WELCOME

Northern Parkway: Agua Fria River to 99th Avenue

Public Meeting
About This Meeting

It is an open house format. There will not be a formal presentation, but representatives from the project teams want to talk with you one to one to hear your feedback and answer your questions.

You will find several display boards around the room that present the design alternatives for this project.

Northern Parkway: Agua Fria River to 99th Avenue

This project is being evaluated to:

• Update the previously identified road projects with current regional growth and development pattern data
• Determine what roadway improvements are needed to meet future travel needs
• Provide updated information to property owners, residents and businesses
• Obtain feedback on proposed new roadways

Watch for this icon:

Moving Forward: These projects include roadway improvements that will be moving forward with design and construction

We want your input

Your input and feedback is an important part of this process. Please take a moment to fill out the comment sheets provided.
Northern Parkway Open House
February 25, 2020

Thank you for joining us to learn about future plans and ideas for Northern Parkway. The Parkway extends 12.5 miles between the Loop 303 and US 60 (Grand Avenue). The area served by the Parkway is one of the fastest-growing areas in Maricopa County. The Northern Parkway Partners are committed to serving the people that live and work along the corridor.

Agua Fria River to 99th Avenue

This project is being evaluated to:

- Update the previously identified road projects with current regional growth and development pattern data
- Determine what roadway improvements are needed to meet future travel needs
- Provide updated information to property owners, residents and businesses

Moving Forward:

These projects include roadway improvements that will be moving forward with design and construction.

Information about the Northern Parkway Program
is available on the MCDOT website at https://mcdot.maricopa.gov/northernpkwy

We want your input:

Your input and feedback is an important part of this process. Please take a moment to fill out the comment sheets provided.

The Northern Parkway is a partnership comprised of:
Moving Forward

These projects include roadway improvements that will be moving forward with design and construction.

Agua Fria River to 112th Avenue
- Upgrade signal at 115th Avenue
- Transition from 2 to 3 lanes
- No sidewalks
- Ties into current construction

112th Avenue to 107th Avenue
- Three lanes in each direction
- New Roads south of Northern Avenue
- Potential New Roads north of Northern Avenue
- Landscaped median with break for 109th Avenue north
- Sidewalks

107th Avenue to 103rd Avenue
- Three lanes in each direction
- Landscaped median
- Sidewalks

103rd Avenue to 99th Avenue
- Transition from 3 to 4 lanes
- Connectivity to New River Trail
- Sidewalks
- New structure over the New River
Moving Forward: Agua Fria River to 112th Avenue

Westbound

- 12' Lane
- 11' Lane
- 12' Lane

Eastbound

- 12' Lane
- 11' Lane
- 12' Lane

Typical Section Looking East

Signal
Proposed Roadway
Parcel Boundary
2010 Design Concept
Currently Under Construction

In Partnership with

Maricopa County Department of Transportation

February 2020
Moving Forward: 112th Avenue to 107th Avenue

Typical Section Looking East

- **Westbound**
  - 8' Sidewalk
  - 12' Lane
  - 12' Lane
  - 35' Centerline
  - 6' Sidewalk

- **Eastbound**
  - 12' Lane
  - 11' Lane
  - 12' Lane
  - 35' Centerline
  - 6' Sidewalk

- **Factors**
  - Varied Median/Left Turn Lanes
  - Landscaped

- **Additional Details**
  - 8' Sidewalk Lane
  - 6' 6" 6" 12" Lane
  - 35' 35' Lane Landscaped
  - 12' 12' Lane
  - 12' 12' Lane

- **Other Notes**
  - 0 0.25 0.125 Miles

- **Legend**
  - Signal
  - Proposed Roadway
  - Parcel Boundary
  - 2010 Design Concept
  - Right In, Right Out

February 2020
Moving Forward: New Roads

Maricopa County Department of Transportation

Northern Parkway

In Partnership with ADOT

Signal
Proposed Roadway
Parcel Boundary
2010 Design Concept
Right In, Right Out
Potential New Road
New Road

