Maricopa County
Department of Transportation

WELCOME

Northern Parkway:
Agua Fria River to 99th Avenue

Public Meeting

Maricopa County
Department of Transportation

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.

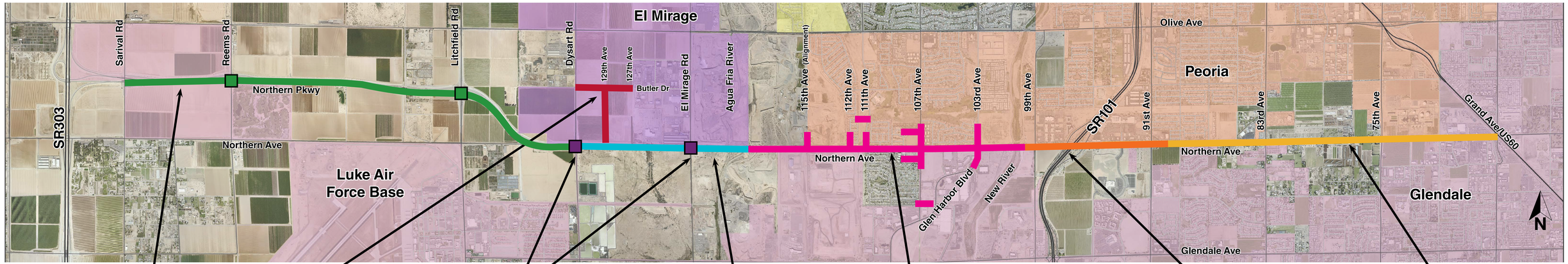
In partnership with

ADOT
MARICOPA ASSOCIATION of GOVERNMENTS
City of EL MIRAGE Arizona GRAND HERITAGE, BRIGHT FUTURE!
Glendale ARIZONA
PEORIA ARIZONA

Maricopa County
Department of Transportation

Northern Parkway Corridor

mcdot.maricopa.gov/northernpkwy



TT0369: Reems Rd Overpass Litchfield Rd Overpass
Completed: 2015

TT0195: Sarival Ave to Dysart Rd
Completed: 2013

TT0498: El Mirage Alternative Access
Design: Under way

TT0427: Dysart Rd Overpass El Mirage Rd Overpass
Construction: Fall 2020

TT0347: Dysart Rd to 111th Ave Agua Fria River Bridge
Construction: Under way

TT0600: Agua Fria River to 99th Ave
Scoping: Under way

TT0372: 99th Ave to 87th Ave
Design: Summer 2020

TT0573: Loop 101 to Grand Ave
Scoping: Completed

In Partnership with ADOT, Maricopa Association of Governments, City of El Mirage Arizona, Glendale Arizona, Peoria Arizona

February 2020

About Tonight's Meeting

Tonight's meeting is an open house format. There will not be a formal presentation, but representatives from the project team are here to talk with you, hear your feedback and answer your questions.

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

Watch for this term:

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:

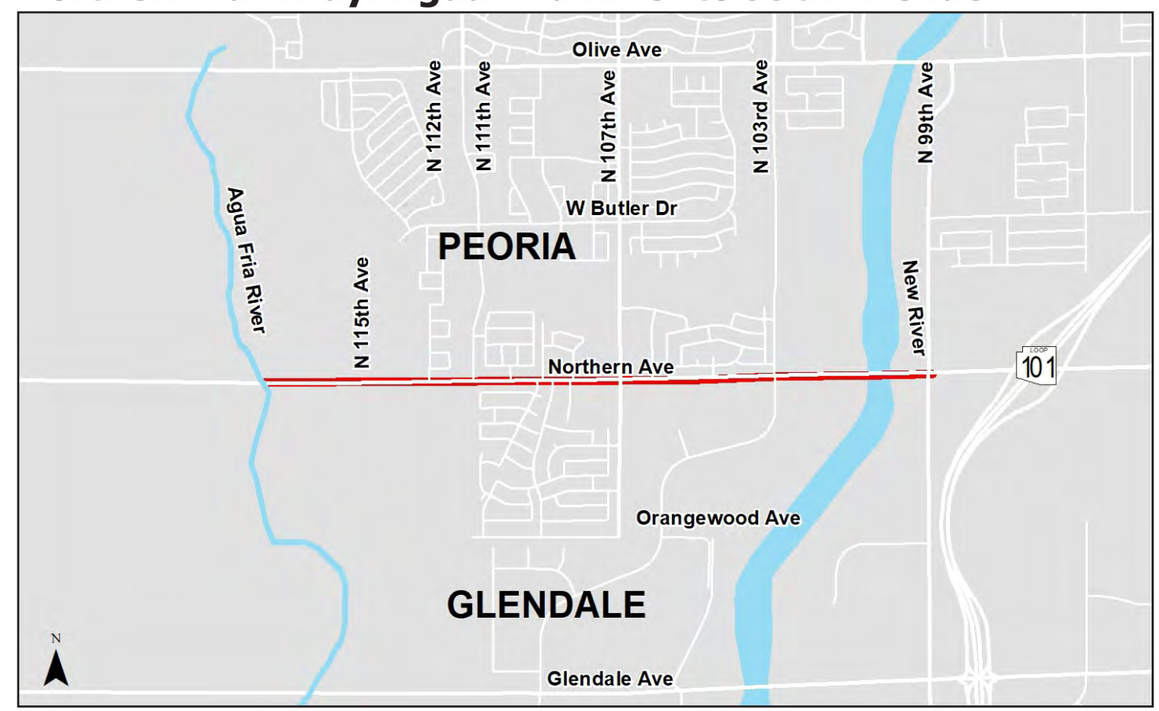
Your input and feedback is an important part of this process. Please take a moment to fill out the comment sheets provided.

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.

