SUPPORT

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

Letter of Support for the 18th Pl and Indian School Project

Phoenix City Council and Staff,

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✔ No on-street parking to keep streets clear

✔ Fewer units, which means less traffic in and out

✔ Buildings pushed farther from homes

✔ More space and shade trees between buildings and neighboring yards.

✔ Provide local neighborhood commercial/startup opportunities.

✔ A commitment to help fund speed humps on 18th Place

✔ A better streetscape with new sidewalks, shade trees, and landscaping

This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name: Matt Aronsen

Address: 2228 E Campbell #213

Email (optional): Maronsen@yahoo.com

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

Business Letter of Support
Re: Proposed Development at 18th Place & Indian School Road (Z-58-23)

To the Phoenix City Council and Planning Staff,

As a local business operating near 18th Place and Indian School Road, we are writing to express our support for the proposed mixed-use development led by Del Pueblo Communities.

This project represents a thoughtful and balanced vision for smart urban growth—one that not only addresses the long-standing vacancy at this corner, but also brings tangible benefits to the surrounding business and residential communities.

We believe the revised plan—which includes 76 market-rate housing units and ground-floor commercial space designed for local-serving businesses—will help:

- Increase foot traffic and visibility for nearby businesses.
- Improve safety and aesthetics along Indian School Road.
- Support the demand for attainable housing near jobs and services.
- Bring new life to a long-neglected parcel that has remained underutilized for years.

We also appreciate the development team's commitment to extensive public outreach, as well as its responsiveness to neighborhood feedback—evident in the reduced unit count, improved setbacks, right-in/right-out traffic controls, and pedestrian-friendly design.

As small business owners, we recognize that thriving neighborhoods and vibrant local economies go hand-in-hand. This project offers an opportunity to strengthen both.

We respectfully urge the City to approve the rezoning request and allow this community-minded proposal to move forward.

Sincerely,

Business Name: HEAVENS CLOSET

Address: 421S N 16TH ST STE 5 85016

Email (optional): _____

Owner/Manager Signature: _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Business Name: TriCore Fitness

Address: 1824 E. Indian School Rd.

Email (optional): Stefannie@tricorefit.com

Owner/Manager Signature: Stefannie Dejohn

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OCT 05 2026
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Sincerely,

Business Name: GMV Down Town Fashions

Address: 2329 E Indian School Road

Email (optional): _____

Owner/Manager Signature: _____

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Sincerely,

Business Name: Die Trying Training

Address: 2119 E Indian School Rd

Email (optional): _____

Owner/Manager Signature: Whitney Freeman

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Sincerely,

Business Name: D'Shop

Address: 2133 E. Indianschool 480-299-8814

Email (optional): crystal@hdf.itgo.com

Owner/Manager Signature:

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OCT 05 2026
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Sincerely,

Business Name: Arizona Floor & More

Address: 1801 E. Indian School rd Phoenix AZ 85016

Email (optional): robert@arizonafloorsonline.com

Owner/Manager Signature: Robert Borgerson

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OCT 05 2026
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Sincerely,

Name: Olivia Gellerson

Address: 1821 E. Montecito Ave. Phoenix AZ.

Email (optional): _____

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Sincerely,

Name: GEORGE THIEWES

Address: 1804 E Turney Ave 85061

Email (optional): _____

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Sincerely,

Name: Pamela Cervantez

Address: 1846 E Roma Ave Phoenix AZ 85016

Email (optional): _____

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Name: Lorraine DeBlasi

Address: 1820 E Montecito Ave Phoenix AZ 85016

Email (optional): _____

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Sincerely,

Name: Reyna Thompson

Address: 1915 E. Turney Ave 85016 Phx, AZ

Email (optional): _____

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Sincerely,

Name: Adam Hernandez

Address: 1861 E Devonshire 85016

Email (optional): _____

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Sincerely,

Name: Martin Mayer

Address: 11117 N 18ST 85016

Email (optional): _____

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Sincerely,

Name: William Nizer

Address: 4439 N 18th St - 85016

Email (optional): _____

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Sincerely,

Name: Tricia Fishanne

Address: 1843 E Meadow Brook Ave 85016

Email (optional): _____

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Sincerely,

Name: Kelly Fleener

Address: 1908 E. Glenrosa Ave 85016

Email (optional): _____

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Sincerely,

Name: Ashley Walton

Address: 2025 E Campbell Ave 104

Email (optional): _____

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Sincerely,

Name: Marnee Spieler

Address: 2130 E Turney Unit 2

Email (optional): _____

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Sincerely,

Name: ETHAN COCHRAN

Address: 4644 N 22ND ST UNIT 262

Email (optional): _____

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This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name: Leslie Marroquin

Address: 4313 N 18th st 85016

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

Letter of Support for the 18th Pl and Indian School Project

Phoenix City Council and Staff,

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✔ No on-street parking to keep streets clear

✔ Fewer units, which means less traffic in and out

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Sincerely,

Name: JEFF FRITSCH

Address: 4307 N. 18th ST PHX AZ 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Michael Meyer

Address: 4216 - 18th ST 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Yesenia Delgado

Address: 4136 N 19th St Phoenix AZ 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Gian Dunn

Address: 9116 N. 19th st. Phoenix, AZ 85016

Email (optional): _____

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Sincerely,

Name: JAMES CONRAD

Address: 1920 E. INDIAN SCHOOL #260 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Lindsey Johnson

Address: 1920 E Indian School Rd 2064 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Ryan Reetz

Address: 1920 E Indian School Rd Apt 2078 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Julie Winfield

Address: 1920 E Indian School Rd #207 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Mathilde Ramos

Address: 1826 E Indianola Phx. AZ 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: JOSHUA FLETCHER

Address: 4401 N 40TH ST PHOENIX AZ

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Kathryn Lambert

Address: 2025 E. Campbell Ave

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Verna Halverson

Address: 2025 W Campell Ave #134

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Travis Stetler

Address: 2025 campbell Ave Phoenix AZ 120

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Name: Colin Lambert

Address: 2025 E. Campbell Ave.

Email (optional): _____

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OCT 05 2026
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Sincerely,

Name: R Johnson

Address: 2025 E CAMPBELL AVE 361

Email (optional): _____

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OCT 05 2026
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Sincerely,

Name: Stephanie Moore

Address: 2025 E Campbell #137

Email (optional): _____

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OCT 05 2026
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Sincerely,

Name: Steve Parks

Address: 4644 N 22nd St #2098

Email (optional): _____

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Sincerely,

Name: Dimitri Reese

Address: 2025 east campbell ave APT. 242

Email (optional): _____

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OCT 05 2026
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Name: _____

Address: 2214 E DEVONSHIRE

Email (optional): _____

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Sincerely,

Name: Amy Arnold

Address: 2025 #15 East Campbell Ave 350 85014

Email (optional): _____

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✔ More space and shade trees between buildings and neighboring yards.

✔ Provide local neighborhood commercial/startup opportunities.

✔ A commitment to help fund speed humps on 18th Place

✔ A better streetscape with new sidewalks, shade trees, and landscaping

This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name: [illegible] 480-[illegible]-3818

Address: 2025 E. CAMPBELL APT. 367

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

Letter of Support for the 18th Pl and Indian School Project

Phoenix City Council and Staff,

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Sincerely,

Name: Elizabeth A. Toth

Address: 4301 N. 21st St #10, Phx AZ 85016

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

Letter of Support for the 18th Pl and Indian School Project

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Sincerely,

Name: JARED NEWCAN

Address: UNIT# 9 4301 N. 21ST PHOENIX, AZ

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Josh Gosnell

Address: 4301 N. 21st #12

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: MIKE T LOOT

Address: 2228 E CAMPBELL AVE #231

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Antonio Fernandez

Address: 2228 E. Campbell Ave 227 Phoenix

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Cristian Luna

Address: 1816 E Willow Ave 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: MATTHEW G DONNELLY

Address: 4301 N 21ST ST #5

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: José Carlos Rodrigues

Address: 2025 E Campbell Ave #104

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: ROBERT ROD

Address: 2228 E Campbell Ave #112 PHX., AZ 85016

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Kathleen Ward

Address: 2227 E Campbell Ave #107

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Eric William

Address: 2025 E Campbell Ave, B Unit 366

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Art Cardenas

Address: 2118 e Turney Ave 85016

Email (optional): N/A

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Johnnie Macaulay

Address: 4301 N 21st St

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Diana Horner

Address: 4302 N 21st St #46 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Ryan Jordan

Address: 9801 N. 21st St Unit 45 85051 0

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Colin DeGrassi

Address: 2280 E Sells Dr. 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Hayden Christopher

Address: 4644 N 22nd St 1152

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Kip McDade

Address: 4844 N. 22nd Unit 2114 Phoenix, AZ 85016

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Hayden Samples

Address: 4644 N 22nd, unit 2089, Phoenix, AZ, 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Kim Draeger Unit 7

Address: 2142 E Turney Ave

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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✔ Fewer units, which means less traffic in and out

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Sincerely,

Name: Manny H.