February 2020
Moving Forward: 107th Avenue to 103rd Avenue

Typical Section Looking East

Westbound
- 8' Sidewalk
- 6' Lane
- 12' Lane
- 11' Lane
- 12' Lane

Eastbound
- 6' Sidewalk
- 35' Centerline
- 12' Lane
- 11' Lane
- 12' Lane

Landscaped Median
- Left Turn Lanes
- 35' Lane

Maximum
- 28' Varieties

Typical Section Looking East

Signal
- Proposed Roadway
- Parcel Boundary
- 2010 Design Concept

February 2020
Moving Forward: 103rd Avenue to 99th Avenue

Existing Bridge To Remain

Typical Section Looking East

New Bridge

February 2020
MCDOT Sign-in Sheet

Northern Parkway: Agua Fria River to 99th Avenue

Public Open House

February 25, 2020

Completion of this sign-in sheet is completely voluntary and helps the project team keep an accurate record of meeting attendees. Under state law, any identifying information provided below will become part of the public record, and as such, must be released to any individual upon request.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>E-mail</th>
<th>Phone #</th>
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<tbody>
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Comment Card
Northern Parkway:
Agua Fria River to 99th Avenue

Please complete and submit this form to a staff member before leaving or mail to Maricopa County Department of Transportation, Attn: Chad Amos at 2901 W. Durango St., Phoenix, AZ 85009. Include your name and mailing address. You can also email comments to MCDOTprojects@maricopa.gov

Name: __________________________________________________________________________________________________________________________________________

Address: __________________________________________________________________________________________________________________________________________

________________________________________________________________________________________________________________________________________

E-Mail ___________________________________________________________________________________________________________________________ Phone number: ____________________________

Moving Forward
Agua Fria River to 112th Avenue
• Upgrade signal at 115th Avenue
• Transition from 2 to 3 lanes
• No sidewalks
• Ties into current construction

Moving Forward
112th Avenue to 107th Avenue
• Three lanes in each direction
• New Roads south of Northern Avenue
• Potential New Roads north of Northern Avenue (marked as A and B on display)
• Landscaped median with break for 109th Avenue north
• Sidewalks

Share your comments and questions: mcdotprojects@maricopa.gov or 602-506-8054
Project information available at: https://mcdot.maricopa.gov/northernpkwy
Moving Forward
107th Avenue to 103rd Avenue

- Three lanes in each direction
- Landscaped median
- Sidewalks

Moving Forward
103rd Avenue to 99th Avenue

- Transition from 3 to 4 lanes
- New structure over the New River
- Connectivity to New River Trail
- Sidewalks

How would you rate the knowledge and helpfulness of MCDOT Team who assisted you?

Knowledge:  
- Very knowledgeable
- Somewhat knowledgeable
- Not very knowledgeable

Helpfulness:  
- Very helpful
- Somewhat helpful
- Not very helpful

Was the project information presented in an understandable manner?  
- Yes
- No

Were your questions answered?  
- Yes
- No

If not, what didn't they answer?

Do you want more information about MCDOT projects?  
- Yes
- No

If yes, please make sure your name and address are filled in so we can add you to our mailing list.

How did you hear about the meeting?  
- Newspaper
- Radio
- Flyers
- Trail Signs
- Friends/Neighbors
- Other:

Thank you for your input!

Share your comments and questions:  mcdotprojects@maricopa.gov  or 602-506-8054
Project information available at:  https://mcdot.maricopa.gov/northernpkwy
<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Street Address</th>
<th>City</th>
<th>Zip Code</th>
<th>Agua Fria River to 112th Ave</th>
<th>TT0600: Northern Parkway: Agua Fria River to 99th Ave.</th>
<th>How would you rate the knowledge and helpfulness of the team?</th>
<th>Information presented in an understandable manner?</th>
<th>Were your questions answered?</th>
<th>Do you want more information?</th>
<th>How did you hear about this meeting?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Olga Y.</td>
<td>Tudor</td>
<td>8055 N. 108th Dr.</td>
<td>Phoenix</td>
<td>85028</td>
<td></td>
<td>Please consider creating a road behind / north of Country Meadows Estates connecting 109th Ave to 107th Ave along golf course, north of CM Condominiums III. I am not in favor of Royal Palm Rd. connecting 108th Ave to 107th Ave due to a home being demolished.</td>
<td>very knowledgeable, very helpful</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
<td>Flyers, Friends/neighbors</td>
</tr>
<tr>
<td>Rachel</td>
<td>Martinez</td>
<td>10451 W. Orchid Lane</td>
<td>Peoria</td>
<td>85381</td>
<td></td>
<td>Please consider creating a road behind / north of Country Meadows Estates connecting 109th Ave to 107th Ave along golf course, north of CM Condominiums III. I am not in favor of Royal Palm Rd. connecting 108th Ave to 107th Ave due to a home being demolished</td>
<td>very knowledgeable, very helpful</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
<td>Flyers</td>
</tr>
<tr>
<td>Cheryl</td>
<td>Muzikowski</td>
<td>11333 W. Alice Ave</td>
<td>Peoria</td>
<td>85381</td>
<td></td>
<td>SunCliff Community needs access to eastbound plwy. With proposed median, there will be no access to East Northern! Community traffic would be forced to use Olive Ave. Need left turn lanes to 107th &amp; Northern.</td>
<td>very knowledgeable, very helpful</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
<td>Flyers</td>
</tr>
<tr>
<td>Sirea /</td>
<td>Bill</td>
<td>10500 W. Griswold Rd.</td>
<td>Glendale</td>
<td>85307</td>
<td></td>
<td>need larger left turn lanes east bound to 99th Ave. Desperately need left turn arrows at this intersection. We need noise abatement - a higher, safer wall. Need left turn arrows at 107th &amp; Northern.</td>
<td>somewhat knowledgeable, somewhat helpful</td>
<td>no</td>
<td>no, I was advised months ago we would have a privacy wall. Now we’re not.</td>
<td>yes</td>
<td>Flyers</td>
</tr>
<tr>
<td>Silvina</td>
<td>Perez</td>
<td>10960 W. Lana Lane</td>
<td>Peoria</td>
<td>85345</td>
<td></td>
<td>Concerning Royal Palm Rd south next to the Greens Condo. We really don’t want it, but if it is necessary could you swing the road to 107th further towards Northern? Maybe add a large buffer of Greenery or trees between our wall (which is my front yard) and the Palm Rd. Higher wall for us.</td>
<td>very knowledgeable, very helpful</td>
<td>yes</td>
<td>yes</td>
<td>no</td>
<td>Flyers</td>
</tr>
<tr>
<td>Dan &amp; Vicki</td>
<td>Fahncke</td>
<td>8140 N. 107th Ave #104</td>
<td>Peoria</td>
<td>85345</td>
<td></td>
<td>Add speed bumps to Loma for all east bound traffic headed to 103rd Ave. Still curious about south property wall facing Northern Parkway. Best design so far.</td>
<td>very knowledgeable, very helpful</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
<td>Flyers</td>
</tr>
<tr>
<td>Colton</td>
<td>Miller</td>
<td>10529 W. Loma Lane</td>
<td>Peoria</td>
<td>85345</td>
<td></td>
<td>To reduce congestion at 107th for west bound traffic, extend 112th north of Northern to provide another west bound access point. There are signal lights at both intersections currently planned. The lack of planning for sound barrier walls in the scope phase tells me there was never a plan for noise abatement. If it’s not in the scope, it will never be in the design phase.</td>
<td>somewhat knowledgeable, somewhat helpful</td>
<td>yes</td>
<td>yes, noise abatement</td>
<td>yes</td>
<td>Flyers</td>
</tr>
<tr>
<td>Tom</td>
<td>Mason</td>
<td>10730 W. Vista Ave.</td>
<td>Glendale</td>
<td>85307</td>
<td></td>
<td></td>
<td>somewhat knowledgeable, somewhat helpful</td>
<td>yes</td>
<td>yes, noise abatement</td>
<td>yes</td>
<td>Flyers</td>
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<tr>
<td>First Name</td>
<td>Last Name</td>
<td>Street Address</td>
<td>City</td>
<td>Zip Code</td>
<td>Aguja Fria River to 112th Ave</td>
<td>112th Ave to 107th Ave</td>
<td>107th Ave to 103rd Ave</td>
<td>103rd Ave to 99th Ave</td>
<td>How would you rate the knowledge and helpfulness of the team?</td>
<td>Information presented in an understandable manner</td>
<td>Were your questions answered?</td>
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<tr>
<td>Janice</td>
<td>Irby</td>
<td>10633 W. Seldon</td>
<td>Peoria</td>
<td>85345</td>
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<td></td>
<td>very helpful</td>
<td>yes</td>
<td>yes</td>
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<tr>
<td>Judy</td>
<td>Drane</td>
<td>10832 W. Frier Dr.</td>
<td>Glendale</td>