Northern Parkway: Agua Fria River to 99th Avenue



The Northern Parkway is a partnership comprised of:

Moving Forward

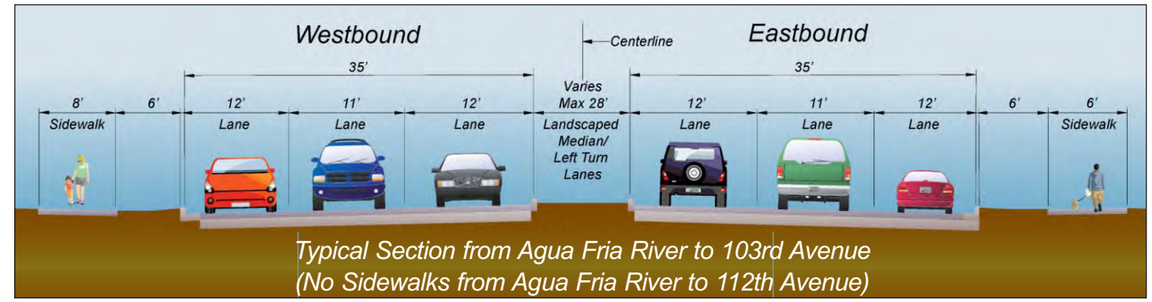
These projects include roadway improvements that will be moving forward with design and construction

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



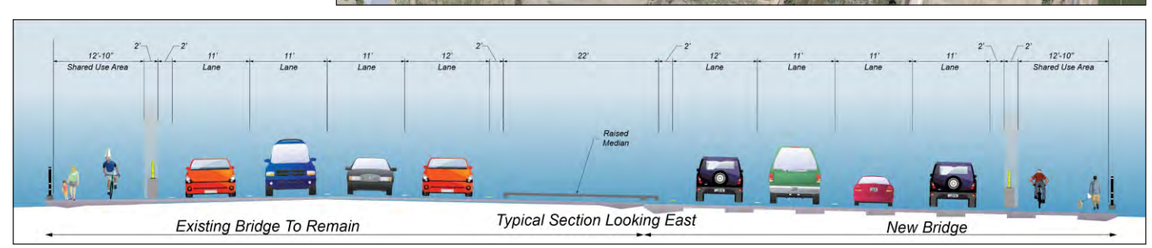
Typical Section from Agua Fria River to 103rd Avenue (No Sidewalks from Agua Fria River to 112th Avenue)

107th Avenue to 103rd Avenue

- Three lanes in each direction
- Landscaped median
- Sidewalks

103rd Avenue to 99th Avenue

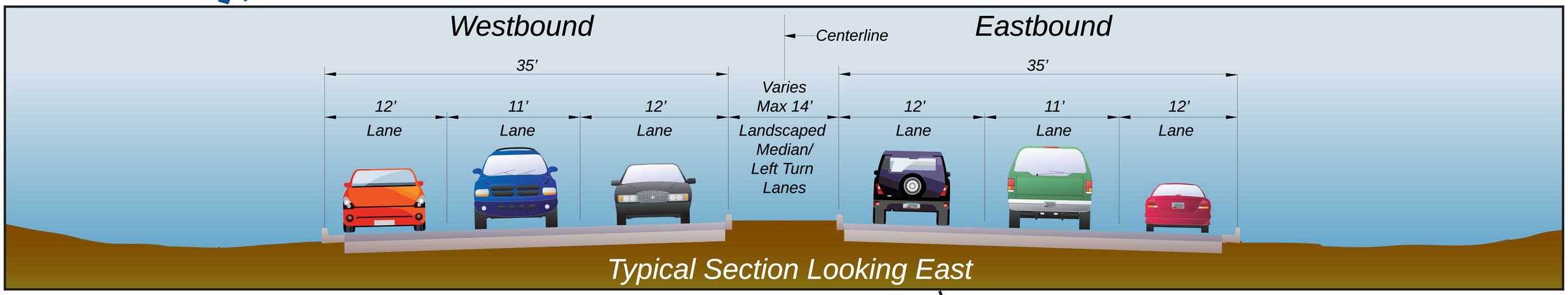
- Transition from 3 to 4 lanes
- Connectivity to New River Trail
- Sidewalks
- New structure over the New River

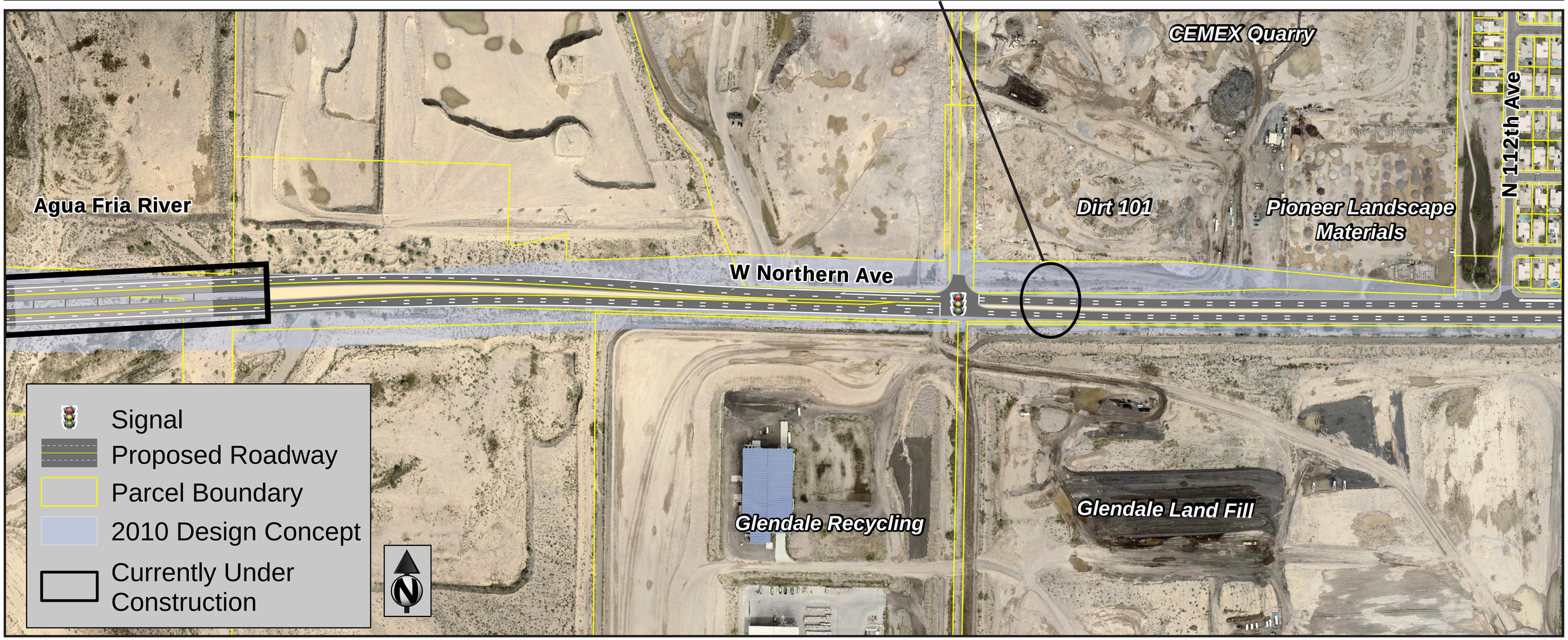


Maricopa County
Department of Transportation

Northern Parkway

Moving Forward: Agua Fria River to 112th Avenue





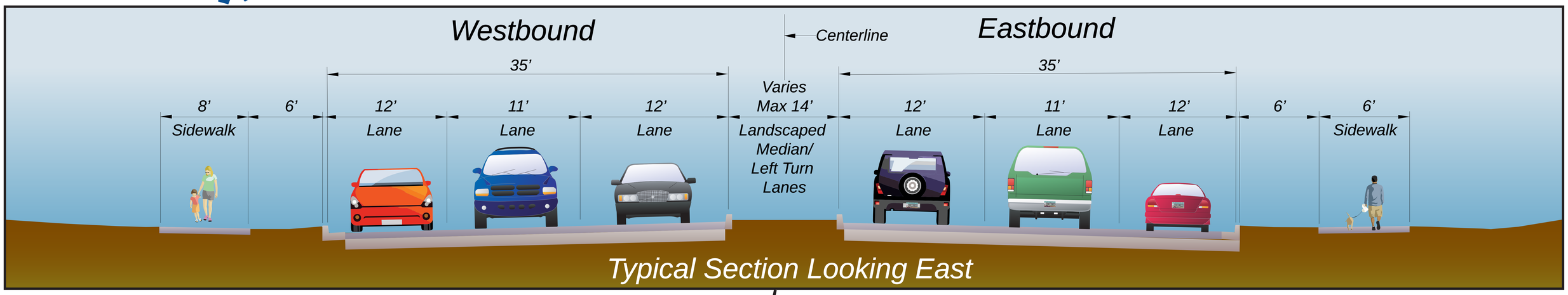
February 2020

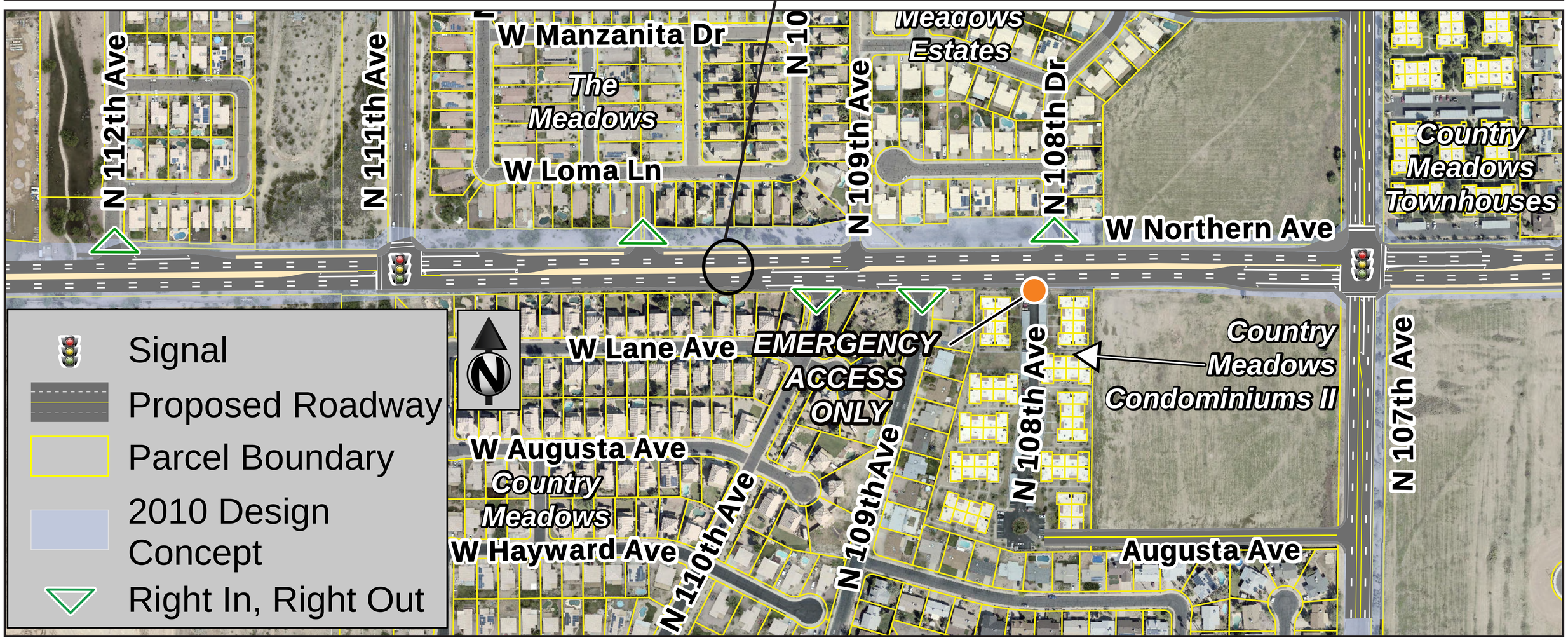
In Partnership with ADOT, Maricopa Association of Governments, City of El Mirage Arizona (Grand Heritage, Bright Future!), Glendale Arizona, Peoria Arizona

Maricopa County
Department of Transportation

Northern Parkway

Moving Forward: 112th Avenue to 107th Avenue





In Partnership with ADOT, Maricopa Association of Governments, City of El Mirage Arizona, Glendale Arizona, Peoria Arizona

February 2020

Maricopa County
Department of Transportation

Northern Parkway

Moving Forward: New Roads

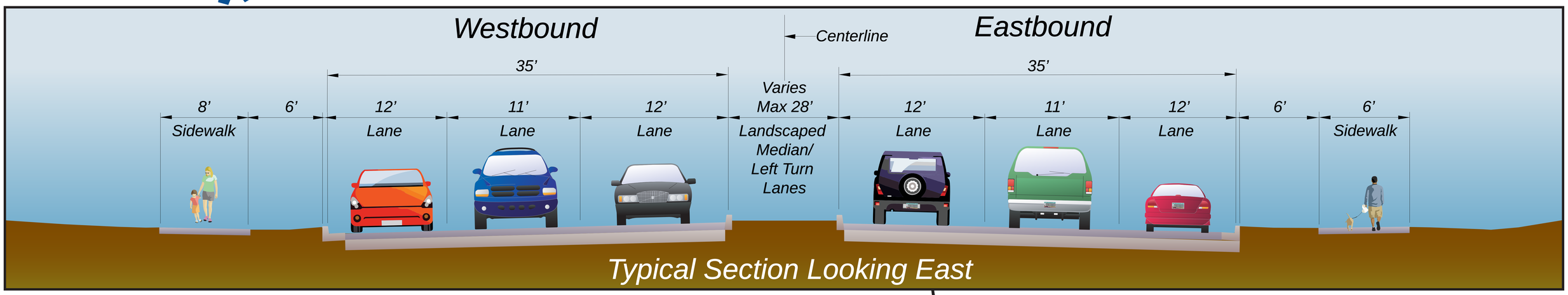
February 2020

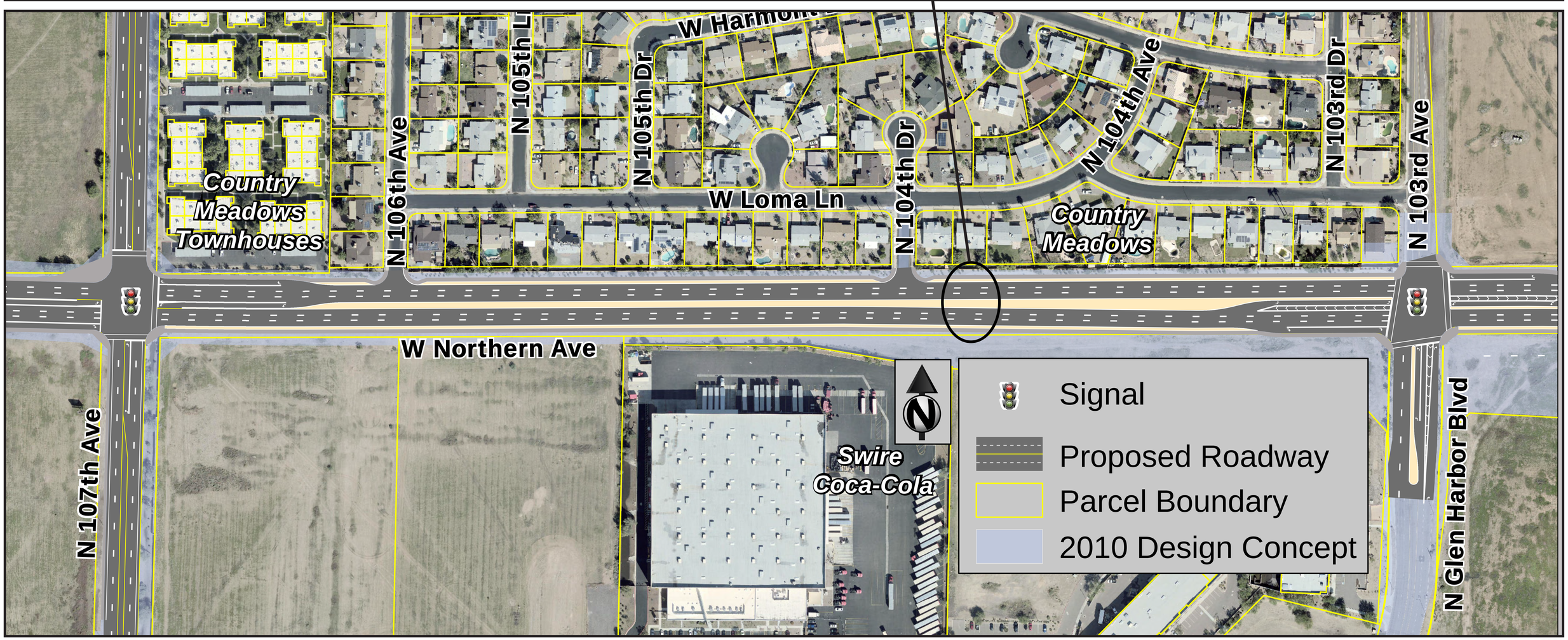
In Partnership with ADOT · Maricopa Association of Governments · City of El Mirage, Arizona — Grand Heritage, Bright Future! · Glendale Arizona · Peoria Arizona

