

From: [REDACTED]
To: [InetPlanning](#)
Subject: 3 story apartments
Date: Monday, April 11, 2022 9:19:00 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello, I'm writing to voice my concern and disagreement with the building plans for 3 story apartments. Our state is already suffering a water shortage and the addition of more dwellings, especially 3 stories is putting an impossible strain on our supply. I strongly object to this construction. Linda Salustro

From: [REDACTED]
To: [Cody Gleason](#); [Peoria Mayor](#)
Subject: 83rd and Happy Valley Project
Date: Friday, April 8, 2022 9:58:51 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Mayor and Cody,

Please do not add an apartment complex on the NE corner of Happy Valley and 83rd Ave. Happy Valley is already too congested to add that volume of homes in such a condensed area.

Thank you,
Jim Umlauf
[REDACTED]

From: [REDACTED]
To: [Jon Edwards](#)
Cc: [InetPlanning](#)
Subject: 83rd AVE & HAPPY VALLEY RD - APARTMENTS COMING TO WESTWING
Date: Monday, April 11, 2022 1:40:30 PM

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Dear Councilmember Edwards,

It appears that the above-mentioned project has been fast-tracked through committee and is ready for Council action. Please take a breath and consider the following issues will affect our community:

- One-thousand square foot residences will decrease the surrounding property values,
- Statistical increase in crime with apartment/multi-story developments. Fireside at Phoenix' Norterra is a prime example of the increase in crime since apartments were developed surrounding the community,
- Higher population density requires more police presence. Police officers are currently in short supply,
- Safety concern with increased traffic on a 4-lane highway from Happy Valley Rd into a residential area spells trouble. Increased, compressed population will add to existing traffic problems with speeding, noise and volume inside our WestWing and Rock Springs development. The current 2-lane roadway has a "Traffic-Calming" effect,
- While the intent is said to be to interest a young, upwardly mobile population, that intent is usually abandoned as the buildings age and those criteria are relaxed to attract those who will fill the buildings and pay the landlord's bills. This will increase the number of school aged children attending our already overcrowded public schools,
- 3-story apartments are not just 30' tall and their presence will affect

the surrounding natural landscape,

- The residents currently living in the neighborhood chose to live here based on the **current** zoning. Please consider the concerns of your current residents, not those of developers from outside the area.

We will appreciate your careful reconsideration and expect you to vote **NO** when this project is presented for your vote.

Thank you!

Al Field



From: [REDACTED]
To: [Cody Gleason](#)
Cc: [Peoria Mayor](#)
Subject: 83rd Ave & Happy Valley
Date: Thursday, April 7, 2022 9:46:07 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To who it may concern i am opposed are opposed to a 335 unit, 9 bldg, apartment complex on the NE corner of 83rd Ave & Happy Valley behind the proposed Safeway. There is not enough access to freeways and the roads can not handle the loads plus we do not need another food store in the area. We are in a drought and your main concern should be water and open desert conservation the more land you approve to build on and destroy in crease average temps eg global warming .

From: [REDACTED]
To: [InetPlanning](#)
Subject: 83rd Ave and Happy Valley Rd Apartments
Date: Monday, April 11, 2022 9:37:59 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To whom it may concern in Planning,

I am strongly opposed to the apartments that are trying to go in at this intersection, 83rd Ave and Happy Valley Rd.

The reason I chose this specific area is because it was zoned for single family residences ONLY!

Again I am strongly **opposed** to the apartments going in on the Northeast corner of 83rd Ave and Happy Valley Rd.

Thank you,

Alex Farcas, RCS

From: [REDACTED]
To: [InetPlanning](#)
Subject: 83rd Ave and Happy Valley Rd
Date: Monday, April 11, 2022 9:45:55 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To whom it may concern in Planning,

I live in Rock Springs and I am opposed to the apartments going in at 83rd Ave and Happy Valley Rd in North Peoria.

Thank You,

Melanie Farcas

From: [REDACTED]
To: [InetPlanning](#)
Subject: 83rd Avenue and Happy Valley Project (Northeast Corner)
Date: Tuesday, April 12, 2022 11:47:46 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To whom it may concern,

I am writing this email to strongly oppose the proposal to rezone the 83rd Avenue and Happy Valley Road (Northeast Corner) to Multi-Family units, gas station and fast food.

This is absolutely not in the best interest of the residents in this area. I have been a West Wing resident for almost 20 years and have been appalled by many of the changes that our City Council has made to the master plan. This change will devastate our community.

- Traffic will increase significantly as well as the traffic noise.
- Our property values will decrease.
- It is proven that crime rates increase with multi-family units and apartments. We already do not have enough police as is and this will add to the problem.
- Schools are already full and classes are beyond max capacity.
- The intersection at 83rd Avenue and Happy Valley is already dangerous for vehicles and pedestrians. The increase in traffic will only make this worse.
- The apartments will block the beautiful mountains and desert landscape we are so proud to see every day.

These are just some of the major issues we KNOW will happen with this kind of change. MANY more issues will most definitely follow.

I am done with our City making changes to the master plan that harm our home values, safety and overall aesthetic. I am completely prepared to campaign for the immediate removal of each and every City Council member that votes in favor of this bill.

Sincerely,

Alaina Rae

From: [REDACTED]
To: [City Clerk](#)
Subject: Apartment complex on 83rd & Happy Valley rd
Date: Monday, April 11, 2022 11:47:11 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Attn: To whom it may concern,

I am writing you in regards to the new Apartment Complex that is being discussed to go up on 83rd Ave & Happy Valley rd. I honestly can say that it was one of the most disappointing and discouraging things to find out this information. What is even more disappointing is that it was never even brought to our attention, and no one even informed us as neighbors of this being a possibility.

I am strongly against this building complex to go up. Our neighborhood will be ruined by this high density apartments and will bring the value of our homes and neighborhood low.

My family and I have lived in this neighborhood (West Wing Mountain) 83rd & Jomax rd area for over 15 years and bought in this area because it was a single family home community. If I wanted to live in the city and near apartment buildings I would have done so then.

Don't ruin our community and bring in these low income people who will only increase our crime rate and traffic. (call it political, call it whatever you want, you know I am right) Its appalling that you guys are even considering and taking this into consideration. The Apartment building will absolutely be a bad idea for us all and its not fair to just come in and do this without letting us, the residents of this community nearby vote. I can almost guarantee you, 95% will vote NO to an apartment complex going up on 83rd ave & Happy Valley and we all know why, because it will destroy the community and neighborhoods around and devalue our homes and schools. Stop making this political. We're hurting our children because a few politicians and developers are in each others pockets and looking to fatten their wallet. That is NOT OK!

