

June 21, 2021

RE: Cooper's Hawk Winery and Restaurant
3325 W. Chandler Blvd.
Chandler, AZ 85226

This letter is requesting a business license for a new freestanding full service restaurant and winery at an outlot within The Boulevard Shops at Chandler Fashion Center at 3325 W. Chandler Blvd. The site is zoned as a Planned Development within the C-3 Regional Commercial District allowing restaurants with full service alcohol beverage licenses and patios as a by right use. The project was reviewed and approved in a Site Development Plan Review as well as an ADR Board Review.

The project consists of a 11,555 square foot, single story building and an exterior patio of 1,196 square feet. The architectural concept of the Cooper's Hawk was inspired by the casual and rustic elegance of Napa Valley and the natural Arizona landscape and southwest motifs. Modern and clean lines and natural materials are wrapped around all 4 sides of the building. A large expansive covered patio draws patrons in and is protected by a low wall planter constructed with porcelain tile which also is an accent material used elsewhere on the building. