



Growth Committee Report

THE TSMC PARTNERSHIP PROJECT

EXECUTIVE SUMMARY

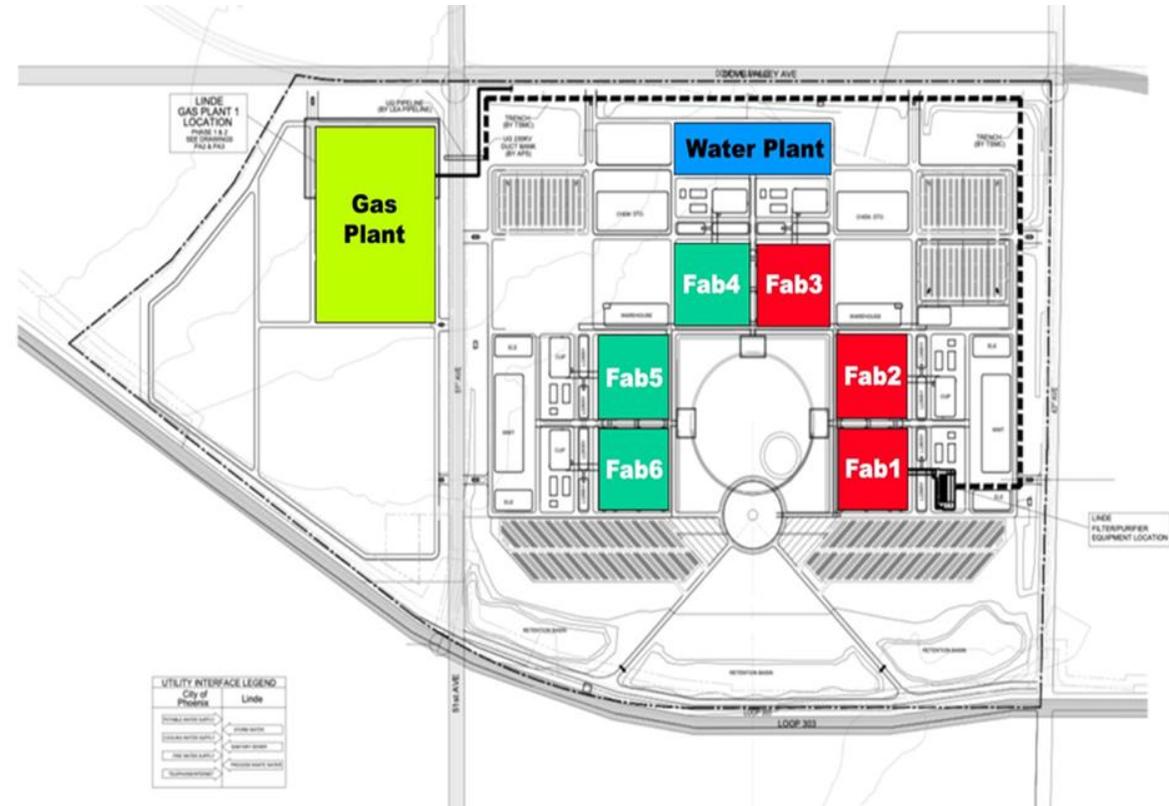
January 28, 2026

Outline of Executive Summary

1. The TSMC FACILITY: **THE TWO SITES**
2. The TSMC FACILITY: **PROJECTED UTILITY NEEDS**
 - 2.1. **WATER USE**
 - 2.2. **ELECTRICITY**
 - 2.3. **WASTE MANAGEMENT**
 - 2.4. **SITE BUILDOUT**
3. The TSMC EFFECT: **TRAFFIC**
4. The TSMC EFFECT: **SITE-SPECIFIC POPULATION GROWTH**
5. The TSMC EFFECT: **RESIDENTIAL CONSTRUCTION**
6. The TSMC EFFECT: **COMMERCIAL CONSTRUCTION**
7. The TSMC EFFECT: **TSMC CLUSTER OF DEVELOPMENTS**
8. The TSMC EFFECT: **PEORIA CLUSTER OF DEVELOPMENTS**
9. The TSMC EFFECT: **ANTHEM-AREA DEVELOPMENTS**
10. The TSMC EFFECT: **POSSIBLE ANTHEM IMPACTS**
11. **POSSIBLE FOLLOW-UP AND RESPONSES**
- 12.–14. **SUPPORTING MATERIALS**

1. The TSMC FACILITY: THE TWO SITES

1.1. TSMC owns a 1,126-acre site



1.2. TSMC now also owns a 902-acre site south across SR 303

2. The TSMC FACILITY: PROJECTED UTILITY NEEDS

2.1. WATER USE

CURRENTLY: Facility 1 uses \approx **4.75 million gallons per day**
use of \approx 38,000 Phoenix households