Maricopa County
Department of Transportation

Northern Parkway

Moving Forward: 107th Avenue to 103rd Avenue





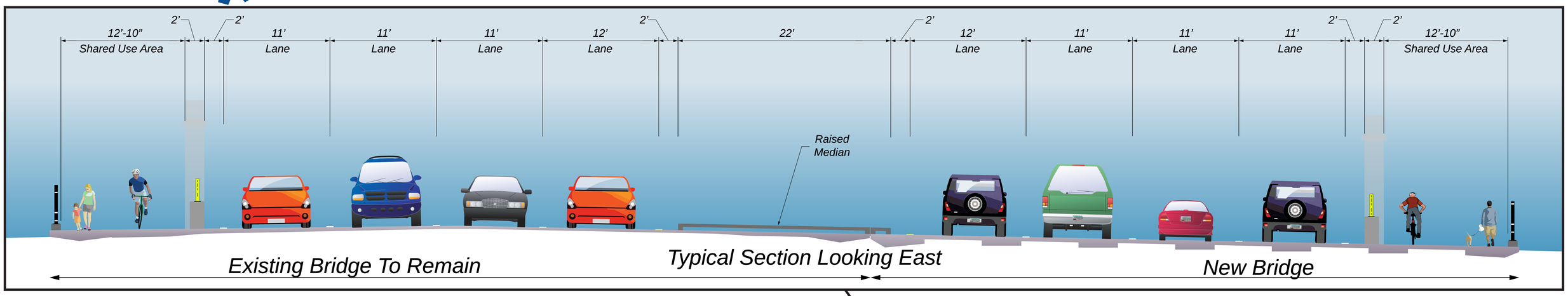
February 2020

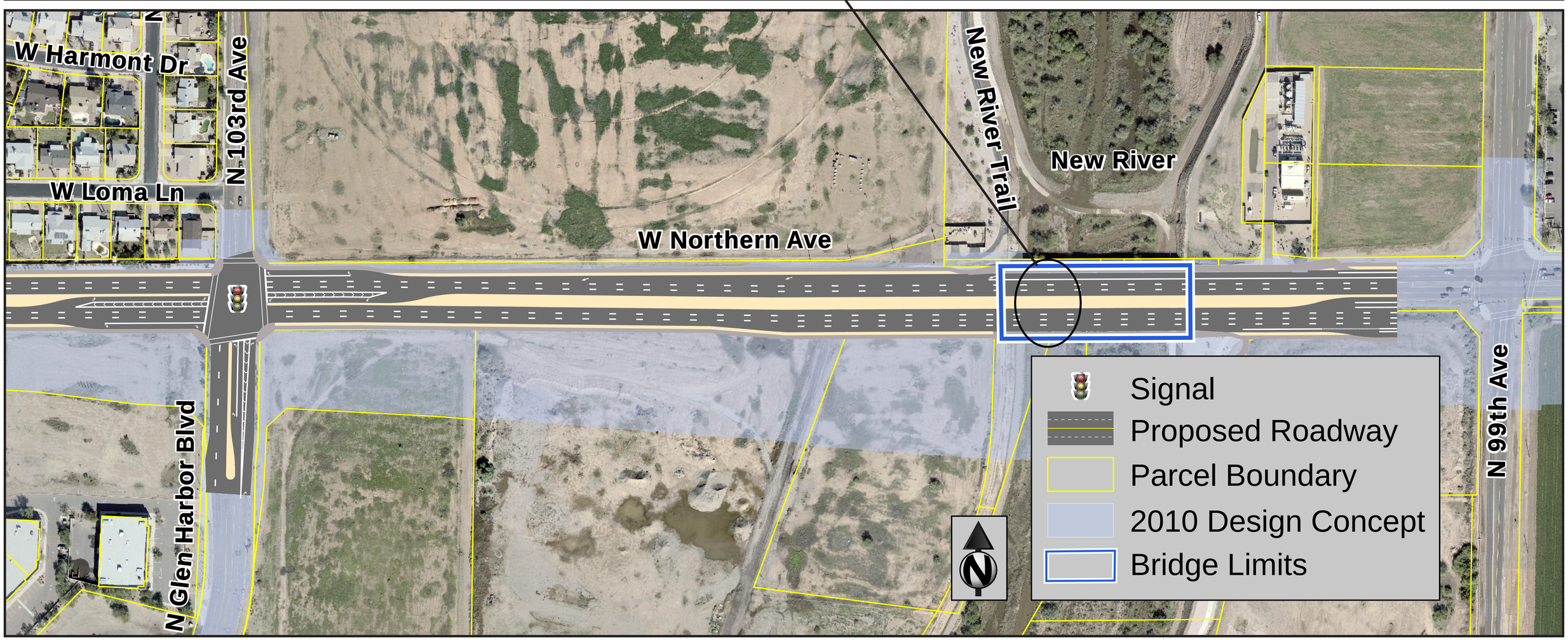
In Partnership with ADOT, Maricopa Association of Governments, City of El Mirage Arizona (Grand Heritage, Bright Future!), Glendale Arizona, Peoria Arizona

