

July 31, 2025

**VIA Email to:** [chris.jacques@peoriaaz.gov](mailto:chris.jacques@peoriaaz.gov)

Mr. Chris Jacques  
Planning Director, City of Peoria  
9875 North 85<sup>th</sup> Avenue, First Floor  
Peoria, AZ 85345

**RE: AMENDED Citizen Participation Report – NE Corner of 87<sup>th</sup> Avenue and West Northern Avenue – Application Nos. GPA24-07 and Z24-07 – APN 142-33-006X – Size 4.76 Gross Acres**

Dear Mr. Jacques:

Northern Ave Properties, LLC, in association with Circle West Architects, is proposing the development of “Peoria Residential,” a thoughtfully designed, two-story apartment community comprising 72 units across 4.76 gross acres. The development will offer a mix of one- and two-bedroom units, promoting housing diversity in alignment with the City of Peoria’s goals for quality infill development. The project incorporates intentional landscape buffering, architectural design elements that support privacy and safety, and an emphasis on community integration. This initiative will transform a 40-plus-year-vacant parcel into a vibrant residential community that enhances the neighborhood fabric.

#### **Outreach Summary**

To ensure transparency and invite public feedback, our team implemented a thorough outreach campaign. A total of 116 mailed notices were sent to property owners within 600 feet of the site—representing approximately 100 households—and 8 local homeowners associations (as provided by City staff). Additional notices were mailed to Cotton Boll Elementary School, Brighton Charter School, and Peoria High School. Furthermore, two on-site signs were posted on the subject property, detailing the date, time, and location of the neighborhood meeting. Signage was installed in advance of the meeting and remained in place per City standards.

#### **Neighborhood Meeting**

The neighborhood meeting took place on Monday, April 28, 2025, at 6:00 PM at Brighton Charter School. In total, 6 households attended (3 married couples and 3 individuals). Representatives from the City of Peoria—including Planning Department staff—and the principal of Brighton Charter School were also present.

The project team presented a detailed overview using foamcore boards featuring architectural renderings and landscape plans. A PowerPoint presentation was conducted, and attendees were invited to ask questions throughout the session. Supporting documentation including photos of posted signage and a sample notice letter is available upon request.

### **Summary of Community Feedback and Responses**

#### **1. Traffic and Intersection Safety at Northern Avenue and 87th Avenue**

- **Concerns:** Neighbors cited difficulty for southbound drivers turning left onto Northern Avenue and requested consideration of a traffic signal.
- **Response:** A traffic impact statement was conducted by Erie & Associates, which recorded 27,270 vehicles/day on Northern Avenue and 1,997 vehicles/day on 87th Avenue. While traffic volumes do not meet the thresholds for a mid-block signal, the owner has proactively agreed to consult with the City's Engineering and Development Department to assess potential signal timing adjustments at 83rd and 91st Avenues to improve traffic gaps.

#### **2. Impact on Property Values**

- **Concerns:** Residents were concerned that multifamily housing might depress nearby single-family home values.
- **Response:** Two major academic studies—by Massachusetts Institute of Technology (2005) and the University of Utah (2021)—found no negative effect, and in some cases, a positive impact of multi-family development on surrounding home values. This is attributed to increased community investment, vibrancy, and the revitalization of underutilized properties. The owner is committed to quality construction and long-term management, ensuring that Peoria Residential is a neighborhood asset.

#### **3. Crime and Resident Stability**

- **Concerns:** The transient nature of renters was perceived as a crime risk.
- **Response:** The project will be professionally managed, with rigorous tenant screening procedures including income verification, credit history, and background checks. Projected rents of \$1,500/month for 1-bedroom units suggest a tenant income threshold of \$60,000/year, supporting a stable, working professional demographic. Design elements such as lighting, visibility, and secure access will enhance community safety.

#### **4. Occupancy and Density**

- **Concerns:** Neighbors estimated 4 to 6 persons per 2-bedroom unit and raised concerns about over-occupancy.

- **Response:** All leases will specify maximum occupancy limits and management will monitor compliance. All vehicles must be registered with on-site management.

These steps are in place to ensure orderly and predictable community operations.

#### 5. Privacy for Summersett Village Residents

- **Concerns:** Residents were concerned about second-story balconies overlooking backyards.
- **Response:** The project includes a 170-foot setback from Summersett Village homes across 87th Avenue, which exceeds standard requirements. A 24-foot-wide landscaped buffer along the east side of 87th Avenue with approximately 50 large trees (24" box) and existing subdivision mature trees, block walls, and right-of-way landscaping along the west side of 87th Avenue will provide multiple layers of visual screening and privacy.

#### 6. Student Access Through Site - AMENDED

- **Concerns:** Parents requested continued pedestrian access for their school-age children through the site to Brighton Charter School.
- **Response:** We have given further consideration to this request, and have decided that we will not be providing the direct pedestrian access from our site to the adjacent Brighton Charter School, as we cannot adequately fit the access, entry, lighting, ADA requirements, security features and safety features into the current site plan and overall design. Instead, neighborhood students will be able to use the new concrete sidewalk to be installed by the owner along the east side of 87th Avenue and the north side of Northern Avenue to access Brighton Charter School.

#### 7. Parking Along 87th Avenue

- **Concerns:** Residents expressed concern about street parking overflow.
- **Response:** The project provides 160 total parking stalls, including:
  - 144 stalls for residents (2.0 per unit average across 1- and 2-bedroom units),
  - 16 stalls designated for guest, ADA, and leasing needs.

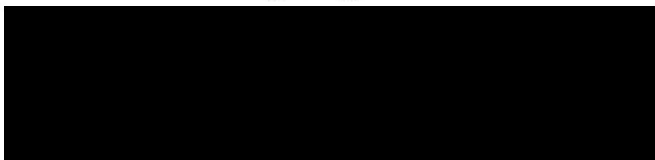
This exceeds City minimum requirements. Additionally, the owner is not opposed to the City considering a parking restriction along 87th Avenue, if warranted.

#### Conclusion and Commitment to Ongoing Communication

Northern Ave Properties, LLC is committed to fostering a collaborative relationship with neighbors and City staff. We view this project not just as a development, but as an opportunity to enhance the neighborhood's vitality and support the City of Peoria's vision for balanced housing growth. We will continue to engage with stakeholders throughout the entitlement and construction process and welcome additional feedback and dialogue as we move forward.

We enclosed with the initial report dated May 21, 2025, copies of the Massachusetts Institute of Technology and University of Utah published reports.

Yours very truly,



Francis J. Slavin

cc: Sarah Dircks  
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