on Promontory

GPA-AF-1-22-6

- **"Designing In a Bottleneck"**
 - Large Population Single Family Homes (>1000) West
 - Adding another ~ 1500 Households
 - No Reversible
 - Adversely Affecting *"Quality of Life"*
- **Emergency Response Time – Fire, EMT, Police**
 - Current response times exceed city goals
 - Response Time During *"Build Out Period"* - Construction
 - Response Time *"After Build Out"*

Racelle Escolar

From: Jalon Johnson <mrjalonjohnson@yahoo.com>
Sent: Monday, August 29, 2022 7:32 PM
To: PDD Planning Commission
Subject: Case GPA-AF-122-6

My name is Jalon Johnson. My resident is 16904 31st lane So. I am sending this email because I am against the roads not being widen in our community. This issue not being addressed will cause lot of safety issues on slow time responses, harm to the bikers and major traffic jams. We were promised that these issues would be addressed back in 2016 by the city and we currently are still fighting to get it resolved. The new Blandford will benefit from the 5 lane arterial road as well as all the of the communities west of their area. I am requesting to be speak on at the hearing and would like for my time to be given Mike Buzinski.

Thank you

Racelle Escolar

From: Michael Blue <michael.blue@fortehomes.com>
Sent: Monday, August 29, 2022 5:19 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Opposing the Proposed GPA-AF-1-22-6
Attachments: Chandler Blvd Lane Reduction - Calabrea 19AUG2022.pdf; Phoenix Planning Commission Meeting 01SEP2022 - 220901006.pdf; MIN171068-Ahwatukee Planning-22AUG16.pdf

I, Michael Blue resident of Ahwatukee, am in opposition to the proposed GPA-AF-1-22-6.

Below is a history of how the City of Phoenix had promised to have the Future Developer expand the roadway at their expense per the example provided by the City of Phoenix image below.

Chandler Blvd Lane Reduction - Calabrea 19AUG2022 (attached)

- Short history of the Freeway and Chandler Blvd extension development

South Mountain Freeway FEIS/ROD Reevaluation #3 for Chandler Boulevard: 27th Avenue to 19th Avenue

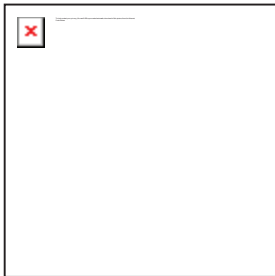
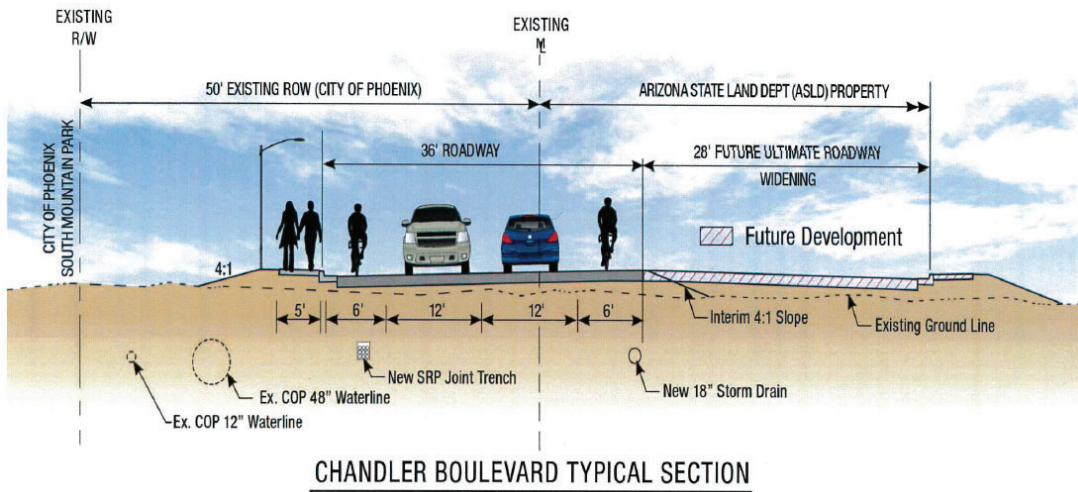
- Document found at (<https://apps.azdot.gov/files/projects/south-mtn/Post-ROD/SMF-Reevaluation-3-080316.pdf> [apps.azdot.gov]) Includes multiple references that long term project plan is to build out Chandler as 4 lanes with a center turn lane, bike lanes and sidewalks

MIN171068-Ahwatukee Planning-22AUG16 (attached)

- Minutes from Ahwatukee Village Planning committee from August 2016 when extension was reviewed.
- Both Kimberly-Horn representative and Phoenix Street Department representatives confirmed street would be built to 4 lanes to maintain Pecos level of service (LOS B)

PROJECT DESCRIPTION

The project includes 1.2 miles of two-lane roadway with one travel lane and one bicycle lane in each direction. The north side will be fully developed with street lighting, drainage inlets, curb, gutter and sidewalk. The long-term plan includes future improvements to this section of roadway that will add two additional lanes to the south, resulting in two lanes in each direction with a two way left turn-lane in the middle. The land to the south is currently owned by the Arizona State Land Trust. The full build-out would occur in conjunction with the future sale and development of that land. Design of the Chandler Boulevard project began in October 2015 and ended in May 2016.



Michael Blue
 Forté Homes
 602-541-8633 Direct
michael.blue@fortehomes.com
<https://fortehomes.com> [fortehomes.com]
www.linkedin.com/in/michael-blue-38433515 [linkedin.com]



[avast.com]

Virus-free. www.avast.com [avast.com]

From: PDD Planning Commission
Subject: FW: Public Comment - Request for review of GPA-AF. 1-22-6 (Chandler Blvd Reclassification to Collector St)

From: Mona V <monavise417@gmail.com>
Sent: Monday, August 29, 2022 7:55 AM
To: Council District 6 PCC <District6@phoenix.gov>; PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Public Comment - Request for review of GPA-AF. 1-22-6 (Chandler Blvd Reclassification to Collector St)

To Whom it may concern,

I would like to bring attention of the concerns that I have with the proposed General Plan Amendment request submitted by Blandford homes, GPA-AF-1-22-6. I understand the right of Blandford Homes to develop the land they purchased but I do have multiple concerns with the development as it has been proposed.

My specific concerns will be outlined below but in general I am concerned that the impact to the communities east and west along the Chandler Blvd will suffer.

Chandler Blvd is the primary access to shopping and services at Chandler Blvd and Desert Foothills Pkwy for homes west and north of Desert Foothills Pkwy and to a lesser extent services east on Chandler Blvd and Ray Road all the way to Interstate 10.

Concerns;

While the Canyon Reserve development which consists of 1050 single family units zoned R1-8 (as well as 150 build to rent and 329 multi-family units), there are no new amenities to support this "small city" sized development. Specific concerns include:

Amending the General Plan (GPA-AF-1-22-6) benefits the developer, but this change does not benefit the city or the existing community and likely harms the community in the long run.

City Emergency Service coverage will be significantly reduced with 1500+ new housing units in the area without increased resources or locations. The nearest Fire Department location is near the Chandler Blvd and Desert Foothills Pkwy intersection more than 3 miles away from the proposed development and has a single engine and single ambulance. Housing density of the proposed development is much higher than most of the current development in Ahwatukee Foothills Village Planning Committee (AFVPC) area of responsibility. This is inconsistent with the current mix of smaller lot, traditional lot and large lot homes in the area. An increase of 13704 daily trips, 2200 of which are morning and evening commuters likely using SR-202 resulting in over 11000 local trips daily that rely almost exclusively on Chandler Blvd to access shopping and services at Chandler Blvd and Desert Foothills Pkwy.

Additionally, Chandler Blvd is heavily relied upon to access shopping and services on Chandler Blvd and Ray Rd. (There is no access to Chandler Blvd from the SR-202 or vice versa at I-10). This 44% increase in traffic noise and CO- emissions will negatively impact all residents living along the Chandler Blvd and Ray Road corridors.

This 44% increase in traffic, noise and CO2 emissions resulting from lack of local shopping or services options in this "small city" is inconsistent with the City of Phoenix General Plan's commitment to Sustainability which "includes the creation of safe, clean, sustainable neighborhoods free of pollution" as well as the City Plan's commitment to Livability and Efficiency.

I personally have been extremely stressed with anxiety being I have a family and pets and worry if there was an emergency such as a fire that there will be such a delay especially if there's some type of accident for the fire truck to get to my family.

This is a nightmare.

Respectfully,

Mona Vise

--

Have a Beautiful Day!

Racelle Escolar

From: verdayne johnson <verdaynejohnson@outlook.com>
Sent: Monday, August 29, 2022 3:22 PM
To: PDD Planning Commission
Subject: Ahwatukee Foothills City Planning

Hi my name is Verdayne Johnson and I am a resident in the Calabrea community 16908 31st lane So. My vote is totally against the streets not being widen into bigger lanes. Its greatly affect our public safety response time and doesn't give any benefits to communities west of the Blandford or their community as well. Back in 2016 we were promised by the city for the roads to be turned into 5 arterials road and it's now 7 years later and were still fighting on the same issues. I am asking to speak at the is hearing and I would like my time given to Mike Buzinski. Thank you

Sent from my T-Mobile 5G Device
Get [Outlook for Android \[aka.ms\]](#)

Racelle Escolar

From: danbriggs@cox.net
Sent: Tuesday, August 30, 2022 1:55 PM
To: PDD Planning Commission
Subject: Application #: GPA-AF-1-22-6 (Continued from August 4, 2022)

Dear Phoenix Planning Commission Regards:

The case # is: Application #: GPA-AF-1-22-6 (Continued from August 4, 2022)

This letter is in opposition to Blandford's proposal to change Chandler Blvd between 19th Ave and 29th Ave from a 4 lanes to 2 lanes.

I have a vested interest as a lot owner in Calabrea where I will build my future home.

This change makes no sense. Eventually there will be over a 1000 homes West of this street. One accident can potentially close all access in or out of this area. Or at the very least cause unreasonable delays for any first responders.

Original plans had 4 lanes as supported by traffic flow studies. Also included in original plans were bike lanes and pedestrian walkways. These add value to the community as additional amenities..

It is unreasonable and unsafe to now limit this street to just 2 lanes.

Sincerely
Daniel Briggs
3203 W Cottonwood Ln., Phoenix, AZ 85045

Racelle Escolar

From: Galen Schliem <schliemfoothillshoa@gmail.com>
Sent: Tuesday, August 30, 2022 12:54 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Chandler Extension at Foothills Reserve - Blanford Homes

Dear Planning Commission (cc District 6),

We've been through a lot as a community in the last 7 or so years...establishing our rights with ADOT during freeway construction, working with state and local to start Chandler Extension, and working to fend off crazy redirection of the PHX southern departure flight paths.

A few things that were promised us by state and local:

1. The Chandler Extension would be completed to four lanes, but the future developer would be on the hook to finish.
2. The Chandler Extension would someday have landscaping maintained by the City...just like other City roads. (now there is no middle island or landscaping of any kind).
3. The freeway "sound wall" on the 202 for the same lot of land would be finished, but by a future developer.

I met with ADOT, C202P, City, and District 6 multiple times. Now I hear that the new developer might simply be able to opt out of expanding Chandler and building the sound wall??

This is unacceptable to me as a resident and tax payer.

Please hold profitable companies to account. It's good that they're building and contributing to our economy, but promises need to be kept.

Thanks!

--

Galen Schliem
Foothills Reserve HOA
818.625.3717

Racelle Escolar

From: Gary Darling <gary.darling@umpscare.com>
Sent: Tuesday, August 30, 2022 10:39 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Public Health and Safety Concerns

To Foothills Reserve Public Trustees:

Over the last few months, it has been brought to our attention that the Developer, Blandford Homes, is attempting to back out of more than a decade of promises made to our community by the City of Phoenix for the expansion of Chandler Blvd to 4 lanes between 19th Ave and 27th Ave

.
For the 100's of families that live west of 27th Ave, Chandler Blvd is our only way to exit our homes and neighborhoods. It is also the only road into our area for emergency vehicles. Having one lane in and one lane out presents a huge safety risk to all residents in our neighborhoods. Response time would be compromised with any undo traffic congestion, whether normal traffic or caused by an accident. It is already long enough to reach the nearest Hospital, don't add to this distance and travel time by reducing the number of lanes in and out of our neighborhoods. In an emergency, every second counts!!

.
The only reason for the proposed change by Blandford is pure greed! They want to be able to add more homes to their development by taking away from Chandler Blvd.

Please adhere to the promise to expand Chandler Blvd, not be swayed by the Developer Blandford and their quest for more lots to sell and profit from!

Sincerely,

Gary & Cheri Darling
16609 S 32nd Ln
Phoenix, AZ 85045
602-909-7725

Subject: FW: Safety Question for new Subdivision as you "plan it out"

From: Lawrence Koenen <lawrence.koenen@gmail.com>

Sent: Tuesday, August 30, 2022 2:38 PM

To: Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>; Angie Holdsworth <angie.holdsworth@phoenix.gov>

Cc: Council District 6 PCC <District6@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; Mitzi Epstein <mepstein@azleg.gov>; Paul Maryniak <pmaryniak@timespublications.com>; Steve Whalley <swhalley@cox.net>; jharris@atsu.edu

Subject: FW: Safety Question for new Subdivision as you "plan it out"

Dear Nayeli,

I apologize for not being able to send sooner but hopefully this will still draw more attention than my last note.