UNDERWAY: Facility 2 will use \approx **5.7 million g.p.d.** \rightarrow **Total \pm 10.45 million g.p.d.**
use of \approx 45,600 Phoenix households \approx 83,600 households

Phoenix has currently agreed to provide only **11.4 million g.p.d.**

BY 2033 All **6 facilities** will use \approx **17.2 million g.p.d.**
use of \approx 137,600 Phoenix households
Phoenix had 601,397 households as of 2023

Remediation: Creating an industrial reclamation water plant to **reclaim 90%** of TSMC's generated **liquids** and reduce "new" water needed to **< 1.2 million g.p.d.** So...generating 16 million g.p.d.?

2. The TSMC FACILITY: PROJECTED UTILITY NEEDS

2.2. ELECTRICITY

CURRENTLY: Facility 1 uses \approx **200 Megawatts per day** equivalent to 40,000 homes

BY 2033: Facilities 1-6 will use $>$ **1,200 Megawatts per day** \approx 240,000 homes

APS currently provides a total of only **8,000 megawatts** through its entire Phoenix-area system.

Remediation: TSMC is installing 14.5 megawatts of solar panels on covered parking by 1-1-2030.

APS is relocating transmission lines and **building a new 54.85-acre substation in Halo Vista.**

NOTE: This electrical draw does not appear to include the anticipated energy needs by **Linde plc** to generate required gases on site.

2. The TSMC FACILITY: PROJECTED UTILITY NEEDS

2.3. WASTE MANAGEMENT

The TSMC facility will generate, use, and discharge industrial waste gases including:

fluorinated greenhouse gases (F-GHGs)
perfluoroalkyl and polyfluoroalkyl substances (PFAS)

The facility will also use and discharge waste liquids:

sulfuric acid
isopropyl alcohol

The current plans for waste handling are unclear. **Future Remediation:** TSMC will install emission control systems that in five (5) years will reduce potential fluorinated greenhouse gases (F-GHGs) by **90% or more**. It will direct PFAS waste to a **closed bulk storage system to be managed at an off-site treatment and disposal facility**. No details available on this storage and transport.

TSMC told *Valley Vibe* that an Oct 2025 reported “chemical flume” was “water vapor being released from one of our cooling towers. ... These cooling towers are ... visible from surrounding areas.”

2. The TSMC FACILITY: PROJECTED UTILITY NEEDS

2.4. SITE BUILDOUT

Linde plc is building on-site plants to supply at least nitrogen, oxygen, and argon to TSMC.

Current plans include at least one **120'** and one **165'** separation towers, each about **15' in diameter**. The size of 12-story and 16-story buildings.

Liquid product will be stored in two or three large on-site storage tanks.

Current plans include hiring **14 truck drivers to deliver surplus products** locally and to “nearby states”. **Linde will be generating gases onsite for sales and delivery offsite.** We have no information about the identity and quantity of gases being generated and transported.

Linde’s website states that their air separation process “**is the most electricity intensive process known to man**. We consume **25 times** the amount of electricity of a normal industrial customer.” TSMC’s announced electricity needs do not appear to include Linde’s usage.

3. The TSMC EFFECT: TRAFFIC

Traffic impacts appear understudied or underreported. The only actual trip numbers found are for the Pulte/TSMC NorthPark development, which would generate an estimated **162,886 external vehicle trips daily** at full buildout in “20 to 25 years”.

Traffic flow and disruption is measured by Level of Service (LOS):

LOS A & B = free flow travel

LOS C = stable traffic flow

LOS D = beginning of traffic congestion

LOS E = significant speed reductions, potential for frequent, short stoppages

LOS F = extreme congestion, bumper-to-bumper, long waits stopped in traffic

The ADOT SR303 Loop traffic study found that “if improvements are made (per the study) **traffic would not cause LOS E or LOS F at intersections around the Facility.**” It is comforting to read in the 5-29-24 Draft Environmental Assessment that

“the cumulative traffic generated by the Proposed Project and other nearby development should not result in significant cumulative traffic effects”.