<td>85307</td>
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<td>somewhat knowledgeable</td>
<td>yes</td>
<td>no</td>
</tr>
<tr>
<td>Sally</td>
<td>He</td>
<td>10400 W. Harmont Dr.</td>
<td>Peoria</td>
<td>85345</td>
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<td>very knowledgeable, very helpful</td>
<td>yes</td>
<td>yes</td>
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<td>Frederick</td>
<td>Guapard</td>
<td>8397 N. 107th Dr.</td>
<td>Peoria</td>
<td>85345</td>
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<td>somewhat knowledgeable</td>
<td>yes</td>
<td>yes</td>
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<tr>
<td>Haydee</td>
<td>Sandoval</td>
<td>10995 W. Loma Ln</td>
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<td>very knowledgeable, very helpful</td>
<td>yes</td>
<td>yes</td>
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<tr>
<td>Antonia</td>
<td>Murrietta</td>
<td>10173 W. Popel Ave.</td>
<td>Peoria</td>
<td>85345</td>
<td>Royal Palm Rd. would be a very safe option to get to Northern (both)</td>
<td></td>
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<td>very knowledgeable</td>
<td>yes</td>
<td>yes</td>
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<tr>
<td>Maria C.</td>
<td>Johnson</td>
<td>10735 W. Laurie</td>
<td>Peoria</td>
<td>85345</td>
<td>Wider 103rd Ave. to Sun Garden with speed humps</td>
<td>For Country Meadows Park - chair swings would be a great motivator to go to the park with disabled child</td>
<td></td>
<td></td>
<td>very knowledgeable</td>
<td>yes</td>
<td>yes</td>
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<tr>
<td>Velma</td>
<td>Williams</td>
<td>10741 W. Laurie</td>
<td>Peoria</td>
<td>85345</td>
<td>Will this affect 107th to 112th, the School, the park at 112, the traffic flow to the School (buses and additional cars)</td>
<td>Clear detour sites available. Please provide impact study of noise from new freeway. Provide adequate lighting for new freeway.</td>
<td>Clear detour sites available. Please provide impact study of noise from new freeway. Provide adequate lighting for new freeway.</td>
<td>How noise level study done. Ensure adequate lighting. How will detours be set up? to minimize traffic on Olive (already heavily crowded).</td>
<td>somewhat helpful</td>
<td>no</td>
<td>yes</td>
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<tr>
<td>Gwen</td>
<td>Garrett</td>
<td>3165 N. 97th Drue</td>
<td>Peoria</td>
<td>85345</td>
<td>My home backs up to Northern. Currently the noise is acceptable but with increase in volume it will not be. I am concerned about the negative impact to the value of my home. I would like to see a sound barrier erected my back wall is less than 5 feet high.</td>
<td>Clear detour sites available. Please provide impact study of noise from new freeway. Provide adequate lighting for new freeway.</td>
<td>Clear detour sites available. Please provide impact study of noise from new freeway. Provide adequate lighting for new freeway.</td>
<td>How noise level study done. Ensure adequate lighting. How will detours be set up? to minimize traffic on Olive (already heavily crowded).</td>
<td>very knowledgeable, very helpful</td>
<td>yes</td>
<td>no</td>
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<tr>
<td>John</td>
<td>Kneedy</td>
<td>11206 W. Lane Ave</td>
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<td>very knowledgeable, very helpful</td>
<td>yes</td>
<td>yes</td>
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<tr>
<td>First Name</td>
<td>Last Name</td>
<td>Street Address</td>
<td>City</td>
<td>Zip Code</td>
<td>Raised medians to stop west bound left turns coach off Northern will increase the amount of traffic cutting past my house. There is already too many people cutting through to avoid speed humps. No raised medians.</td>
<td>How would you rate the knowledge and helpfulness of the team?</td>
<td>Information presented in an understandable manner?</td>
<td>Were your questions answered?</td>
<td>Do you want more information?</td>
<td>How did you hear about this meeting?</td>
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<tr>
<td>Travis</td>
<td>Liles</td>
<td>10843 W. Kalen Dr.</td>
<td>Glendale</td>
<td>85107</td>
<td>Very knowledgeable, very helpful</td>
<td>Yes. Thank you for the much better planning - appropriately thought out. Last planning was ten years ago left with concerns and lack of poor vision on your part.</td>
<td>Flyers</td>
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<tr>
<td>Stephen</td>
<td>Steiner</td>
<td>8388 W. 100th Dr.</td>
<td>Peoria</td>
<td>85345</td>
<td>Very knowledgeable, very helpful</td>
<td>Yes. Thank you for the much better planning - appropriately thought out. Last planning was ten years ago left with concerns and lack of poor vision on your part.</td>
<td>Flyers</td>
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<td>Renee</td>
<td>Marshall</td>
<td>10541 W. Seldon Lane</td>
<td>Peoria</td>
<td>85345</td>
<td>All looks good. Biggest concern is noise. My other big concern is a secure/safety path way to get from 107th to the New River trail on my bike. Currently, it is very scary from 103rd to New River trail. Please assure it is secure/safe to travel by foot or bike.</td>
<td>Yes. Thank you for the much better planning - appropriately thought out. Last planning was ten years ago left with concerns and lack of poor vision on your part.</td>
<td>Flyers</td>
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<tr>
<td>Luellie</td>
<td>Stevens</td>
<td>8881 N. 108th Lane</td>
<td>Peoria</td>
<td>85107</td>
<td>Very knowledgeable, very helpful</td>
<td>Very knowledgeable, very helpful</td>
<td>Flyers</td>
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<tr>
<td>D.</td>
<td>Strickland</td>
<td>8121 N. 103rd Dr.</td>
<td>Peoria</td>
<td>85345</td>
<td>Double-wide sidewalks for pedestrian / bikes with guard rails for SAFETY!</td>
<td>The ideas are great!</td>
<td>Flyers</td>
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</tr>
<tr>
<td>Kevin</td>
<td>Johnson</td>
<td>8133 N. 105th Lane</td>
<td>Peoria</td>
<td>85345</td>
<td>Can a road be created behind / north of Country Meadows Estates, connecting 109th Ave to 107th Ave. along golf course, north of Condominium III. Not in favor of Royal Palm Rd connecting 108th Ave to 107th Ave due to a home being demolished to do that.</td>
<td>Very knowledgeable, very helpful</td>
<td>Flyers</td>
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<tr>
<td>Concerned Citizen of Country Meadows</td>
<td>Country Meadows Unit 10</td>
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<td>Ingress/egress/egress - Country Meadows Estates. - Royal Palm Rd. &quot;B&quot; Needs to be done. Right turn only. lights? U-turn. High pressure gas line pig taken out does not need to be next to the new addition. Student safety crossing Northern Ave.</td>
<td>Very knowledgeable, very helpful</td>
<td>Flyers</td>
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<tr>
<td>Mike</td>
<td>Rogers</td>
<td>10861 W. Monroe Ave.</td>
<td>Peoria</td>
<td>85345</td>
<td>No. Sound barriers needed along Northern Ave. from 107th Ave to 103rd Ave.</td>
<td>Very knowledgeable, very helpful</td>
<td>Flyers</td>
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<tr>
<td>Gerald</td>
<td>Pucie</td>
<td>8710 N. 104th Ave.</td>
<td>Peoria</td>
<td>85345</td>
<td>Sound barriers needed along Northern Ave. from 107th Ave to 103rd Ave.</td>
<td>Very knowledgeable, very helpful</td>
<td>Flyers</td>
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<tr>
<td>Rosanne</td>
<td>Lucero</td>
<td>8020 N. 106th Ave</td>
<td>Peoria</td>
<td>85345</td>
<td>Need more lighting.</td>
<td>Very knowledgeable, very helpful</td>
<td>Flyers</td>
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<tr>
<td>None</td>
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<td></td>
<td>Best so far</td>
<td>Very knowledgeable, very helpful</td>
<td>Flyers</td>
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</tr>
<tr>
<td>None</td>
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<td>The house on Royal Palm can go to leave us an out!</td>
<td>Somewhat helpful</td>
<td>Flyers</td>
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**TT0600: Northern Parkway: Agua Fria River to 99th Ave.**
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Comment</th>
<th>Date</th>
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</thead>
</table>
| Earl and Kelli Fuller| 10616 W. Diana Ave Peoria AZ 85345   | To whom it may concern,  
Please consider the southern alignment along Glendale Ave.  
There are practically no communities that will be affected and would probably serve your needs even better as it would be closer to Westgate and all the entertainment/restaurants there.  
It would be a big boon for the city of Glendale.  
Please consider.  
Thank you,  
Earl and Kelli Fuller  
10616 W. Diana Ave.  
Peoria AZ 85345 | 3/9/2020 |
| Patrice Kowalewski   |                                      | Please do not put in a freeway on Northern Avenue. Use the southern alignment option. Thank you  
Patrice Kowalewski | 3/5/2020 |
| Liana Gillespie      |                                      | Hello,  
Would like the Southern alignment option. Very nervous about the noise, traffic and property values if the 6 lane freeway is in my backyard.  
Thank you,  
Liana Gillespie  
Sent from my iPad | 3/5/2020 |
| Sandra Denny         |                                      | Take it to Glendale Avenue. Please leave Country Meadows alone. Do not destroy our easy way to shopping along Northern between the 101 and 91st Avenue. Thank you.  
Sent from my iPad | 3/5/2020 |
| Joia Friedrich       |                                      | Hello,  
I hear you are wanting feedback about the Northern Parkway Project. Please don't put a 6 lane highway in my back yard. I moved to my house for the quiet and if this goes through it'll bring way too much traffic. Please consider the alternative Southern Alignment at Glendale to move it further south.  
Thank you  
Joia Friedrich  
Sent from Yahoo Mail on Android Thank you. I like my quiet neighborhood and this project would create noise and traffic that is unwanted by my family.  
I appreciate you taking feedback. | 3/5/2020 |
### TT0600: Northern Parkway: Agua Fria River to 99th Ave.