We will not give up on this.

Camelia Craciun
West Wing Mountain Resident

From: [REDACTED]
To: [InetPlanning](#)
Subject: Apartments at 83rd and Happy Valley
Date: Monday, April 11, 2022 2:55:33 PM

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NO to high density apartments at 83rd Ave & Happy Valley

The increased traffic will be hazardous to an already stressed travel corridor.

The infrastructure for high density housing will tax schools, first responders, and quality of life in this area.

VOTE NO on apartment development at this business commercial corner of Peoria.

From: [REDACTED]
To: [InetPlanning](#)
Subject: Apartments at trailhead NO!
Date: Tuesday, April 12, 2022 11:27:36 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To our elected officials,

The residents of this area vehemently oppose apartments going in at the trailhead center at 83rd avenue and Happy Valley. I personally oppose this and have communicated with many of my neighbors all of whom oppose this development.

Please represent the people who elected you and trust you to maintain the beauty of why we moved to this area and love it.

Apartments are wrong for this area for multiple reasons:

- My main concern is congestion. Driving this area consistently for any period of time you can see we already have difficulty with traffic. And from what I was told about the meeting much of this traffic will be pushed to 83 and jomax which is already a disaster with people running the stop signs.

Peoria and Deer Valley school districts continue to overcrowd our schools with no plans of additional facilities to ensure the proper development of our next generation.

- My secondary concern is an uptick in crime. Multiple studies show apartments increase this risk and we have a reduced police presence as it is.

- Three story units will obstruct and destroy our beautiful desert views.

- We have multi million dollar properties in this area and all of our home values will decrease with development like this.

Refusing to represent the people who elect you and/or you have committed to represent is a violation of integrity and will be remembered.

Sincerely,

Melisa C

West Wing Mountain Resident.

Sent from my iPhone

From: [REDACTED]
To: [InetPlanning](#)
Subject: Apartments on 83 and happy valley
Date: Monday, April 11, 2022 6:32:31 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello,
Please do not build apartments at this location.
There are so many why this is so wrong. I think they are all common sense. I bought my home due to the location and landscape. It would be ruined. Please don't.
Thank you,
Deanna Braaten

Sent from my iPhone

From: [REDACTED]
To: [InetPlanning](#)
Subject: Apartments on 83rd and Happy Valley Rd.
Date: Tuesday, April 12, 2022 6:37:22 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Vote NO on the apartments on 83rd and Happy Valley Rd. My concerns are as follows:

Property values will decrease in a very affluent community. Current residents moved here based on current zoning in place. Crime will increase which has statistically been proven in other neighborhoods that have approved apartment developments. There will be a need for more police presence. The traffic, speeding on already congested streets will only increase. Our schools are already overcrowded, increasing the student population is going to impact teacher/student ratio negatively. 3 story apartments will be an eyesore to our natural landscape.

Developers only concerns are their profits. After they complete these projects they pack up and leave. They don't have to live here, we do.

From: [REDACTED]
To: [City Clerk](#)
Subject: Apartments
Date: Monday, April 11, 2022 8:45:20 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello, I am opposed to the high density apartments they want to put in on the Northeast corner of 83rd Ave and Happy Valley Rd.

[Sent from Yahoo Mail for iPhone](#)

From: [Kelsea Holian](#)
To: [Cody Gleason](#)
Subject: FW: 4/19/22 City Council Input
Date: Monday, April 11, 2022 1:51:15 PM

From: [REDACTED]
Sent: Monday, April 11, 2022 1:50 PM
To: Jon Edwards <Jon.Edwards@peoriaaz.gov>; Bill Patena <Bill.Patena@peoriaaz.gov>; Michael Finn <Michael.Finn@peoriaaz.gov>; Denette Dunn <Denette.Dunn@peoriaaz.gov>; Vicki Hunt <Vicki.Hunt@peoriaaz.gov>; City Clerk <cityclerk@peoriaaz.gov>
Subject: 4/19/22 City Council Input

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I am opposed to the development of NE corner of Happy Valley & 83rd Avenue in Peoria.
NO to apartments, NO to more fast food, NO to gas station and NO to convenience pay JUST surfaced by the developer at the zoning meeting on 4/7/22.

Vote No!

Cindy Addler

From: [REDACTED]
To: [InetPlanning](#)
Subject: Complex at 83rd and Happy Valley
Date: Monday, April 11, 2022 9:38:20 AM

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To the Peoria Planning Committee,

I am a resident of Terramar, a neighborhood at 74th Ave and Happy Valley Rd. I implore you to consider the following before approving the plans at 83rd and Happy Valley:

We already have a tremendous amount of traffic due to CCV and the huge conglomeration of stores, services, housing, and Lifetime fitness at 67th Ave and Happy Valley. Many accidents have occurred there including one where my husband was hit while riding his bike and another that happened right in front of me. Please check the accident reports for this intersection. We do not need more traffic coming to this area.

This area is an upscale neighborhood and bringing in an apartment complex will diminish the reason why people bought here in the first place. There will be more crime, people coming from outside of the area, and public transportation.

Because of the POGO bus, we already have undesirable people come into our area: homeless people come from further south (the Thunderbird encampment) and press residents for money and prostitutes come as well.

This kind of project will of course lower home values.

Sincerely,

Adrienne Johnson
[REDACTED]

[Sent from Yahoo Mail on Android](#)

From: [REDACTED]
To: [InetPlanning](#)
Subject: Fw: 3 story Apartment
Date: Monday, April 11, 2022 1:16:27 PM

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----- Forwarded Message -----

From: [REDACTED]
To: planning@peoria.gov <planning@peoria.gov>
Sent: Monday, April 11, 2022, 10:59:40 AM PDT
Subject: 3 story Apartment

To all concerned

The greed and the corruption never ceases. How is the construction of a 3 story apartment good for

Happy Valley and 83rd? Isn't the constant new homes being approved enough? It's already a traffic nightmare.

Overburdening an already overcrowded school system. Not enough police and fire resources already. The

destruction of our eco system. Not enough water . The list of negatives goes on and on. Do the right thing.

Consider the good of the community and not someones bank account.