4. The TSMC EFFECT: SITE-SPECIFIC POPULATION GROWTH

3.1. Projected Workers At Current 1,126 Acre Site

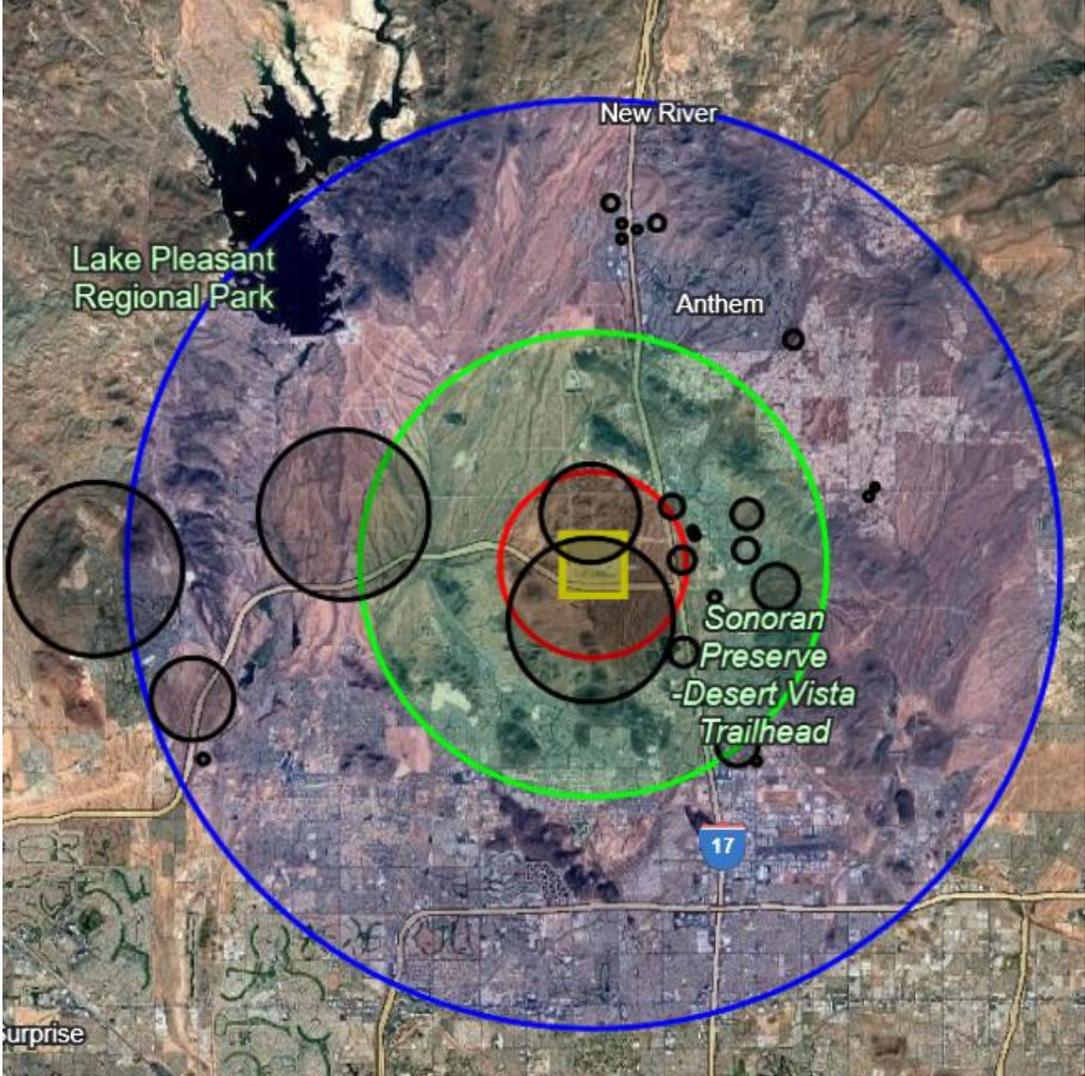
Date	Plant	TSMC Employees	Construction Workers	Total
Now	1	3,000	10,000	13,000
2027	1-2	6,000	10,000	16,000
2028	Packing	7,000	10,000	17,000
2029	1-3	10,000	10,000	20,000
2030	R&D	11,000	10,000	21,000
2031	1-4	14,000	10,000	24,000
2032	1-5	17,000	8,000	25,000
2033	1-6	20,000	6,000	26,000

4. The TSMC EFFECT: SITE-SPECIFIC POPULATION GROWTH

3.2. Projected Family Members For TSMC Workers

Date	Total TSMC Family	Total School Age
Now	9,300	1,125
2027	18,600	2,250
2028	21,700	2,635
2029	31,000	3,750
2030	34,100	4,125
2031	43,400	5,250
2032	52,700	6,375
2033	62,000	7,500

SCOPE OF THE COMMITTEE'S STUDY = 10 mi radius from the Facility



5. The TSMC EFFECT: RESIDENTIAL CONSTRUCTION

Residential development within a 10-mile radius of TSMC. See Database 13 below.