Address: 2142 E Turney Ave

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

Letter of Support for the 18th Pl and Indian School Project

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Sincerely,

Name: MICHAEL ROBERTSON

Address: 1943 E MEDLOCK DRIVE

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: ~~Feli~~ Felisa Bermudez

Address: 1901 E Medlock Drive Phoenix, AZ 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Atchudta Halimi

Address: 20th Street 2025 E Campbell unit # 304

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: SONIA PAHL

Address: 2025 E. CAMPBELL AVE #302

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Calvin Nichal

Address: 1827 E GEORGIA AVE PHX

Email (optional): _____

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OCT 05 2026
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Sincerely,

Name: Arielle Bentley

Address: 5118 N 18th Pl

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: _____

Address: 5150 N 24 ST

Email (optional): _____

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Sincerely,

Name: Crystal Ballo Anaya

Address: 2309 E Mitchell Dr

Email (optional): _____

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Sincerely,

Name: America Bello Arenya

Address: 2309 E Mitchell Dr Phx AZ 85016

Email (optional): _____

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OCT 05 2026
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Sincerely,

Name: Christine Ruiz

Address: 1933 E Mitchell

Email (optional): _____

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Sincerely,

Name: Amy Hamilton

Address: 934 E. Mitchell Dr. 85016

Email (optional): N/A

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OCT 05 2026
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Name: Jud McKillop

Address: 1918 E Mitchell Phoenix AZ 85016

Email (optional): —

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Sincerely,

Name: JEFF BERNARD

Address: 1844 E MITCHELL PHX 85016

Email (optional): _____

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Sincerely,

Name: Renee Heinman

Address: 1455 E Georgia

Email (optional): _____

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OCT 05 2026
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Name: Brent Heaviman

Address: 1815 E. Georgia Ave.

Email (optional): _____

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Sincerely,

Name: Leah Payne

Address: 2025 E Campbell Ave #160

Email (optional): _____

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Sincerely,

Name: Jake

Address: 2550 E CAMPBELL AVE

Email (optional): _____

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Sincerely,

Name: Sherrie Wittig

Address: 1913 E Coolidge Phx 85016

Email (optional): _____

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Sincerely,

Name: Kristen Wright

Address: 1935 E. Coolidge Street

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

Letter of Support for the 18th Pl and Indian School Project

Phoenix City Council and Staff,

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The updated plan also directly responds to concerns raised by neighbors, including:

✔ No on-street parking to keep streets clear

✔ Fewer units, which means less traffic in and out

✔ Buildings pushed farther from homes

✔ More space and shade trees between buildings and neighboring yards.

✔ Provide local neighborhood commercial/startup opportunities.

✔ A commitment to help fund speed humps on 18th Place

✔ A better streetscape with new sidewalks, shade trees, and landscaping

This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name: Carissa Tawpe

Address: 1128 N 22nd St phx AZ 85016

Email (optional): _____

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Sincerely,

Name: Anita Castaneda

Address: 4128 N 22nd St #8 PH 85016

Email (optional): _____

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Sincerely,

Name: Nick Fancher

Address: 2203 E Heatherbrae Dr

Email (optional): _____

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Sincerely,

Name: Hunter Chess

Address: 2215 E Hatcher Road 85016

Email (optional): _____

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Sincerely,

Name: Jerry Attwick

Address: 4302 N 21st St 85016

Email (optional): _____

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Sincerely,

Name: Guadalupe Castaneda

Address: 2207 E Devonshire Ave 85016

Email (optional): _____

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Sincerely,

Name: Angela Araujo

Address: 2303 E. Devonshire Ave Phx. AZ. 85016

Email (optional): _____

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Sincerely,

Name: Irma Corsini

Address: 2313 E Devonshire 85016

Email (optional): _____

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Sincerely,

Name: Jason Burmann

Address: 4120 N 22nd St 85016

Email (optional): _____

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Sincerely,

Name: Myla Borowski

Address: 4120 N 22nd St Phoenix AZ 85016

Email (optional): _____

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Sincerely,

Name: Imari Heard

Address: 4114 N 22nd St Apt 15

Email (optional): _____

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Sincerely,

Name: Jerry Ray

Address: 2425 E

Email (optional): _____

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Sincerely,

Name: KelvinBellew

Address: 2025 E Campbell Ave 85016 Phoenix AZ

Email (optional): _____

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Sincerely,

Name: Raquel Vilt

Address: 2025 E. Campbell Ave. Unit 265 85016 ~~85015~~

Email (optional): _____

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Sincerely,

Name: Mabary

Address: 2025 E campbell AVE 360

Email (optional): _____

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Sincerely,

Name: Daiya Barker

Address: 2025 e campbell ave #268

Email (optional): _____

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Sincerely,

Name: NANCY CASTRO

Address: 2025 E Campbell Ave, PHX AZ 85016 #167

Email (optional): _____

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Sincerely,

Name: Melodie Julian

Address: 2025 E Campbell Ave #125 PHX 85016

Email (optional): _____

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Sincerely,

Name: Cynthia Navarro

Address: 2025 E. Campbell ave. #331

Email (optional): _____

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Sincerely,

Name: Jayian Versher

Address: 2025 E Campbell Ave, Apt 107

Email (optional): _____

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✔ A better streetscape with new sidewalks, shade trees, and landscaping

This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name: Serena Stevens

Address: 2025 E Campbell Ave #203

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

Letter of Support for the 18th Pl and Indian School Project

Phoenix City Council and Staff,

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✔ No on-street parking to keep streets clear

✔ Fewer units, which means less traffic in and out

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Sincerely,

Name: Krett Westcarr

Address: 3025 E Campbell Avenue, Apt. 356, Phx AZ 85016

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Janet Johnson

Address: 2025 E Campbell 156

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: ROBERT BLACKSHEARE

Address: 2025 E CAMPBELL A #157 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Abby Yoder

Address: 9600 N 29th St # 85016

Email (optional): _____

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Planning & Development Department

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Sincerely,

Name: Joanne Arcangelo

Address: 5150 N. 20th St. 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Nancy Ryan

Address: 1822 E. Georgia Ave 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: PATRICK DAVIS

Address: 1834 E GEORGIA AVE 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Jeffrey Ferns

Address: 5235 N. 18th Pla, Phoenix, AZ 85016

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: DYLAN DIVAN

Address: 5201 N. 18TH PL 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Jeff McGuire

Address: 2228 E Campbell AVE #130

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Tim Williams

Address: 2025 E Campbell Av 102

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: SEAN DEGENHOLTZ

Address: 2025 E CAMPBELL AVE 222

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Dorothy Galaviz

Address: 1811 E. Indianola 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Bob Zwirtz

Address: 3902 W 19th St, 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Anthony LoDuca

Address: 3901 N. 19th St Phx AZ 85016

Email (optional): _____

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OCT 05 2026
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Sincerely,

Name: Andrew Menzer

Address: 2310 E Osborn 85016

Email (optional): _____

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OCT 05 2026
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Name: Betty Portillo

Address: 2315 E Osborn 85016

Email (optional): _____

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Sincerely,

Name: Jessica Alfaro

Address: 1836 E Clarendon Ave 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Greg Jones

Address: 1808 E Clarendon Ave

Email (optional): _____

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Name: Omar Vallcabres

Address: 1811 E Clarendon Apt 85016

Email (optional): _____

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✔ More space and shade trees between buildings and neighboring yards.

✔ Provide local neighborhood commercial/startup opportunities.

✔ A commitment to help fund speed humps on 18th Place

✔ A better streetscape with new sidewalks, shade trees, and landscaping

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Sincerely,

Name: RANDY ROBINSON

Address: 1937 E. Mitchell Phx. AZ 85016

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

Letter of Support for the 18th Pl and Indian School Project

Phoenix City Council and Staff,

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Sincerely,

Name: Jose F. Garcia Ibanez

Address: 5141 N 18 Pl, Phoenix AZ 85016

Email (optional): _____

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Tanner Meier

Address: 1830 E. Fairmount Ave 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: PEGGY LONG

Address: 1946 E. Whitton Ave Phx 85016

Email (optional): _____

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OCT 05 2026
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Sincerely,

Name: Robert Schneider

Address: 1916 E Whitton Ave Phx, AZ 85016

Email (optional): _____

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Sincerely,

Name: Gretal Matthews

Address: 2027 E Mitchell Dr Phoenix AZ 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Robin Arroyo

Address: 2050 E. Osborn Rd Phx Az 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Marco Vivanco

Address: 2320 E Mitchell Dr Phx Az 85016

Email (optional): _____

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OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Travis Chenoweth

Address: 2313 E. Mitchell Dr. Phoenix, AZ 85016

Email (optional): _____

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OCT 05 2026
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Sincerely,

Name: [signature] Monica Salas

Address: 4007 N 19th St Phoenix AZ 85016

Email (optional): _____

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Address: 2027 E. Mitchell Dr.