Cecelia Junokas
[REDACTED]

From: [Cody Gleason](#)
To: [Cody Gleason](#)
Subject: FW: 4/19/22 City Council Input
Date: Tuesday, April 12, 2022 9:00:57 AM

From: [REDACTED]
Sent: Monday, April 11, 2022 10:28 AM
To: Jon Edwards <Jon.Edwards@peoriaaz.gov>; Bill Patena <Bill.Patena@peoriaaz.gov>; Michael Finn <Michael.Finn@peoriaaz.gov>; Denette Dunn <Denette.Dunn@peoriaaz.gov>; Vicki Hunt <Vicki.Hunt@peoriaaz.gov>; City Clerk <cityclerk@peoriaaz.gov>
Subject: 4/19/22 City Council Input

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I am opposed to the development of NE corner of Happy Valley & 83rd Avenue in Peoria.
NO to apartments, NO to more fast food, NO to gas station and NO to convenience pay JUST surfaced by the developer at the zoning meeting on 4/7/22.
Leave Peoria open and undeveloped.

Vote No!
- Jessyca Gallagher

From: [Kelsea Holian](#)
To: [Cody Gleason](#)
Cc: [City Clerk](#)
Subject: FW: New apartment complex
Date: Tuesday, April 12, 2022 12:03:41 PM

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, April 12, 2022 12:02 PM
To: City Clerk <cityclerk@peoriaaz.gov>
Subject: New apartment complex

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello,

My name is Nicolle Ionita and I am resident in the community where you guys want to allow an apartment complex to go up. I am writing to you today to plead with you to reconsider this apartment complex to be built in our neighborhood. It will not be a good attribution to our community. It will bring unwanted low income people and destroy our single family neighborhood. Not to mention the crime rate that will go up and also the values of our current homes will for sure go down. This cannot be happening, we bought our home here to raise kids in a safe, single family neighborhood, not city and buildings type of neighborhood. We would really appreciate you hearing our voices and stopping this developer from ruining our neighborhood just so he can make his wallet fatter.

Thank you,
Nicolle Ionita
West Wing community resident

From: [Kelsea Holian](#)
To: [Cody Gleason](#)
Cc: [City Clerk](#)
Subject: FW: Opposition to High Density Apartments - NE Quadrant of Happy Valley Road/83rd Ave
Date: Tuesday, April 12, 2022 10:36:55 AM

From: [REDACTED]
Sent: Tuesday, April 12, 2022 10:36 AM
To: Peoria Mayor <Mayor@peoriaaz.gov>; City Clerk <cityclerk@peoriaaz.gov>; Jon Edwards <Jon.Edwards@peoriaaz.gov>; Bill Patena <Bill.Patena@peoriaaz.gov>; Michael Finn <Michael.Finn@peoriaaz.gov>; Denette Dunn <Denette.Dunn@peoriaaz.gov>; Vicki Hunt <Vicki.Hunt@peoriaaz.gov>
Subject: Opposition to High Density Apartments - NE Quadrant of Happy Valley Road/83rd Ave

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Dear Council,

I am writing to express my **strong opposition** to the proposed rezoning of the northeast quadrant of Happy Valley Road and 83rd Avenue. While I am not opposed to redevelopment of this parcel, I am against the proposed rezoning to include multi-family housing (apartments). My opposition is based on these potential/probable negative effects:

- Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.
- A decrease in the market value of homes in the existing nearby communities.
- Multi-family dwellings are inconsistent with the single family neighborhoods developed in the area.
- Increased traffic congestion and safety problems.
- Higher crime rates. Apartments usually register higher police call volumes than regular single-family homes.

Many residents in the communities nearby are totally unaware of the proposed rezoning changes! In fact, they expressed surprise and concern. I urge you to disapprove the proposed rezoning from single family homes to high density apartments.

Thank you for your continued service and support of our communities.

Best regards,
Cornel Oaida

Exhibit 6B

Peoria Resident

From: [Cody Gleason](#)
To: [Cody Gleason](#)
Subject: FW: Trailhead development
Date: Tuesday, April 12, 2022 8:53:04 AM

From: [REDACTED]
Sent: Monday, April 11, 2022 8:13:28 AM
To: City Clerk <cityclerk@peoriaaz.gov>
Cc: [REDACTED]
Subject: Trailhead development

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To whom it may concern from Peoria City,

I am opposed to Trailhead development. Please don't approve it. Thank you.

Doina Farcas, MA, BSW
[REDACTED]

From: [REDACTED]
To: [Peoria Mayor](#)
Subject: Opposed to the Trailhead Project
Date: Monday, April 11, 2022 1:08:57 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I am OPPOSED to the passed rezoned plan for the NE Corner of Happy Valley and 83rd that is on the Peoria City Council Agenda for 4/19.

A few sit down restaurants and tiny “community green” don’t justify a gas station, convenience store to pay for gas and snacks, fast food and 336 apartments and 8th grocery store in close proximity – and all that comes with it in traffic, noise, rentals & etc.

And previously there was a Safeway at 83rd Ave and LPP, a high traffic area. It failed and is now a Goodwill. I've not made my home in West Wing for the past 19 years for it to end up being surrounded by empty anchor stores that will then be a future to who knows what.

There are better places in N Peoria for these services than plopped into single family dwellings! NO

Thank You,

Joseph Linza

From: [REDACTED]
To: [InetPlanning](#)
Subject: Trailhead
Date: Monday, April 11, 2022 9:14:18 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I strongly oppose the change in zoning to allow for high density housing in the proposed Trailhead community at 83rd Ave and Happy Valley. Vote NO!

Kenneth C Green
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [InetPlanning](#); [Jon Edwards](#); [Denette Dunn](#); [Michael Finn](#); [Bill Patena](#); [Vicki Hunt](#)
Subject: Mid range apartments near 83rd Ave and happy valley
Date: Tuesday, April 12, 2022 9:27:18 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Good morning!!

I want to email each of you to oppose the approval of a 300 unit mid range apartment complex near happy valley and 83 rd Ave. the reasons why my husband and I are against this approval are for the following reasons:

- Decrease in property value
- Statistical increase in crime with apartment/multi-family developments
- Higher population density requires more police presence
- Safety concern with influx of traffic on Happy Valley already on a slope
- New apartment exit on 83rd Ave on to a one-lane road south of Happy Valley where traffic is already congested
- Increase in school aged children attending our already overcrowded public schools
- Apartments will add to existing traffic problem with speeding and volume inside WestWing and Rock Springs.
- 3-story apartments affect natural landscape
- The residents chose to move here based on current zoning in place.

Fireside at Norterra is a prime example of the increase in crime since the apartments were developed surrounding the community.

Please listen to the community and our thoughts! Thank you.