Maricopa County
Department of Transportation

Northern Parkway

Moving Forward: 103rd Avenue to 99th Avenue





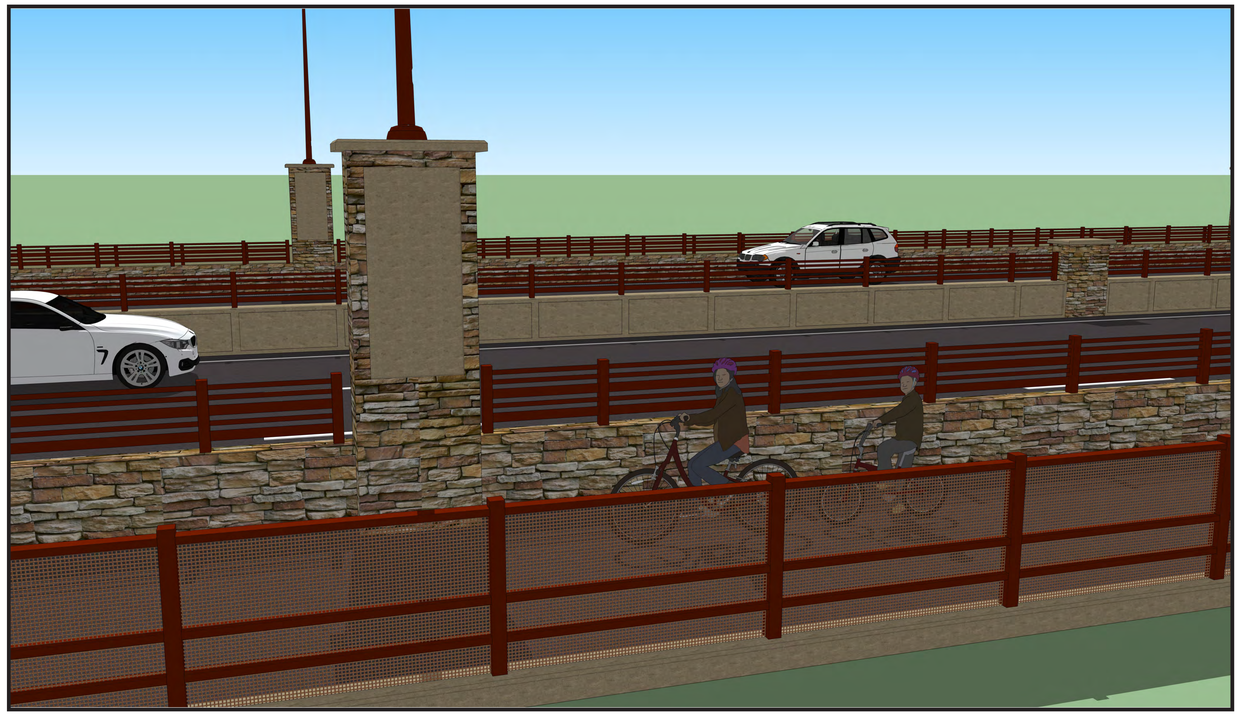
February 2020

In Partnership with ADOT, Maricopa Association of Governments, City of El Mirage Arizona, Glendale Arizona, Peoria Arizona

Maricopa County
Department of Transportation

Northern Parkway

Samples of Peoria Bridges



In Partnership with ADOT, Maricopa Association of Governments, City of El Mirage Arizona (Grand Heritage, Bright Future!), Glendale Arizona, Peoria Arizona

February 2020

Maricopa County
Department of Transportation

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.

Name	Address	E-mail	Phone #

Maricopa County
Department of Transportation

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

Public Open House # guests signed in 145
Tuesday, February 25, 2020 # comment forms received 62
Country Meadows Elementary School
Public Comments Received at Open House

TT0600: Northern Parkway: Agua Fria River to 99th Ave.

First Name	Last Name	Street Address	City	Zip Code	Agua Fria River to 112th Ave	112th Ave to 107th Ave	107th Ave to 103rd Ave	103rd Ave to 99th Ave	How would you rate the knowledge and helpfulness of the team	Information presented in an understandable manner	Were your questions answered	Do you want more information	How did you hear about this meeting
Olga Y.	Tudor	8055 N. 108th Dr.				Please consider creating a road behind / north of Country Meadows Estates connecting 109th Ave to 107th Ave along golf course, north of CM Condominium III. I am not in favor of Royal Palm Rd. connecting 108th Ave to 107th Ave due to a home being demolished.			very knowledgeable, very helpful	yes	yes	yes	flyers, friends/neighbors
Rachel	Martinez	10451 W. Orchid Lane	Peoria	85345		Please consider creating a road behind / north of Country Meadows Estates connecting 109th Ave to 107th Ave along golf course, north of CM Condominium III. I am not in favor of Royal Palm Rd. connecting 108th Ave to 107th Ave due to a home being demolish							
Cheryl	Muzikowski	11333 W. Alice Ave	Peoria		Suncliff Community needs access to eastbound pkwy. With proposed medians, there will be no access to East Northern! Community traffic would be forced to use Olive Ave.	1) Need left (east bound) turn from Suncliff onto Northern Pkwy. 2) Concerned about possible sound barrier walls.			very knowledgeable	yes	yes		flyers
Erica / Bill	Martin / Ebert	10509 W. Griswold Rd.					We need noise abatement - a higher, safer wall. Need left turn arrows at 107th & Northern.	Need larger left turn lanes east bound to 99th Ave. Desperately need left turn arrows at this intersection.	somewhat knowledgeable, somewhat helpful		yes		flyers
Silvia	Perez	10969 W. Lana Lane	Peoria	85345		Already noisy. Need something to block the noise and make it a little safer. I feel that it will bottleneck going from 3 to 2 lanes. It's already a very busy street.			very knowledgeable, very helpful	yes	no, I was advised months ago we would have a privacy wall. Now we're not.	yes	flyers
Dan & Vicki	Fahncke	8140 N. 107th Ave #304	Peoria	85345		Concerning Royal Palm Rd south next to the Greens Condo's. 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. Many speed bumps.			very knowledgeable, very helpful	yes	yes	no	flyers
Colton	Miller	10329 W. Loma Lane	Peoria	85345			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.		very knowledgeable, very helpful	yes		yes	flyers
Tom	Mason	10750 W. Vista Ave.	Glendale	85307		To reduce congestion at 107th for west bound traffic, extend 111th south 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 cope 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.		somewhat knowledgeable, somewhat helpful	yes	yes, noise abatement	yes	flyers

TT0600: Northern Parkway: Agua Fria River to 99th Ave.