**Public Comments Received Via Email**

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<tr>
<th>Name</th>
<th>Address</th>
<th>Comment</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tamara Golden</td>
<td></td>
<td>Hello, I have lived in the Suncliff Horizons subdivision since 2002. This project and your 6 lane highway will cripple our residential immediate area in every way ie; exhaust, constant loud noise, property value decline, and quality of life amongst more. This should have been taken into consideration! This issue can be rectified by the SOUTHERN ALIGNMENT. Our subdivision and surrounding others will be protesting for this SOUTHERN ALIGNMENT. Thank you Tamara Golden</td>
<td>3/4/2020</td>
</tr>
<tr>
<td>Ren Grady</td>
<td>10846 W Royal Palm Road Peoria AZ 85345</td>
<td>I prefer the Southern Alignment choice onto Glendale Ave.</td>
<td>3/3/2020</td>
</tr>
<tr>
<td>Dennis Grady</td>
<td>10846 W Royal Palm Road Peoria AZ 85345</td>
<td>RE: project T 195 alternative Southern alignment (Glendale Ave) Prefer this alternative.</td>
<td>3/3/2020</td>
</tr>
</tbody>
</table>
On February 2, 2021, the Homeowner’s Association (HOA) Executive Staff and resident owners of condominiums located within Country Meadows II, on Northern Avenue, met with the design team, the Right of Way Agent, and the Maricopa County Project Manager for this section of the Northern Parkway Project. The meeting, held on the property of Country Meadows II, gave the Project Manager and Country Meadows residents the opportunity, during an open discussion, to name any shortfalls, suggestions, or objections to the proposed plan. The team listened without interruption, but, to me it seemed a predetermined outcome as all suggestions did not meet either a zoning or a financial parameter.