Email (optional): _____

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Name: Robert H Gamez

Address: 2310 E Mitchell DR

Email (optional): _____

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Sincerely,

Name: Enrique Gaitan

Address: 2309 E. Mitchell Dr.

Email (optional): _____

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Name: Kim Bo

Address: 2309 E Mitchell Dr Phx AZ 85013

Email (optional): _____

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Sincerely,

Name: Maria Fuentes

Address: 1904 E. Indianola Ave 85016

Email (optional): _____

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Sincerely,

Name: Raul Urquidi

Address: 2034 E Michelle Drive

Email (optional): 602-619-5898

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Sincerely,

Name: Beverly Wilson

Address: 1920E Indian School 3002 85016

Email (optional): _____

- Recycling bins mandatory to Beautify the area (Valley)
- street flow improve w/ added Housing

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Sincerely,

Name: James Barnes

Address: 1843 E. Turney Phx AZ 85016

Email (optional): JamesBarnes1666@gmail.com

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OCT 05 2026
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Sincerely,

Name: Diana Meneses

Address: 9141 N. 18th St Phx AZ 85020

Email (optional): dianameneses55@gmail.com

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OCT 05 2026
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Sincerely,

Name: Jim Lewis

Address: 2130 E Turney Ave #3

Email (optional): Jimlewis211@gmail.com

CITY OF PHOENIX
OCT 05 2026
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Letter of Support for the 18th Pl and Indian School Project

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✔ A better streetscape with new sidewalks, shade trees, and landscaping

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Sincerely,

Name: Regina Gonzales

Address: reggierose.rrg@gmail.com

Email (optional): 2025 E. Campbell Ave

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Mathew Taylor

Address: 2025 E Campbell Ave 203

Email (optional): TMathew908@gmail.com

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Sincerely,

Name: Patrick Kreig

Address: ~~Phoenix~~ 85018 5211 E Mcdowell Rd

Email (optional): Phoenix@kreig.com

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Sincerely,

Name: THOMAS HARRINGTON

Address: 2228 E CAMPBELL AVE APT 233

Email (optional): berkeleyoverdrive@icloud.com

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Sincerely,

Name: Christopher M Peterson

Address: 2134 E Intalli

Email (optional): DAZY Petersen@yahoo.com

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Sincerely,

Name: Cole Moorlag

Address: cmoorlag@my.gcu.edu

Email (optional): 4so15

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OCT 05 2026
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Sincerely,

Name: Brenda Brock

Address: 2020 E Glenrosa Ave. #4, Phx., AZ 85016

Email (optional): bb.rox55@gmail.com

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Planning & Development
Department

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Sincerely,

Name: BOB KRATZER

Address: 4226 N 22 ST #1, 85016

Email (optional): BOBKRATZER@GMAIL.COM

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Sincerely,

Name: Clark Princell

Address: 1919 E Coolidge St

Email (optional): ClarkPrincell@gmail.com

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Sincerely,

Name: LEE TRIBBLE

Address: 4126 N. 22ND (APT. 6), PHOENIX, AZ, 85016

Email (optional): LEE_TRIBBIE@YAHOO.COM

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Sincerely,

Name: Travis Hunter

Address: ~~111 Dupont Cir 85~~ 2035 E Campbell Apt 314 85016

Email (optional): Dav99feet@gmail.com

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Sincerely,

Name: Jamie Krueger

Address: 1909 E. Medlock Dr

Email (optional): at20rule@Gmail.com

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Sincerely,

Name: Jenny Lee

Address: 1815 E Oregon Ave

Email (optional): c5685680yahoo.com

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Name: OLIVIER ERNOTTE

Address: 4525 E 22ND ST

Email (optional): OLIVIER-ERNOTTE@yahoo.com

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Name: Blessing Abiaky

Address: 2228 E. Camelback #108

Email (optional): BlessAbiaky@gmail.com

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Name: Tyler Williams

Address: 2313 E Bells Dr Phoenix 85016

Email (optional): TylerWill311@gmail.com

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Sincerely,

Name: Melody Dombach

Address: 2230 E Osborn 85016

Email (optional): Life4mel@aol.com

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Sincerely,

Name: Sheryl Scott

Address: 3806 N. 19th St. PHOENIX, AZ 85016

Email (optional): Sheri.scott23@gmail.com

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Sincerely,

Name: Liz Sims

Address: 1816 E Indianola Ave 85016

Email (optional): liz.c.sims@gmail.com

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Sincerely,

Name: Rosiolina

Address: 4201 N 18st 85016

Email (optional): lunarosio@gmail.com

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- Increased property values for surrounding homes

The updated plan also directly responds to concerns raised by neighbors, including:

✔ No on-street parking to keep streets clear

✔ Fewer units, which means less traffic in and out

✔ Buildings pushed farther from homes

✔ More space and shade trees between buildings and neighboring yards.

✔ Provide local neighborhood commercial/startup opportunities.

✔ A commitment to help fund speed humps on 18th Place

✔ A better streetscape with new sidewalks, shade trees, and landscaping

This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name: MARJORIE JONAS

Address: 1812 E. FAIRMOUNT AVE. 85016

Email (optional): mjonas3@centurylink.net

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

Letter of Support for the 18th Pl and Indian School Project

Phoenix City Council and Staff,

As a neighborhood resident, I am writing to support the proposed development at 18th Place and Indian School Road.

For years, this lot has remained vacant—an underutilized space that has presented more problems than potential. After years of thoughtful engagement with residents and community members, we now have a fresh opportunity to transform it into something that adds real value to our neighborhood with Del Pueblo Communities.

This project represents a fresh start—bringing new energy to our area with:

- New housing thoughtfully designed to fit our community
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Sincerely,

Name: Debbie Kimmy

Address: 1907 E. Amelia Ave. #3 85016

Email (optional): debbiekimmy64@gmail.com

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Marlein [illegible]

Address: N/A 4007 N 19th Street Phx 85007

Email (optional): lesiasmarlein53@gmail.com

03/18/1995 ☺♥@

CITY OF PHOENIX
OCT 05 2026
Planning & Development Department

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Sincerely,

Name: Tyler Stewart

Address: 2002 E Mitchell

Email (optional): tylerjstewart@outlook.com

CITY OF PHOENIX
OCT 05 2026
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Sincerely,

Name: Arielle Jaime

Address: 2314 E Mitchell Dr Phoenix Az 85016

Email (optional): jaime.arielle@gmail.com

OPPOSITION / CONCERNS

Adrian G Zambrano

From: Melissa <melissa.rhodes.az@gmail.com>
Sent: Monday, November 2, 2026 3:14 PM
To: Racelle Escolar <racelle.escolar@phoenix.gov>; Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Council District 4 <council.district.4@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; dave@abc15.com
Subject: Z-58-23-4 re-zoning vote on 11/5

Hi Racelle,
Please ensure that every member of the planning commission has a chance to review this before the vote on Thursday. This vote will potentially impact the city for years going forward.
Adrian, please add this to the case file.

Thank you,
Melissa

_____

My neighbors and I plan to pursue legal action against the city if this zoning is approved, so I hope you will review the facts of the case carefully prior to your vote.

We had to force Phoenix planning to even acknowledge the Piestewa Peak Freeway plan in the staff report. In the plan, the city acknowledges issues Phoenix created for our neighborhood when they built a freeway through it. Although the city is now attempting to dismiss the freeway plan as “advisory, not regulatory,” it is the ONLY document governing the impacts of the freeway and surrounding development, and we have no doubt a court will treat it as such. If the freeway were built today, it would require a more intensive process than was executed, and it would be regulatory. In the plan, the city acknowledges issues and risks created because of the freeway, and wrote it to mitigate impact to neighborhoods. It was written by the city of Phoenix before turning the freeway over to ADOT, which is incredibly important, as the city is now attempting to ignore promises that were made to homeowners in my neighborhood and all along the 51 freeway.

Phoenix planner Adrian Zambrano has included bits and pieces of the freeway plan in the staff report, spinning them out of context to fit the developer’s narrative. He has even gone so far as to imply the freeway plan would allow R-5 density as long as the current residential plots are parking lots. It will not hold up in court. I have advised the city of Phoenix several times to have the Phoenix legal department review this proposal against the freeway plan. It appears they have either not done that, or have decided the risk to city resources is acceptable.