I respectfully request that the planning commission take no action and allow the street classification in this area stand as is. This requested reclassification does NOT benefit the community and only allows the land developers (Blandford and D. R. Horton) utilization of more land for their own use.

The developer (Blanford) was or should have been aware of the requirements for Chandler Blvd. when they purchased the land. While the developer suggests this change is acceptable due to the changes to South Mountain Freeway (or the "202"), documents indicate that as far back as 2006 when this agreement and specification was made the plan was no different than using 17th Street as the access point.

Additionally, traffic analysis Blanford reference for their data point for this reclassification is a limited study sponsored by Blanford and not an independent review. Chandler Blvd. is already a single access roadway to approximately 600 existing homes which are wet of the Blanford development (in transparency one of those residents includes myself). We have already had a number of times when this entire Street has been blocked creating a safety issue. Reducing the number of intended lanes almost ensures we will have repeats on this road. The decision to reclassify is of the utmost concern. Once the homes have been constructed, there will be no option to widen Chandler.

Consider that our emergency response times are already delayed in west Ahwatukee. Increasing the number of homes and population without increasing accessibility, commercial access and most importantly emergency services will result in greater time to respond. More lanes allow for a greater chance that should those services be required in time of need, it would allow to be accommodated.

I would stress, during the prior Ahwatukee Village Planning Committee meeting a question was raised on if any other location in Phoenix had an area of similar number of homes with a common two lane highway, NO RESPONSE was provided. No response was provided either on the question of where in Phoenix does another number of homes planned or inexistence that are this far from fire protection (also as person working for a large P&C insurer, I would also ask where in Phoenix do you have or plan to have a similar number of homes with the absolute WORST ISO rating or rating for fire protection in the metro area).

While I have been told by news sources, about 4 years ago the plan to build the fire station that would resolve some issues had disappeared from the plans (my council person even mentioned a few months ago it was still in the plans). So, not sure how planning is done, but it is making me a bit nervous about priorities.

Therefore, I am asking the city planning commission to honor the commitment for the larger road, for our safety, the safety of the new residents and for the honor of the city.

I would ask that the approach to parking for South Mountain also be revisited. I understand that spots that didn't exist for the park are being lost due to the development. Putting those folks in an awkwardly designed set of spaces again on a road where traffic will increase seems dangerous. Consider using city land (now protected by a brand new city fence be expanded and remove the traffic where hikers, families and sightseers are entering. Your last seen design for this would appear dangerous with doors opening up into both bike and driving lanes. Please consider the folks living here and not just how many houses we can fit into a small space.

Sincerely,
Larry Koenen

Begin forwarded message:

From: Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>
Date: June 9, 2022 at 10:47:32 AM MST
To: Lawrence Koenen <lawrence.koenen@gmail.com>, Angie Holdsworth <angie.holdsworth@phoenix.gov>
Cc: Council District 6 PCC <District6@phoenix.gov>, Mayor Gallego <mayor.gallego@phoenix.gov>, Sean Bowie <sbowie@azleg.gov>, Mitzi Epstein <mepstein@azleg.gov>, Paul Maryniak <pmaryniak@timespublications.com>
Subject: RE: Safety Question for new Subdivision as you "plan it out"

Good morning Lawrence,

Thank you for your correspondence. Your concerns have been taken into account and will be forwarded to the developer.

Thank you,

Nayeli Sanchez Luna

Planner II* Village

City of Phoenix

Planning and Development Department

Long Range Planning Division

200 West Washington Street

Phoenix, Arizona 85003

nayeli.sanchez.luna@phoenix.gov

Racelle Escolar

From: JN Bailey <jasonnancybailey@gmail.com>
Sent: Tuesday, August 30, 2022 8:37 PM
To: PDD Planning Commission
Subject: Please do NOT reclassify Chandler Blvd. Item #: 10, Case #: GPA-AF-1-22-6

Hi,

I had previously emailed on August 2nd, 2022 prior to discussion of this item being postponed. I wanted to reach out to again reiterate that I am still in opposition to the reclassification of Chandler Blvd, for the added reason below.

Prior to the Chandler Blvd extension and 202 expansion, the communities at the west end of Ahwatukee were only accessible via Pecos Road.

The old 6,170' straight stretch of Pecos Road between 17th Ave and 27th Ave consisted of two designated travel lanes in each direction. The last 1,250' stretch of the two westbound lanes merged into one.

The new 6,280' curved stretch of Chandler Blvd extension, from 19th Ave to Shaughnessey Rd, currently consists of one travel lane in each direction and one turn lane.

My husband and I have lived in Ahwatukee for the past 7 years, and have been commuting almost daily on the Chandler Blvd extension for the last 3. We have experienced congestion and witnessed dangerous passes on this stretch the entire time we have lived here. When comparing the numbers below side-by-side, I do not believe that reclassification is beneficial to our growing community.

Previous Pecos Road

4,920': Four Travel Lanes

1,250': Three Travel Lanes

Chandler Blvd if it is Reclassified (Blandford Home Proposal)

6,280': Two Travel Lanes

+ Over 1,000 Homes

+ 13,000 New Car Trips Daily

Reference: Item number 10

Case Number: GPA-AF-1-22-6

Kind Regards,

Nancy and Jason Bailey
3406 W Brookwood Ct
Phoenix AZ, 85045

Racelle Escolar

From: pramod.patel@att.net
Sent: Tuesday, August 30, 2022 10:02 PM
To: PDD Planning Commission
Subject: GPA-AF-1-22-6 (Continued from August 4, 2022)

As a long time resident of Ahwatukee (28+ years) I would like to note my objection to application GPA-AF-1-22-6 to retain the street between Chandler Boulevard approximately between the 19th and 27th Avenue alignments at it's current 4 lanes.

Lacking a nearby fire station we are already exposed to the risk of delayed medical assistance (and fire service support) that will only be made worse with the increase in traffic once the Blanford homes are built. Expanding Chandler Blvd as originally promised by the city will make the route for emergency spot safer and more reliable.

Pramod Patel

Racelle Escolar

From: R Viswanath <ramsviswanath@gmail.com>
Sent: Tuesday, August 30, 2022 9:36 PM
To: Racelle Escolar
Cc: Council District 6 PCC
Subject: Public Comment - Request for review of GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St)

Dear Ms. Escolar,

I'm reaching out as a resident of the Calabrea community which is impacted by the General Plan Amendment request submitted by Blandford homes, GPA-AF-1-22-6.

Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street.

I have been a resident in this community since 2008. Prior to 2016, we had unfettered access along 4 lanes (divided) on Pecos road to get in and out of the community. Since then, we were restricted to a two lane roadway with a turn lane in the middle for a little over a mile on Chandler blvd from 27th ave to 17th ave. The long term plan promised to widen this to two lanes in each direction, upon sale and future development of the land currently owned by Blandford homes.

My understanding is that the additional lanes is being debated. I am voting against the reclassification and in favor of expanding this segment of Chandler Blvd to a 4 lane roadway to restore the original Pecos road LOS, given the additional traffic from 1500 new homes and residents. The current roadway is severely restrictive, will be unable to sustain the additional traffic and god forbid, if there was an accident in this segment on Chandler Blvd, the residents or first responders would have no access to get to the communities west of 27th ave.

We would like the City to hold Blandford to the original promise of restoring a 4 lane roadway and to prioritize the beauty and functionality of the new community they are building over short term profits.

Thanks for your support.

Ram Viswanath

Resident and tax payer, Calabrea

Racelle Escolar

From: Jeff Molinar <jmolinar@omlaw.com>
Sent: Tuesday, August 30, 2022 4:36 PM
To: PDD Planning Commission
Subject: Comment re Application #: GPA-AF-1-22-6 (Continued from August 4, 2022)

We are residents of Calabrea and write to express our strong opposition to the above-referenced application. As explained by many members of our community, the proposed measure not only contradicts obligations and commitments previously made by the City of Phoenix and ADOT, but also creates undue risks to the health and safety of our neighborhood. There appears to be no reasonable dispute that the proposal would reduce the response time of providers of emergency services and threaten the safety of residents by risking complete blockages of traffic in and out of the area. No benefit to the residents has been shown, and Blandford seems to be conjuring a pretextual justification so that it simply may save money. That is unacceptable and contrary to the public interest.

Tara and Jeff Molinar

Racelle Escolar

From: Alexis Matias <alexis_matiasr@yahoo.com>
Sent: Wednesday, August 31, 2022 1:02 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Extension Widening

To whom it may concern,

I'm writing this email to voice my concern in regards to the proposed change to the original plan of the widening of the Chandler Extension. Not widening the extension will negatively impact our community by increasing traffic consequently impacting home values.

ADOT changed the original plan of the highway and that has significantly impacted our community. Please don't allow Blandfords to do the same with this project. If they want to build their houses next to our community they should follow the original proposed plan.

Thank you
Alexis Matias
Concern Resident of Foothills Reserve

Sent from my iPhone

Racelle Escolar

From: Andrew Abraham <andrewabraham@outlook.com>
Sent: Wednesday, August 31, 2022 12:38 PM
To: PDD Planning Commission
Subject: Deaths waiting to happen due to the Blandford Community

The above headline is purposely intended to grab your attention.

Those of us that live in the Foothills Reserve community (as well as those in the Promontory and Calabrea subdivisions) already have major traffic issues. It should not be a surprise that we are perplexed with a plan that contemplates the absence of a widened road at the Chandler Boulevard extension and Shaughnessy Road.

In fact, we need the city to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Adding 1000-ish new homes without widening the road will only exacerbate an already stressed situation. **For instance, there is no fire station anywhere near us ...** and if there are accidents at the Chandler Boulevard extension and Shaughnessy Road, residents would be trapped from getting out of our communities (Foothills Reserve, Promontory and Calabrea). That has happened before!

I am firmly against creating 1000+ new homes without widening the streets AS WAS CONTEMPLATED in 2015/2016

Thank you for your consideration,

Andrew Abraham (resident in the Foothills Reserve and current Board Member)

Andrew Abraham
480-687-2342

Racelle Escolar

From: A S <afarnesi@yahoo.com>
Sent: Wednesday, August 31, 2022 11:36 AM
To: PDD Planning Commission
Subject: Opposition to Branford Homes project - safety issues

Dear Planning Commission Members,

I am a resident of the Foothills Reserve HOA. Foothills Reserve is immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. The current one-lane extension has already created safety issues when it was shut down for a South Mountain helicopter rescue. These issues will worsen with another development yet no traffic adjustment. Residents and most importantly, emergency services need access.

Also, there is no current plan for traffic signals at Chandler and 17th, not the "back way" that will be opened up via 17th and Liberty Lane. Traffic off the 202 has increased speed in the area and there have been more accidents and near-misses. More homes will increase the risk, so why are no lights planned?

Regards,
Ann Sweeney
2914 W Sliver Fox Way, 85045

Racelle Escolar

From: Anthony Ventriere <tonyventriere@outlook.com>
Sent: Wednesday, August 31, 2022 10:34 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Foothills Reserve - Blandford Homes Project

Dear Planning Commission Members,

I am a past Vice President of the board and current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaughnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the city for too long. I've lived in Ahwatukee since 2013. Twenty years ago, the City's master plan included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items have been completed or even discussed. Now, with the planned addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City of Phoenix to stick to its plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you,

Anthony Ventriere
2711 W. Cottonwood Lane
Phoenix
480-526-1174

Racelle Escolar

From: Becky Ghena <beckyghena@gmail.com>
Sent: Wednesday, August 31, 2022 7:58 PM
To: PDD Planning Commission
Subject: Application#: GPA-AF-1-22-6

I do not support this. I have serious safety concerns with a single road.

1. Promises not being kept - refer to MIN171068-Ahwatukee Planning 22-Aug 16 confirmed that the road would be built out to 4 lanes 1. If road isn't expanded, one accident could block roadway and cause MAJOR back ups 2. If we have a natural disaster (fire/flood) and all residents need to evacuate- we won't get out in time - not enough road space 3.

Single road limits emergency response time 4. South Mountain hikers already park along roadway and create congestion and safety issues Thank you Ghenas

3043 W Windsong Dr

Sent from my iPhone

Racelle Escolar

From: Breck Parkinson <breckaz@yahoo.com>
Sent: Wednesday, August 31, 2022 11:52 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Oppose Blandford homes request to modify Chandler Blvd

Planning Committee Members,

I am a resident of the Foothills Reserve Community that is located just west of the new Blandford Homes Project. I am writing to oppose to the request that Blandford homes has put forth to modify the original plan of Chandler Blvd between 17th Ave and W Shaughnessey Rd. Please hold to the original plan for Chandler Blvd which is two lanes of traffic in each direction plus a turn lane, bicycle lanes and sidewalks. With the addition of over 1000 new homes in the Blandford project it will create added traffic congestion and negatively impact emergency response times. I also request the city to revisit the plan to include a fire station near 19th Ave and add traffic signals at 17th Ave and Chandler Blvd, and Liberty Lane and 17th Ave.

