

**EXHIBIT H**  
**EXISTING PLANS**

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In accordance with Arizona Administrative Code R14-3-219, the Applicant provides the following information:

*To the extent applicant is able to determine, state the existing plans of the state, local government, and private entities for other developments at or in the vicinity of the proposed site or route.*

**Planned Area Developments**

Information regarding each existing Planned Area Development (PAD) near the Salt River Project Agricultural Improvement and Power District (SRP) proposed South Mountain Transmission Project (SMT Project or Project) was gathered during meetings with and input from the City of Phoenix, Maricopa County, and meetings with developers and stakeholders. PADs and future expansion plans in the area surrounding the proposed Project components are administered by the City of Phoenix and Maricopa County. Included in this exhibit are PADs that are generally defined as proposed developments that have filed an application for a permit or have been permitted but not built or occupied completely. Some planned developments of which SRP is aware also are included.

The PlanPHX 2025 General Plan (City of Phoenix General Plan) identifies cores, centers, and corridors in each village as a step towards incorporating the concept of connectivity. The City of Phoenix General Plan designates the area in Laveen Village centered on South Mountain Loop 202 Freeway (Loop 202) bound by 59<sup>th</sup> Avenue to the east, 63<sup>rd</sup> Avenue to the west, Piedmont Road to the south, and Dirt Drive to the north as a Primary Core. More specifically, the City of Phoenix has identified areas west of Loop 202 as desirable locations in Laveen Village for major development including the development of an industrial and tech park to accommodate warehouse and office uses to attract high-wage jobs in technology, bioscience, light manufacturing, finance and other office and industrial uses.

In addition, the Project is located in the City of Phoenix South Mountain Tech Corridor. The City of Phoenix General Plan has also identified tech corridors as a step towards incorporating the concept of connectivity in the city. Planning within and adjacent to the identified corridors will help ensure that existing employment centers and corridors can continue to thrive. “Ensuring the sustained growth of the city’s existing employment centers and corridors will require a renewed commitment to collaborate with employers and the community on the land use, zoning and infrastructure decisions needed to support continued investment” (City of Phoenix, 2024d). The City of Phoenix General Plan has implemented several land use policies that support the continued growth of the City’s existing and emerging tech corridors.

Anticipated growth along the South Mountain Tech Corridor, will result in a greater demand for power than SRP originally forecasted. Potential customers in this area will need a high level of reliability and immediate availability of the power delivery system to meet development schedules. SRP supports long-term economic development in the communities it serves by providing reliable power to its customers.

SRP needs to site additional transmission facilities to support the expected rapid growth in Laveen Village.

There are currently 30 permitted or proposed PADs within the area of the Project components depicted on **Figure H-1**. The PADs have been categorized on **Figure H-1** as follows:

- **Completed / On-going Construction:** Part of the development has been completed and is open, and there is still active construction going on to finish the development and complete occupancy.
- **Under Construction:** The development is in active construction but not open or occupied.
- **Permits Issued:** Permits have been issued by the City or County.
- **City Rezone:** A rezone application has been filed or approved.
- **Planned:** No applications have been filed with the City or County, but there are public site plans provided by a developer or the City or County.

Each PAD and plan are further described in **Table H-1**. The information included in **Figure H-1** and **Table H-1** was obtained from the City of Phoenix Planning and Development Services Department, the Maricopa County Planning and Development Department, and discussions with developers. All information was confirmed with the City of Phoenix Planning staff for confirmation.

**Table H-1** includes a PAD Identification (ID) number which is included on **Figure H-1**, the PAD name, a general description of the PAD or plans, the status, the case number, and the jurisdiction. Case numbers are not available for some early-stage PADs or plans.

| <b>Table H-1</b><br><b>Planned Area Developments</b> |                                          |                                                                                                          |                         |                          |                     |
|------------------------------------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------|--------------------------|---------------------|
| <b>PAD ID</b>                                        | <b>PAD Name</b>                          | <b>Description</b>                                                                                       | <b>Status</b>           | <b>Case Number</b>       | <b>Jurisdiction</b> |
| 1                                                    | Dobbins Industrial and Tech Park Phase 1 | Industrial and technology business park that allows warehouse and office uses to attract high-wage jobs. | Under Construction      | Z-1-21-7                 | City of Phoenix     |
| 2                                                    | Envision Dobbins 202 West                | Industrial/commerce park that provides quality employment opportunities in Laveen Village.               | City Rezone             | Z-73-22-7                | City of Phoenix     |
| 3                                                    | Dobbins Industrial and Tech Park Phase 2 | Industrial and technology business park that allows warehouse and office uses to attract high-wage jobs  | Multiple Permits Issued | Z-1-21-7                 | City of Phoenix     |
| 4                                                    | The Crossing at Dobbins                  | Mix of uses including commercial, employment,                                                            | Multiple Permits Issued | Z-35-21-7, GPA-LV-3-21-7 | City of Phoenix     |

| <b>Table H-1</b><br><b>Planned Area Developments</b> |                                              |                                                                                                                 |                                 |                      |                     |
|------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------|---------------------|
| <b>PAD ID</b>                                        | <b>PAD Name</b>                              | <b>Description</b>                                                                                              | <b>Status</b>                   | <b>Case Number</b>   | <b>Jurisdiction</b> |
|                                                      |                                              | hospitality, and multi-family residential.                                                                      |                                 |                      |                     |
| 5                                                    | Laveen Baseline LLC                          | Multi-family residential development on the northern half of the site and a public school on the southern half. | City Rezone                     | Z-42-23-7            | City of Phoenix     |
| 6                                                    | Laveen Baseline LLC + Banner Health          | Medical facility.                                                                                               | City Rezone                     | Z-47-19-7            | City of Phoenix     |
| 7                                                    | Ash Pointe                                   | Multi-family residential development.                                                                           | County Permit Issued            | B202400728           | Maricopa County     |
| 8                                                    | Laveen Spectrum Multifamily                  | Residential housing development.                                                                                | Under Construction              | Z-12-20-8            | City of Phoenix     |
| 9                                                    | Laveen Spectrum Sub-area 2                   | Mix of commercial and residential uses.                                                                         | Multiple Permits Issued         | Z-12-20-8            | City of Phoenix     |
| 10                                                   | Laveen Spectrum                              | Mix of commercial and retail uses.                                                                              | Completed/On-Going Construction | Z-12-20-8            | City of Phoenix     |
| 11                                                   | Laveen Park Place Phase II Retail            | Movie theater and multi-family housing development.                                                             | Multiple Permits Issued         | PHO-4-21 - Z-47-19-7 | City of Phoenix     |
| 12                                                   | Laveen Park Place - Ascend at South Mountain | Single-family rental community.                                                                                 | Under Construction              | PHO-2-21 - Z-47-19-7 | City of Phoenix     |
| 13                                                   | Laveen Park Place - Hawkins Apartments       | Multi-family apartments.                                                                                        | Under Construction              | PHO-3-21 - Z-47-19   | City of Phoenix     |
| 14                                                   | Village at Carver Mountain                   | Single-family rental community.                                                                                 | Under Construction              | Z-79-01, Z-42-21     | City of Phoenix     |
| 15                                                   | Weylyn Apartments                            | Multi-family apartments.                                                                                        | Completed/On-Going Construction | Z-41-21-7            | City of Phoenix     |
| 16                                                   | NEC 59th & Dobbins                           | Mix of commercial uses.                                                                                         | City Rezone                     | PHO-1-20-Z-62-02-7   | City of Phoenix     |
| 17                                                   | Laveen Towne Center                          | Large-scale retail uses.                                                                                        | Planned                         |                      | City of Phoenix     |
| 18                                                   | The Matrix at Dobbins                        | Mix of commercial and residential uses.                                                                         | City Rezone                     | Z-45-22-8            | City of Phoenix     |
| 19                                                   | Laveen Leadership Academy & City Park        | Public school development on the northern half of the site. City-owned parcel in parks department.              | Planned                         |                      | City of Phoenix     |
| 20                                                   | Liv South Mountain                           | Mix of multi-family units and commercial uses.                                                                  | Multiple Permits Issued         | Z-23-23-7            | City of Phoenix     |
| 21                                                   | Isola at 202 and Elliot                      | Multi-family residential development.                                                                           | Under Construction              | PHO-1-24 – Z-22-21-8 | City of Phoenix     |
| 22                                                   | Elliot 202 West - Mixed Use                  | Mix of light industrial, office, and employment uses.                                                           | Multiple Permits Issued         | Z-72-22-8            | City of Phoenix     |