Sincerely,

Morghan Teeters DMD
Pediatric Dentist

Kidz-R-Kool Pediatric Dentistry



www.kidzrkooldental.com

From: [REDACTED]
To: [InetPlanning](#)
Subject: Multi family housing at 83rd ave
Date: Monday, April 11, 2022 6:31:28 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hi I hope you are well. I wanted to voice my opinion to shut down the multi family units at 83rd Ave and happy valley. This area is not equipped for schooling, traffic or water for dramatic growth as this planned unit. Please understand this area is at max capacity with ccv, shopping centers and large neighborhoods. Thank you.

From: [REDACTED]
To: [InetPlanning](#); [Jon Edwards](#); [Denette Dunn](#); [Michael Finn](#); [Bill Patena](#); [Vicki Hunt](#)
Subject: No three sorry apartments Happy valley.
Date: Monday, April 11, 2022 7:04:05 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

We do not want three story apartments or for that matter any apartments but especially three story ones on happy valley road. The traffic is already bad and they haven't even opened the apartments by Sandra day O'Connor high school.

Plus the view is great at 83rd Avenue you can see the whole valley and now you want to ruin that? You must not live in this area. Typical. How would you like someone going to your Main Street and ruining it?

Not to mention the crime that will come. Peoria has already seen increased crime over last few years and doesn't have enough police.

Sent from my iPhone

From: [REDACTED]
To: [InetPlanning](#); [Vicki Hunt](#); [Bill Patena](#); [Jon Edwards](#); [Denette Dunn](#); [Michael Finn](#)
Subject: NO to 83rd ave and Happy valley apartments.
Date: Monday, April 11, 2022 12:16:11 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To whom it may concern,

I am writing to you as a mother, health care professional, and north peoria home owner. Please have the residents best interests at heart. We OPPOSE this development for many reasons. Apartments will decrease our property values. Increase crime and traffic. I have worked hard to be able to live in this area. I grew up here when lake pleasant was a dirt road, as a young adult moved out and I lived in an apartment in Glendale. I went to college saved my money and worked hard to become a home owner in this area. I have heard others for this project state where will the young people live? Close to this area, sure. How about at 35th ave and happy valley where a lot of new apartments are being built or on lake pleasant where an apartment complex already is established. We do not need more apartments we need more single family homes. These apartments will bring crime and traffic. We love this area because we avoid those things. Please do not push us out of an area we have worked so hard to get to. It isnt fair to my family or my neighbors. We also do not need another worship center. We have CCV and plenty of other fine places for all of us in this area to attend. I will remember this on voting day and if this passes I will be forced to relocate. I do not feel SAFE around apartments, nor do I want that kind of traffic so close to West Wing school, I fear for my children and all other's safety. I did not work this hard and long to be within 2 miles of them. PLEASE say no!

Charlee Addler, resident of Rock Springs.

From: [REDACTED]
To: [InetPlanning](#); [Jon Edwards](#); [Denette Dunn](#); [Michael Finn](#); [Bill Patena](#); [Vicki Hunt](#)
Subject: NO to apartments on 83rd and Happy Valley Road
Date: Tuesday, April 12, 2022 12:13:12 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Please let the record show that as a north peoria resident I oppose the proposed apartments at 83rd ave and Happy valley. The reasons are simple, this area needs more single family homes NOT another multiplex. We do not welcome this proposed changed due to our views being obstructed by a 3 story building, increased crime, decrease in our home values, and an increase in traffic. Please list to your residents, we do not want or need what is being presented we have all listened to both sides and DO NOT support this. I am a mother and grandmother to young children, our family has lived here for 19 years. My oldest daughter has grown up here, moved to peoria lived in an apartment on bell road, worked hard and moved back to this area due to the views and safety this area provides with her young family. Please do not take that away from us. We have worked hard to get here and adding these apartments may force us to move.

Marie Lockwood.

From: [REDACTED]
To: [InetPlanning](#); [Jon Edwards](#); [Denette Dunn](#); [Michael Finn](#); [Bill Patena](#); Vick.hunt@peoriaaz.gov
Subject: NO to development on 83rd and happy valley NO apartments
Date: Monday, April 11, 2022 12:24:31 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To whom it may concern,

I am writing to you as a father, health care professional, disabled veteran and north peoria home owner. We OPPOSE this development for many reasons. Apartments will decrease our property values. Increase crime and traffic. I have worked hard to be able to live in this area. My wife grew up here and we knew this is where we wanted to raise our family. We avoid apartments and the crime and traffic they bring. I have heard others for this project state where will the young people live? Close to this area, sure. By Sandra Day O Connor high school at 35th ave and happy valley where a lot of new apartments are being built or on lake pleasant where an apartment complex already is established. We do not need more apartments, we need more single family homes, that is what was planned /approved and what needs to happen. Please do not push us out of an area we have worked so hard to get to. It isnt fair to my family or my neighbors. PLEASE say NO! Please remember our reasons for opposing and we will remember this come voting day.

Bryan Addler, Rock Springs resident.

From: [REDACTED]
To: [InetPlanning](#)
Subject: NO to multi family housing at 83rd ave and Happy Valley
Date: Tuesday, April 12, 2022 11:38:09 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To the planning committee & city council for Peoria -

My name is Jenna Walsh and I live in the immediate area of 83rd avenue and Happy Valley. I am writing to let you know that we would like our Peoria council members to vote NO on the proposed project of multi family housing at 83rd avenue and happy valley. Here are a few reasons as to why we feel this will NOT be a good fit for this particular corner.

- As a licensed real estate agent we know that bringing multi family units to this area WILL result in a Decrease in property value
- Tons of research shows that there is a Statistical increase in crime with apartment/multi-family developments
- Higher population density requires more police presence. With multiple law enforcement family members we already know how short staffed our police force is. Where are you going to get these additional police officers when cities cant even fulfill their police requirements as it is?
- Safety concern with influx of traffic on Happy Valley already on a slope
- New apartment exit on 83rd Ave on to a one-lane road south of Happy Valley where traffic is already congested toward Great Hearts School and onward to the 101.
- Increase in school aged children attending our already overcrowded public schools
- Apartments will add to existing traffic problem with speeding and volume inside WestWing and Rock Springs.
- 3-story apartments affect natural landscape
- As a resident & I know many neighbors who bought in this area chose to move here based on current zoning in place.
- Fireside at Norterra is a prime example of the increase in crime since the apartments were developed surrounding the community.