Total acres of residential development = 25,876 acres ≈ 40.0 sq.mi.

Total number of dwellings = 77,058 dwellings

Future possible residential build out:

Can still build out to add nearly **100,000 housing units.**

17,140 acres are already zoned to allow single-family homes

2,452 acres already zoned for apartments (at 15 units/acre ave.)

NOTE: The Teravalis project west of the White Tank Mountains plans
37,000 acres and **100,000 homes.**

6. The TSMC EFFECT: COMMERCIAL CONSTRUCTION

Commercial developments within a 10-mile radius of TSMC. See Database 12 below.

New Construction:

Total acres being developed are **27,617** = **> 43 sq.mi.**

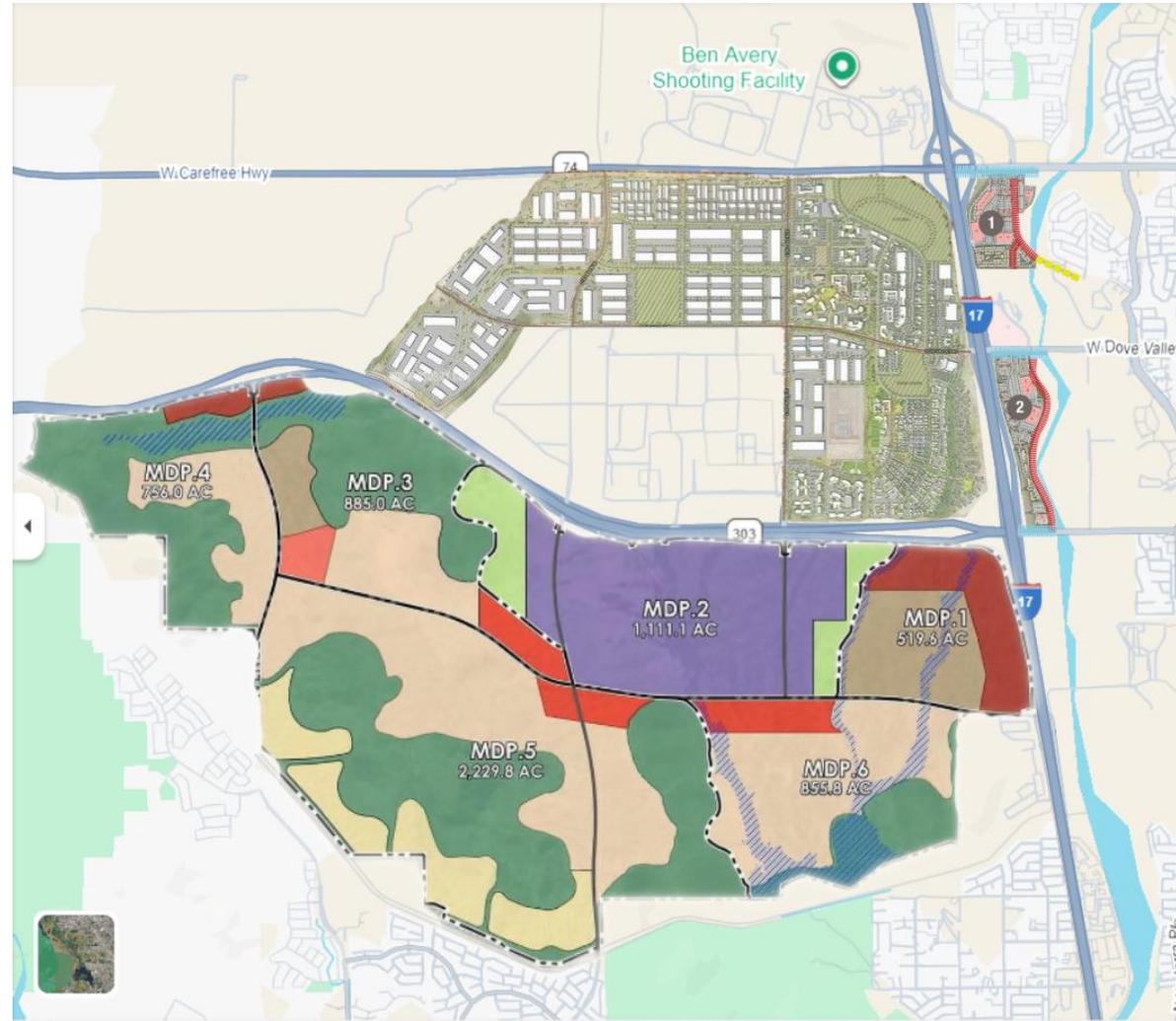
New Employment Growth:

Total new employment (in 15-25 years?) **± 100,500 jobs**

NOTE: The **BNSF** Multimodal facility at Wittmann plans
26,870 acres and will employ **4,320 FTE**

In 2023 the population of Wittmann was 606 people

7. THE TSMC CLUSTER OF DEVELOPMENTS



7. THE TSMC CLUSTER OF DEVELOPMENTS

TSMC-centered developments clustered around I-17 – Page 1 of 2

Halo Vista



3,500 acres total **1,200 acres** to be open space

Housing: **8,960 rental** units

Employment: **± 70,000 FTEs**

Other: the **Sonoran Oasis Research and Technology Park**, restaurants, Costco, two hotels (Courtyard by Marriott & Residence Inn), auto mall, APS 54.85-acre power substation

6,357 acres total **2,100 acres** open preserve set aside

902 acres bought by TSMC for expansion

Housing: **15,150 dwellings** - SFR & apartments

Employment: **± 7,000 FTEs**

NorthPark

Other: offices, restaurants, retail

7. THE TSMC CLUSTER OF DEVELOPMENTS

TSMC-centered developments clustered around I-17 – Page 2 of 2

Black Canyon Towne Center



158 acres total

Housing: None

Employment: ± 100-200 PTEs

Other: “restaurant row” and specialty shops

130 acres total 62 acres retail, 14 acres hotel, and
10 acres fitness center

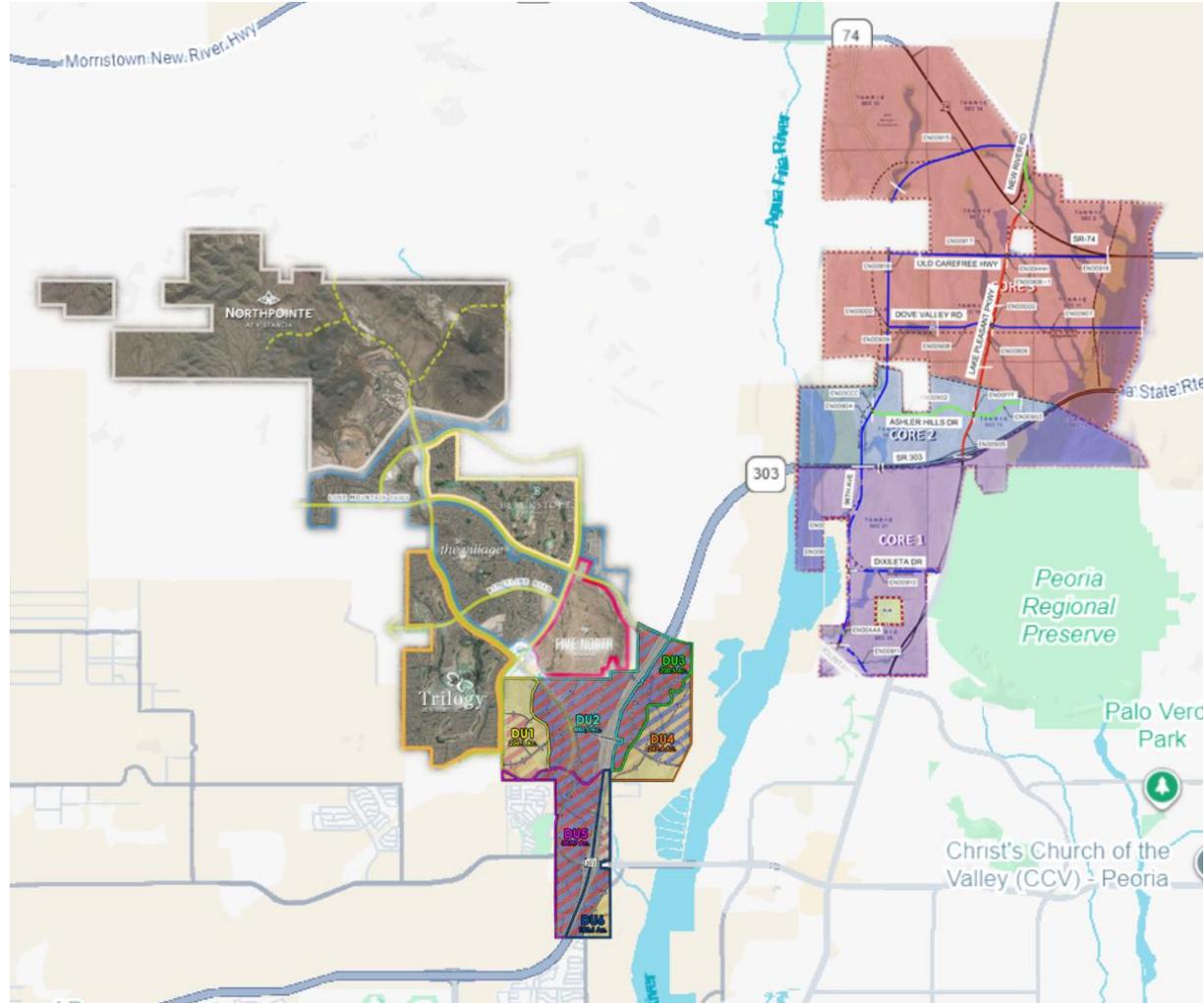
Housing: None

Employment: ± 200-300 PTEs and FTEs

Other: 544 unit hotel, 2 big-box stores,
fitness center, grocery store, and restaurants

Dove Valley Towne Center

8. THE PEORIA CLUSTER OF DEVELOPMENTS



8. THE PEORIA CLUSTER OF DEVELOPMENTS

Peoria-centered developments clustered around SR 303

Peoria Innovation Core	6,700 acres Housing: Employment: Other:	organized into 3 Cores 30,000 > 4,500 FTEs Amkor Facility now in Core 2
North Peoria Gateway	1,620 acres Housing: Employment: Other:	organized into 6 Development Units > 750 single and multi-family Unknown commercial, offices, possible hotel
Vistancia	7,100 acres Housing: Employment: Other:	organized into 7 Communities 8,000 Unknown Five North has commercial

9. The TSMC EFFECT: ANTHEM-AREA DEVELOPMENTS

The Committee has tracked the following local developments.



10. The TSMC EFFECT: POSSIBLE ANTHEM IMPACTS

1. Increased Use Of Publicly Accessible Anthem Assets