First Name	Last Name	Street Address	City	Zip Code	Agua Fria River to 112th Ave	112th Ave to 107th Ave	107th Ave to 103rd Ave	103rd Ave to 99th Ave	How would you rate the knowledge and helpfulness of the team	Information presented in an understandable manner	Were your questions answered	Do you want more information	How did you hear about this meeting
Janice	Irby	10633 W. Seldon	Peoria	85345			Thank you for listening in 2010. I appreciate that 107th to 103rd Ave north into CH will remain accessible. My worry is the height of the wall. When the sound analysis is completes, please let us know what size wall will be built. A neighborhood doesn't need a 2 foot tall barrier!	Thank you for changing the 103rd interchange to a "normal" intersection. I like the bridge over New River. Good concept!	very helpful, somewhat knowledgeable	yes	yes, please get the sound analysis done! They couldn't talk about the sound wall.		flyers / email
Judy	Doane	10832 W. Frier Dr.	Glendale	85307		Please put in the Orangewood Road (South of Northern) to Glen Harbor Blvd. before construction on Northern begin! This will make it so people can get out of our neighborhood without going to Northern during construction. Big Bonus. Thanks.							
Sally	Hix	10409 W. Harmont Dr.	Peoria	85345			Will neighborhood secondary streets be able to enter Northern Parkway or must we drive to a major street? Northern is already noisy beginning at 5 AM. It will get worse. There is no room for a sound barrier wall, so will you give us rubberized asphalt?		very knowledgeable, very helpful		yes		flyers
Frederick	Gaspard	8397 N. 107th Dr.	Peoria	85345		I was hoping for complete closure of 107th Ave. My home backs to 107th and the traffic is getting worse with people cutting through from Olive to Northern. I see there will be traffic lights through this area. I thought this was a parkway or freeway! Never saw traffic lights on a freeway before. This section is just a normal city street! Not Good!!!			somewhat knowledgeable, very helpful	yes	yes	yes	flyers
Haydee	Sandoval	10993 W. Loma Ln				My concern is the noise that this will create also been able to only go in one way and out one way and having to have to do so many u-turns on a really busy road and feel like this will create a higher risk of having accidents.							
Antonia	Murrietta	10173 W. Puget Ave.	Peoria			Royal Palm Rd. would be a very safe option to get to Northern (both).	Widen 103rd Ave. to Sun Garden with speed humps.	For Country Meadows Park - chair swings would be a great motivator to go to the park with disabled child.	very knowledgeable	yes	yes	yes	other - school & neighborhood app
Maria C.	Johnson	10735 W. Laurie	Peoria	85345					very helpful				flyers
Velma	Williams	10741 W. Laurie	Peoria	85345		Will this affect 107th to 112th, the School, the park at 112, the traffic flow to the School. (buses and additional cars)			somewhat helpful	no		yes	other - nextdoor
Gwen	Garrett	9165 N. 97th Drive	Peoria	85345	Clear detour sites available. Please provide impact study of noise from new freeway. Provide adequate lighting for new freeway.	Clear detour sites available. Please provide impact study of noise from new freeway. Provide adequate lighting for new freeway.	Clear detour sites available. Please provide impact study of noise from new freeway. Provide adequate lighting for new freeway.	Have noise level study done. Ensure adequate lighting. How will detours be set up to minimize traffic on Olive (already really crowded).	very knowledgeable, very helpful	yes	no, during construction, how will traffic on Olive & Glendale Avenues be affected?	yes	other - HOA meeting that Councilwoman Dunn attended
John	Keedy	11036 W. Lane Ave				My home backs u p 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.			very knowledgeable, very helpful	yes	yes	yes	flyers

TT0600: Northern Parkway: Agua Fria River to 99th Ave.

First Name	Last Name	Street Address	City	Zip Code	Agua Fria River to 112th Ave	112th Ave to 107th Ave	107th Ave to 103rd Ave	103rd Ave to 99th Ave	How would you rate the knowledge and helpfulness of the team	Information presented in an understandable manner	Were your questions answered	Do you want more information	How did you hear about this meeting
Travis	Liles	10843 W. Kalen Dr.	Glendale	85307		Raised medians to stop west bound left turns south 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.							
Stephen	Dewyer	8388 W. 106th Dr.	Peoria	85345					very knowledgeable, very helpful	yes	yes	yes	flyers
Renee	Marshall	10541 W. Seldon Lane	Peoria	85345	Ok	Ok	All looks good. Biggest concern is noise. My other big concern is a secure /safety pathway to get from 107th to the New River trail on my bike. Currently, it is very scary from 103rd to New River trail. Please ensure it is secure /safe to travel by foot or bike.	All looks good. Biggest concern is noise. My other big concern is a secure /safety pathway to get from 107th to the New River trail on my bike. Currently, it is very scary from 103rd to New River trail. Please ensure it is secure /safe to travel by foot or bike.	very knowledgeable, very helpful	yes	yes	yes	flyers
Lollie	Stevens	8681 N. 108th Lane	Peoria	85345				The ideas are great!	very knowledgeable, very helpful		yes		flyers
D.	Strickland	8211 N. 103rd Dr.	Peoria	85345					very knowledgeable, very helpful	yes	yes	no	flyers
Kevin	Johnson	8113 N. 105th Lane	Peoria			Pedestrian Bridge / Under Pass for kids! To access school, parks north / south on Northern.	Double-wide sidewalks for pedestrian / bikes with guard rails for SAFETY!	Double-wide sidewalks for pedestrian / bikes with guard rails for SAFETY!					
Concerned Citizen of Country Meadows		Country Meadows Unit 10				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.							
Mike	Rogers	10861 W. Manzanita Dr.	Peoria	85345		Ingress/egress/regress - Country Meadows Estates. - Royal Palm Rd. "B" Needs to be done. Right turn only - lights?? U-turn high pressure gas line pig clean out does not need to be next to the new addra lane. Student safety crossing Northern Ave.							
Gerald	Plocke	8719 N. 104th Ave.	Peoria	85345					Very knowledgeable, very helpful	yes	yes	No. 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.	flyers
Roxanne	Lucero	8020 N. 106th Ave	Peoria	85345	Need more lighting.		Sound barriers needed along Northern Ave. from 107th Ave to 103rd Ave.		Very knowledgeable	yes	yes	yes	flyers
None							Best so far		Very knowledgeable, very helpful	yes	yes		other - mail
None						The house on Royal Palm can go to leave us an out!							
None									Somewhat helpful	yes	yes	yes	flyers

TT0600: Northern Parkway: Agua Fria River to 99th Ave.

Public Comments Received Via Email

Name	Address	Comment	Date
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

Name	Address	Comment	Date
Tamara Golden		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 oof 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	3/4/2020
Ren Grady	10846 W Royal Palm Road Peoria AZ 85345	I prefer the Southern Alignment choice onto Glendale Ave.	3/3/2020
Dennis Grady	10846 W Royal Palm Road Peoria AZ 85345	RE: project T 195 alternative Southern alignment (Glendale Ave)Prefer this alternative.	3/3/2020

Comments on February 2, 2021 Meeting on Northern Parkway Project TT0600

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.