Please vote no on this agenda. A better proposed place for these multi family dwellings would be near 75th avenue and the 101 where there is open space available and close access to the freeway as well as multi family housing already in the area.

Thank you for your time. I look forward to seeing you on April 19th.

Best,
Jenna Walsh

From: [REDACTED]
To: [InetPlanning](#); [Jon Edwards](#); [Denette Dunn](#); [Michael Finn](#); [Bill Patena](#); [Vicki Hunt](#)
Cc: [Tonya McDonald](#)
Subject: Objection to Apartment Complex on 83rd Ave. and Happy Valley
Date: Tuesday, April 12, 2022 9:52:57 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

We strongly oppose apartment complex at 83rd and Happy Valley. Reasons for objection include:

- Statistical increase in crime with apartment/multi-family developments
- Safety concerns with influx of traffic on Happy Valley
- New apartment exit on 83rd Ave on to a one-lane road south of Happy Valley where traffic is already congested.
- Decreased property values.
- Increase in school aged children attending our already overcrowded public schools
- Apartments will add to existing traffic problem with speeding and volume inside WestWing and Rock Springs.
- 3-story apartments affect natural landscape
- Residents chose to move here based on current zoning in place.
- Fireside at Norterra is a prime example of the increase in crime since the apartments were developed surrounding the community.

Tonya and Joe McDonald
WestWing

From: [REDACTED]
To: [Peoria Mayor](#)
Subject: Opposed to the Trailhead Project
Date: Monday, April 11, 2022 12:58:25 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I am OPPOSED to the passed rezoned plan for the NE Corner of Happy Valley and 83rd that is on the Peoria City Council Agenda for 4/19.

A few sit down restaurants and tiny “community green” don’t justify a gas station, convenience store to pay for gas and snacks, fast food and 336 apartments and 8th grocery store in close proximity – and all that comes with it in traffic, noise, rentals & etc.

And previously there was a Safeway at 83rd Ave and LPP, a high traffic area. It failed and is now a Goodwill. I've not made my home in West Wing for the past 19 years for it to end up being surrounded by empty anchor stores that will then be a future to who knows what.

There are better places in N Peoria for these services than plopped into single family dwellings! NO

Thank You,

C Garnett

From: [REDACTED]
To: [City Clerk](#)
Subject: opposing of apartment construction
Date: Monday, April 11, 2022 8:21:32 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I opposed to the High Density Apartments, traffic and crime they will bring!

Corneliu

From: [REDACTED]
To: [InetPlanning](#); [Jon Edwards](#); [Denette Dunn](#); [Michael Finn](#); [Bill Patena](#); [Vicki Hunt](#)
Subject: Opposition to Apartments proposed at Westwing (83rd AVE & HAPPY VALLEY)
Date: Tuesday, April 12, 2022 9:59:35 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello- I strongly urge you to oppose building apartments at Westwing, in the vicinity of 83rd Ave and Happy Valley Rd.

This is a family housing community, with no apartments in the area, and I have great concern that this will result in the following:

- Great decrease in the property values around this area
- Statistical increase in crime with apartment/multi-family developments
- Traffic is already a nightmare around here; this will make it impossible to drive around here
- New apartment exit on 83rd Ave on to a one-lane road south of Happy Valley where traffic is already congested toward Great Hearts School and onward to the 101.
- This is a beautiful area with great views. A 3-story apartment will affect natural landscape
- We chose to move here based on current zoning that is already in place.
- Fireside at Norterra is a prime example of the increase in crime since the apartments were developed surrounding the community.
- Increase in taxes due to a requirement for more police, fire, schools, etc

Again, PLEASE OPPOSE BUILDING/PERMITTING APARTMENTS here, and help us protect our families and the surrounding area to keep it a desirable area to reside. Thank you.

Chad and Tracy Steel

From: [REDACTED]
To: [InetPlanning](#)
Subject: Opposition to construction on 83rd and Happy valley
Date: Thursday, April 7, 2022 5:19:46 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Okay am writing in opposition of building apartments on 83rd and Happy Valley. It will reduce property value in our area.

Aaron Stapley

From: [REDACTED]
To: [InetPlanning](#)
Subject: Opposition to Trailhead Project
Date: Tuesday, April 12, 2022 7:59:23 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To whom it may concern,

I'm emailing this opposition email in the vain hope that any of you actually care what the homeowners and consumers of the area of Peoria, in which you plan to crowd further with a massive 3 story apartment complex, think. This is a beautiful area where people enjoy as is and you're about to desecrate it with some ugly apt buildings. Leave our beautiful desert alone. The things you people are willing to do for money is disgusting. As a nurse and a veteran I'm so sick of not having a voice all while I slave away to be able to reside in a beautiful location just for you people to come in and ruin it. Here comes overcrowding, rise in crime rates, pressure on our already overcrowded schools and worse traffic. Do any of you care? No, why would you because you don't live here and it's all about money to you. Horrible human beings.

Sincerely,

Ruthann S.

From: [REDACTED]
To: [InetPlanning](#)
Subject: Please Say No to 3 Story Apartments @ 83rd and HV !
Date: Tuesday, April 12, 2022 9:58:01 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Good Morning,

I am a Peoria resident in the area of 91st Ave and Pinnacle Peak. 3 story apartments being built on the corner of 83rd and Happy Valley would be absolutely detrimental to my neighborhood! Many of the tax paying residents in this area of N Peoria CHOOSE to live here because of the native desert and views surrounding us. It's a feeling that you don't get living in the 'city' and it's what keeps us here, what makes more people want to be here and the values of our homes higher. It's why I've lived here for over 30 years and why I wanted to raise my kids here. 3 story apartments do not improve upon that in any way. Are we not living in a drought which continues to be of high concern? Do we really need to continue to drain our natural resources in the area with a higher population density? Not to mention the increase in city services that would be required such as fire/emt/police/roads/schools – demands that are already high and being exhausted. 83rd Avenue already experiences issues in the morning and afternoon as a result of Great Hearts Academy. Classes in the area are already overcrowded and experiencing TEACHER SHORTAGES! We simply cannot approve this area of land to be used for the purpose of 3 story apartments. Let's not forgot that statistics DON'T LIE, along with apartments, comes an increase in crime and the more apartments crammed into a smaller amount of space, the higher the crime rate climbs. Residents have already seen an increase in crime and homelessness in the area as a result of the public transit which was launched a few years ago. Let's make a better use of this land and allow more commercial businesses that will drive in more tax revenue or high end homes which bring big spenders into the area and small businesses which generate local employment and more tax dollars. Please, Please, Please do not approve the use of this land for 3 story apartments. There are many apartment choices already available along Happy Valley further west, out of the area of congestion and the quality of living for those who have been here for many years.