Community Park and Parkside Parklets : open and easily accessible to the public.

Country Club Properties : gated but accessible by a tunnel from the Community Park.

2. Surveillance & Incident Response

Will there be increased need for surveillance, patrols, or the like to respond to increasing non-resident use of Anthem facilities and the presence of larger numbers of strangers?

3. Proactive Safety & Security Issues

Should we take steps to enhance safety and security of residences and businesses with the increasing presence of strangers? Perhaps facilitating grassroots activities.

4. Emergency Response Preparedness

Should we prepare for a hazardous toxic release or other environmental accident? The TSMC plant is exactly five (5) miles away from the Fry's grocery store on Daisy Mountain Road.

11. Possible Follow-Ups and Responses

11.1. Collaborating with TSMC

(1) Assisting with TSMC's education / childcare mandates

Can we assist with and mutually benefit from TSMC's childcare and educational obligations under TSMC Arizona's CHIPS award?

(2) Offer Educational Enticements for Cooperation

Can we facilitate the offering of English and Chinese language programs and cultural immersion experiences – though BCHS or outside activities?

(3) Assisting with TSMC's ESG Requirements and Ethical Positions

Can we benefit from TSMC's implementation of its "Uplift Society" principles which supposedly guide its practices? These focus on: "Morality, Business Ethics, Economy, Rule of Law, Sustainability, Work-life Balance and Happiness, and Philanthropy".

11. Possible Follow-Ups and Responses

11.2. Strategies to Mitigate Negative Impacts

(1) Educate and organize

Organize outreach as liaison for community involvement

- Prepare informational and motivational programs
- Meet with local politicians
- Coordinate with Phoenix's Rio Vista and North Gateway Planning Committees for informational exchanges and coordinated action

(2) Consider ways to embrace or deflect local development

- Encouraging cooperative developers
- Annexation
- Incorporation

(3) Oversee Access to Community Assets

What actions are advisable to address the anticipated increased use of facilities?