Thank you for your consideration,
Breck Parkinson
480-213-5783

Racelle Escolar

From: carl osborne <carljohanosborne@gmail.com>
Sent: Wednesday, August 31, 2022 12:31 PM
To: PDD Planning Commission
Subject: Chandler extension

They need to widen the road they can't stay as a single lane each way Blanford knew this going into it and they'd better stick behind doing it

Carl Osborne

Racelle Escolar

From: Chris Rosewell <zenflooring@gmail.com>
Sent: Wednesday, August 31, 2022 8:38 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Chandler Blvd Extension 27th Ave & 17th ave

To the City of Phoenix Planning Commission & Our City Council Representative Mr. Diccio,
I am a resident of the Foothills Reserve HOA and am writing to you about my concern regarding the Developer /
Blanford Homes proposal to modify the former plan for the Chandler Blvd Extension.
It had been the intent of Phoenix city planning to ensure the safety of our community by maintaining a historical vision
of four lanes, a center turn lane, and bicycle lanes in the completed Chandler extension.
It seemed frugal to omit these improvements when the Chandler extension was initially constructed, but since the
newer Promontory Homes had not yet been built, and the adjacent state trust land had not been offered for sale, it was
perhaps wise for the city to withhold the expense until a development was planned and the burden of the Chandler
extension could be shared by the purchaser of the state trust parcel.
It now seems that the developer is appealing to the planning committee to reduce this commitment to our residents, to
increase the response times and access emergency personnel may require to reach our families, and increase the
likelihood of accidents in west ahwatukee.
Currently, our neighborhood can expect police response times in excess of 45 minutes and the nearest fire station is
almost 5 miles away. If that department's resources are already allocated, it's almost twice as far to the next closest
firehouse.
In addition, we have routinely encountered cars passing other cars utilizing the center turn lane, in a 35 mph zone,
further endangering cyclists and sidewalk users. The current volume of cars congesting the 2 lane segment of the
Chandler extension is encouraging drivers to disobey the stop sign at 27th Ave. Furthermore, there are well know
dangers and accidents (including fatalities) at 17th Ave and liberty lane that justify improvements to that intersection
and demonstrates the existing volume of traffic is inadequately controlled by the systems in place.
My family and community urges you to maintain the the current alignment east of 17th Ave through to 27th Avenue,
with 2 lanes in each direction, a center turn lane, a modest speed limit, adequate bicycle & pedestrian safeguards, and
to avoid being persuaded by the motivations of the developer. The character of our community, the safety of your
constituents, and the spirit of good community stewardship is at stake.

Sincerely,

Chris Rosewell

2750 W Silver Fox Way, Phoenix, AZ 85045

480-577-8850

Racelle Escolar

From: Christina S <cschafer@cox.net>
Sent: Wednesday, August 31, 2022 6:06 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Foothills Reserve - Chandler Blvd. expansion

Planning commission,

I have lived in the Desert Foothills community for 19 years. The ability for ingress and egress has always been challenging, with Pecos road being the only 2 lane road for many years. Currently Chandler Blvd is a one lane road , It's congested and has been shut down due to emergency vehicles attending to South Mountain in the past. There will be more traffic on Chandler Blvd due to the Branford Homes project adding 1,000 more homes. Chandler Blvd should be 2 lanes East and West so emergency vehicles can easily serve the community. A one lane road servicing 7 developments plus adding 1,000 more homes not enough. If there was a wildfire and we all had to evacuate would we be able to???... not sure the road could handle it with just one lane.

Branford needs to take responsibility and expand Chandler Blvd to 2 lanes in each direction and 1 turning lane so the community can react if there is an emergency.

Thanks
Christina Schafer

Racelle Escolar

From: Peter Minder <peter480@gmail.com>
Sent: Wednesday, August 31, 2022 2:30 PM
To: PDD Planning Commission
Cc: Peter Minder
Subject: Blandford Homes proposal for the Foothills Reserve area

I strongly believe that the Chandler Blvd. extension approaching the Foothill Reserve community should be widened since a new community by Blandford Homes is being created.

This extension road is too small to accommodate the extra cars, pedestrians, and bicycles that will use this path.

I believe the original plans for this extension have always identified that with new developments this road should be widened.

Please do not allow more home to be built in this areas without widening this important stretch of road.

Thank you,

Chun Zeng
3029 W Windsong Dr
Phoenix, AZ 85045

Racelle Escolar

From: goodellcl2@gmail.com
Sent: Wednesday, August 31, 2022 6:16 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Widening of Chandler Blvd Near Foothills Reserve

Dear Planning Commission Members,

I am a concerned resident and homeowner in the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project.

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) will be greatly impacted by this new development.

We currently need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

I'm aware of the City's master plan, from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. Original plans also included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension.

The addition of more than 1,000 homes and additional residents in the Blandford Homes project should command the city's focus to these original plans.

I'd also like the City to consider proactive planning and budgeting for the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Please consider the safety needs of our collective communities.

Claudia Goodell
(505) 681-0171

Racelle Escolar

From: David Walker <dscwalker@gmail.com>
Sent: Wednesday, August 31, 2022 12:49 PM
To: PDD Planning Commission
Subject: Blandford Homes Project- Ahwatukee

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Sincerely,
David Walker
Homeowner and Registered Voter

Racelle Escolar

From: Diana Rehbein <rehbein.dianak@gmail.com>
Sent: Wednesday, August 31, 2022 2:40 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Blvd widening and Fire Station

August 31, 2022

Dear Planning Commission Members,

My husband and I are current residents of the Sunrise Development and HOA members of the Foothills Reserve Community. Our home is located near the cross streets of Shaughnessy and 27th, just west and north of the future Blandford Homes Development. We're writing to voice our opposition to the current proposal that would leave the Chandler Boulevard extension west of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessy and Chandler Boulevard.

We have many family members living in Ahwatukee and before buying our home in 2019 we were aware of the city's master plan which included a Fire Station West of 17th Avenue and we've heard talk of a proposed City of Phoenix Park north of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar. The addition of more than 1,000 homes and additional residents in the Blandford Homes Development will only cause traffic delays and worsen emergency response times. Most residents that we hear from who are living in the neighborhoods west of the State Trust Land/future Blandford Development, Foothills Reserve, Calabrea, and now Promontory, are extremely dismayed that these items have not been realized.

We hope the City will stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, we'd like the City to take a more proactive planning and budgeting role on the intersection at **17th Avenue and Liberty Lane**. This intersection has been the subject of recent increases in accidents and is in desperate need of traffic control. The timing of adding this traffic light should not be put off until the new development is near completion. The situation will only worsen once development begins to increase traffic.

Thank you for your service and for your consideration of the above,

Diana Rehbein (& Michael Rehbein)
2725 W Wildwood Dr.
Phoenix, AZ
Rehbein.dianak@gmail.com

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Blandford Homes/Chandler Road Extension

From: Don Trujillo <donmtrujillo@gmail.com>
Sent: Wednesday, August 31, 2022 3:03 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: Blandford Homes/Chandler Road Extension

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

Chandler road is the only access for my family and it does concern me that with the additional traffic, impacts to emergency services will be impacted. Being on the Western edge of Ahwatukee, I've noticed the lack of police presence in the area already. I've fortunately never had to use either EMT or Fire, but I recognize that any impact to Chandler Road will cause delays.

I'm asking for the planning commission to reconsider their requirement to not expand Chandler. Builder's in today's market can expand that road and the cost is just put into the houses anyway.

Thank you and I appreciate your work. If you have any questions, please let me know.

--

Don Trujillo
720-724-3284

Racelle Escolar

From: Corrine Heyeck <corrine@heyeck.com>
Sent: Wednesday, August 31, 2022 11:23 AM
To: Council District 6 PCC; PDD Planning Commission
Cc: Erik Heyeck
Subject: Blandford Homes Project Impact to Community

Dear Planning Commission Members,

We are current residents of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy, immediately adjacent to the west of the new Blandford Homes project. We are writing to voice opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and Promotory) have lived with broken promises by the City for too long. We've lived in Ahwatukee since 1998 and were at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

Additionally our home owners insurance rates are impacted by the proximity of a fire station. We are out of the allowable range to qualify for lower rates. Insurance companies understand the risk, and surely the city should as well.

We need the City to stick to its plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, we'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you for your attention to this matter.

Sincerely,

Erik and Corrine Heyeck

2811 W. Cottonwood Ln.
Phoenix, AZ 85045
480-241-1280

Racelle Escolar

From: Kay Willson <kay.foothills@gmail.com>
Sent: Wednesday, August 31, 2022 8:36 AM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Opposed unchanged to Chandler Blvd

Dear Planning Commission Members,

The purpose of this letter is to transmit the objections of the Foothills Reserve Board of Directors, for itself and its 589 constituents who are opposed to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged.

The Foothills Reserve HOA is located north and south of Shaughnessy immediately adjacent to the proposed Blandford Homes Projects. All three communities West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) are united in our opposition to the current plan.

We already need better emergency services and response times in our area. We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. The current plan and new Blandford project add more than 1000 new homes to the area, further impacting emergency services and response times.

We would like the City to be more proactive with planning and budgeting on improvements for 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have seen a recent increase in accidents and are in desperate need of traffic control sooner than later.

The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with increased and traffic volume.

We hope that the Commission is listening and that our concerns will be addressed. We're watching and voting on results that show that our communities are being heard.

Regards,

Foothills Reserve Board of Directors

--

TEAMWORK- "A boat doesn't go forward if each one is rowing their own way".
480-550-1093

Racelle Escolar

From: Fred Erickson <fred@kca-inc.com>
Sent: Wednesday, August 31, 2022 10:50 AM
To: PDD Planning Commission; Council District 6 PCC
Cc: foothillsreserve@wearevision.com
Subject: Ahwatukee Foothills Reserve - Blandford Homes - Traffic Access

Good Morning,

I've lived in Ahwatukee Foothills Reserve for 16 years. After the construction of the South Mountain 202 freeway, Chandler Blvd was extended from around 17th Ave to meet up with Shaughnessy. With the limited number of homes in Foothills Reserve, this was an adequate traffic route to the rest of Ahwatukee and the 202 freeway via 17th Ave. With the upcoming development by Blandford Homes Upper Canyon homes, this roadway cannot possibly be enough to service the additional traffic. Here are the assumptions:

- 1,050 new single-family homes
- 150 townhouses
- 329 apartments
- 1,539 total new residences
- Assume 1.5 working people (outside the home) per household
- Assume .25 high school or college students per household (drivers)
 - This equates to about 2,700 new drivers on the road for morning and evening rush hour each weekday
- Assume 80% of these drivers will be entering and exiting the 202 freeway at 17th Ave
 - This equates to about 2,200 drivers entering and exiting the freeway during rush hour each day

Blandford's proposal to NOT widen Chandler Blvd is ridiculous. Every day will be a zoo. Accidents will increase. Road-rage will go through the roof. Fire and Ambulance access will be severely restricted.

In addition to widening Chandler Blvd, there should be an additional freeway exit/entrance built at the southwest corner of the property to handle much of the new traffic.

Thanks

Fred Erickson
(480) 225-8193 (c)

Racelle Escolar

From: W ROHR <garyrohr@cox.net>
Sent: Wednesday, August 31, 2022 10:55 AM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Widen the Chandler extension to Shaugnessy as Originally planned

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Racelle Escolar

From: Greg Vannatter <gregvannatter@gmail.com>
Sent: Wednesday, August 31, 2022 10:50 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Blandford Homes Proposal

We understand that Blandford Homes is now proposing that they do NOT widen Chandler Blvd in conjunction with their upcoming 1,100 housing project. Really? Can one truly believe that they didn't understand this cost when they produced a bid for developing the property? Wasn't this part of the deal when putting this property out for bid? We're confident that the planning commission will not allow themselves to be hoodwinked by Blandford Homes.

Sincerely,

Greg and Sueann Vannatter
2716 W. Wildwood Dr.

Racelle Escolar

From: Gregory Harding <gbhard10@gmail.com>
Sent: Wednesday, August 31, 2022 2:15 PM
To: PDD Planning Commission
Subject: Chandler Blvd Extension in the Foothills Reserve

I am a homeowner in the Foothills Reserve. I am vehemently opposed to the proposed widening of the Chandler Blvd extension. Do not destroy our neighborhood!

Gregory Harding
2913 W. Silver Fox Way

Racelle Escolar

From: knhnj@comcast.net
Sent: Wednesday, August 31, 2022 10:46 AM
To: PDD Planning Commission
Subject: Widening of Chandler Road extension

Dear Planning Commission Members,

My family moved into the Foothills Reserve this past year. We are residents of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The addition of more than 1,000 homes and additional residents in the Blandford Homes project will be problematic if the access via Chandler Blvd. is not improved.

We need better emergency response times. I learned that less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to THREE neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. This will be needed as there will be a significant increase in auto traffic with more than 1000 new homes! I am a physician and do not want to be stuck waiting to get to/from the hospital.

Our communities are united because our safety is at stake and deserve to be heard!

Howard Lakritz
16033 S. 29th Ave
Phoenix AZ 85045

Racelle Escolar

From: Ildiko Sloan <ildiko.sloan@gmail.com>
Sent: Wednesday, August 31, 2022 8:22 PM
To: PDD Planning Commission
Subject: Chandler Blvd and Blandford Homes

I am a resident of the Foothills Reserve neighborhood and am concerned about Blandford Homes request to keep Chandler Blvd west of 17th as only one lane in each direction with a turn lane. We were told that the current road would be widened when homes were built on the land immediately to our east. Adding 1000 homes will increase traffic, creating a safety issue. Please hold Blandford Homes to the promise of widening the road.

