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August 23, 2024

Notice of Neighborhood Meeting Open House

Dear Neighbor, Property Owner, or Interested Party:

BNSF Railway Company ("BNSF") owns the approximate 4,321 acres generally located between 211th and 235th Avenues, along US-60/Grand Avenue in northwest Maricopa County ("Property"). (See enclosed Aerial Map). BNSF recently filed applications for a 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 proposed Major Comprehensive Plan Amendment will change the land use designation for approximately 839 acres within the Property to Mixed Use Employment. The proposed Zone Change with Overlay will change the land use designation for the Property to IND-3 IUPD (Heavy Industrial) with an Industrial Unit Plan of Development (IUPD) and IND-3 IUPD Wickenburg Highway Scenic Corridor.

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

The Project will tie into the existing BNSF 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. Please take the opportunity to visit the Project's website at <https://bnsflpp.com/> to learn more.

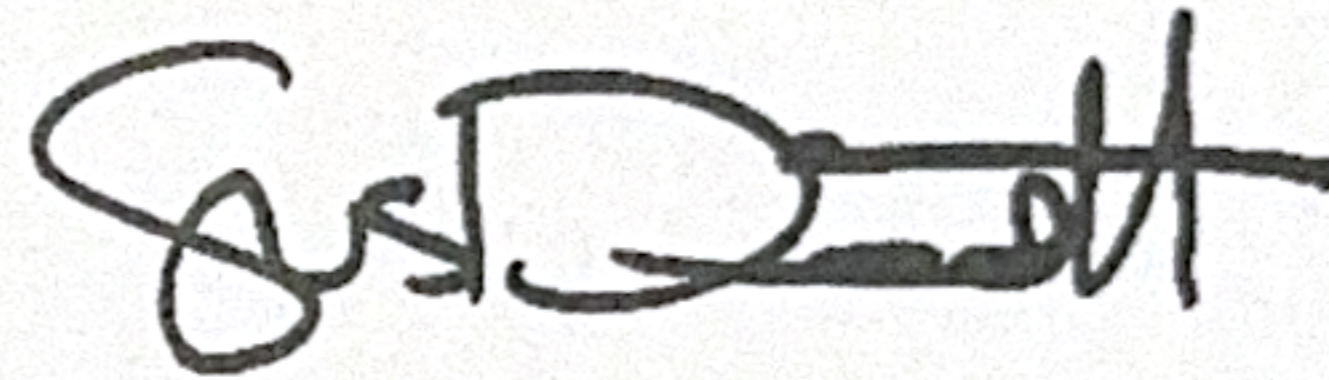
As part of the development review process, BNSF is hosting a **Neighborhood Open House** so that you can meet the development team, learn more about the Project, and ask any questions that you may have. Meeting details are as follows:

Date: Wednesday, September 4, 2024
Time: Come and Go between 6 PM - 7 PM
Location: Nadaburg Elementary School, Cafeteria
Address: 21419 West Dove Valley Road

You are welcome to attend this Neighborhood Open House anytime between 6 PM - 7 PM.

Should you have any questions regarding the Project, please do not hesitate to contact me at **(602) 256-4456** or **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. We look forward to seeing you.

Sincerely,
GAMMAGE & BURNHAM, PLC



By
Susan E. Demmitt

AERIAL MAP