The freeway plan specifically talks about this type of speculative development as a risk to neighborhood stability, and states clearly that zoning on this block should not be increased above the existing R-3 levels.

Further, Jason Morris has pretended that his client did not buy property with known issues that were both
1) created by the city of Phoenix and
2) acknowledged in the Piestewa Peak Freeway plan.

Courts have consistently held that “a landowner who purchases property knowing its conditions cannot later claim those conditions constitute a unique hardship justifying a zoning change.” Still, the city has allowed these known issues to be used as a justification to approve the zoning.

Separately, the city of Phoenix has refused to address the fact that this proposal does not provide proper access for fire department vehicles, pretending it is a minor issue that is not important to resolve prior to approving zoning. This is a massive public safety issue that compounds issues of the freeway blocking westbound and northbound exit from the neighborhood. Phoenix fire planning brought the issue up in the pre-application period about six years ago, but both the developer and Phoenix planning have ignored it since then.

Councilwoman Pastor has refused to address many repeated and direct requests about both the lack of proper fire department access and the city’s promises to neighborhoods in the Piestewa Peak Freeway plan.

It has not gone unnoticed that the city council vote is scheduled directly after elections. I do not believe this is a coincidence. Understand that I have been fighting this through two developers for seven years, and I have at least another 10 in me to fight the city of Phoenix and hold every city council member tied to the vote accountable to their constituents going forward. I understand the mayor has goals of being governor. Arizonans do not appreciate leadership that willfully and knowingly walks a municipality into litigation in order to appease a few developer donors, instead of honoring the promises the city made to homeowners when disrupting established neighborhoods.

If you pass this zoning, only the developer benefits, and the city of Phoenix and council members who vote for it choose to risk potentially millions of taxpayer dollars to rectify damage to our neighborhood that the city has already acknowledged in writing.

Sincerely,
Melissa Rhodes and Petersview neighbors
4121 N 18th St
Phoenix, AZ 85016
602-918-4441

P.S. This is more terrible civil planning and sabotaging working class neighborhoods than illegal, but the massive development does not have any direct access to a main road, and will put over 600 vehicles into the neighborhood daily, on streets built in the 1940s that were never intended for that volume of traffic. The city ignores the fact that there is no possible westbound or northbound exit from the neighborhood because the city built a freeway through it. Further, the city is well aware that traffic on Indian School Road is already rated as failing between 19th Street and the freeway, yet does not address the issue of an additional 600 vehicles per day proposed from this development, or the impact it will have on the neighborhood because of issues created by both the freeway and poor traffic infrastructure management.

Adrian G Zambrano

Attachments: Attachment A.pdf; Attachment B.png; Attachment C.png

---

From: Melissa <melissa.rhodes.az@gmail.com>
Sent: Tuesday, October 6, 2026 9:38 AM
To: PDD Camelback East VPC <camelbackeastvpc@phoenix.gov>
Cc: Anthony M Grande <anthony.grande@phoenix.gov>
Subject: Z-58-23-4 18th place and Indian School proposal

CEVPC members,

I am the homeowner who will be most impacted by this project, as this proposal wants to remove single family zoning next to my home (which I bought in a neighborhood next to homes), and build the project on 2 sides of my property, with a parking lot up to my property line where homes were for decades. I have been dealing with this proposal for 7 years, through 2 separate developer owners. Unfortunately, the developer's attorney, Phoenix Planning, and Councilwoman Pastor have ultimately refused to engage in good faith discussions about my concerns regarding the development of this property, issues the city acknowledged creating when the they built the freeway through the neighborhood, or even (at a minimum) the public safety issues it would cause by trapping my neighbors on our street if there is a fire, as if a waiver of proper fire department access removes the safety issues they will cause.

Jason Morris is going to talk to you about community outreach. Meanwhile he has not had one meaningfully engaging conversation with me or anyone in my neighborhood for six years.

Our attempts to ask even basic questions about public safety have been met with contempt, dismissal, and sarcasm. Jason Morris refused to respond to the attached email I sent with concerns in December 2024 (attachment A). When I asked him about responding he called my concerns "an opinion piece" and called my questions “rhetorical” (attachments B and C). He still has never responded to these questions. I don’t know what you consider community engagement, but refusing to respond to very straightforward, reasonable concerns from the homeowner most impacted by this proposal seems like a baseline for engagement.

Instead, their community engagement consisted of hiring a woman from Mesa to go door knocking to collect signatures on form letters that people didn’t even know what they were signing, and to have a bunch of people who don't live in the neighborhood show up to meetings to "support" the project. VPC members know about these tactics. City Planning knows about these tactics. City Council knows about these tactics, and yet we pretend that we have a genuine public process that considers the impacted residents.

Jason Morris is going to tell you the lots are difficult to develop because of the 51 freeway.

The Piestewa Peak freeway plan specifically acknowledges unique issues created by the city when they built the freeway through my neighborhood, including cutting off exit access in the neighborhood, and specifically mentioning the risk of "speculation on land use," which this proposal is. The developer

bought property with existing known issues created by the freeway, and now wants to exploit the exact things the freeway plan promised to protect my neighborhood from.

Jason will also fail to mention that his client tore down one single family home that was permitted for a duplex to be built, and tore down and another functional and operational single-family home that had been rented for years to families in Phoenix. Building single-family homes on these lots, as have existed here since the 1940s and that they are zoned for, are not difficult to develop.

Jason Morris is going to talk to you about blight and vagrancy in the neighborhood.

What he will not mention is that his client has intentionally created, contributed to, and invited the blight they now claim to want to fix. They tore down a single family home that was inhabited and maintained by residents. They have never consistently maintained the lots since then, allowing them to overgrow with weeds, bushes, and be littered with trash for the past six years. They only cleaned up the land in the last week because of the meeting happening today. They want you to forget that this blight has only existed since they purchased the properties in 2020.

I have learned that the "public process" at Phoenix Planning and City Council is a sham. I could have organized my neighborhood and gotten 50 people at VPC tonight, but I know that will not make a difference when politicians consistently choose monied interests over their resident constituents. I've seen this happen in districts 6 and 4 personally. The city wants to give an appearance of public engagement while refusing to represent or even engage with the constituents who voted for them. We see this, and I am calling out exactly what is happening. Participating in the process tonight makes me feel like I am just adding to the appearance of legitimacy in a process that is already decided over lunch meetings at Hillstone and backrooms at City Hall.

Sincerely,
Melissa Rhodes
4121 N 18th St
Phoenix, AZ 85016

Gmail **Melissa <melissa.rhodes.az@gmail.com>**

Z-58-23-4 18th place and Indian School proposal

Mel <melissa.rhodes.az@gmail.com> Wed, Dec 4, 2024 at 5:50 PM
To: jason@wmbattorneys.com, Hannah Bleam <hannah@wmbattorneys.com>, council.district.6@phoenix.gov, Office of Councilwoman Laura Pastor <council.district.4@phoenix.gov>, mayor.gallego@phoenix.gov, Adrian G Zambrano <adrian.zambrano@phoenix.gov>, CamelbackEastVPC@phoenix.gov, PFD.Prevention@phoenix.gov, cpeters@dffm.az.gov
Bcc: "L. B." <eskieowner@gmail.com>, jpaletta1 <jpaletta1@cox.net>, Kathy DeLorey <ksews60@gmail.com>

Hi Hannah and Jason,

I see you have resubmitted the same project again with no changes. I would like to know how you have addressed the fire access issues that were raised years ago in the city fire review, as city fire regulations require you to provide proper access for fire department vehicles, particularly when you are proposing building a project this large and this dense, surrounded by residential homes.

My neighbor and I witnessed the the fire engineers who came out to test access with the short engine (not even a full size fire engine) on 18th Street, and it could not make a full turn in the cul-de-sac, which is, as you know, too small for fire access on a project of this size. The fire truck had to do a 3 point turn to access the property. My home is next door to the property, and this makes me feel very unsafe in my home. This is exactly why fire access regulations exist, to make sure firefighters can safely and quickly do their jobs. They also didn't bring out 7 fire department vehicles when they were observing it either, which is the minimum number of vehicles that are required for any fire at a complex this large. There is no room for proper fire department access to a high density PUD this size on local roads, because it was not designed for high density. Fire access regulations exist in Phoenix for a reason: public safety. If you want to build a project of this size it MUST be in compliance with fire access codes. You need to build proper fire access into the plans you submit to the city. That has not been done.

Additionally, at the informational hearing, the CEVPC members raised and acknowledged issues with only having one entrance/exit into a complex of this size. This has not been changed in the plans. They were also concerned with 600 vehicles being put into local neighborhood streets with no direct access to a main road, and no eastbound or northbound access without sending at least half of that traffic further into the neighborhood, on local streets which were not designed for that density or use.