Additionally, please consider adding a traffic light at 17th and Chandler as well as Liberty Lane and 17th, as both of these intersections have become increasingly dangerous and will only become more so with the addition of 1000 homes.

Thank you for your consideration.

Ildiko Sloan

Racelle Escolar

From: Jackson Balk <jbalk35@gmail.com>
Sent: Wednesday, August 31, 2022 8:16 PM
To: PDD Planning Commission
Subject: Concerned Resident

Dear planning commission members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I am deeply concerned by the proposal to forgo the Chandler Blvd expansion. This proposal appears to defy logic by not expanding Chandler Blvd, but adding 1100 some new homes to the area. This would drastically increase traffic and Police/EMT/Fire response times to the surrounding communities. This issue now becomes a matter of community safety and well-being.

Furthermore, this decision would completely disregard the needs of our community and more importantly the promises previously set forth by this communities city. We have patiently waited not only for this road expansion but for a much needed Fire House West of 17th Avenue, and a community park North of the Chandler extension.

I am writing this to inform you of my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

I am asking you to please consider the needs of the people who call this beautiful city home, and not just the requests of the home builders.

“We all can work, but together we win”

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Opposition to Blandford homes request to forego the planned widening of the Chandler Extension

From: Jim Barnard <jamesbarnard1958@gmail.com>
Sent: Wednesday, August 31, 2022 2:04 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Opposition to Blandford homes request to forego the planned widening of the Chandler Extension

Dear Planning Commission Members,

I am a current resident (since 2003) of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1988 and remember the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

I am an avid cyclist and was looking forward to the wider Chandler Boulevard to make my daily ride safer for all traffic (vehicular, bicycle and pedestrian) using this portion of the Boulevard. The bridges over the two washes on this portion of Chandler Boulevard have already been constructed to accommodate the wider roadway and not having the roadway as wide as planned would be an eye soar to the community.

Feel free to contact me if you would like to discuss further.

Regards,

James Barnard, CPA
2726 W Silver Fox Way
Phoenix, AZ 85045
602-721-6845
jamesbarnard1958@gmail.com

Racelle Escolar

From: Mary Spurgat <mary@spurgat.net>
Sent: Wednesday, August 31, 2022 2:57 PM
To: PDD Planning Commission
Subject: Widening of Chandler Blvd Extension

Planning Commission Members:

We are emailing you to let you know we vehemently oppose Blandford Homes' opposition to the widening of the Chandler Blvd extension. We have lived in Foothills Reserve Sunrise for over five years. When we bought our home in 2017, we knew about the construction of 202 South Mountain Freeway. While most neighbors were concerned about increased noise, light, and crime, we knew that the freeway was badly needed and that those same neighbors who opposed it would be using it regularly.

The same is true for the widening of Chandler Blvd extension – it will be badly needed once the new development is completed. We have noticed an increase in traffic with the Promontory neighborhood that went in a couple years ago. If 1,100 homes are planned for Blandford's new subdivision, that's a minimum of 2,200 people being added to the neighborhood – a small town.

PLEASE stick to the original plan of widening the Chandler Blvd extension to four lanes.

Thank you.

Jeff and Mary Spurgat

Racelle Escolar

From: judy rupp <ruppjudy@yahoo.com>
Sent: Wednesday, August 31, 2022 3:54 PM
To: PDD Planning Commission
Subject: Fwd: Blanford Homes Project

Dear Planning Commission Members,

I am a concerned and current resident of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1994 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Sincerely,

Judy Rupp

Racelle Escolar

From: Kathy Griffiths <o2bbikn@yahoo.com>
Sent: Wednesday, August 31, 2022 2:32 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Blvd Widening Proposal

Dear Planning Commission Members,

I am a resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promontory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 2011 and was told that the City's master plan included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Our communities are united and deserve to be heard!

Kathleen Griffiths
Foothills Reserve community member
o2bbikn@yahoo.com

Racelle Escolar

From: katrina dupouy <katrinadupouy@gmail.com>
Sent: Wednesday, August 31, 2022 10:34 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: concerned resident of Foothills Reserve.

Dear Planning Commission Members,

I am current resident of Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Katrina Dupouy.

Racelle Escolar

From: KLapierre <kennethlapierre@gmail.com>
Sent: Wednesday, August 31, 2022 10:49 AM
To: PDD Planning Commission
Subject: Widening of chandler on blandford site

As a resident I hope for widening of chandler as promised. We are at risk since there is only 1 way in and out. God forbid an accident that blocks lanes. Also we need more lanes since we could see 2500 more trips per day on this small street. Every where else has 2 lanes. Also we need traffic lights . Also we need sound wall asap as we still suffer for quality of life and noise.

Please widen the road and do not add on street parking near park.

Racelle Escolar

From: kevincebel@aol.com
Sent: Wednesday, August 31, 2022 2:27 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Chandler Boulevard extension West of 17th Avenue

Dear Planning Commission Members:

We are concerned homeowners in the Sunrise Foothills Reserve subdivision requesting your thoughtful consideration of the plans for the Chandler Boulevard extension West of 17th Avenue between the existing trailhead and the stop sign where Chandler Boulevard turns into Shaugnessy. The plans for building an additional 1,000+ homes (!!!) in the new Blandford Homes Project will almost certainly create significant traffic and safety issues for both the existing, as well as the newly planned, communities. The 2 options currently on the table for your consideration seem to be the following:

- 1) Leave the Chandler Boulevard extension unchanged from its current 3 lane configuration with one lane in each direction, a center turning lane, and bike lanes;
- 2) Expand the Chandler extension into a 5 lane configuration with two lanes in each direction, a center turning lane, and bike lanes.

A third option for your consideration:

- 3) Expand the Chandler extension into a 4 lane configuration with two lanes in one direction, a center turning lane, and one lane in the other direction, and bike lanes (similar to the current configuration on the short section of Chandler Boulevard between South 17th Avenue and South 19th Avenue).

We don't know how extensive the traffic analysis for the projected surge in traffic has been, but hopefully you have all the required information necessary to make an informed decision.

Thank you for your time and consideration,

Kevin and Maureen Ebel
2801 W Hiddenview Dr
Phoenix, AZ 85045

Racelle Escolar

From: Khalil Darzi <khalil.darzi@yahoo.com>
Sent: Wednesday, August 31, 2022 12:09 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Concerned resident and homeowner FootHills reserve

Dear planning commission members,

I am writing to Voice my opposition to the current proposal that would leave the Chandler Boulevard extension west of 17th Ave. unchanged between the existing trail head and the stop sign at Shaughnessy and Chandler Boulevard.

My concern is with the additional 1000 homes residence in the Blandford home project will cause delay emergency response time to my neighborhood and my house therefore I am asking to widen the road between the 19th Ave. and the Shaughnessy stop sign for better access and better respond time to emergency calls.

[Sent from Yahoo Mail for iPhone \[overview.mail.yahoo.com\]](https://overview.mail.yahoo.com/)

Racelle Escolar

From: lenny.j.goodell@gmail.com
Sent: Wednesday, August 31, 2022 6:30 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Widening of Chandler Blvd Near Foothills Reserve

Dear Planning Commission Members,

I am a homeowner in the Foothills Reserve located immediately adjacent to the west of the new Blandford Homes project.

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension(West of 17th Avenue) at one lane in each direction.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) will be greatly impacted by this new development.

We currently need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

I'm aware of the City's master plan, from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. Original plans also included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension.

The addition of more than 1,000 homes and additional residents in the Blandford Homes project should command the city's focus to these original plans.

I'd would also like the City to consider proactive planning and budgeting for the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Please consider the safety needs of our collective communities.

Thank you
Leonard Goodell

Racelle Escolar

From: Lesa Abbey <lesa.abbey@gmail.com>
Sent: Wednesday, August 31, 2022 10:29 AM
To: PDD Planning Commission
Subject: Foothills Reserve Proactive Planning

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calabrea, and now Promontory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 2008, and I understand that everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Thank you for listening,

Lesla Abbey
2810 W Briarwood Terrace
Phoenix, AZ 85045

Sent from [Mail \[go.microsoft.com\]](mailto:lesa.abbey@gmail.com) for Windows

Racelle Escolar

From: Lisa Sean <lisabseank@gmail.com>
Sent: Wednesday, August 31, 2022 8:31 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Emergency Response West of 17th Avenue

Dear Planning Commission Members,

As homeowners and current residents of the Foothills Reserve HOA (located north and south of Shaughnessy, and immediately west of the new Blandford Homes project), we are writing to voice our opposition to the current proposal that would leave the Chandler Boulevard extension west of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessy and Chandler Boulevard.

We expect that the city planning committee will make the **responsible** decision to build a **fire station** west of 17th Avenue to provide **timely** service to the nearby area. With cars from **more than a thousand** homes further limiting emergency vehicle access, it is **unconscionable** that the Blandford project would NOT be expected to expand Chandler Boulevard in the absence of a strategically located fire station.

We expect that the City will honor their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. We further urge the committee to budget for and build a fire station to service this area, as has been discussed.

Please make responsible choices for all of the residents (new and future) west of 17th Avenue; not choices that will benefit a developer who will not have to live with the consequences.

Sincerely,
Lisa and Sean Klunder

Racelle Escolar

From: lorrin ferdinand <lorrin.ferdinand@gmail.com>
Sent: Wednesday, August 31, 2022 6:09 PM
To: PDD Planning Commission
Subject: Concerned Resident of Foothills Reserve

Hello,

I agree with many residents' concerns about the Chandler Blvd extension. As originally planned and agreed to by the builder in 2015/2016, the widening of Chandler Blvd should go forward. It would be irresponsible to allow the builder to cut corners in this manner. Please demonstrate prudent stewardship of your community and oppose this proposed change for the benefit of your constituents.

Your constituents are united in opposing this proposed change, and you should stand with them.

Regards,
Lorrin Ferdinand
Resident in Foothills Reserve.

Racelle Escolar

From: lmisturini@cox.net
Sent: Wednesday, August 31, 2022 1:26 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Blvd Extension

Dear Planning Commission Members,

I ask that you please consider your constituents and the future of our community when you vote on the proposal to extend Chandler Blvd from the current one lane configuration in each direction to two lanes with bike lanes and a center turning lane.

Please don't give in to **corporate greed!** Please compel Blandford homes to do the right thing by widening Chandler Blvd.

Blandford will make plenty of profit from the new builds. I am sure they can afford to widen the road to allow Fire/EMT/us to safely navigate our neighborhood.

Thank you for your consideration,
Louis Misturini – Ahwatukee homeowner (MountainView community)
lmisturini@cox.net

Racelle Escolar

From: Marley Watkins <edpsychassociates@gmail.com>
Sent: Wednesday, August 31, 2022 10:31 AM
To: PDD Planning Commission
Subject: Chandler Blvd

I am a homeowner in the Foothills Reserve. Chandler Blvd. must be widened to accommodate the increased traffic. Do not allow the builder's request to allow Chandler to remain only two lanes.

Marley Watkins
2813 West Amberwood Dr.

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Blandford road problems

From: Marsha Morris <marshacmorris@gmail.com>
Sent: Wednesday, August 31, 2022 12:57 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Blandford road problems

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Racelle Escolar

From: Melissa Lanham <melissa_lanham@hotmail.com>
Sent: Wednesday, August 31, 2022 1:31 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Resident for Chandler Extension Expansion in Ahwatukee

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project.

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. The Chandler extension is already busy enough with the current number of residents. Adding an entire community of 1000+ homes and apartments will only exhaust the situation.

Our communities are united on this and deserve to be heard! I appreciate your attention to this matter and hope your team will work with the Blandford Homes project and make the Chandler expansion a mandatory piece of their project.

Thank you,
Melissa Lanham

Racelle Escolar

From: Minich, Melissa (Corporates) <melissa.minich@thomsonreuters.com>
Sent: Wednesday, August 31, 2022 12:44 PM
To: PDD Planning Commission; Council District 6 PCC
Cc: Terry Minich
Subject: Issue with no widening Chandler Blvd to accommodate additional homes that are being planned in the area

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promontory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 2006. I understand that there were public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Kindest Regards,

Melissa Minich

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<https://www.thomsonreuters.com/en/resources/disclosures.html> [thomsonreuters.com]

Racelle Escolar

From: Michael Rehbein <mreh0513@gmail.com>
Sent: Wednesday, August 31, 2022 1:59 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Blvd Extension Project

Dear Planning Commission Members,

My wife and I have been residents of the Foothills Reserve community north of Shaugnessy and immediately west of the Phoenix South Mountain City Park since 2019. We have been eagerly awaiting the completion of the Chandler Blvd planned expansion to four lanes, as it will ease the existing traffic issues as well as decrease the time for fire and police responses to our neighborhood. With the future addition of 1000+ residences and conservatively 2000 additional vehicles, the expansion needs to go forward without delay. Unbelievably, the proposal submitted by Blandford Homes to forego the expansion and leave Chandler Blvd in its current configuration is unacceptable and we strongly request rejection by the Planning Commission.

Additionally, the delay of traffic control measures at the intersection of 17th avenue and Liberty Lane will, in all likelihood, result in an ever increasing number of accidents. A traffic light there is overdue.

Thank you for considering our position as you deliberate this proposal.