| <b>Table H-1</b><br><b>Planned Area Developments</b>         |                                     |                                                              |                                 |                            |                     |
|--------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------|---------------------------------|----------------------------|---------------------|
| <b>PAD ID</b>                                                | <b>PAD Name</b>                     | <b>Description</b>                                           | <b>Status</b>                   | <b>Case Number</b>         | <b>Jurisdiction</b> |
| 23                                                           | Elliot 202 West - Casitas           | Single story housing units.                                  | Multiple Permits Issued         | Z-72-22-8                  | City of Phoenix     |
| 24                                                           | Elliot 202 West - Apartments        | Mix of residential uses.                                     | Multiple Permits Issued         | Z-72-22-8                  | City of Phoenix     |
| 25                                                           | 55th and Baseline - Retail          | Commercial and retail uses, including restaurants and shops. | Completed/On-Going Construction | Z-20-22-006 / Z -20-23-007 | Maricopa County     |
| 26                                                           | Maricopa Community College District |                                                              | Planned                         |                            | City of Phoenix     |
| 27                                                           | NEC 59th Ave & Baseline Rd          | Commercial and retail uses.                                  | Planned                         |                            | City of Phoenix     |
| 28                                                           | Laveen Park Place Phase I           | Retail and commercial shopping center.                       | Completed/On-Going Construction | Z-126-00                   | City of Phoenix     |
| 29                                                           | NWC 59th Ave & Dobbins              | Commercial and retail uses.                                  | Planned                         |                            | City of Phoenix     |
| 30                                                           | The Score at Cottonfields           | Golf course and residential homes.                           | Planned                         | Z-25-24                    | City of Phoenix     |
| Source: City of Phoenix, 2024 a-c, e; Maricopa County, 2024. |                                     |                                                              |                                 |                            |                     |

PADs or plans potentially crossed by or adjacent to each route in order from south to north are included in **Table H-2** below:

| <b>Table H-2</b>          |                                                                                                                                                                                                                                                                                                         |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Routes</b>             | <b>PADs/Plans</b>                                                                                                                                                                                                                                                                                       |
| <b>South Routing Area</b> |                                                                                                                                                                                                                                                                                                         |
| Route S1                  | <b>1</b> - Dobbins Industrial and Tech Park Phase 1, <b>2</b> - Envision Dobbins 202 West, <b>3</b> - Dobbins Industrial and Tech Park Phase 2, <b>4</b> - The Crossing at Dobbins, <b>5</b> - Laveen Baseline LLC                                                                                      |
| Route S2                  | <b>2</b> - Envision Dobbins 202 West, <b>3</b> - Dobbins Industrial and Tech Park Phase 2, <b>4</b> - The Crossing at Dobbins, <b>5</b> - Laveen Baseline LLC                                                                                                                                           |
| Route S3                  | <b>4</b> - The Crossing at Dobbins, <b>5</b> - Laveen Baseline LLC                                                                                                                                                                                                                                      |
| Route S4                  | <b>17</b> – Laveen Towne Center, <b>29</b> – NWC 59th Ave & Dobbins, <b>15</b> – Weylyn Apartments, <b>14</b> – Village at Carver Mountain, <b>13</b> – Laveen Park Place - Hawkins Apartments, <b>12</b> – Laveen Park Place - Ascend at South Mountain, <b>11</b> – Laveen Park Place Phase II Retail |
| Route S5                  | <b>4</b> - The Crossing at Dobbins, <b>5</b> - Laveen Baseline LLC                                                                                                                                                                                                                                      |
| Link Options              | E to F: <b>2</b> - Envision Dobbins 202 West, <b>4</b> - The Crossing at Dobbins<br>F to G: <b>4</b> - The Crossing at Dobbins, <b>17</b> - Laveen Towne Center<br>H to I: <b>4</b> - The Crossing at Dobbins, <b>14</b> – Village at Carver Mountain                                                   |
| <b>North Routing Area</b> |                                                                                                                                                                                                                                                                                                         |
| Route N1                  | <b>6</b> - Laveen Baseline LLC + Banner Health, <b>7</b> - Ash Pointe, <b>8</b> - Laveen Spectrum Multifamily, <b>26</b> - Maricopa Community College District                                                                                                                                          |
| Route N2                  | <b>6</b> - Laveen Baseline LLC + Banner Health, <b>9</b> - Laveen Spectrum Sub-area 2, <b>10</b> - Laveen Spectrum                                                                                                                                                                                      |
| Route N3                  | <b>11</b> - Laveen Park Place Phase II Retail, <b>28</b> - Laveen Park Place Phase I                                                                                                                                                                                                                    |
| Route N4                  | <b>11</b> - Laveen Park Place Phase II Retail, <b>28</b> - Laveen Park Place Phase I                                                                                                                                                                                                                    |

## **Planned Road Improvements**

Road improvements planned by the Arizona Department of Transportation (ADOT), Maricopa County Department of Transportation (MCDOT), and City of Phoenix within the vicinity of the Project are described below.

The Phoenix Street Transportation Department (PSTD) is in the planning and pre-design phase of a project that would improve the transportation network along West Dobbins Road. The improvements would extend east approximately four miles from Loop 202 to 27<sup>th</sup> Avenue, starting approximately 1,000 feet east of the Project. The goals of the project are to reduce traffic congestion, improve safety for pedestrians and bicyclists, and increase access to public transit. Improvements also would address drainage issues and mitigate flooding conditions. The design phase is anticipated to begin in August 2024, with the construction phase anticipated to begin in July 2027 (City of Phoenix, 2024a).

Through discussions with developers and the City of Phoenix, SRP is aware that there are upgrades planned for 63<sup>rd</sup> Avenue in the vicinity of the Project. The City of Phoenix will require private developers on the parcels adjacent to 63<sup>rd</sup> Avenue to develop and expand the existing 63<sup>rd</sup> Avenue south of Baseline Road.

## **Potential Effects**

The Project is located in the South Mountain Tech Corridor and the Laveen Village Primary Core where there is significant planned growth. The PADs in the area will create a mix of land uses, which aligns with the City of Phoenix's General Plan designation of a tech corridor. The proposed 230 kilovolt (kV) transmission lines are necessary to support Laveen Village's growth.

While the new transmission lines would require a new right-of-way (ROW) on PADs, they have been routed to minimize impacts to PADs and planned developments by routing along linear features. SRP would work with developers and property owners to minimize impacts by routing on the edge of property and along such the existing linear features as roads, Loop 202, property boundaries and the Laveen Area Conveyance Channel (LACC). Where possible, adjusting the ROW width, specific pole placement and structure configuration would all be considered to minimize impacts.

Route S4 crosses Dobbins Road on the east side of Loop 202. The Project will be in the vicinity of the improvements on Dobbins Road that are planned by the PSTD. SRP will coordinate with the City of Phoenix and PSTD through the engineering and design phase to avoid impacts to this road's improvements. The Project would not cause damage to or hinder the road improvements.

## References

City of Phoenix. 2024a. Dobbins Road: State Route 202 to 27th Avenue. Accessed 7/1/2024. Located at: <https://www.phoenix.gov/streets/DobbinsRoadDesignConcept>.