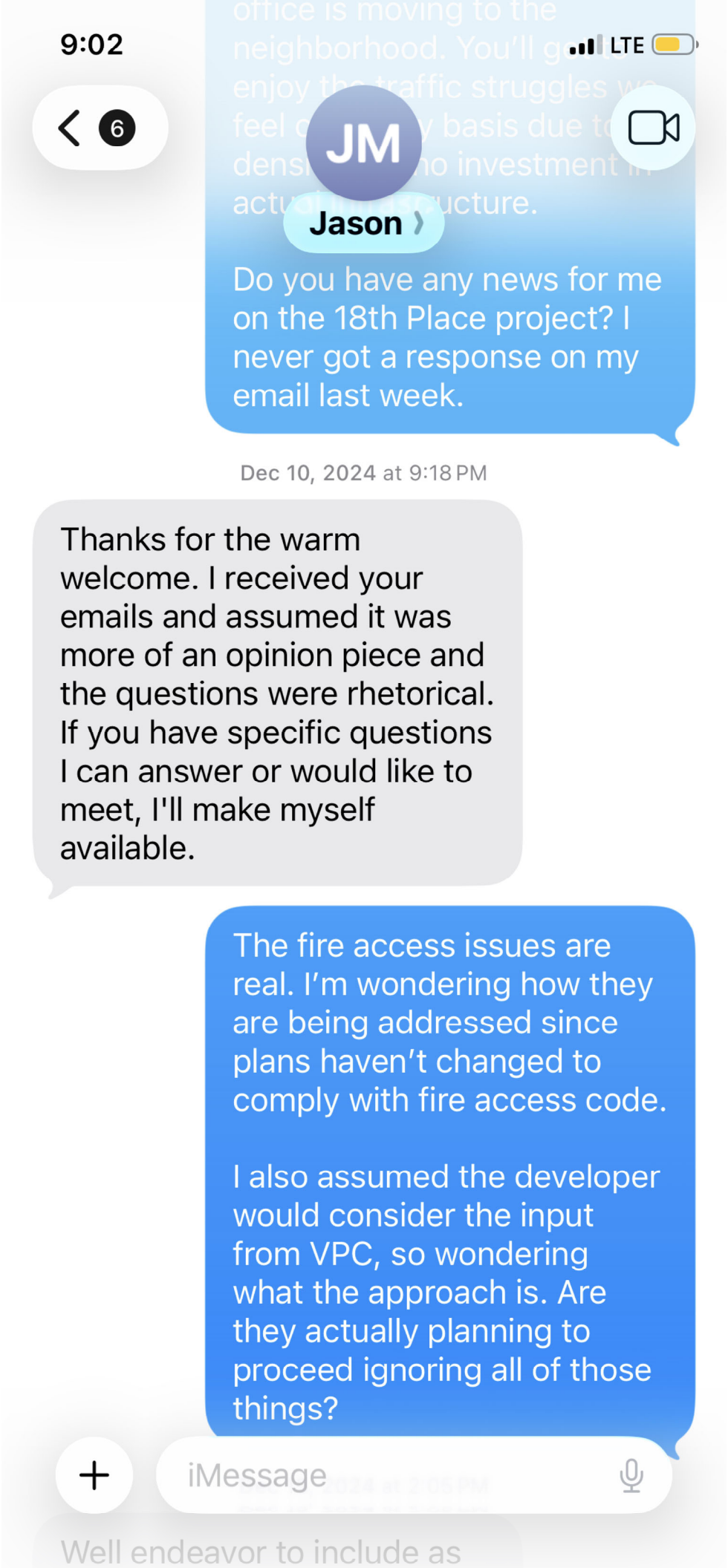
Your narrative states: "the Project will improve a vacant, infill site adjacent to SR-51 freeway and establish a development with an appropriate mix of uses (residential and neighborhood commercial) for this area."

Regardless of what your narrative says, this is not an infill site. High density high rise infill sites are near public transportation with the infrastructure to handle it, miles away from this location. The infill overlay for this neighborhood is single family attached residential infill. We would love for the developer to use the property under those infill regulations, maintaining the low-mid density zoning that fits the character of the neighborhood. There is no infrastructure to support a project like this in a quiet residential neighborhood on local streets with no access to main roads. Also, you failed to mention in your narrative that the developer tore down much needed single family homes in order to intentionally make the property "vacant." There is a huge need for single family homes in Phoenix, but this proposal is counter to any need the city currently has, and would destabilize an entire neighborhood of working class homeowners who have invested in our neighborhood and our city for decades.

Finally, the proposal blatantly ignores zoning protections the neighborhood has BECAUSE it is adjacent to the SR-51. I recommend referencing the Piestewa Peak Freeway Specific Plan that protects the zoning specifically in our neighborhood. Also, please review protections for "adjacent neighborhoods" that exist in the Camelback East Core Specific Plan, and neighborhood protections in the General Plan that was just updated this year and which did not change our residential neighborhood to a high density infill district.

I would love to discuss how you plan to address these issues.
Sincerely,

Melissa Rhodes
4121 N 18th St
Phoenix, AZ 85016


9:02
LTE
6
JM
Jason
Do you have any news for me on the 18th Place project? I never got a response on my email last week.
Dec 10, 2024 at 9:18 PM
Thanks for the warm welcome. I received your emails and assumed it was more of an opinion piece and the questions were rhetorical. If you have specific questions I can answer or would like to meet, I'll make myself available.
The fire access issues are real. I'm wondering how they are being addressed since plans haven't changed to comply with fire access code.
I also assumed the developer would consider the input from VPC, so wondering what the approach is. Are they actually planning to proceed ignoring all of those things?
iMessage

would consider the input from VPC, so wondering what approach is. Are they planning to proceed ignoring all of those things?

Dec 15, 2024 at 2:05 PM

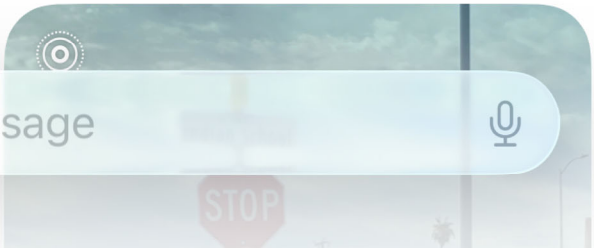
Well endeavor to include as much of the Village input and neighborhood input as possible while still bringing forward a viable plan.

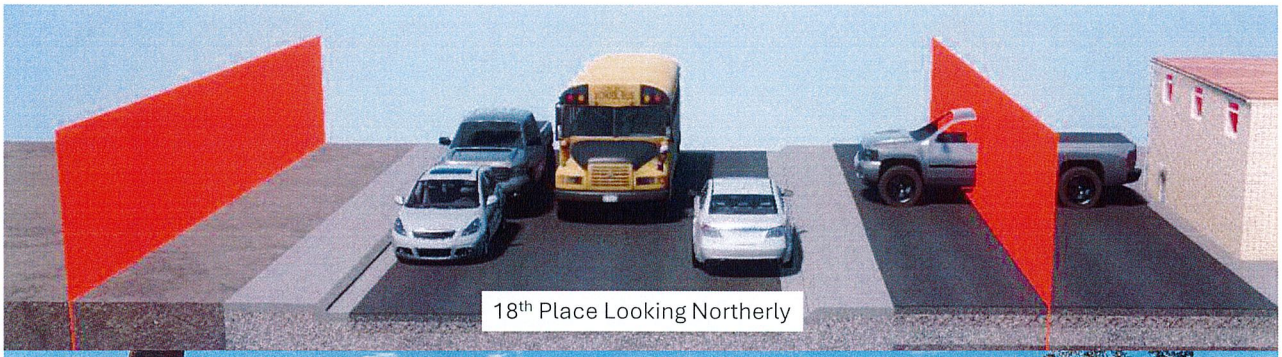
But you haven't addressed any of the village input or the neighborhood input in the submissions.

And that is secondary to not providing proper fire department access to the project, per regulations.