With Regards,

Michael and Diana Rehbein
2725 W Wildwood Dr
Phoenix AZ. 85045

Sent from my iPad

Racelle Escolar

From: Mukesh Desai <mukeshkdesai@gmail.com>
Sent: Wednesday, August 31, 2022 3:09 PM
To: PDD Planning Commission; council.distrcl.6@phenix.gov; Bina Desai
Subject: Current proposal to chandler extension west of 17th ave

Dear Planning Commission Members:

I am a senior citizen and current resident of Foothills Reserve. I and my wife has been living in this community since 2009 and wish to live here. I understand that the new Brandford Homes project wants to keep the chandler blvd extension to one lane, instead of the current plan to convert to two lanes. I am writing to voice my opposition to the current proposal advocated by the new Brandford Homes project proposal. There are many senior citizens who reside in this community and the time required to get emergency access to medical facilities is critical for us. We are afraid that the addition of thousand plus additional homes and residents will worsen the situation.

Please stick to the current plan of broadening chandler blvd to two lanes in each direction.

--

Mukesh Desai
Foothills Reserve Resident
480-815-4395

Racelle Escolar

From: Patricia DeBose-Harding <pldharding@gmail.com>
Sent: Wednesday, August 31, 2022 2:26 PM
To: PDD Planning Commission
Subject: Widening of the Chandler Extension in Ahwatukee Reserve

Dear Sirs,

I am a concerned resident of the Foothills Reserve and opposed to Blanford homes request to forego the planned widening of the Chandler Extension.

I can't imagine how long it will take children using the bus to go to school or emergency vehicles responding to an emergency . This is unexceptable in America.

Sincerely,

Patricia DeBose-Harding

Racelle Escolar

From: Patricia Van Haitsma <patricia.l.vanhaitsma@gmail.com>
Sent: Wednesday, August 31, 2022 11:01 AM
To: PDD Planning Commission
Subject: Opposition to current proposal of Blandford Homes

Dear Planning Commission Members,

I am a resident of Foothills Reserve. Foothills Reserve is located north and south of Shaungessy immediately adjacent to the west of the new Blandford Homes project

I'm writing to voice my opposition to the current proposal that would leave Chandler Blvd extension , west of 17th Ave. unchanged between the existing trailhead and stop sign at Shaunessy & Chandler Blvd .

We need better emergency response time! Less than two years ago the Chandler extension was shut down for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to the 2015 & 2016 plan that showed the Chandler Extension as two lanes in each direction with bike lanes and a center turning lane .

I would like the City to take a more proactive planning & budgeting role on the intersections at the 17th Ave and chandler Blvd as well as 17th Ave and Liberty Lane. These two intersections are in desperate need of traffic control. The timing of two traffic lights cannot wait until the completion of the new development

Our communities are United and deserve to be heard !

Most sincerely,
Patricia L Van Haitsma

Racelle Escolar

From: Patrick Reidy <pgreidy86@gmail.com>
Sent: Wednesday, August 31, 2022 2:11 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Concern Over Non-Widening of Chandler Extension by Blanford Homes

Dear Planning Commission Members and Sal Diccio's Office-

My name is Patrick Reidy and I am a concerned homeowner in the Foothills Reserve.

I am writing to voice my opposition to the current proposal that would leave the Chandler Blvd extension West of 17th Ave unchanged. This is unacceptable and more broken promises.

The City's plan from 2015 and 2016 showed the widening of the Chandler Extension from its current one lane configuration in each directions to two lanes with bike lanes and a center turning lane. The City planned its way to accommodate the extra traffic for 1100 new homes as well as added capacity for more timely responses by Police, Fire and EMT Services. Why the change? The City needs to stick to its plans and force Blanford Homes to pay for the road expansion.

I am not sure who on the planning committee is benefiting by allowing Branford homes to get away with this egregious action. I hope you will make the right decision for the community.

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Blandford Homes proposed change

From: Peter Minder <peter480@gmail.com>
Sent: Wednesday, August 31, 2022 11:10 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Cc: Peter Minder <peter480@gmail.com>
Subject: Blandford Homes proposed change

As a resident of the Foothills Reserve neighborhood, I strongly object to Blandford Homes' proposal not to widen the Chandler Blvd. extension. Our Foothills community is too large to allow more homes established by Blandford Homes without a wider road to travel on.

The City's plan from 2015 and 2016 showed the widening of the Chandler Extension from its current one lane configuration in each direction to two lanes with bike lanes and a center turning lane. The City planned it this way to accommodate the extra traffic from 1100 new homes as well as added capacity for more timely responses by Police, Fire and EMT services.

Please do not allow our good established community in the Foothills Reserve to be impacted in such a negative manner by this request not to widen the road.

Thank you,

Peter Minder
3029 W Windsong Dr
Phoenix, AZ 85045

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Homeowner in the Foothills Reserve concerning Chandler extension

From: Portia Barna <portiakay.thomas@gmail.com>
Sent: Wednesday, August 31, 2022 12:47 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: Homeowner in the Foothills Reserve concerning Chandler extension

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

I've been looking forward to this extension since moving into the neighborhood in early 2020. It was needed then but the addition of more than 1,000 homes, makes it mandatory. We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Thank you for the time and please take to heart the concerns of our community.

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Concerns

From: Manic Managed Mom <yourliferachel@gmail.com>
Sent: Wednesday, August 31, 2022 12:37 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Concerns

I live in Ahwatukee in the Foothills Reserve which is located north and south of Shaughnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessy and Chandler Boulevard.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods. Thank goodness we didn't have a major emergency like a desert fire that would have required our neighborhood to need a mass escape.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Please do something to keep us safe. Please!!!!

Thank you,

Rachel Harris
Concerned Resident

Racelle Escolar

From: Ravi Velnati <ravivelnati@hotmail.com>
Sent: Wednesday, August 31, 2022 10:37 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: REQUEST from a concerned RESIDENT & HOME OWNER - OPPOSITION to BLANDFORD HOMES request to forego the planned widening of the Chandler Extension

#

Dear Planning Commission Members,

I am a past board member and current resident of the Foothills Reserve HOA.

Foothills Reserve is located north and south of Shaughnessy immediately adjacent to the west of the new Blandford Homes project.

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen.

The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane.

These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you in advance for hearing and acting on our safety and livability concerns![#]

Udy#hødw#
57;08530;95;#
#

Racelle Escolar

From: Rebecca Anderson <becca.j.anderson@gmail.com>
Sent: Wednesday, August 31, 2022 9:03 PM
To: PDD Planning Commission
Subject: Opposition to current Chandler Blvd proposal

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve, located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. The addition of more than 1,000 new homes will only make existing issues with the traffic and emergency response times worse without the improvements to Chandler Boulevard.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Racelle Escolar

From: RJ Harrison <rharrison@raysbaseball.com>
Sent: Wednesday, August 31, 2022 1:54 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Chandler Blvd extension.....

Dear Planning Commission Members....

As longtime (16 years) residents of the Summit sub-division of Foothills Reserve we have watched the area grow and heard all the proposals for dealing with that growth. From the long-ago proposed Fire Station and City Park to be built west of 17th Ave to the creation of the Chandler Blvd extension and ultimately expansion of the Chandler extension. The expansion proposal called for 4 lanes, bike lanes and a turning lane to be completed before the development of the land south of the extension.

The expansion project is vital for the safety of our community. The addition of 1000 plus residences by Blandford will create significant traffic to an already heavily trafficked road. I see the impatience of the drivers under the current conditions. The addition of all the vehicles from the Blandford development will make the Chandler extension a very dangerous roadway. It will add to already challenging response times for emergency vehicles. Bike riders' safety will be at significantly greater risk.

Please do the right thing and follow through with the proposal (promise) to expand the Chandler Blvd extension before the Blandford construction begins!

Thank you....

RJ & Jane Harrison
16218 S 29th Drive

Racelle Escolar

From: Robert Wiggins <robertwiggins.az@gmail.com>
Sent: Wednesday, August 31, 2022 2:51 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Boulevard extension and Blandford Homes project proposal opposition

To whom it may concern,

I am a current resident of the Foothills Reserve and A-1/A-2 HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project in Ahwatukee. I'm writing to share my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead West of S 18th Dr and the stop sign at W Shaughnessey Road and Chandler Boulevard. I understand that the city had plans back in 2015 and 2016 that showed the Chandler extension with two lanes in each direction, along with bike lanes and a center turning lane. What about the plans for the fire station? Although I have not needed it, I've been told by neighbors that emergency response times are lengthy. There were also plans for a City Park. What happened to that?

Traffic is already a problem and adding another 1,000 homes will only exacerbate it. Your reconsideration of the original proposal to expand the extension is requested.

Thank you, Robert

Racelle Escolar

From: Rod Hofeling <rodhofeling@gmail.com>
Sent: Wednesday, August 31, 2022 4:02 PM
To: PDD Planning Commission
Subject: GPA- AF -1-22-6

To whom it may concern:

I am a homeowner/resident in Promontory at Foothills West. I want to give my opposition to proposed changes to the General Plan regarding Shaughnessy/Chandler Blvd and the development by Blandford homes.

I am very concerned about the logic of the proposed changes. as I understand changes to the plan are being requested, however those changes would create safety and traffic concerns in my opinion. I am also deeply concerned about the ability of safety resources to reach the communities west of 17th Ave should the changes be approved.

Sincerely,
Rod Hofeling RE/MAX Foothills

Rod Hofeling
Designated Broker/Owner
CRS, CLHMS, GUILD, RENE
RE/MAX Foothills
1345 E Chandler Blvd #219
Phoenix, AZ 85048
602-549-0169
SearchAZ.net [searchaz.net]



[Why RE/MAX - Join RE/MAX \[joinremax.com\]](http://joinremax.com)

Racelle Escolar

From: Roger Hawkins <rhawkins12@cox.net>
Sent: Wednesday, August 31, 2022 7:52 PM
To: PDD Planning Commission
Subject: council.district.6@phoenix.gov

Hello,

I would like to voice my opinion for the Blandford homes project and the extension of the Chandler Blvd.

I am a foothills reserve resident, 2722 W Ashurst Dr, Phoenix, AZ 85045 since 2006.

We really need to extend the lanes on the Chandler Blvd with the Blandford Homes been built in the next few years.

It is very important to keep the traffic flowing freely without any daily accidents and each household has a minimum of at least three cars if they occupy a family home.

Please consider this as a very important aspect for the Blandford build.

Thank you

Roger and Rekha Hawkins

Sent from my iPhone

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Opposition to Proposed Chandler Blvd (19thAve to 27Th Ave) Street Classification Amendment

From: rjriccio1@cox.net <rjriccio1@cox.net>
Sent: Wednesday, August 31, 2022 12:02 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Cc: rjriccio1@cox.net
Subject: Opposition to Proposed Chandler Blvd (19thAve to 27Th Ave) Street Classification Amendment

Subject Reference:

Application #: GPA-AF-1-22-6 (Continued from August 4, 2022) Request: Street Classification - Map Amendment
Location: Chandler Boulevard approximately between the 19th and 27th Avenue alignments, and 27th Avenue between Chandler Boulevard and the Loop 202 Freeway Proposal: Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street. Applicant: Alan Beaudoin, Norris Design Owner: Tom Lemon, Reserve 100, LLC Representative: Alan Beaudoin, Norris Design

Dear Planning Commission Members,

As a homeowner in the Calabrea and Foothills Reserve developments, I'm writing **to voice my opposition to the current proposal** that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaunessey and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calabrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1988 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Changing the classification of Chandler Blvd to maintain the current as-built configuration, does not serve our community in West Ahwatukee-Foothills in a positive manner.

Best Regards,

Ron Rich

(480)-881-0326
rjriccio1@cox.net

Racelle Escolar

From: Savannah Hillebrand <seh356@nau.edu>
Sent: Wednesday, August 31, 2022 10:49 AM
To: Council District 6 PCC; PDD Planning Commission
Subject: Foothills Reserve - Homeowner concerned with Chandler Blvd Extension

Dear Planning Commission Members,

I am a concerned homeowner and resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I recently purchased my home in Ahwatukee, so I am a newer member, but I have communicated with residents residing in the community since 1987 who were shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Our communities are united and deserve to be heard!

Thank you,
Savannah Hillebrand

--

Savannah Hillebrand
Seh356@nau.edu

Racelle Escolar

From: Shari Wheeler <skwheel1@gmail.com>
Sent: Wednesday, August 31, 2022 11:57 AM
To: Council District 6 PCC; PDD Planning Commission
Cc: Kevin Wheeler
Subject: Opposition to Blandford Homes plan

Dear Planning Commission Members,

We are current residents of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. We are writing to voice our opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

In addition, the neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) need the support of the planning commission. We are aware of the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items have been prioritized to fruition even though they have been on the master plan for 20 years. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays and we need action and support from you now more than ever. Review all of the details closely - the data is there to support these needed upgrades and services to our communities.

Finally, we ask that the City take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Respectfully,

Sharon and Kevin Wheeler
16201 S 29th Ave

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Opposition on plans to forego the widening of Chandler Blvd between 17th and Chandler Blvd/Shaugnessy

From: Sheryl Rangel-Gethner <rangelgethners@gmail.com>
Sent: Wednesday, August 31, 2022 12:58 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Opposition on plans to forego the widening of Chandler Blvd between 17th and Chandler Blvd/Shaugnessy

Dear Planning Commission Members,

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

Originally there was a City master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

At the very least the City should stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

I moved to this area for a feeling of peace and security. To date, I have been a victim of a robbery, I have needed emergency services both police and fire and the response time to get to me left me in more danger than the emergency situations themselves.