12. DATABASE of NEW CONSTRUCTION

#	Lat. / Long.	Name	FTEs	Acres
1	33.880250, -112.144297	Arise North PHX	-	15.8
2	33.846005, -112.085957	Cadora Desert Hills	-	74
3	33.794131, -112.131271	Black Canyon Towne Center	?	127
4	33.797252, -112.057984	SW Carefree - 12 th Street	?	18
5	33.777438, -112.127495	Dove Valley Towne Center	?	158
6	33.792042, -112.161660	Halo Vista	62,000 to 75,000	2,300
7	33.786587, -112.123482	Inspire Sonoran Desert	-	18
8	33.791743, -112.103317	Lennar Homes	-	218
9	33.785058, -112.122735	North Gateway Village	-	20
10	33.758758, -112.161509	NorthPark	7,000	6,355
11	33.768972, -112.092510	Verdin	-	488
12	33.715364, -112.305906	Village at Pleasant River	-	25
13	33.882203, -112.136893	[The Foothills at] Arroyo Norte	-	55
14	33.888500, -112.154188	Sendero Crossing	-	55
15	33.877344, -112.149976	Amavi Aster Ridge	-	20
16	33.882079, -112.149943	Avilla Vista North	-	20
17	33.733950, -112.119609	The Logan at Jomax	-	12.5
18	33.714734, -112.099711	Lumara	-	15
19	33.765918, -112.115411	Sonoran Commons	-	23.6
20	33.780480, -112.103742	Copperleaf at Sonoran Foothills	-	140
21	33.748773, -112.126950	Middle Vistas	-	200
22	33.734127, -112.309964	North Peoria Gateway	?	1,621
23	33.791580, -112.253603	3 Peoria Innovation Cores AMKOR 104-acre site in Core 2	2,000	7,000
24	33.719606, -112.106875	8 Union Park communities	-	400
25	33.774601, -112.346128	7 Vistancia communities Commercial centers: Vistancia Point and Five North	?	7,100
26	33.819574, -112.546842	BNSF Multimodal facility	26,870	4,320
27	33.593305, -112.686780	Teravalis, fka Douglas Ranch area	-	37,000
28	33.800092, -112.055621	NE Carefree - 12th Street	-	12.5
29	33.800396, -111.961078	Carefree Quarter	?	23.3
		TOTAL		67,835

13. DATABASE of NEW RESIDENTIAL HOUSING

Legend

1.0 - 2.0 units / acre	
2.1 - 5.0 units / acre	
5.1 - 8.0 units / acre	
8.1 - 15 units / acre	
≥ 15.1 units / acre	

#	Lat. / Long.	Name	Dwellings	Acres	D/A
1	33.880250, -112.144297	Arise North PHX	170	15.8	10.07
2	33.846005, -112.085957	Cadora Desert Hills	56	74	0.75
3	33.792042, -112.161660	Halo Vista	8,960	2,300	3.89
4	33.786587, -112.123482	Inspire Sonoran Desert	560	18	31.11
5	33.791743, -112.103317	Lennar Homes	700	218	3.21
6	33.785058, -112.122735	North Gateway Village	344	20	17.20
7	33.758758, -112.161509	NorthPark	19,247	6,355	3.02
8	33.768972, -112.092510	Verdin	1,225	488	2.51
9	33.715364, -112.305906	Village at Pleasant River	246	25	9.84
10	33.882203, -112.136893	[The Foothills at] Arroyo Norte	67	55	1.21
11	33.888500, -112.154188	Sendero Crossing	170	55	3.09
12	33.877344, -112.149976	Amavi Aster Ridge	177	20	8.85
13	33.882079, -112.149943	Avilla Vista North	191	20	9.55
14	33.733950, -112.119609	The Logan at Jomax	141	12.5	11.28
15	33.714734, -112.099711	Lumara	456	15	30.40
16	33.765918, -112.115411	Sonoran Commons	212	23.6	8.98
17	33.780480, -112.103742	Copperleaf at Sonoran Foothills	411	140	2.93
18	33.748773, -112.126950	Middle Vistas	228	200	1.14
19	33.734127, -112.309964	North Peoria Gateway	750	1,621	0.46
20	33.719606, -112.106875	8 Union Park communities	2,247	400	5.61
21	33.774601, -112.346128	7 Vistancia communities	10,500	7,100	1.12
22	33.593305, -112.686780	Teravalis, fka Douglas Ranch	100,000	37,000	2.70
23	33.791580, -112.253603	3 Peoria Innovation Cores	30,000	6,700	4.47
		TOTAL	177,058	62,876	2.81