Thank you,

Erin Venturelli
[Erin Venturelli](#)

American Express made the following annotations

"This message and any attachments are solely for the intended recipient and may contain confidential or privileged information. If you are not the intended recipient, any disclosure, copying, use, or distribution of the information included in this message and any attachments is prohibited. If you have received this communication in error, please notify us by reply e-

Exhibit 6B

mail and immediately and permanently delete this message and any attachments. Thank you."

American Express a ajouté le commentaire suivant

Ce courrier et toute pièce jointe qu'il contient sont réservés au seul destinataire indiqué et peuvent contenir des renseignements confidentiels et privilégiés. Si vous n'êtes pas le destinataire prévu, toute divulgation, duplication, utilisation ou distribution du courrier ou de toute pièce jointe est interdite. Si vous avez reçu cette communication par erreur, veuillez nous en aviser par courrier et détruire immédiatement le courrier et les pièces jointes. Merci.

From: [REDACTED]
To: [InetPlanning](#)
Subject: Proposed apartments 83rd/Happy Valley
Date: Monday, April 11, 2022 8:20:04 AM

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I am writing to oppose the re-zoning of the Happy Valley/83rd Avenue area to include apartment buildings. This area is already so congested that the addition of apartment buildings will make it unmanageable for existing residents. We purchased our home in this area because of the current zoning. Now, years later, you intend to re-zone and devalue my property as well as my families peace of mind. It is quite evident that statistically, crime will increase in this area and our schools are already overloaded. As it is, our police presence is nearly non-existent. Added apartment living will most definitely increase the need for police. Currently, we are able to view a beautiful landscape but, if you allow 3 story apartment our view/landscape will be gone forever! Please don't steal our neighborhood from us!

I OBJECT to the re-zoning of the 83rd Avenue/Happy Valley area to include apartment buildings.

Terri Jalbert

[REDACTED]

Sent from my iPad

From: [Kelsea Holian](#)
To: [Cody Gleason](#)
Cc: [City Clerk](#)
Subject: FW: 4/19/22 City Council Input
Date: Tuesday, April 12, 2022 11:23:13 AM

From: [REDACTED]
Sent: Tuesday, April 12, 2022 11:23 AM
To: Jon Edwards <Jon.Edwards@peoriaaz.gov>; Bill Patena <Bill.Patena@peoriaaz.gov>; Michael Finn <Michael.Finn@peoriaaz.gov>; Denette Dunn <Denette.Dunn@peoriaaz.gov>; Vicki Hunt <Vicki.Hunt@peoriaaz.gov>; City Clerk <cityclerk@peoriaaz.gov>
Subject: 4/19/22 City Council Input

⚠⚠ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠⚠

I am opposed to the development of NE corner of Happy Valley & 83rd Avenue in Peoria.
NO to apartments, NO to more fast food, NO to gas station and NO to convenience pay JUST surfaced by the developer at the zoning meeting on 4/7/22.

Vote No!
Rachel Otero

From: [REDACTED]
To: [City Clerk](#)
Subject: Re: Apartment complex on 83rd ave & happy valley
Date: Monday, April 11, 2022 11:02:16 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Attn: to whom it may concern,

My name is Samuel Craciun & I have been a resident in the West Wing Mountain area for over 16 years. I am writing to you, pleading with you to please hear us against the apartment complex that is in the talks to go up in our beautiful and for the moment safe neighborhood of 83rd Ave & Happy Valley rd in Peoria.

I bought my familys in this area for a reason, because it was zoned for single family homes only. It will be a big blow to our community to bring anything like an apartment complex anywhere near our neighborhood.

Lets not even go there with how low end value this will bring our entire neighborhood & homes. I do not want high density apartments that will 100% bring in crime and traffic and that is exactly what apartments will bring, don't come at me with this "high end apartments bull"

I am sick and tired of this political agenda behind all of this and it has to stop. We cannot have our children pay the price because some developers and some politicians want to fatten their wallets. Enough is enough!

Please reconsider this atrocious act of bringing in this apartment complex. We don't need it and 100% sure don't need it either.

With Respect,

Samuel Craciun
West Wing Mountain
Peoria, AZ.

From: [REDACTED]
Subject: Stop 3-story apartments on 83rd ave @Happy Valley
Date: Monday, April 11, 2022 7:32:21 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Please vote no on the idea of apartments on 83rd ave and Happy Valley. The access would not accommodate such a high population. This is not a good move. We don't have the infrastructure for this many more families around there. Apartments will add to existing traffic problems. Fireside at Norterra is a prime example of the increase in crime since the apartments were developed around their community. Look at the stats. We already don't have the proper police protection in this NW area. Stop this by voting no!! Be the voice of Peoria residents.

Kim Stiner, Peoria resident.

From: [REDACTED]
To: [Cody Gleason](#)
Subject: The Trailhead/Aloravita comments
Date: Tuesday, April 12, 2022 8:56:14 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Cody-

Had not heard anything back from the phone message I left last week so I thought I would shoot you a quick email. This is in regards to the rezoning that has been proposed for the trailhead project. I live in Calle Lejos Estates at 83rd ave and Happy Valley. I am also part of the HOA at the community have have talked with several neighbors who have the same opinion. You cannot rezone that section for multifamily use.

The traffic it would cause on an already overburdened 83rd ave would be extremely unsafe for all of us.

The schools in the area are already overcrowded and cannot support more kids.

The reason most of use moved to this area was to escape densely populated areas.

Our home values would take a hit.

Building multifamily housing in this area is not in the best interest in the citizens of north Peoria in this area and should not be done. Please feel free to contact me for any questions.

Thank you,
Matthew Bennett
[REDACTED]

From: [REDACTED]
To: [InetPlanning](#)
Subject: Three story apartment on 83 Ave
Date: Monday, April 11, 2022 7:24:01 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I am a PC in LD 28.

I am very concerned with this 3 story apartment going through our city council for approval. That is an extremely heavy traffic area. We do not need this. Please do not approve this. Thank you.

Darla Kissling LD28 PC

Sent from my iPhone

From: [REDACTED]
To: [InetPlanning](#); [Jon Edwards](#); denette.dun@peoriaaz.gov; [Michael Finn](#); [Bill Patena](#); [Vicki Hunt](#)
Subject: Trail Head Project- VOTE NO
Date: Tuesday, April 12, 2022 7:10:42 AM


This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I am opposed to the planned development mainly because of the apartments and grocery store. There are plenty of grocery stores in the area and apartments will bring in more crime.