Please do not ignore our issues any longer.

Sincerely,

--

Sheryl Rangel-Gethner

Racelle Escolar

From: Shubhi Karanjia <vispika@yahoo.com>
Sent: Wednesday, August 31, 2022 12:58 PM
To: PDD Planning Commission; Council District 6 PCC
Cc: Vispi Karanjia
Subject: Request Chandler Blvd be widened

Dear Planning Commission Members and Phoenix Council member Sal Diccio,

My name is Shubhi Karanjia and I have been a resident of foothills reserve in Ahwatukee in summit subdivision from March 2006. Foothills Reserve summit subdivision is located north of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

Chandler Blvd west of 17th avenue is the longest culdesac with thousands of homes and residents and now additionally with the new blandford community. We were enticed to purchase a home in the original woodside homes community by showing us the City's masterplan, a park and a fire station on the state trust land as well as two lanes each way on the chandler Blvd extension when Pecos road was converted to the South mountain freeway. We have been given false promises by the city when the south mountain freeway came into existence.

After living in this community for 16 years I have witnessed a few accidents and police situations in the adjacent areas. I would like to describe some of them. We have had multiple trail rescues where the fire engines ambulances have blocked one of the lanes and east bound and west bound traffic had to take turns to go through that area. Also there was a big rig carrying cars and the driver had a heart attack and he drove into the state trust land with the big rig which again closed down part of the road.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Thankyou
Shubhi Karanjia

Racelle Escolar

From: Steve Lippens <slippens925@gmail.com>
Sent: Wednesday, August 31, 2022 9:36 PM
To: PDD Planning Commission
Cc: slippens925@gmail.com
Subject: Application # GPA-AF-1-22-6

Dear Planning Commission,

I am writing you today to express my deep concern about this proposal from Blandford homes. To be clear, I am fully Against this general plan amendment requested by Blandford.

When we purchased our land and built our home here in the Calabrea development west of 17th Ave, we were comforted by the fact that the roadway (newly constructed section of Chandler Blvd.) connecting the western most part of Ahwatukee to the rest of our beautiful community was a safe road for our kids to bike and walk on and for us to drive on. The road was definitely ample for the housing that was constructed in the area at that time. We knew and understood that the land surrounding the area from 17th Ave down towards the western most developments could be sold at some time and many homes could be built on that land at a future date. However, we also knew that in the event that the land was sold and homes were to be constructed that there was a plan in place to increase the roadway to 4 lanes plus a center turn lane into the new developments. This gave us a level of assurance that the safety of our kids, our family, and that of our neighbors would be maintained.

This proposal by Blandford to circumvent the necessity of the roadway expansion is not only unwise but most definitely a dangerous proposition. My understanding is that well over 1000 homes are to be built in that area. The volume of traffic, biking/walking, and automobile activity in that area is going to go up exponentially. The roadway has the potential to become one of the most dangerous sections of roadway in the Phoenix area. The intersection on 17th Ave is already one of the more dangerous ones and this will just compound the issue.

Allowing Blandford's proposal to pass would create danger and concern in many ways. Safety would decrease terribly with single lane/road access in and out of the western section of Ahwatukee. A single accident could completely block the roadway which could prevent police/fire/or ambulance from being able to get us residents as needed. Emergency response times could absolutely be impacted and that is a risk that we cannot afford to take. And furthermore, the increase in traffic from the building of that many homes will create such congestion in that area that it will become a real danger zone for accidents and hazards. The road was always supposed to be increased in size when the housing growth commenced and we need to stay with the correct plan that has been in place for many years.

Allowing this amendment to pass would be a very dangerous idea.

Please support keeping the current plan in place so that our community and Blandford homes can grow together in a safe and well thought out manner.

Thank you for your consideration.

Sincerely

Stephen Lippens
16612 S 32 Lane
Phoenix, AZ 85045
Calabrea Development

Racelle Escolar

From: steve glaza <steveglaza@yahoo.com>
Sent: Wednesday, August 31, 2022 9:38 PM
To: PDD Planning Commission
Subject: Concern Regarding Blandford Homes Canyon Reserve Development Plan

Hello and Greetings,

We are 10+ year residents of the Sunrise development situated just west of the proposed Canyon Reserve development by Blandford Homes off from Chandler Boulevard. We are strongly opposed to the current development plan in which any widening of Chandler is absent. It's a simple matter.....that many new homes and residents already added to the developments in place with only one main two lane thoroughfare isn't nearly adequate for safety reasons.

Our request is simple, require a re-engineering within the proposed development plan that includes a widening of Chandler Boulevard along with other extensive revisions to the traffic flow that will impact the area once this new development moves forward. And to be honest, Blandford should show a good faith gesture to all of the residents of "west" Ahwatukee by donating to the City of Phoenix the land from their within development for a future joint fire/police substation.

Thank you for your consideration.

Best regards,

Steve and Judy Glaza
2720 W Nighthawk Way
Phoenix

[Sent from Yahoo Mail for iPhone \[overview.mail.yahoo.com\]](https://overview.mail.yahoo.com/)

Racelle Escolar

From: Steve Hales <azbithead@gmail.com>
Sent: Wednesday, August 31, 2022 3:54 PM
To: PDD Planning Commission
Subject: Plan for west end of Chandler Blvd

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in the Ahwatukee Foothills since 1990 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Our communities are united and deserve to be heard!

Racelle Escolar

From: ohalsu@gmail.com
Sent: Wednesday, August 31, 2022 11:57 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Foothills Reserve Resident - Opposed to not widening Chandler Blve

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long including delay in a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you,

Susan OHalleran

480-653-1307

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Issue with no widening Chandler Blvd to accommodate additional homes that are being planned in the area

From: Terry Minich <terry@azms.net>
Sent: Wednesday, August 31, 2022 12:56 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: Issue with no widening Chandler Blvd to accommodate additional homes that are being planned in the area

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promontory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 2006. I understand that there were public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Sincerely,



lovou.me "Click image above to get my e-business card"

Racelle Escolar

From: Tim Berger <tberger@luxairjetcenters.com>
Sent: Wednesday, August 31, 2022 7:54 PM
To: PDD Planning Commission
Cc: Cristina Berger
Subject: Opposition to Chandler Blvd Land Reduction

Comissioners -

Timothy E. and Cristina Berger
421 E. Windermere Dr.
Phoenix AZ 85054

My wife and I are voicing our opposition to the proposed lane reduction to Chandler Boulevard by Blandford Homes.

Changing the designation of Chandler Blvd

- Does NOT benefit existing homes to the west of Blandford's Homes development
- Does NOT benefit public safety
- Does NOT benefit fire and EMS - including possible future fire station
- Does NOT benefit Blandford Home community being developed
- Does NOT consider future residential construction on vacant parcels to the west

This change ONLY benefits Blandford Homes by reducing their infrastructure investment for the homes that they build. However Blandford knew this requirement when they purchased this land.

The road widening is absolutely necessary for the above reasons and is NOT a MINOR General Plan Amendment. This will become a MAJOR ongoing headache for current and future residents of the area. A reduction would only benefit ONE person - JEFF BLANDFORD.

We request that you vote NO for this plan change.

Regards -

Timothy E. Berger
Managing Partner
Lux Air Jet Centers
Building #110
1658 S. Litchfield Road
Goodyear AZ 85338
Office 623.932.1200
Cell 480.203.4023
tberger@luxairjetcenters.com

Racelle Escolar

From: Timothy Eull <timothyeull@gmail.com>
Sent: Wednesday, August 31, 2022 8:54 AM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Public Comment - Request for review of GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St)

Dear Planning Commission Members,

I am a past board member and current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park on the North side of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Sent from my iPad

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Chandler Extension project - Foothill Reserve

From: Tom Locke <weblocke@gmail.com>
Sent: Wednesday, August 31, 2022 11:58 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: Chandler Extension project - Foothill Reserve

Dear Planning Commission Members,

I am a concerned resident and homeowner in the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only tax the existing single-lane Chandler extension into the neighborhood and delay other important projects that have been promised such as a Fire Station and City Park.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to honor their commitment from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. This is a common-sense safety issue for all existing and future residents of this area as it continues to expand.

Thank you for considering this request.

Tom Locke
2917 W Silver Fox Way
Phoenix AZ 85045
480.371.8063

Racelle Escolar

From: Xavier Forns <xavier.forns.76@gmail.com>
Sent: Wednesday, August 31, 2022 2:42 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: opposition to Blandford homes request to forego the planned widening of the Chandler Extension.

Dear Planning Commission Members,

I am current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Xavier Forns

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Voicing my concern and opposition to Blandford homes request to forego the planned widening of the Chandler Extension.

From: YVES DE SOUZA <yve.desouza@gmail.com>
Sent: Wednesday, August 31, 2022 11:18 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: RE: Voicing my concern and opposition to Blandford homes request to forego the planned widening of the Chandler Extension.

Dear Planning Commission Members,

I am a concerned homeowner and resident of the Foothills Reserve Community in Ahwatukee. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 2015 and was told then that the City's master plan included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Sincerely,
Yves De Souza

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Opinion for Blandford Home Proposition

From: Alyssa Palty <alyssa.palty@gmail.com>
Sent: Thursday, September 1, 2022 2:59 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Opinion for Blandford Home Proposition

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land were previously shown a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Best,
Alyssa Palty
Concerned Resident

From: [Primrose of West Chandler](#)
To: [PDD Planning Commission](#)
Subject: Chandler Blvd Lane reduction
Date: Thursday, September 1, 2022 9:09:30 AM

We are for building two lanes in each direction and against Blandford's proposal for only one lane in each direction for the following reasons:

- Emergency response time
- Safety of single road access in/out - 1 accident can completely block roadway
- Broken commitments from 2015/16
- No community benefit from change

I live in the community just west.

Anita Patel

From: [Ashley Mekell](#)
To: [PDD Planning Commission](#); [Council District 6 PCC](#)
Subject: CONCERNED resident/ homeowner in the Foothills Reserve
Date: Thursday, September 1, 2022 8:44:23 AM

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebreia, and now Promotory) have lived with broken promises by the City and ignored many times over these types issues.

I've lived and grew in Ahwatukee since the mid-90's and recall the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these choices.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods (thousands of people!)

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. Please do not cave to the Blandford people!

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard and for promises to be kept!

Thank you,
Ashley Jensen-Green
Foothills Reserve Resident

Racelle Escolar

From: Bernice Volinsky <bvolinsky@yahoo.com>
Sent: Thursday, September 1, 2022 3:32 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: expansion of Chandler Blvd

Dear Planning Commission Members,

I live in the Foothills Reserve community near the intersection of Shaugnessy and 27th Ave in the Sunrise community. My community would be West of the new Blandford Homes development. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

Without the expansion, the area will become congested and make it difficult for First Responders during emergencies.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

I understand the City previously planned (2015-2016) to expand the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. This would make accessibility easier.

Thank you,

Bernice Volinsky

2706 W Briarwood Ter

Phoenix, AZ 85045

From: [Tracy Garretson](#)
To: [PDD Planning Commission](#); [Council District 6 PCC](#)
Subject: Chandler Extension
Date: Thursday, September 1, 2022 9:09:34 AM

Dear Planning Commission Members,

We are current homeowners in the Foothills Reserve community. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. We're writing to voice our opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebreia, and now Promotory) have lived with broken promises by the City for too long. Nearly 20 years ago the public was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, we'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Chad & Tracy Garretson
2705 W Redwood Lane
Phoenix, AZ 85045

From: [Chuck King](#)
To: [PDD Planning Commission](#); [Council District 6 PCC](#)
Subject: Opposition to Blandford Homes Request
Date: Thursday, September 1, 2022 8:10:58 AM

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my **opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.**

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Thank you

Chuck King

Racelle Escolar

From: Crystal Rivali <rivali@me.com>
Sent: Thursday, September 1, 2022 7:00 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Consideration to forego the planned widening of the Chandler Extension

Dear Planning Commission Members,

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods. The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory)

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you kindly for your strong consideration,
Crystal and Michael Rivali (Foothills Reserve)

From: [Daniel Ferrer](#)
To: [PDD Planning Commission](#); [Council District 6 PCC](#)
Subject: Blandford Construction in the Ahwatukee Foothills
Date: Thursday, September 1, 2022 11:02:42 AM

Dear Planning Commission Members,

I am a current resident in the Ahwatukee Foothills neighborhood of Mountain View part of the Foothills Reserve HOA. My neighborhood is located immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

Traffic times will worsen not only with the construction but with the added traffic. Our home school is an 8-10 minute drive. The added traffic will definitely increase these driving times for individual drivers and the bus routes as well.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. I've personally been witness to two accidents at these intersections in less than 6 months time. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you,

Daniel Ferrer

From: dianemparker@cox.net dianemparker@cox.net
To: [PDD Planning Commission](#)
Subject: Blandford Homes Project
Date: Thursday, September 1, 2022 12:05:35 PM

Dear Planning Commission Members,

We are the original homeowners of property in the Foothills Reserve.

The Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. We are writing to voice our opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing **trailhead** and the stop sign at Shaugnessy and Chandler Boulevard.

