



June 27, 2024

### Notice of Application

Dear Neighbor, Property Owner, or Interested Party:

BNSF Railway Company ("BNSF") owns the approximate 4,321 acres generally located between 211<sup>th</sup> and 235<sup>th</sup> Avenues, along US-60/Grand Avenue in northwest Maricopa County ("Property"). (See enclosed Aerial Map). The purpose of this letter is to inform you that on May 31, 2024 BNSF filed Major Comprehensive Plan Amendment (CPA2024006) and Zone Change with Overlay (Z2024072) to allow for development of a regional rail-served Intermodal Facility, Logistics Park, and Logistics Center (collectively, the "Project"). The Project will be a master-planned logistics hub that will accommodate the transportation, storage, and distribution of goods and materials throughout the Phoenix metropolitan area and greater southwest. The Project will be a master-planned logistics hub that will accommodate the transportation, storage, and distribution of goods and materials throughout the Phoenix metropolitan area and the greater southwest (See enclosed Conceptual Site Plan).

The proposed Major Comprehensive Plan Amendment will change the land use designation within the White Tanks Grand Avenue Area Plan for 839 acres within the Project from Single-Family Rural to Mixed Use Employment. The proposed change will restore the land use designation for the 839 acres to its historical non-residential designation and bring it into conformance with the Mixed-Use Employment designation that exists on the remainder of the Property. The proposed Zone Change with Overlay will change the land use designation for the 4,321-acre Property from Rural-43 (RU-43) and RU-43 Wickenburg Highway Scenic Corridor to IND-3 IUPD (Heavy Industrial) with an Industrial Unit Plan of Development (IUPD) and IND-3 IUPD Wickenburg Highway Scenic Corridor (See enclosed Notices of Application).

The Project will be comprised of the following three distinct, yet interrelated, components:

- An **intermodal facility** on 1,770 acres, which will serve as a transfer hub for rail shipments via standardized containers and trailers.
- A **logistics park** on 1,420 acres, which will provide sites for state-of-the-art warehouse and distribution facilities.

BNSF Railway Company  
P.O. Box 961039  
Lou Menk Drive  
Fort Worth, Texas 76161



- A **logistics center** on 1,131 acres, which will provide direct-rail-served sites supporting local industry.

The Project will tie into the existing rail network to optimize supply chain operations, allowing for the efficient movement of goods and materials via rail, while also reducing environmental impacts, supporting current and future growth in the region. The Project will generate significant jobs and promote economic development by allowing businesses to co-locate together. The Project provides the opportunity to reduce trucking distances in the region, which will reduce air emissions, highway and road maintenance costs, and improve highway and road safety. BNSF will be working closely with Maricopa County, neighboring municipalities, and regional stakeholders throughout the process.

BNSF is one of North America's leading freight transportation companies, operating approximately 32,500 route miles of track in 28 states and three Canadian provinces and one of the top transporters of consumer goods, grain and agricultural products, low-sulfur coal, and industrial goods such as housing materials, food, beverages, petroleum, and chemicals. BNSF's shipments help feed, clothe, supply, and power American homes and businesses every day. BNSF and its employees have developed one of the most technologically advanced, safest, and efficient railroads in the industry. We work continuously to improve on the safety, service, energy, and environmental benefits we provide to our customers and the communities we serve. You can learn more at [www.BNSF.com](http://www.BNSF.com).

This notice is being sent to you because property listed in your name is within proximity of the Project or you have been identified as an interested party. The purpose of this notice is to inform you of the applications and to provide you with an opportunity to relay any questions regarding the Project to BNSF's representative, Susan Demmitt of Gammage & Burnham PLC. Susan can be reached at **(602) 256-4456** or **[sdemmitt@gblaw.com](mailto:sdemmitt@gblaw.com)**. This is not a notice of a public hearing with the Planning & Zoning Commission or County Board of Supervisors. Future notifications will be sent when the applications are scheduled for hearing.

Sincerely,

Juan Acosta  
BNSF Railway Company  
Regional Assistant Vice President, Public Affairs  
**[Juan.Acosta@BNSF.com](mailto:Juan.Acosta@BNSF.com)**

**BNSF Railway Company**  
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211<sup>TH</sup> AVENUE

235<sup>TH</sup> AVENUE  
(ALIGN.)



**LEGEND**

 Subject Site

# NOTICE OF MARICOPA COUNTY PLANNING & ZONING APPLICATIONS

**REQUEST:** Major Comprehensive Plan Amendment to change the land use designation in the White Tanks Grand Avenue Area Plan from Single Family Rural to Mixed-Use Employment.