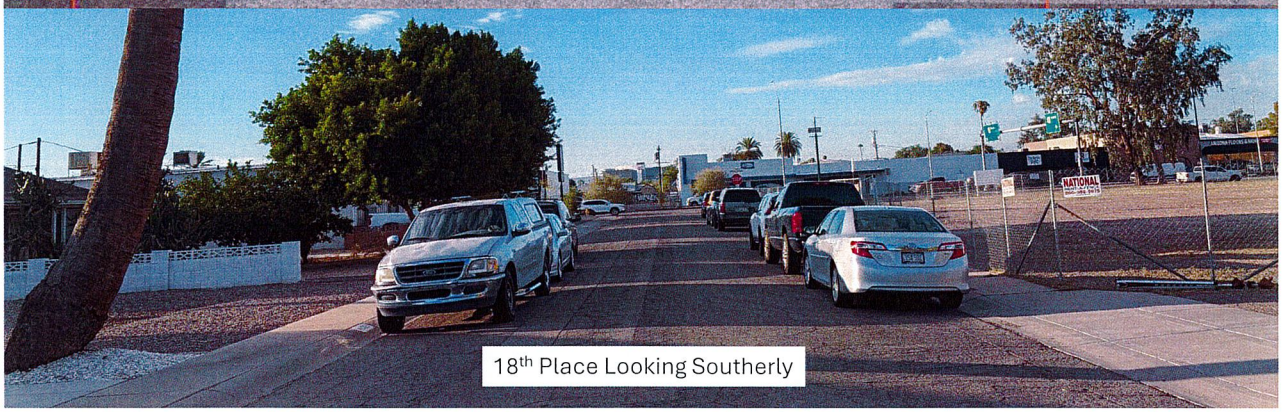
If your developer wants to develop high-rise, high density, they should do it in the infill district, near public transportation, where it is designated. Not try to create arbitrage by destroying my neighborhood.

Tue, Dec 30 at 10:37 AM





18th Place Looking Northerly



18th Place Looking Southerly

CITY OF PHOENIX

OCT 0 6 2026

Planning & Development Department

Citizen participation, a strong voice in shaping the recommendations identified in the plan, has been comprehensive in its scope. This comes, not from months, but years of community involvement. While a number of residents are not satisfied with the degree of freeway compatibility and plan recommendations, they have, however, shown understanding and respond with reasonableness. There is a desire to further mitigate the freeway impacts, yet there is recognition that there is a limit of what can be achieved. This understanding has allowed mass participation to be manageable, and if not monetarily or physically possible, at least mentally acceptable to most of those involved.

The Piestewa Peak Parkway Specific Plan was initiated to address problems encountered by neighborhoods adjacent to the freeway and to maximize the compatibility of the freeway with adjacent and nearby land uses. The plan will be a guide for the City Council and the community, encouraging neighborhood cohesion and stability. The Piestewa Peak Parkway is a five mile freeway segment which will link Interstate 10 (Papago Inner Loop) with State Route 51 (Piestewa Peak Extension). The freeway is located between 18th and 20th Streets from McDowell Road to Glendale Avenue (See Figure 1). The Specific Plan boundaries lie generally between 18th and 22nd Streets from Interstate 10 to Thomas Road, and between 16th and 20th Streets from Thomas Road to Glendale Avenue.

A. BACKGROUND

Freeways have an enormous influence on the structure of a city. They offer great potential benefits. They provide quick access to areas difficult to reach due to congestion. They stimulate opportunities for business and economic investment. They can open up new vistas of the city and they can provide quick access to one-of-a-kind special functions across town, as well as provide for a smooth, efficient commute to and from the everyday workplace. However, these benefits come at a price. Freeways can disrupt the fabric of a community, alter local circulation patterns and bring unwanted noise, lead to increased traffic on nearby streets, and can be the cause for speculation on land use.

C. COMMUNITY INPUT

The community input provided throughout the preparation of this plan has contributed substantially to the development of this document. They guided staff with needed insights and alerted us to specific problems. It is only through the public participation process that we were able to develop this plan.

PIESTEWA PEAK PARKWAY

SPECIFIC PLAN

B. PIESTEWA PEAK PARKWAY LAND USE COMMITTEE RECOMMENDATIONS

The Piestewa Peak Land Use Committee report has played an important role in the Specific Plan development. In June 1987, the City Council appointed twenty citizens to that committee. The committee was to examine land uses adjacent to the freeway, assess the effects of the freeway on the community, and make recommendations on their findings to the City Council. Due to limited specific data available at the time, such as noise studies and final parkway designs, some of their recommendations were not intended to be final. In February 1988, the committee presented their findings to the City Council. This community and committee work has been the precursor to this specific plan effort.

- Indian School to Devonshire, east of freeway to 20th Street

The committee recommended that the high density residential zoning just north of the commercial property along Indian School Road not be expanded. They suggested that "low-density residential" (probably meaning lower density multiple-family residences) and limited "garden style commercial".

Staff does not believe that the R-3 zoned area on the south side of Devonshire is a threat to the neighborhood to the north. Staff supports the maintenance of existing, predominately single-family residential uses, and maintenance of the existing R-3 zoning.

3. ACKNOWLEDGEMENT OF ADDITIONAL CONCERNS

The committee raised other general concerns about the freeway such as pedestrian and bicycle overpasses and underpasses, bike paths, the intersection with the Paradise Freeway, noise, speed limits, trucks, landscaping, neighborhood accessibility, commercial development and safety. The committee's additional concerns have been addressed, and most are reflected in the Specific Plan.

D. SPECIFIC PLAN GOALS

The Piestewa Peak Parkway Specific Plan responds to explicit impacts of the freeway. The plan supports both the General Plan goals and draft Village plans. By establishing goals for this plan we will be able to respond to the problems at hand.

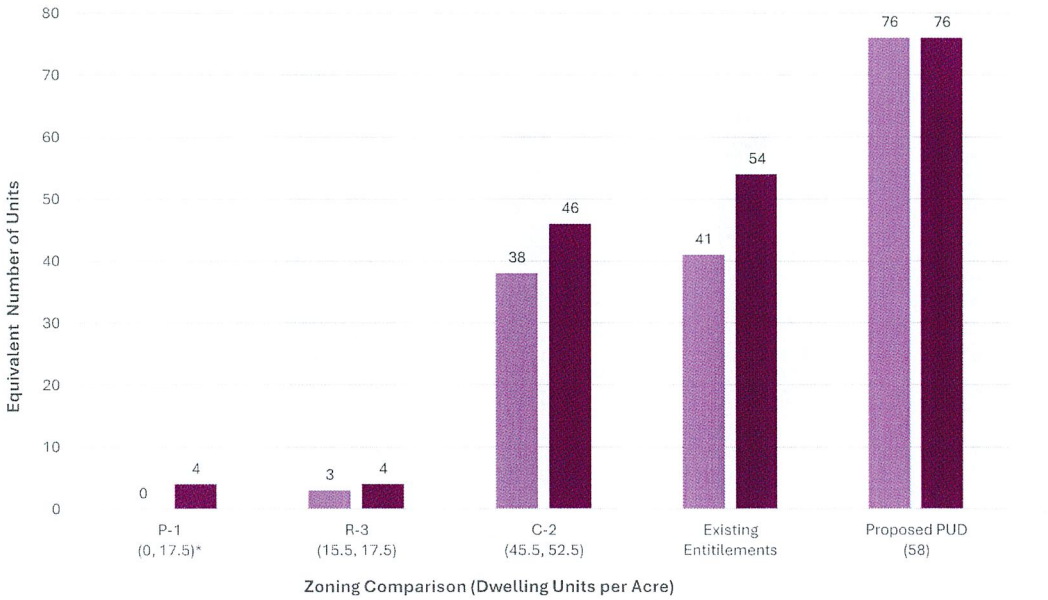
GOAL 1: MITIGATE FREEWAY IMPACTS ON NEIGHBORHOODS RESULTING FROM INCREASED TRAFFIC, NOISE, STREET ROUTING CHANGES, AND THE REDUCTION OF PRIVACY.

GOAL 2: PROTECT AND MAINTAIN VIABLE NEIGHBORHOODS, HOUSING AND OTHER USES.

GOAL 3: REDUCE THE IMPACTS OF THE FREEWAY ON RESIDENCES, PARKS, AND SCHOOLS.

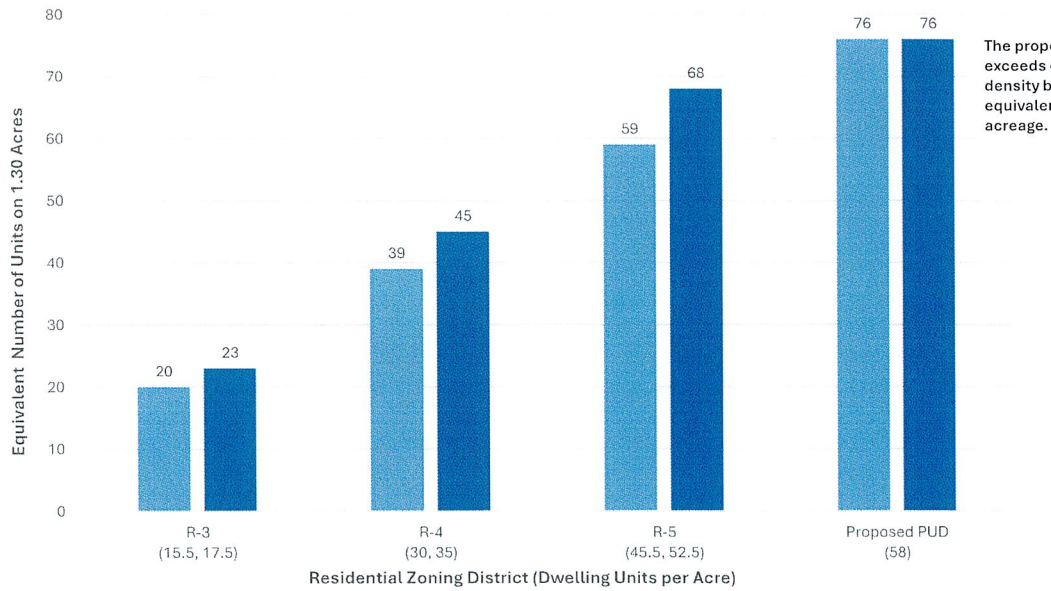
GOAL 4: PROMOTE LAND USE STABILITY THROUGH STRATEGIC LAND USE PLANNING.