The City's original master plan included a Fire Station West at 17th Avenue. The only change we have seen is the City of Phoenix Trailhead park at Chandler Blvd. and 19th Ave. This is a extremely popular park especially in the fall and winter. All parking spots are full and street parking is also full working its way down into foothills reserve area and into the desert. There is a lot of activity with hikers, bikers and walkers, families etc.. crossing the road.

It appears that the Fire Station is no longer on the radar. We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any **emergency access** to our three neighborhoods.

The addition of more than 1,000 homes (with multiple automobiles per household) along with additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension **as two lanes in each direction with bike lanes and a center turning lane.**

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Diane and Reginald Parker

Foothills Reserve

From: [erik langhofer](#)
To: [PDD Planning Commission](#)
Subject: Widening of road
Date: Thursday, September 1, 2022 7:45:22 AM

To whom it may concern:

My wife and I live in Calabrea Subdivision. We would like to voice our opposition to the proposed narrowing of the road from the original design.

What we heard from the attorney that presented Blanford's case was the report of speeding along the current roadway. To me this is a smokescreen because you have nearly a half a mile of property vacant property on both the north and south side of this road with a 35 mile an hour speed limit. We realize that the speed limit is determined by the width of the road. Not only do we need the extra lanes for ingress and egress but with the widening of the road the speed limit would be changed to 45 miles per hour which would cut down the amount of speeding along that road. It would be much safer for everyone involved.

The widening of the road was planned and anticipated by the city and the question comes why do we want to change at the last minute. Is it to accommodate Blandford homes so they don't have the cost of building the road and they have more room to develop for their gain. Not widening the road would greatly increase the danger on the road and it would do nothing for the benefit of the community at large. The developer needs to bite the bullet and take care of the surrounding neighborhoods.

Thank you.

Erik Langhofer

Sent from my iPhone

From: [Gayatri Mehta AZ-PHOENIX](#)
To: [Council District 6 PCC](#); [PDD Planning Commission](#)
Subject: opposition to Blandford homes request to forego the planned widening of the Chandler Extension.
Date: Thursday, September 1, 2022 8:00:15 AM

Dear Planning Commission Members,

I am a registered voter and current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebra, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 2002 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank You.

Gayatri Mehta,

Caution: This email is both proprietary and confidential, and not intended for transmission to (or receipt by) any unauthorized person(s). If you believe that you have received this email in error, do not read any attachments. Instead, kindly reply to the sender stating that you have received the message in error. Then destroy it and any attachments. Thank you.

From: [Grant Lasiter](#)
To: [PDD Planning Commission](#)
Subject: Widening of Chandler extension
Date: Thursday, September 1, 2022 10:19:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you for your time and consideration,

Grant Lasiter
Branch Manager
Blue Bell Creameries, L.P.

5175 W. Watkins Street

Phoenix, Arizona 85043

Tel: 602-272-3201 | Fax: 623-888-5259

Mobile: 936-225-0601



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From: [Jacqueline Donnelly](#)
To: [Council District 6 PCC](#)
Cc: [PDD Planning Commission](#)
Subject: concerned homeowner in the Foothills Reserve - please widen the Chandler extension to accommodate extra traffic from over one thousand new homes being added
Date: Thursday, September 1, 2022 8:55:39 AM

Dear Planning Commission Members,

I am associated with past board members and current residents of the Foothills Reserve HOA and I reside in the Foothills Reserve. This is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. ***I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.***

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebreia, and now Promotory) have lived with broken promises by the City for too long. I understand there were public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you.
Sincerely,

Jacqueline Donnelly

Email: Jacqueline.Donnelly@tristargroup.net

From: [Jim Boyd](#)
To: [PDD Planning Commission](#); [Council District 6 PCC](#)
Cc: [Jenny Boyd](#)
Subject: Blanford homes Ahwatukee
Date: Thursday, September 1, 2022 9:46:30 AM

To whom it may concern,

I believe Blanford home builder should widen the Chandler extension. They are planning on building over 1,000 new homes so we need more access. A few years ago we had trouble leaving our community because of emergency crews assisting someone on south mountain. I could go into much more detail but bottom-line this is purely a money maker for them. More homes built equals more money made for them. Money isn't everything , it's about doing things correctly.

James and Jennifer Boyd

Racelle Escolar

From: Jason Altzman <jasonaltzman@me.com>
Sent: Thursday, September 1, 2022 7:14 AM
To: PDD Planning Commission
Subject: Application #: GPA-AF-1-22-6 (Continued from August 4, 2022)

To whom it may concern,

I'm writing as a homeowner in one of the communities impacted by the General Plan Amendment request submitted by Blandford homes, GPA-AF-1-22-6.

This summary of this amendment is:

Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street

Our community would like to request an opportunity to meet with the planning committee members who will be reviewing this request to express our concerns with this request and the negative repercussions it will create for residents west of 17th Ave. We can be available in person or remote. We have no issue with Blandford developing the former state land parcel but have concerns with their request and how it changes the previous commitments given to us by Phoenix and ADOT in 2015/2016.

The original Chandler extension plan is documented in the "South Mountain Freeway FEIS/ROD Reevaluation #3 for Chandler Boulevard: 27th Avenue to 19th Avenue" document found at (<https://apps.azdot.gov/files/projects/south-mtn/Post-ROD/SMF-Reevaluation-3-080316.pdf> [apps.azdot.gov]). This document details the city's commitment to building the road to 4 lanes plus a center turn lane, sidewalks and bike paths. From the document:

Thank you for your time and consideration,

J. Altzman

+1.818.406.8043

From: [Jeff Freshour](#)
To: [PDD Planning Commission](#); [Council District 6 PCC](#)
Subject: Please enforce the City's 2015/2016 plan for widening Chandler Blvd extension
Date: Thursday, September 1, 2022 8:18:36 AM

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve community in Ahwatukee. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

At the public meetings at the Grace Inn nearly 20 years ago, the City showed its master plan for this area, which included a fire station west of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of the delays in building a fire station and park.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

I appreciate your consideration of the above.

Jeff Freshour

Racelle Escolar

From: Jen Matthews <jengal2116@yahoo.com>
Sent: Thursday, September 1, 2022 8:25 AM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: IMPORTANT

Cit of Phoenix,

Please, do the right thing. Chandler Boulevard between 17th Avenue and 27th Avenue needs to be widened, as promised, to the community and residents of that area. I have been living in the Foothills Reserves since 2010 and have seen City plans and talks about all the great things that will come of this area for much needed improvements. Of all those things we have seen parking for the trailhead. A parking lot. The fire station, the pstk, the library, all these great things have never come to fruition and continue to be cut. Because of greed by builders like Blandford, now our roads are being reclassified and ignored. We are taxpayers and we are part of this state 48 and we deserve for our areas to be cared for and not ignored. When ADOT built the freeway, they left a gaping hole on both sides of our community which really shows how they feel about us. Do better. We are fed up.

When Blandford starts construction, it's going to be an absolute nightmare for school buses and commuters. This is a one-way in, one way out community for five subcommunities in the Foothills Reserves, Calabria and a mass amount of new homes in the Prominatory. This is already unsafe for that many bodies back here. How are big dump trucks and work vehicles going to be coming and going while keeping the flow of traffic? This road is already congested and has issues. The corner of 17th Avenue and Liberty has recently been on the news for the amount of accidents because there's a lack of City Planning and prevention. The bridge is built are to accommodate what the initial City plan was. So why is that not going to move forward? Blandford lining pockets? We deserve better.

My American Dream of enjoying my little piece out by the mountains has been crushed. It's been crushed by ADOT and now the City of Phoenix. When I became a Phoenician 20 years ago, this is not how I thought the city would greet me and treat me.

My best,
Jennifer Matthews

Racelle Escolar

From: PDD Planning Commission
Subject: FW: **Blandford Home's Request: BAD idea**

From: Jenny Boyd <jenboyd11@gmail.com>
Sent: Thursday, September 1, 2022 6:20 AM
To: Council District 6 PCC <District6@phoenix.gov>; PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Cc: Jim Boyd <jmboyd11@gmail.com>
Subject: **Blandford Home's Request: BAD idea**

Dear Planning Commission Members,

We are current residents of the Foothills Reserve HOA, and have lived here since 2002 (original owner). Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promontory) have lived with broken promises by the City for too long. We've lived here since the beginning of the neighborhood when we were promised that another road would be accessible, besides Pecos Road. We can't recall how many years that took to happen, but we always felt that in the event of something catastrophic we were all trapped. Once that new extension was added, they took Pecos away, which, again, made it one way in, one way out. As it stands, the traffic is substantial at times during the day, and it is "working" with the amount of residents we currently have. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you for your consideration

Jenny & Jim Boyd

Racelle Escolar

From: JoAnn Scellato Dunbar <joanndunbar55@yahoo.com>
Sent: Thursday, September 1, 2022 6:32 PM
To: PDD Planning Commission
Subject: Chandler Blvd

The following quoted message reflects my sentiments precisely. Please don't scrape the plans to widen Chandler.

Thanks a bunch.

JoAnn Dunbar
Resident in the

"Dear Planning Commission Members,

I am a past board member and current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!"
Sent from my iPhone

Racelle Escolar

From: John Cochran <john.cochran@fortehomes.com>
Sent: Thursday, September 1, 2022 2:48 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Zoning case GPA-AF-1-22-6

Dear Planning Commission,

My wife and I would like to voice our opposition to Blandford Home's attempt to change the Phoenix General Plan that would allow them to reduce Chandler Blvd from a 5 lane arterial road to a 3 lane residential road.

We believe that since this is not a property right issue the commission decision should be based on the question "DOES THIS BENEFIT THE COMMUNITY". What seems obvious to us is the burden this amendment places on the existing communities (The Reserve, Calabrea and Promontory) as well as Blandford's future homeowners is disproportionately higher than the cost savings Blandford homes will achieve from not having to build the additional roadway lanes and the land it no longer has to grant towards the right away.

The main burden this places on the community is a Reduction in the ability of public safety to get to homes in a reasonable time frame. This will be caused by several factors. The most obvious reason is caused by the lower speed limits in a residential street versus an arterial road. This, however, is not the most dangerous factor. The narrow roadway at times will be completely blocked from accidents, stalled vehicles, medical emergencies and road maintenance just to name a few. Because of the unique circumstance of having 774 residences and another 150 acres yet to be developed that are physically bounded by freeway walls and mountains there is only one way in and out of these communities and this can never change. Having only one lane in and one lane out will be a disaster.

Another burden the narrow road causes is increased danger to bike riders. Chandler Blvd is a favorite route for weekend bike riders. When Pecos road existed we had a four lane divided highway with large 8' shoulders that many bike riders enjoyed. Today a large amount of bike riders enjoy Chandler Blvd. Currently most drivers when passing a bike rider move into the center lane in order to give the bike riders a large berth which allows a driver to safely pass one biker or a group of them. If Blandford Homes proposal is approved this will no longer be the case. Because the center lane will be used for what it is designed for, turning left into the Blandford community. With four lanes drivers will change into the left lane to avoid conflict.

Another burden this places on the community is not near as serious but nevertheless important. We have all at one time or another complained about traffic. With just one lane of travel for as much as 3 miles it only takes 1 event to cause a major backup on a RESIDENTIAL STREET.

Flaws in traffic study: The traffic count measurements were made over a year ago right in the middle of the Delta variant of the Covid pandemic. Because of the influence of the pandemic many people were still working from home thus reducing the actual traffic count. We think a new traffic count should be taken to update to more realistic numbers. The study also failed to address the approximate 150 acres of undeveloped land west of Blandford's community. The traffic engineer stated because this future development is at least 5 years out he can't include those residences in his count. The problem is that because of the unique circumstances where once this road is built it cannot be changed and no other can be added he must count these future homes. Finally, the study did not address the Liberty lane Chandler Blvd intersection. This undoubtedly will be the second most used intersection in the community. We think the study should be amended to include this intersection.

Finally, We want to bring up the fact that the city committed to the community that Chandler Blvd would be a arterial road. The city as committed for more than 2 decades thru the general plan that this road would be an arterial

and the community relied on this plan. Then the city committed again in 2016, in writing and verbally during the community presentation of the Chandler Blvd that ADOT commissioned Phoenix to build that once a developer bought the state land that they would be required to put in 2 additional lanes.

We hope that City of Phoenix keeps their commitment and deny Blandford Homes request for the general plan amendment.

Thanks,

--

John Cochran

Calabrea HOA board member

3038 W. Briarwood Terrace

Phoenix, AZ 85045

602-694-2770/Phone

Racelle Escolar

From: Karol Francis <karolfrancisx2@gmail.com>
Sent: Thursday, September 1, 2022 7:17 AM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Concerns about Upper Canyon

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy, immediately to the west of Upper Canyon, the new Blandford Homes project is located west of 17th Avenue and north of Loop 202. I'm writing to voice my opposition to the current proposal that would leave Chandler Boulevard West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard. I am also alarmed that there are no plans to build a fire station to support the existing communities and the proposed new development.

I believe the traffic estimates conducted by Blandford Homes are deeply flawed. The [City of Phoenix traffic count dataset \[mapping-phoenix.opendata.arcgis.com\]](#), last updated in January 2022, shows that the traffic on Chandler Blvd was last counted in February 2016, long before the 202 Ed Pastor Freeway opened. Furthermore, traffic on 17th Avenue was last counted in December 2014. Traffic patterns have changed enormously with the opening of the 202 Freeway and the closing of Pecos Rd in this area. How could Blandford possibly create an accurate traffic estimate with such wildly outdated traffic count data from the City of Phoenix?