The name Trail Head paints a very pleasant image where people will hike and enjoy the desert as it currently is today. The reality is that will disappear.

What happened to the developed properties on the south corners of the intersection? The tenants are not what was advertised.

Joe Schweers

From: 
To: [InetPlanning](#)
Subject: Trail head Project & Jomax/Lake Pleasant Pkwy
Date: Tuesday, April 12, 2022 12:00:56 PM

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Mesquite District Rep.,

I am a mesquite district resident and I am completely against the multi family apartments at the trail head. I am also completely against the multi family apartment development in the plans for Jomax and Lake pleasant Pkwy. This would severely impact the traffic situation I already have on the street I live on 93rd Ave. North of Happy Valley. We currently have residents cutting through my neighborhood to get to their Cibola Vista neighborhood to avoid the 4 corners. The people turn right completely ignoring there "no right turn" sign. The last count was 500 cars a day on a 93rd Ave. a residential street. That number is excessive for a residential neighborhood. Building apartments on Jomax and Lake Pleasant will only increase more traffic down my street and will severely impact my quality of life. Please look in to this matter!

Thank You,
Kim garrett

From: [REDACTED]
To: [InetPlanning](#)
Subject: Trailhead
Date: Monday, April 11, 2022 9:08:42 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I strongly oppose the change in zoning to allow for high density housing in the proposed Trailhead community at 83rd Ave and Happy Valley. Vote NO!

Jana L Atwell
[REDACTED]

From: [REDACTED]
To: [InetPlanning](#)
Subject: Trailhead Development
Date: Tuesday, April 12, 2022 9:23:27 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I'm contacting you in concern over the wisdom of apartment housing in the Westwing area. The reasoning of providing enough foot traffic for the nearby restaurants does not hold up, as restaurants need lunch, dinner and weekend traffic to make a profitable business and since these "young professionals or people waiting to get into their homes still have to go to work and we have very little employment opportunities in Peoria let alone this area that would provide the needed day time foot traffic that is referred to.

As a 12 year resident in the neighboring Terramar development I find it hard to understand how you can fail to plan for the infrastructure of streets and schools. The traffic situation has become dangerous with the just newly added 4000 homes north of Jomax, with no way of correcting it. For you to plan for multi-family units without coordinating with the school district for more schools is just a derelict in your duties as Planners.

The developer has a right to develop this piece of property but you have the obligation to see to it that it stays within the proposed zoning especially when it has such a huge impact on our community. Stay with the community, the people who live here and expect you to have our best interest in mind, not the developers pocketbook.

Teresa Simpson

From: [REDACTED]
To: [Peoria Mayor](#)
Subject: Trailhead Project
Date: Monday, April 11, 2022 12:36:52 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I am OPPOSED to the passed rezoned plan for the NE Corner of Happy Valley and 83rd that is on the Peoria City Council Agenda for 4/19.

A few sit down restaurants and tiny “community green” don’t justify a gas station, convenience store to pay for gas and snacks, fast food and 336 apartments and 8th grocery store in close proximity – and all that comes with it in traffic, noise, rentals & etc.

There are better places in N Peoria for these services than plopped into single family dwellings!

Thank you,

Doreen Linza

From: [REDACTED]
To: [InetPlanning](#); [Jon Edwards](#); [Denette Dunn](#); [Michael Finn](#); [Bill Patena](#); [Vicki Hunt](#)
Subject: TRAILHEAD SITE/ MULTI-HOUSING BAD IDEA FOR COMMUNITY...
Date: Tuesday, April 12, 2022 9:20:43 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Re: 83rd Ave & Happy Valley

I am writing this out of concern for the proposed shopping plaza/multi-housing/church site at 83rd Avenue and Happy Valley.

As of now there are primarily TWO ways to travel north from south or east of the 101, and that is via the 67th Avenue and 75th Avenue exits. These exits CANNOT handle more residents if a multi-housing unit is built north of here! Not only does traffic back up in both directions to enter the freeway, if you have ever tried to enter onto the freeway via 67th from the north going west bound during any time of heavy traffic, it is nearly impossible to merge on due to drivers in the right lane trying to exit at 75th or Union Hills. There are fender benders on this stretch ALL the time. It is also very difficult to merge onto the 67th exit ramp coming from the west due to traffic merging onto the freeway via 75th Ave on ramp. 75th Ave north of the 101 can hardly handle the amount of traffic now with apartments, Mountainside Fitness, Dream City (former Church of Joy), fast food, daycare, office plazas, traffic lights, and a dead end at Deer Valley.

Because 83rd Avenue does not go straight through and becomes chaotic at the Lake Pleasant intersection, most people exit 75th rather than the Union Hills/Beardsley exit to travel Northwest. 67th backs up multiple times a day as it is the ONLY Avenue exit that goes straight up to Happy Valley, there is no other exit that takes travelers directly to Happy Valley other than I-17 (which is nightmarish enough with Sandra Day Traffic and the newly built townhouses). Along this route not only are there multiple shopping plazas, subdivisions, apartment buildings, but there are five schools, CCV, and the newest monstrosity known as LA Fitness. I live in Sonoran Mountain Ranch and have no choice other than to take 67th Avenue/Pyramid Peak Pkwy to travel to my house. Sometimes I have to sit through 3-4 lights at the 67th & Happy Valley intersection.

The 67th and Happy Valley intersection has become a disaster. There are multiple accidents (some resulting in deaths) that have occurred on or near here. First of all, trying to make a left (going northbound) out of the Super Wash/Dunken Donuts parking lot is rarely doable. I have had to turn right only to make a U-turn south of CCV in order to travel back north. If you make a right out of QT on to Happy Valley going east bound, very seldom can you make your way over to the far left lane if you need to turn left onto 67th to go north. I usually have to turn onto Happy Valley, travel through the intersection, and make a u-turn in the median somewhere over by the former Bank of America, only to travel back west and turn north onto 67th. It is also nearly impossible to turn left out of the Circle K/ Fry's parking lots to go southbound on 67th. Obviously CCV traffic during church services, sports practices and games, and unfortunately some funerals, adds to traffic back-ups and accidents on both 67th and Happy Valley.