Existing Entitlements vs. Proposed PUD



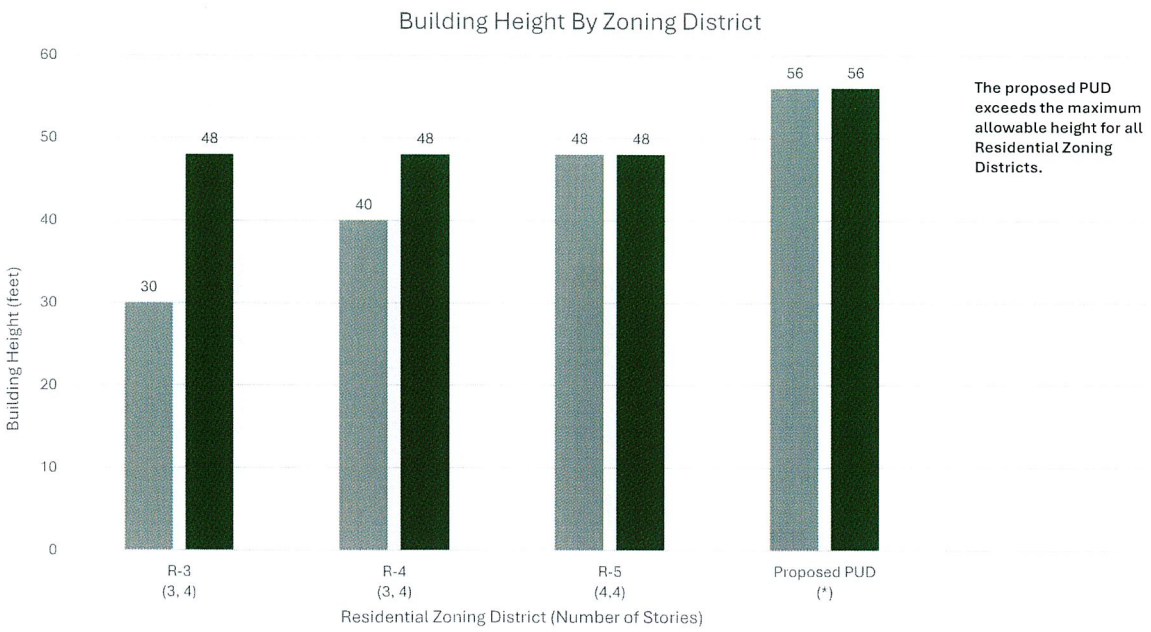
* P1 does not permit residential use. Standard density is shown as zero. For comparison, the density bonus equivalent applies the R3 bonus density to the P1 acreage.

Equivalent Residential Density Comparison



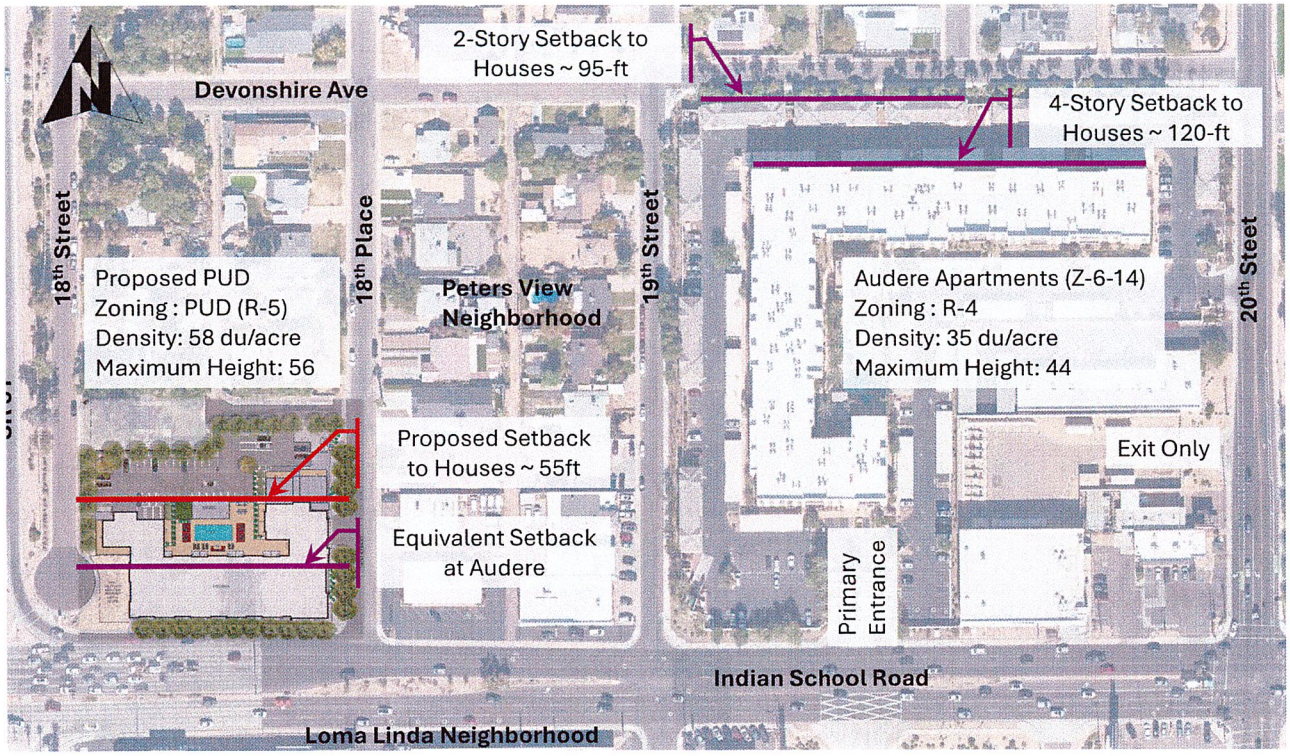
The proposed PUD exceeds even the R5 density bonus equivalent on the same acreage.

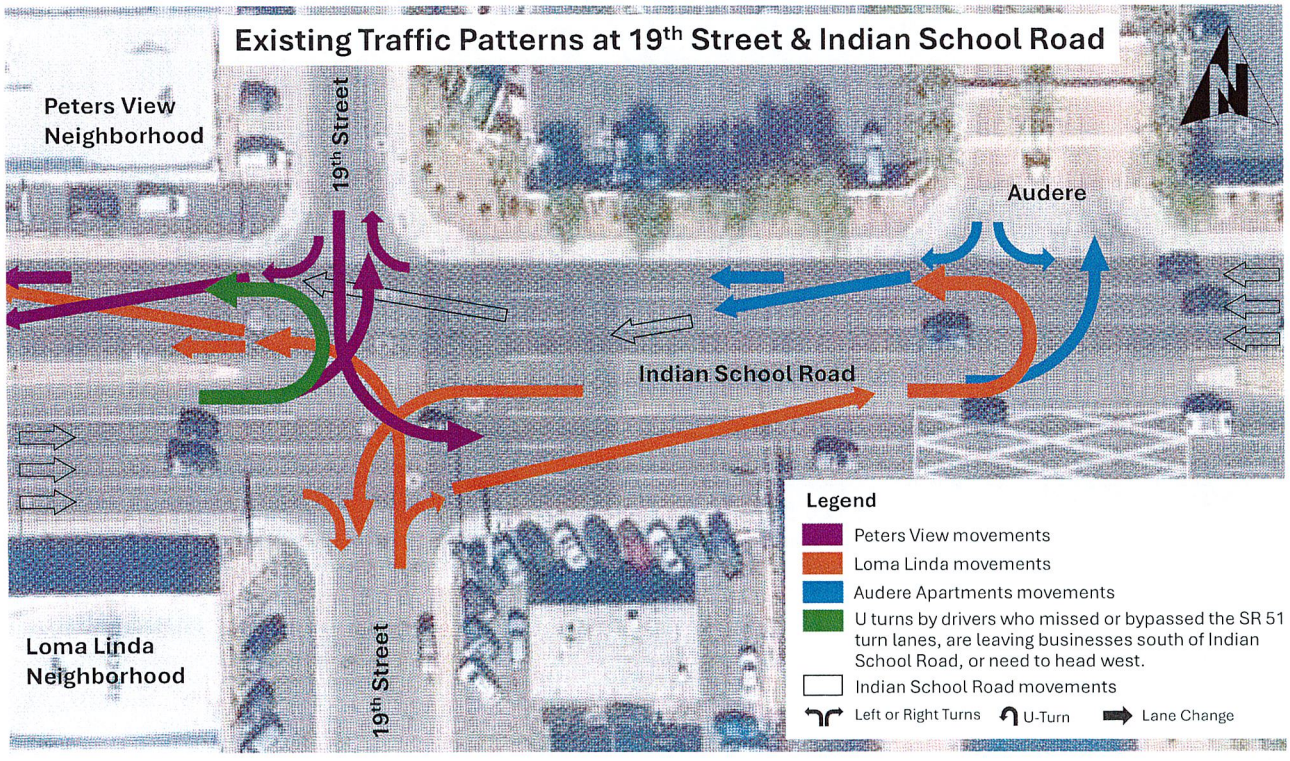
Density comparison based on the 1.30-acre residential development area shown in the applicant's plans.
City staff reports 37.44 du/acre based on the full 2.03-acre PUD site.