14. DATABASE of PUBLICATIONS & MATERIALS

Date	Source	Article Title	Page
6-8-21	Valley Vibe	Thousands of new North Valley homes coming soon	3
6-4-21	Phx Bus Journal	Real estate investment joint venture acquires Vistancia master-planned community in Peoria	11
Feb 2024	Valley Vibe	Homebuilders vie for state trust land near chip factory	19
Feb 2024	Valley Vibe	New home construction updates in the North Valley	21
10-15-24	AZCentral	TSMC jump starts housing, business development in north Phoenix	24
10-25-24	Phx Bus Journal	Developers unveil Halo Vista, a 'city within a city' surrounding TSMC in Phoenix	32
Nov 2024	Valley Vibe	First look at Northpark Pulte's proposed 19,000-unit master-planned development	43
Nov 2024	Valley Vibe	A peek at Mack Group's tech park, auto mall and residential development	49
11-15-24	N.I.S.T.	CHIPS for America: TSMC AZ Community Impact Report	50
12-11-24	Phx Bus Journal	Phoenix approves development plan – Halo Vista	55
3-19-25	Phx Bus Journal	Taiwan President: Arizona a "shining example" of high-tech collaboration	59
4-17-25	Phx Bus Journal	TSMC finishes construction of second chip factory ahead of schedule	63
4-24-25	Phx Bus Journal	TSMC's \$165B Phoenix campus fuels industrial demand in the Northwest Valley	68
4-29-25	Phx Bus Journal	TSMC breaks ground on third Arizona fab; Commerce Secretary site	74
May 2025	Valley Vibe	First look at Vestar's massive planned development & roadways	79
"	"	Retail & restaurants proposed in Desert Hills/New River	83
5-2-25	Phx Bus Journal	Phoenix's tech momentum fuels Arizona's strong business attraction ranking	85
5-5-25	Letter	From TSMC AZ's Secretary, C.C. Morris Cheng to Stephen Astle, Dept Commerce	89
June 2025	Valley Vibe	Cadora Desert Hills Community Gets Green Light	97

14. DATABASE of PUBLICATIONS & MATERIALS

Date	Source	Article Title	Page
6-5-2025	Phx Bus Journal	White House Renegotiates CHIPS	
Aug 2025	Valley Vibe	2 ADOT Projects Begin on I-17	99
Sept 2025	Valley Vibe	New Community Size of Fireside at Norterra Begins Home Sales	102
8-30-25	BNSF web bnsflpp.com/	BNSF Railway LOGISTICS PARK PHOENIX	105
8-30-25	De Rito web	De Rito Partners: Auto mall at Halo Vista derito.com/auto mall captured 8-3--25	109
8-28-25	City of Peoria P.R.	City Council approves smart growth agreements - Amkor moving to the PIC	113
9-2-25	Phx Bus Journal	Amkor to quadruple footprint	115
9-1-25	City of Peoria	Release - Commercial Core at Vistancia	119
9-2-25	City of Peoria	Release - Peoria Mixed Use Development	137
9-3-25	Phx Bus Journal	TSMC's Arizona internships surge	152
1-30-08	City of Phoenix	North Gateway Village Core Plan	157
Oct 2024	City of Peoria	North Peoria Gateway	195
Aug 2024	City of Peoria	North Peoria Gateway 303 Application	198
9-9-2025	Phx Bus Journal	APS Buys Land for Halo Vista Substation	245
5-17-22	Phx Bus Journal	\$600 Million Gas Plant Planned	248
9-12-25	Phx Bus Journal	Mixed-use development near TSMC	252
9-15-22	Phx Bus Journal	TSMC Joins effort to develop NorthPark	255
9-17-25	NorthPark Phx	https://www.northparkphx.com/ (9-17-25)	259
10-3-25	Phx Bus Journal	Costco, Marriott sign on Halo Vista	270
10-7-25	Phx Bus Journal	Amkor Boosts Peoria Facility	274
10-16-25	Phx Bus Journal	TSMC Accelerates	277
10-17-25	Phx Bus Journal	TSMC Produces NVIDIA chips	281
10-23-25	Phx Bus Journal	BNSF Rail Hub Gains Support	285
10-23-25	Phx Bus Journal	Barclay Groep Plans Vistancia	288

14. DATABASE of PUBLICATIONS & MATERIALS

Date	Source	Article Title	Page
10-23-25	Phx Bus Journal	TSMC Commerce Park	291
10-27-25	Phx Bus Journal	How the TSMC Deal Boosted Amkor	295
10-28-25	Phx Bus Journal	TSMC Eyes Bid on 902 Acres	300
11-14-25	Phx Bus Journal	TSMC – Pulte Face Pushback	304
11-19-25	Phx Bus Journal	Phoenix wins auction near TSMC	307
11-19-25	AZ Republic	TSMC's Expansion Plans	311
11-26-25	AZ Republic	Peoria's Lake Pleasant Parkway	316
11-26-25	Phx Bus Journal	Glendale's Arrowhead Mall and TSMC	319
12-2-25	AZ Republic	Peoria Launches Innovation Cores	323
12-5-25	Phx Bus Journal	TSMC Campus Expendis	326
12-8-25	AZ Republic	TSMC Projects Advances	330
12-18-25	Phx Bus Journal	Phoenix Approves Added 900 Acres	334
12-22-25	Phx Bus Journal	TSMC Moves Up Timetable	338
1-7-26	Phx Bus Journal	TSMC Wins Land Auction to Expand	341