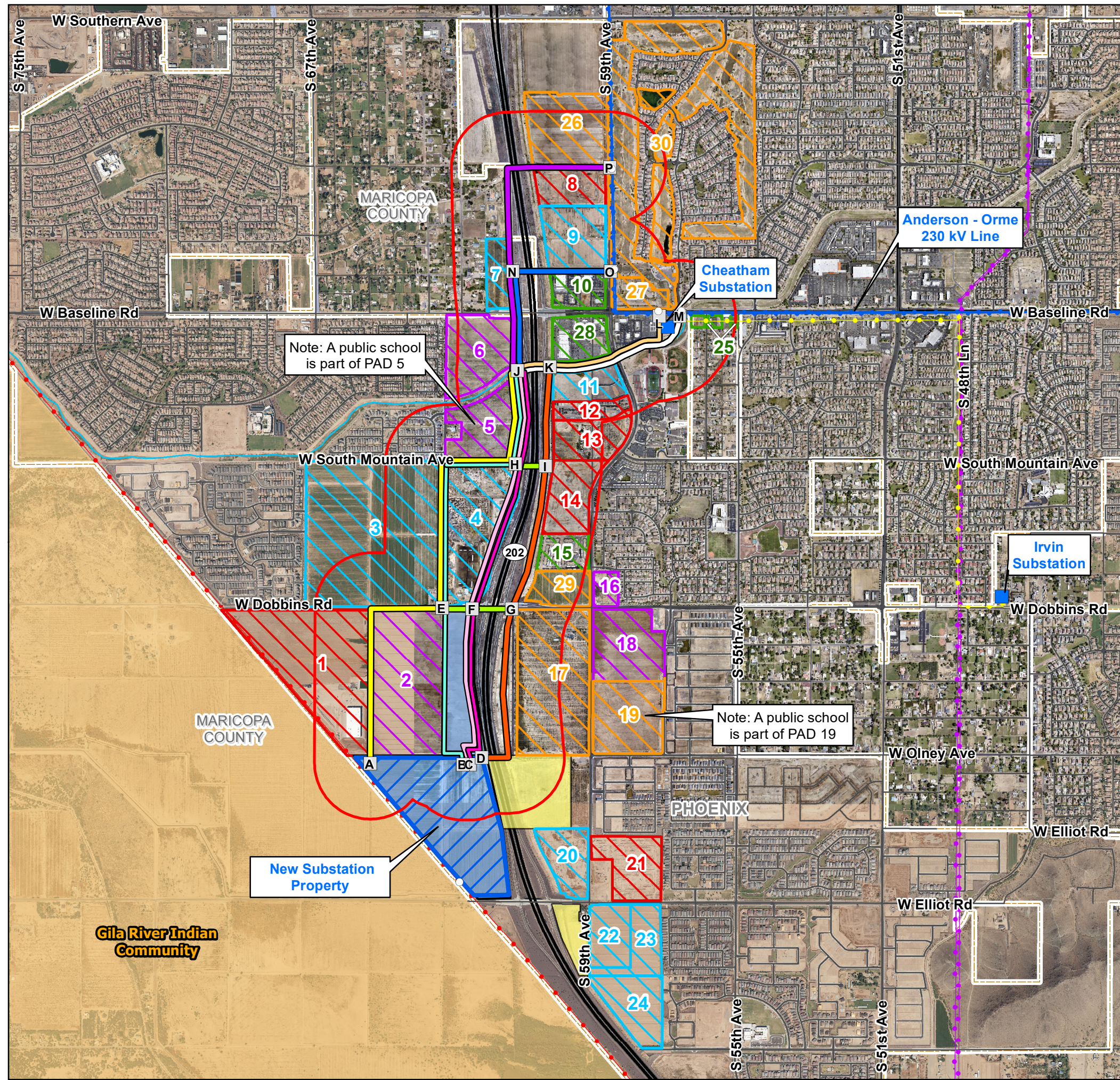
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City of Phoenix. 2024c. Planning & Development Department Online Search. Accessed 7/1/24. Located at: <https://apps-secure.phoenix.gov/PDD/Search/Projects>.