Furthermore, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the Upper Canyon project.

Lastly, the neighborhoods west of this project, including Foothills Reserve, Calebrea, and Promontory, already suffer from long 911 response times. The closest fire station to my home is 5 miles from my front door. To meet the Phoenix Fire Department target response time of 4 minutes, a fire truck would need to travel 75mph to my house (not including the time required to don gear and man the vehicle). In other words, 911 response times to the existing communities are already inadequate, and will only become far worse after Upper Canyon is built. We need a new fire station to support this area.

Thank you,

Karol Francis
2905 W. Windsong Dr
Phoenix AZ 85045

<https://www.linkedin.com/in/karolfrancis/> [linkedin.com]

From: [Lori Wantland](#)
To: [PDD Planning Commission](#); [Council District 6 PCC](#)
Subject: Chandler Blvd extension West of 17th ave
Date: Thursday, September 1, 2022 7:25:48 AM

Dear Planning Commission Members,

We are current residents of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. We are writing to voice our opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebreia, and now Promotory) have lived with broken promises by the City for too long. We've lived in Ahwatukee since 2002 and the east valley for over 40 years. We are aware of the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, we'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thanks,
Lori Wantland and Michael Mortensen

From: [Marty Dean](#)
To: [PDD Planning Commission](#)
Subject: widening of chandler in my subdivision?
Date: Thursday, September 1, 2022 12:50:34 PM

Hello:

I bought this home in February 2022 and now I have the news about the widening of Chandler Blvd ? I am not happy about this!! .

I am in opposition to this greedy method, City of Phoenix. Just to please a developer and add more homes STOP AND THINK ABOUT ALL THE PEOPLE BEING AFFECTED.

Thank you

Martha Dean and family-Foothills Reserve
16607 South 27 Avenue
Phoenix , Az 85045

From: [Matt Francis](#)
To: [PDD Planning Commission](#); [Council District 6 PCC](#)
Subject: New Upper Canyon development
Date: Thursday, September 1, 2022 10:01:58 AM

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy, immediately to the west of Upper Canyon, the new Blandford Homes project is located west of 17th Avenue and north of Loop 202. I'm writing to voice my opposition to the current proposal that would leave Chandler Boulevard West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard. I am also alarmed that there are no plans to build a fire station to support the existing communities and the proposed new development.

I believe the traffic estimates conducted by Blandford Homes are deeply flawed. The [City of Phoenix traffic count dataset \[mapping-phoenix.opendata.arcgis.com\]](#), last updated in January 2022, shows that the traffic on Chandler Blvd was last counted in February 2016, long before the 202 Ed Pastor Freeway opened. Furthermore, traffic on 17th Avenue was last counted in December 2014. Traffic patterns have changed enormously with the opening of the 202 Freeway and the closing of Pecos Rd in this area. How could Blandford possibly create an accurate traffic estimate with such wildly outdated traffic count data from the City of Phoenix?

Furthermore, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the Upper Canyon project.

Lastly, the neighborhoods west of this project, including Foothills Reserve, Calebrea, and Promontory, already suffer from long 911 response times. The closest fire station to my home is 5 miles from my front door. To meet the Phoenix Fire Department target response time of 4 minutes, a fire truck would need to travel 75mph to my house (not including the time required to don gear and man the vehicle). In other words, 911 response times to the existing communities are already inadequate, and will only become far worse after Upper Canyon is built. We need a new fire station to support this area.

Thank you,

Matt Francis
2905 W. Windsong Dr

Phoenix AZ 85045

<https://www.linkedin.com/in/mattfrancisaz/> [linkedin.com]

Racelle Escolar

From: Matt Shadle <mshadle70@gmail.com>
Sent: Thursday, September 1, 2022 12:27 AM
To: PDD Planning Commission
Subject: OPPOSE Request to not widen Chandler Extension by Blandford

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaughnessey immediately adjacent to the west of the new Blandford Homes project.

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebreia, and now Promotory) have lived with broken promises by the City for too long. The City's master plan has for a long time included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension.

The City's plan from 2015 and 2016 showed the widening of the Chandler Extension from its current one lane configuration in each direction to two lanes with bike lanes and a center turning lane. The City planned it this way to accommodate the extra traffic from 1000 new homes as well added capacity for more timely responses by Police, Fire and EMT services.

Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times and not widening the Chandler extension will put that at greater risk. Blandford just doesn't want to pay for it.

Will you, the planning commission, follow the master plan and do what is right for the city and the Ahwatukee community and reject this request from Blandford? Or will you wilt to pressure from the developer?

Please do what is right for our community!!

Thanks,
Matt Shadle

Sent from my iPhone

From: [Paul Anderson](#)
To: [PDD Planning Commission](#)
Cc: [Council District 6 PCC](#)
Subject: Concerned homeowner in the Foothills Reserve - New Blandford Home Project and Road Widening
Date: Thursday, September 1, 2022 9:20:53 AM

Dear Planning Commission Members,

I am a longtime homeowner in Foothills Reserve community. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing 19th Avenue trailhead and the stop sign at Shaugnessy and Chandler Boulevard. Foregoing the widening of this critical access road gives them the ability to build even more homes in their proposed development on the South side of the Chandler Extension and creates a traffic hazard.

The City's plan from 2015 and 2016 showed the widening of the Chandler Extension from its current one lane configuration in each direction to two lanes with bike lanes and a center turning lane. The City planned it this way to accommodate the extra traffic from 1100 new homes as well added capacity for more timely responses by Police, Fire and EMT services. We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

I've lived in Ahwatukee since 2005 and have heard of the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

I'd also like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Thank You,
Paul Anderson
2818 W. Wildwood Drive
Phoenix, AZ 85045

Paul V. Anderson MS, CIEC
Industrial Hygienist
Clark Seif Clark, Inc. (CSC)
7302 West Chicago Street, Chandler, AZ 85226
tel 480-460-8334 cel 602-757-1611 fax 480-460-8335
e-mail panderson@csceng.com
www.csceng.com [[csceng.com](http://www.csceng.com)]



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---PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL---

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From: [Samuel Welty](#)
To: [PDD Planning Commission](#); [Council District 6 PCC](#)
Subject: Planned widening of the Chandler Extension
Date: Thursday, September 1, 2022 1:06:37 PM

Dear Planning Commission Members,

We are current residents of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the Chandler extension expanded to two lanes in each direction with bike lanes and a center turning lane as previously planned.

Please take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Regards,

Samuel & Christine Welty

2752 W Cedarwood Ln

Phoenix, AZ 85045

From: [Sean Esway](#)
To: [PDD Planning Commission](#); [Council District 6 PCC](#)
Subject: Blandford project and Chandler Blvd
Date: Thursday, September 1, 2022 8:48:25 AM

Hello- this is a concern for our neighborhood in the Foothills Reserve. Please hear our concerns and our opinion desiring effort to have Blandford Homes and the city agree to a widening of Chandler Blvd to accommodate fire and rescues and the traffic to come. This build already looks to be too busy for the existing infrastructure.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Sincerely,
Sean Esway local resident

From: [Shenita Thomas](#)
To: [PDD Planning Commission](#)
Subject: council.district.6@phoenix.gov
Date: Thursday, September 1, 2022 8:43:27 AM

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard! Sent from my iPhone

From: [Weize Chen](#)
To: [PDD Planning Commission](#); [Council District 6 PCC](#)
Subject: Re: Chandler Boulevard Widening
Date: Thursday, September 1, 2022 8:09:52 AM

Dear Planning Commission Members,

I have been a long time resident of the Foothills Reserve Master Community since it was built 20 years ago. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebra, and now Promotory) have lived with broken promises by the City for too long. I've lived in Foothills Reserve since 2002. We were told long time ago that a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension was on the City's plan. Although critically needed, neither of these items has been materialized yet. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We truly hope that the City sticks to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. Thank you very much!

Best regards,

Weize Chen

A Resident at the Foothills Reserve

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Concerned Homeowner

From: Malcolm & Karen <samesame5868@gmail.com>
Sent: Friday, September 2, 2022 1:46 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Concerned Homeowner

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Regards

Racelle Escolar

From: Steve Neese <sneese7126@msn.com>
Sent: Friday, September 2, 2022 1:32 PM
To: PDD Planning Commission
Cc: council.district6@phoenix.gov
Subject: Chandler Extension and Widening the Road as planned..

Whom it may concern, I live in the Foothills Reserve neighborhood Shaughnessy Road this is just west of the Chandler Boulevard extension. I am writing because I am concerned about some rumors that I hear, stating there will not be any widening of the Chandler Boulevard extension

This concerns me a lot because I have had many instances in the 15 years that I have lived here that road closures due to a blockage for either street maintenance, repair, car accident. whatever it may be, has made travel on the Chandler extension difficult.

And now Blandford Homes is going to be adding 1000 more residences several thousand more vehicles on this road that was previously planned as a 4 lane road. If the two lane configuration has not been adequate, how is several thousand more vehicles going to make this two lane configuration even remotely safe?

Blandford should not have PLANNED their community if they can not take on the PLANNED widening of the road. This has been on the Phoenix plan for years. Should be no surprise to them.. They just want more profits to go to their own pockets..

I'm very concerned that the emergency response needs of the community are being jeopardized if this is not widened.. My ability to get to work, get my son or to school these are all concerns that I feel are in jeopardy.

Having this section of road widened needs to be a number one priority.

Regards.

Steve NEESE
16018 South 29th Avenue
Phoenix, Arizona 85045

Sent from my iPhone

Racelle Escolar

From: Valerie Godwin <vagodwin@cox.net>
Sent: Sunday, September 4, 2022 5:03 PM
To: PDD Planning Commission
Subject: Widening of the Chandler Extension

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Valerie Godwin
602-317-1176

Racelle Escolar

From: Kurt Lindstrom <kl_45@yahoo.com>
Sent: Monday, September 5, 2022 7:42 AM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Foothill Reserve HOA

Dear Planning Commission Members,

I'm a concerned homeowner in the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaughnessey immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessey and Chandler Blvd.

The most important reason for widening Chandler Blvd between 17th Ave. and Shaughnessey is that we need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen traffic and further restrict emergency access.

We also need the City to stick to its plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding traffic lights or "roundabouts" at these intersections cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Regards,

Kurt Lindstrom

Sent from my iPhone

Racelle Escolar

From: Mike McDermott <mm1205mm@aol.com>
Sent: Monday, September 5, 2022 6:08 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Boulevard Extension

Dear Planning Commission Members,

I own a home in the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. Since the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Thanks,
Mike McDermott

Racelle Escolar

From: sarahsouthwoodevans <sarahsouthwoodevans@protonmail.com>
Sent: Monday, September 5, 2022 10:27 AM
To: Council District 6 PCC; PDD Planning Commission
Subject: Proposed extension of Chandler Blvd

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebreia, and now Promotory) have lived with broken promises by the City for too long.

The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you for your consideration of the communities concerns.

Sarah Southwood-Evans

Sent with [Proton Mail \[proton.me\]](https://proton.me) secure email.

Racelle Escolar

From: CCandCM <cc1cm2@yahoo.com>
Sent: Tuesday, September 6, 2022 8:31 PM
To: Council District 6 PCC
Cc: PDD Planning Commission
Subject: Concern of not widening Chandler Blvd Extension (Ahwatukee)

Hello Mr. Diccio

Thank you for your service to our community and local government – we understand it is hard work! Thank you Mr. Diccio.

Our family lives in the Foothills Reserve in Ahwatukee and so do my aging parents. Writing to express our views on two things. Thank you for your consideration.

1) We heard that the builder to the south of the new-er extended Chandler Blvd is planning to not widen the only road into our area, at the Foothills Reserve. Leaving the current road the same, between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard. The builder plans to build over 1000 homes! This is very concerning, as the congestion already is there at certain times of the day already. Weekly we see at least one car pass others in the middle “turn lane” as they are anxious to cross this 1 mile stretch. I can only imagine how many accidents will occur with more traffic! As we have lived here for 16 years, we saw the original plans, that the road would be made wider (to match the wider bridges), and now hearing this may not occur is concerning. I'm concerned that in accident could fully block the one road in or out of our community. This is a safety issue.

Please make sure the road is widened, for the safety of our area. Thank you!

2) The intersection of Liberty Lane and 17th Ave needs a stoplight, or speedbumps, or big white paint on the street, or something to stop accidents. My parents were hit in an accident there that could have killed them, when a car didn't see the stop sign on Liberty Lane. Our neighbor across the street was also hit at this exact same place, when a car went flying through the stop sign at Liberty Lane – totaling his car, he was in a cast for months, and if his wife would have been in the passenger seat – she would have been killed. This road (Liberty Lane) as it crosses 17th Ave is very deceiving, as it looks like it continues (if a person doesn't see the stop sign). We see at least 1 accident here a month. Please have a speedbump/s, a blinking red light or something to alert drivers that 17th Ave is there, and they have to stop. It will save lives.

Thank you for your action and attention to this – we almost lost our neighbor and my parents.

Thank you!

Craig and Cristina Carter and Family

(Craig Cell: 480-257-9613)

Racelle Escolar

From: PDD Planning Commission
Subject: FW: road widening

From: Joel Goga <joelgoga@gmail.com>
Sent: Wednesday, September 7, 2022 6:57 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: road widening

Dear Planning Commission Members,

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

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