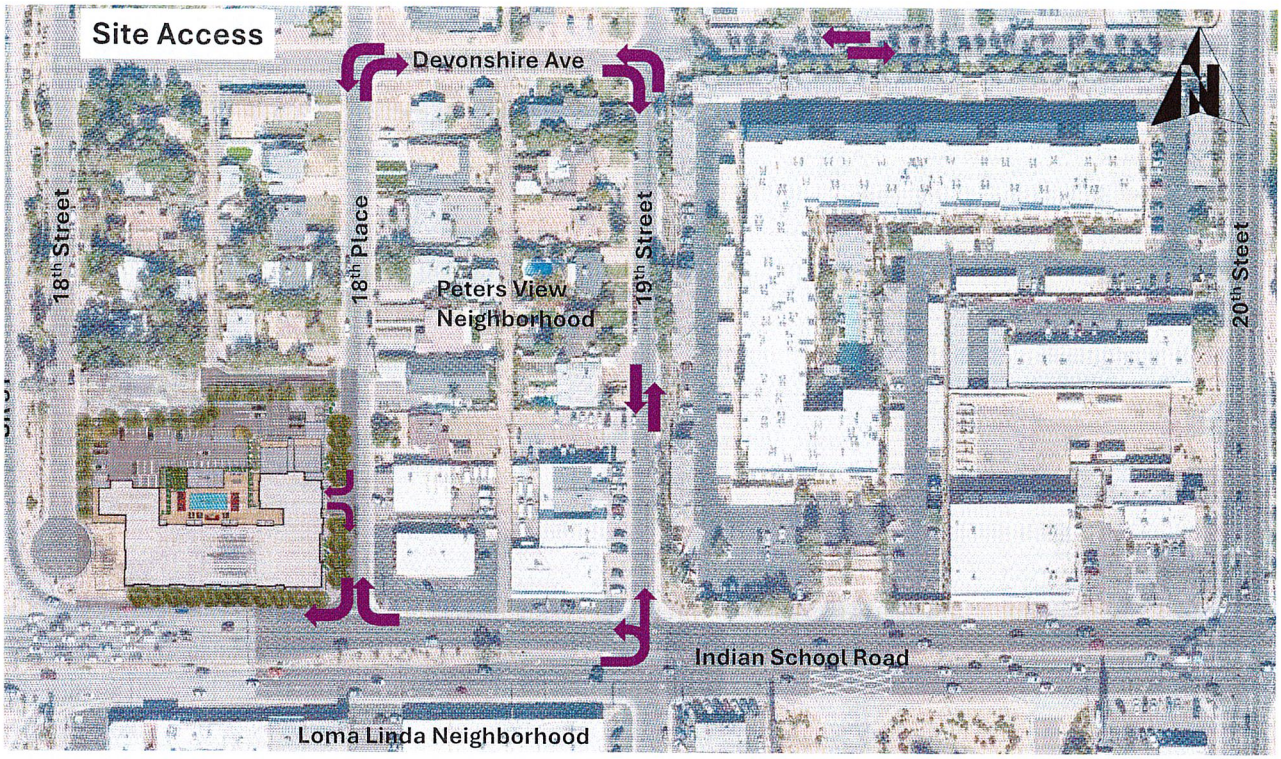


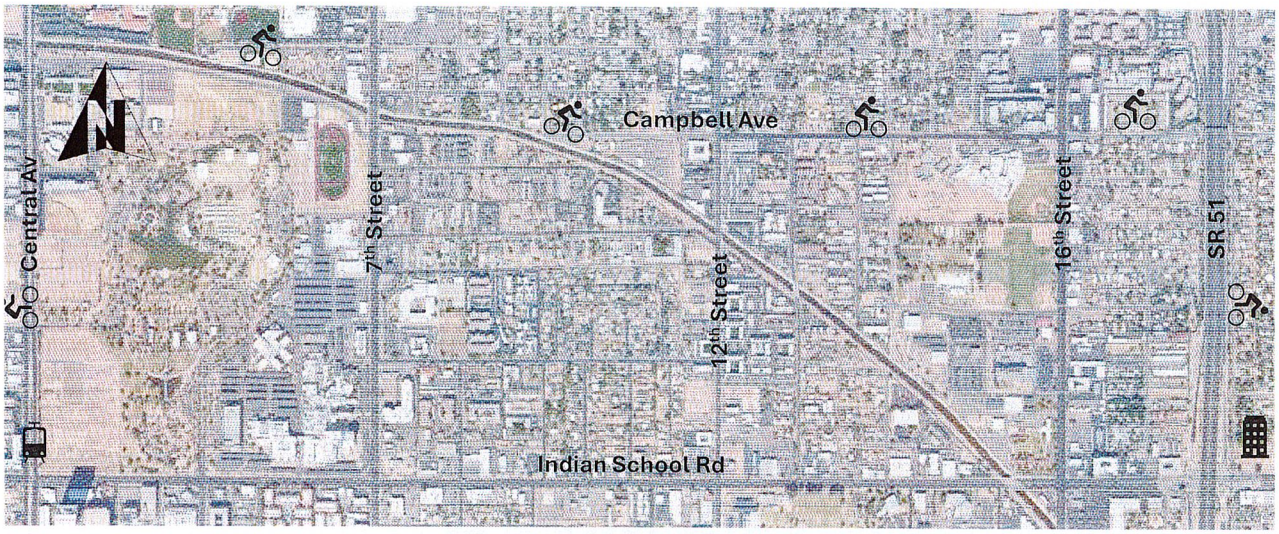
The proposed PUD exceeds the maximum allowable height for all Residential Zoning Districts.

* Applicant identifies the building as four stories. The north and south elevations depict five building levels.


2-Story Setback to Houses ~ 95-ft
4-Story Setback to Houses ~ 120-ft
Devonshire Ave
18th Street
18th Place
19th Street
20th Steet
Proposed PUD
Zoning : PUD (R-5)
Density: 58 du/acre
Maximum Height: 56
Peters View Neighborhood
Audere Apartments (Z-6-14)
Zoning : R-4
Density: 35 du/acre
Maximum Height: 44
Proposed Setback to Houses ~ 55ft
Equivalent Setback at Audere
Exit Only
Primary Entrance
Indian School Road
Loma Linda Neighborhood


Existing Traffic Patterns at 19th Street & Indian School Road
Peters View Neighborhood
19th Street
Audere
Indian School Road
Loma Linda Neighborhood
19th Street
Legend
Peters View movements
Loma Linda movements
Audere Apartments movements
U turns by drivers who missed or bypassed the SR 51 turn lanes, are leaving businesses south of Indian School Road, or need to head west.
Indian School Road movements
Left or Right Turns
U-Turn
Lane Change





Staff cite "close proximity" to the Central Avenue and Indian School Road light rail station as support for increased density. The report does not identify an adopted distance standard or explain how staff evaluated the actual connection to the station. The bicycle symbols illustrate an alternative to riding along Indian School Road, estimated at approximately 2.5 miles.

Proximity alone does not establish practical access to light rail. Staff should identify the policy supporting this finding and explain how route distance, bicycle facilities, crossings, and personal safety were considered. As a woman, I would not feel comfortable riding this route alone at dusk or after dark. These access constraints must be addressed before light rail proximity is used to justify density beyond current entitlements.