City of Phoenix. 2024d. PlanPHX 2025 General Plan. Accessed 7/3/24. Located at: [https://www.phoenix.gov/pddsite/Documents/City%20Council%20Adopted\\_PlanPHX%202025%20Update%20Final\\_8.5x11.pdf](https://www.phoenix.gov/pddsite/Documents/City%20Council%20Adopted_PlanPHX%202025%20Update%20Final_8.5x11.pdf).

City of Phoenix. 2024e. Public Records Search Page. Accessed 7/1/24. Located at: <https://apps-secure.phoenix.gov/PublicRecordsSearch/Home/AdvancedSearchOut>.

Maricopa County. 2024. Public Information Search. Accessed 7/2/2024. Located at: <https://maricopacountyaz-energovweb.tylerhost.net/apps/selfservice#/search>.



**Project Components**

- Interconnection Point
- ▭ New Substation Property
- ▭ Node (Origin or Terminus)
- ▭ 1000-Foot Buffer of Project Site

Requires two new 230kV line routes in each Routing Area:

**South Routing Area**

- Route S1
- Route S3
- Route S5
- Route S2
- Route S4
- Link Option

**North Routing Area**

- Route N1
- Route N3
- Route N2
- Route N4

**Other Components**

- Existing Substation
- Anderson - Orme 230kV Transmission Line
- Existing 69 kV Transmission Line - SRP
- Road
- Municipal Boundary
- ADOT-Owned Property
- Jojoba - Kyrene 500 kV Transmission Line
- Existing 230 kV Transmission Line - Other
- State Highway
- Conveyance Channel
- SRP-Owned Property

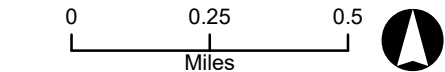
**Planned Area Developments**

- Completed / On-going Construction
- Permits Issued
- Planned
- Under Construction
- City Rezone

**Jurisdiction**

- Gila River Indian Community Land

| PAD ID | PAD Name                                     |
|--------|----------------------------------------------|
| 1      | Dobbins Industrial and Tech Park Phase 1     |
| 2      | Envision Dobbins 202 West                    |
| 3      | Dobbins Industrial and Tech Park Phase 2     |
| 4      | The Crossing at Dobbins                      |
| 5      | Laveen Baseline LLC                          |
| 6      | Laveen Baseline LLC + Banner Health          |
| 7      | Ash Pointe                                   |
| 8      | Laveen Spectrum Multifamily                  |
| 9      | Laveen Spectrum Sub-area 2                   |
| 10     | Laveen Spectrum                              |
| 11     | Laveen Park Place Phase II Retail            |
| 12     | Laveen Park Place - Ascend at South Mountain |
| 13     | Laveen Park Place - Hawkins Apartments       |
| 14     | Village at Carver Mountain                   |
| 15     | Weylyn Apartments                            |
| 16     | NEC 59th & Dobbins                           |
| 17     | Laveen Towne Center                          |
| 18     | The Matrix at Dobbins                        |
| 19     | City Park                                    |
| 20     | Liv South Mountain                           |
| 21     | Isola at 202 and Elliot                      |
| 22     | Elliot 202 West - Mixed Use                  |
| 23     | Elliot 202 West - Casitas                    |
| 24     | Elliot 202 West - Apartments                 |
| 25     | 55th and Baseline - Retail                   |
| 26     | Maricopa Community College District          |
| 27     | NEC 59th Ave & Baseline Rd                   |
| 28     | Laveen Park Place Phase I                    |
| 29     | NWC 59th Ave & Dobbins                       |
| 30     | The Score at Cottonfields                    |





**PROPOSED SOUTH MOUNTAIN TRANSMISSION PROJECT**

**Figure H-1 Planned Area Developments**

Map Extent: Maricopa County, AZ

Date: 09.11.24 Author: ckvw