The team walked the property today, met some of the condominium owners, heard firsthand how their proposed design would affect us. Their design, I am assuming, drawn based on aerial photos, and zoning maps did not include visiting the community and incorporating community needs into the design. Just a few cold lines on the paper and the road moves on past our gate. I fear that the Highway section of the Federal Housing Administration (FHAW) will approve their design efforts. But hopefully, for the record, not before the FHAW knows who we are and how they will affect our future.

Who are we? We are a small, gated enclave. We consist of rental units and owner-occupied units that are home to old men and old women, young men and young women, young couples, old couples, widows and widowers and families with little boys and little girls, and dogs, and cats. We have wheelchair bound residents, cancer patients, cancer survivors, elderly parents whose independence is of utmost importance to them. We have nurses, schoolteachers, an electrician, a police officer, members of the United States military and many retired workers all of whom enjoy the safety our community provides. We have a HOA board that works hard to be fair and unobtrusive while supporting our property and keeping us safe and our units sell or rent as soon as they become available.

We all live safe unassuming lives in our condominiums and now the Northern Parkway Project coming to our neighborhood endangers that very safety. Now, we face losing from two to eight units, probable loud unabated parkway traffic noise, an obscure alleyway to gain entrance to and exit from our homes, property values that will surely take a quick downward turn and rental property owners who might have to lower standards to keep their units occupied. It is about the money, spending the money before time expires on the project’s funding, according to the Maricopa County Project Manager. I personally feel that spending the funds wisely means the project will deal as cheaply as possible with us and the parkway will move on.
Some of us rent and can and will just move. But some of us have struggled through the upside-down mortgage years and have called this little island home for many years: Some have lived here since the build of Country Meadows in 1984 and some like me for 26 years or longer. While the design gives our community access to and across Northern Parkway, it does not give us back our safety. It gives us an obscure hard to secure backdoor into our homes via an alleyway thru a dark field. The project does not guarantee any sort of noise barrier as Maricopa County does not have an obligation by law to supply such. We are a small community and losing two to eight units will increase our HOA fees because our services are not based on the number of units but on the community.

We are a tiny neighborhood within the huge County of Maricopa. It is my only hope that the project treats us as fairly as any community within its boundaries.

Kathleen Sinclair
Country Meadows II
10815 W Northern Avenue, Unit 129
To: Ben Markert  
Maricopa County Dept. of Transportion Project Mgr. and whom it may concern,

Re: Northern Parkway/Country Meadows II

HI Ben and who it may concern,

The community of Country Meadows II HOA are submitting this proposal regarding our community entrance/exit and believe it is the best option for the community for safety, economic, property values and usability purposes.

We request the Northern Parkway project forces out the least amount of residence as possible with the least amount of diminished value to our community. Our proposal estimates a loss of two units, which is the same as Maricopa Counties original proposal. This choice is most beneficial because it only displaces two residence by utilizing vacant land that is adjacent on the east side. In a community of only 80 units, it is critical to lose the least amount of units not only for the residence losing their homes but also for loss of income of HOA dues for the community.

We also feel that the increased noise levels from converting Northern Ave into a higher speed parkway and adding an additional two lanes will greatly effect our property values. The closest lane being within 31ft of the walls of residential living units. Therefore, we are requesting a high and safe continuous block wall to protect our community from vehicles and noise. Preferably the highest possible height for walls under Federal, State or Local regulations/specs. For instance, the Glendale dump west of our property has a high continuous block wall.