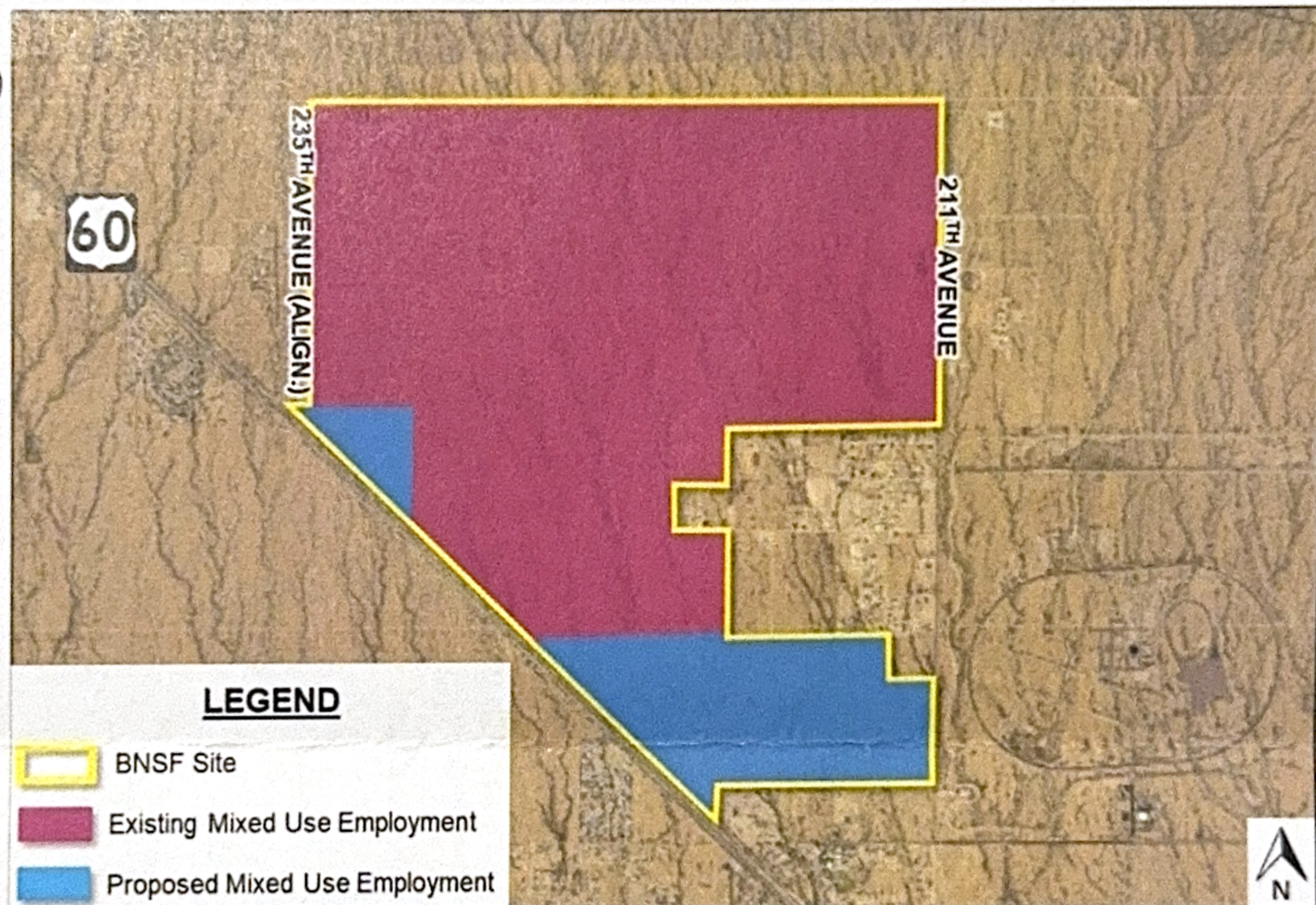
**PURPOSE:** Accommodate the development of a regional rail-served intermodal facility, logistics center, and logistics park

**LOCATION:** Generally located north of US 60 between 211<sup>th</sup> & 235<sup>th</sup> Avenue alignments

**SIZE:** +/- 839 acres

**AUTHORIZED AGENT:** Gammage & Burnham PLC  
Susan E. Demmitt  
(602) 256-4456 / sdemmitt@gblaw.com

Map of Area:  
(Not to Scale)



An application has been filed with the Maricopa County Department of Planning and Development regarding the request above. This notice is being sent to you because property listed in your name is located within 300 feet of the site noted above or you have been identified as an interested party. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues or concerns regarding this application to the contact person listed in the top box of this page.

# NOTICE OF MARICOPA COUNTY PLANNING & ZONING APPLICATIONS

**REQUEST:** Zone Change with Overlay from Rural-43 and RU-43 Wickenburg Highway Scenic Corridor to IND-3 IUPD (Heavy Industrial) with an Industrial Unit Plan of Development (IUPD) and IND-3 IUPD Wickenburg Highway Scenic Corridor.