This brings me to the proposed building site. Happy Valley between 83rd and 67th is already chaotic since 75th does not go through, which means anyone traveling north of the 101 is using one of these two avenues. There are two schools, Happy Valley Charter and Terramar that both cause traffic back-ups during morning and afternoon pickup, and parents are using driving lanes for parent pick-up because the parking lots are unable to accommodate the vehicles. Plus, CCV has one entrance from Happy Valley that allows church goers and sports teams to enter and exit directly across from both of these schools. Occasionally, if I am traveling from the west on Happy Valley, I can turn northbound onto 83rd and cut over via Jomax to 67th Ave. With added traffic at this intersection with the new plaza and apartments it will make the four-way-stop at Jomax back up considerably.

As for a potential Safeway and other retail to fill this space, it is worrisome that this will drive residents to the new "shiny" plaza and leave established retail and restaurants to vacate. The Albertson's plaza at 83rd and Deer Valley already has vacancies and is losing shoppers. Albertson's will most likely vacate and leave yet another abandoned building in our community. The former Basha's at Deer Valley and 67th has sat vacant for YEARS! I realize that corner is Glendale, but it is amongst our community! Not to mention many vacant store fronts in the southern areas of Peoria. Look at the *At Home* Plaza on 91st Avenue and Peoria Ave. It is full of vacant store fronts, the pavement has fallen apart, and the entire plaza looks scuzzy. Not to mention Grande which has sections of vacant buildings and parts that look like Detroit's inner-city.

Why not give tax incentives to investors to build or re-build in areas that are vacant or falling apart? If you keep driving all development north and leaving the southern and older areas to crumble, Peoria will succumb to the same statistics as so

many cities that have the "safe" side and the "ghetto" area. The only way to keep Peoria from having dumpy areas that draw in homeless, riffraff and gangs is to keep those areas nice, keep the buildings filled with life, and encourage people to want to be there to live and shop! These areas are so much more accessible as well, and with the stadiums so close could potentially turn into a place like old-town Scottsdale where people from all over want to come and walk and shop and eat!

Lastly, the beautiful desert landscape Peoria offers needs to be preserved. I have lived in SMR since 2006 and in the area for 22 years. So many of the residents enjoy hiking and mountain biking on trails that are not commercialized and full of tourists (like this new "Trailhead" plaza trails will be, or like Camelback Mountain or Squaw Peak!).

Please consider NOT building at the 83rd and Happy Valley intersection! This proposal does not serve northwest residents well at all!

Thank you for your time,

A concerned resident,

Colleen Shipman

A black rectangular redaction box covering the signature of Colleen Shipman.

From: [REDACTED]
To: [Cody Gleason](#); [Peoria Mayor](#)
Subject: Urgent 83rd Ave and Happy Valley 335 Unit 9 Bldg Apartment Bldg
Date: Thursday, April 7, 2022 8:21:03 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I'm writing this email to voice my sincere opposition against zoning the northeast corner of 83rd and Happy Valley to allow the development of an apartment complex.

An apartment complex in this area has no place. There are million dollar homes, a very tight knit family community. Me and my neighbors feel that putting in an apartment complex will bring in folks that do not share the same values. Apartment complexes belong in urban areas not in the suburbs. This will bring in crime and decrease property value in the area. Please consider this email and all of the other folks that are in strong opposition of this development being built.

Sincerely,
Andrew Rogers
Eagle Highlands Resident
[REDACTED]

From: [REDACTED]
To: [InetPlanning](#); [Jon Edwards](#); denetre.dunn@peoriaaz.gov; [Michael Finn](#)
Subject: Vote NO on 3 story apartments on 83rd ave and happy valley
Date: Monday, April 11, 2022 6:55:29 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello,

Please do NOT pass the planning and zoning commission for the 3-story apartments for 83rd Ave and Happy Valley.

Happy Valley road CANNOT handle anymore congestion. We need to prioritize opening roads up to relieve congestion, not think of ways to cause more traffic.

Apartments routinely decrease property value and increase crime (consider what has happened at Fireside at Norterra).

Again, apartments bring high density population, which our roads, schools, and police force cannot handle.

3 story apartments will also visually impact the beautiful landscape of this area. Right now Lifetime is a sore thumb in our area because it is 3 stories high. Do not continue this pattern to detract from our beautiful mountains.

Vote no! Our community does not want this!

Warmest regards,
Ashley Cross
Office Manager
MCO, Inc.
[REDACTED]

From: [REDACTED]
Subject: VOTE NO on 3-Story Apartments 83rd Ave and Happy Valley
Date: Monday, April 11, 2022 7:49:11 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello,

Please do NOT pass the planning and zoning commission for the 3-story apartments for 83rd Ave and Happy Valley.

Happy Valley road CANNOT handle anymore congestion. We need to prioritize opening roads up to relieve congestion, not think of ways to cause more traffic.

Apartments routinely decrease property value and increase crime (consider what has happened at Fireside at Norterra).

Again, apartments bring high density population, which our roads, schools, and police force cannot handle.

3 story apartments will also visually impact the beautiful landscape of this area. Right now Lifetime is a sore thumb in our area because it is 3 stories high. Do not continue this pattern to detract from our beautiful mountains.

Vote no! Our community does not want this!

Chelsey Yeats
[REDACTED]

From: [REDACTED]
To: [InetPlanning](#)
Subject: Vote NO to rezoning and building apartments on 83rd ave and Happy Valley Rd
Date: Tuesday, April 12, 2022 10:04:55 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To whom it may concern:

I am a concerned Peoria resident. I implore you to reject the re-zoning and subsequent construction of an apartment complex on 83rd avenue and Happy Valley Road. This intersection is a regular route of travel for our family. As such, I believe it to be a highly inappropriate and unsafe location for an apartment complex.

In addition to the many logistical incursions, an apartment complex on this corner will cause a significant decline in the safety of the surrounding communities and neighborhoods. Our family has a heavy public safety involvement. I have firsthand knowledge of the over-extended and under-funded public safety infrastructure that this new complex would further strain. With respect to the inevitable increase in population, our already strained public school system will be further stretched to accommodate this surplus in families. This is beyond what the new Inspiration Mountain School will provide, as there are other apartment complexes in the vicinity that are already set to be completed with the next few years.

I have heard it argued that the exponential growth of North Peoria requires the installation of more grocery stores and/or businesses to meet that demand. However, on heels of this argument, it is claimed that the apartment complex is necessary to provide daily foot traffic to substantiate the new stores/businesses. This is a conflicting argument and goes against the desires of Peoria community members and constituents.

Please consider these concerns and vote no to rezoning this area.

Sincerely,
Madalyn Coogle

[REDACTED]