We also feel that the opposite end of our entrance/exit we need a roundabout large enough for large moving trucks and fire trucks to turn around without the danger of damaging other vehicles, carports or endangering pedestrians by having to back up in tight areas. A 3 point turn is not feasible or safe. Therefore, we are requesting that the original plan from a few years back be used for the least amount of economic damage to our community which is also the safest option for our residence and community property.

Attached is a drawing with that proposal which utilizes vacant land adjacent to our property on the east, to build a road that enters our community on the Northeast corner with a gate and turnaround. It will only require the demolition of two residential units instead or the currently proposal of 8 units and it will utilize our current roundabout at the end of the driveway for large vehicles to turn around without backing up.

We will also need any cancelled parking spaces to be replaces since the property was only built with 1.5 parking spaces per unit. Note, our community has 80 total units. If major changes are made are the old parking standards grandfathered in or is the State/County/City required to update to today's requirements?

Sincerely,

Flint Yale  
Country Meadows II HOA President  
fyale@aol.com  
602 330-5284
New southern entrance to be configured to provide:
- New vehicle turn around
- A minimum of 8 covered parking spaces
- A minimum 23 uncovered parking spaces
- Reestablish lighting

Sound proof continuous block wall per Federal, State, local regulations

Electric gate with turn around large enough for big trucks, fire trucks, etc. and removing only 2 units.

Vacant lot
Hello Mr. Yale and members of Country Meadows II HOA,

Thank you for your March 4, 2021 email correspondence, which follows up on our conversation held at Country Meadows II HOA on February 1, 2021.

The Northern Parkway project team has been coordinating with the residents abutting Northern Avenue continuously since the inception of the project. The Country Meadows II access issue has been addressed in the 2010 Design Concept Report and the Environmental Analysis prepared for the project which were based also on public input. These documents are publicly available at this link: http://apps.mcdot.maricopa.gov/Projects/northern-parkway.aspx

The existing proposed design for the alternative access to Country Meadows II, accessing the property on the south end directly on the east-west route along Augusta Avenue to the 197 Ave, mitigates the loss of left turn access onto Northern Avenue, complies with the Maricopa Association of Governments (MAG) standards, and is based on coordination with the emergency services representatives and impacts the least public ROW which is in keeping with what our state constitution requires.

Your email included an attachment showing a suggested 90-degree turn from the proposed Augusta Avenue alignment, going north toward Northern Avenue with a cul-de-sac configuration just south of Northern Avenue, along the east edge of Country Meadows II. Unfortunately, Maricopa County cannot acquire additional land from the adjacent property to construct the north-south roadway to the north end of the community, when the proposed access route already meets the needs of the alternative access for the residents of the Country Meadows II development. During our discussion on February 1, I noted that I would follow up on the official reasoning. Our legal staff has confirmed that this approach is consistent with the Arizona Constitution, which directs the government agencies to only acquire property that is necessary for a public use.

Your attachment also requests a sound-proof block wall at the location of the community’s current access point onto Northern Avenue. Input from first responders has been that the access point should remain, but we can replace the current gate with one that would be a more solid type and we can reduce the use of the gate by curb configuration for right-out only (and emergency vehicles to come in).

In addition, the project partners for Northern Parkway have committed to mitigate noise impacts to ADOT standards, which are one of the most stringent standards in the country. A noise study was conducted as part of the Environmental Assessment, which identified noise sensitive areas like residential areas along the proposed Northern Parkway. Existing noise levels were measured and future noise levels were predicted based on forecast 2030 traffic volumes. During final design of Northern Parkway, the noise study would be refined and the need for specific mitigation measures would be determined.

We intend to continue to work with the HOA as we move the Northern Parkway project into the design phase this fall. We will hold another public meeting when the noise analysis has completed, which I anticipate to be approximately Spring of 2022. We will continue to coordinate with the HOA as to the proposed configuration of the Augusta Avenue access to the community.

Ben Markert
Project Manager
Transportation Systems Management
Maricopa County Department of Transportation
2601 W. Durango Street • Phoenix, AZ 85009
Office: 602.506.8851 • Cell: 602.723.5819
Ben.Markert@Maricopa.Gov