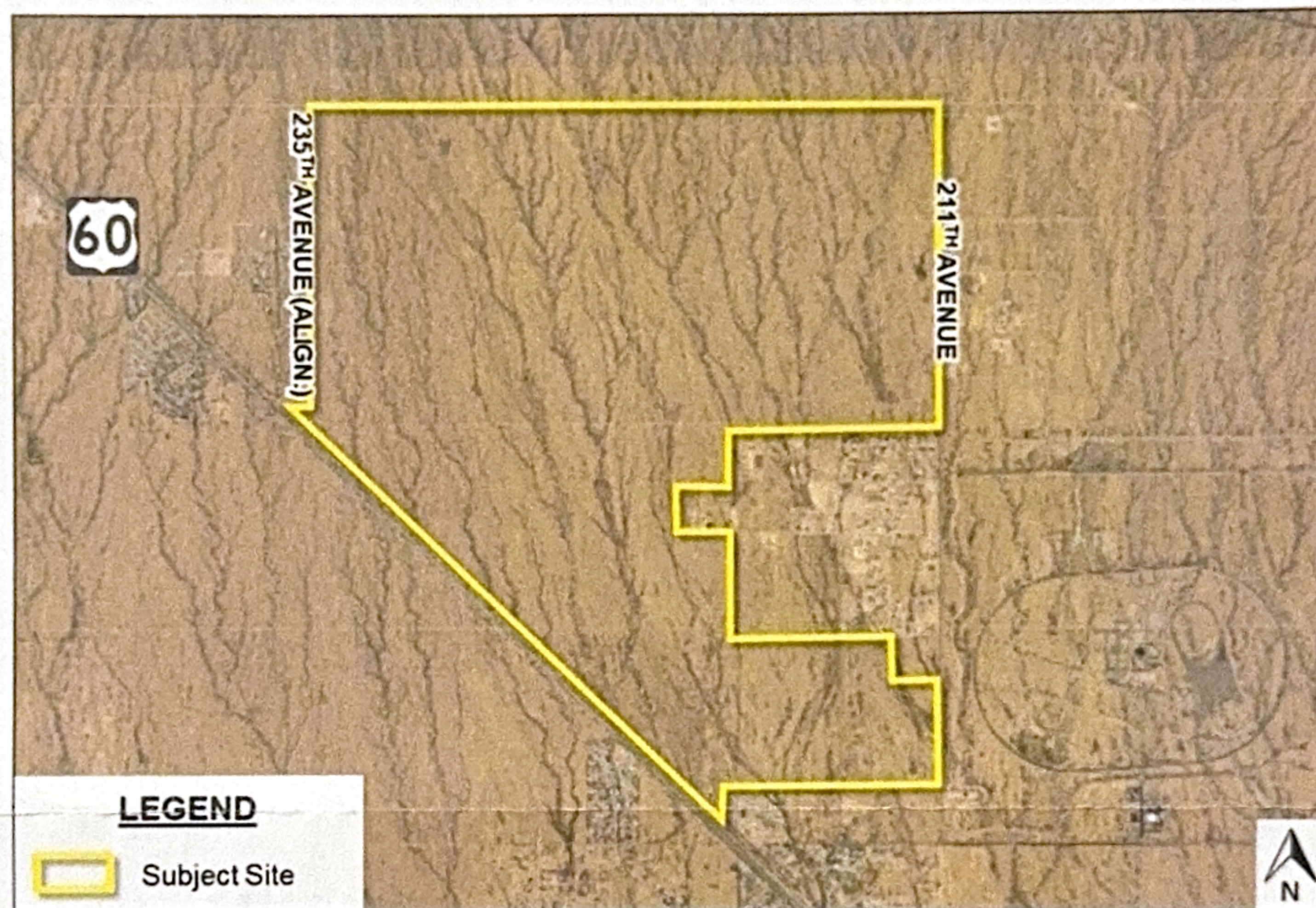
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**AUTHORIZED AGENT:** Gammage & Burnham PLC  
Susan E. Demmitt  
(602) 256-4456 / sdemmitt@gblaw.com

Map of Area:  
(Not to Scale)



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# BNSF INTERMODAL FACILITY, LOGISTICS PARK AND LOGISTICS CENTER

TO SR74

LOGISTICS PARK  
-1,420 ACRES

INTERMODAL FACILITY  
-1,770 ACRES

TO SR74

211th Ave

235th Ave

LOGISTICS CENTER  
-1,109 ACRES

WASTEWATER  
TREATMENT FACILITY  
-22 ACRES



Dove Valley Road

60

TO WICKENBURG

US60 TEMPORARY ACCESS

TO PHOENIX

Center Street

*Drawing is not to scale. Design is conceptual and subject to change.*