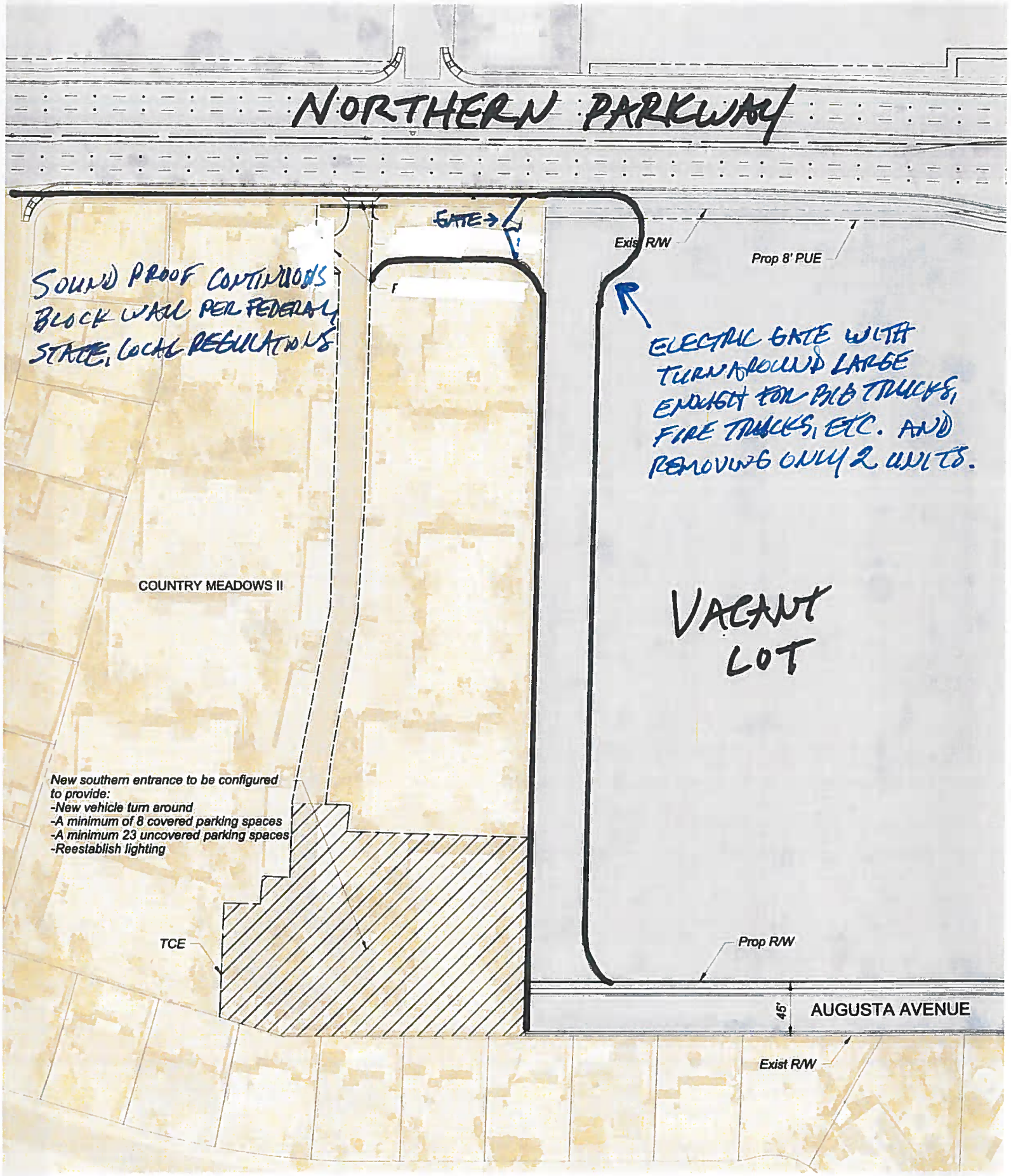
We also feel that the opposite end of our entrance/exit we need a roundabout large enough for large moving trucks and fire trucks to turn around without the danger of damaging other vehicles, carports or endangering pedestrians by having to back up in tight areas. A 3 point turn is not feasible or safe. 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 todays requirements?

Sincerely,

Flint Yale
Country Meadows II HOA President
fyale@aol.com
602 330-5284


NORTHERN PARKWAY
GATE
Exist R/W
Prop 8' PUE
SOUND PROOF CONTINUOUS BLOCK WALL PER FEDERAL, STATE, LOCAL REGULATIONS
ELECTRIC GATE WITH TURNAROUND LARGE ENOUGH FOR BIG TRUCKS, FIRE TRUCKS, ETC. AND REMOVING ONLY 2 UNITS.
COUNTRY MEADOWS II
VACANT LOT
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
TCE
Prop R/W
45'
AUGUSTA AVENUE
Exist R/W

From: Ben Markert (DOT) <Ben.Markert@Maricopa.Gov>
Sent: Friday, March 19, 2021 4:00 PM
To: Flint Yale <fyale@aol.com>; ggehlert@glendaleaz.com; clarkjv@aol.com; David Lenzer <david.lenzer@burgessniple.com>; Jason Pagnard <jason.pagnard@burgessniple.com>; Tangella Diaz (RED) <Tangella.Diaz@Maricopa.Gov>; Chad Amos (DOT) <Chad.Amos@maricopa.gov>; Traci Ruth (DOT) <Traci.Ruth@Maricopa.Gov>; Evan Carbonneau <Evan.Carbonneau@burgessniple.com>; Cynthia Alvarez <Cynthia.Alvarez@burgessniple.com>; Randy Dunsey (DOT) <Randy.Dunsey@Maricopa.Gov>; Marinela PapaKonomi (DOT) <Marinela.PapaKonomi@Maricopa.Gov>; jclark@glendaleaz.com
Subject: RE: Northern Parkway/Country Meadows II HOA

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 107 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
2901 W. Durango Street • Phoenix, AZ 85009
Office: 602.506.8651 • Cell: 602.723.5819
Ben.Markert@Maricopa.Gov

Maricopa County
Department of Transportation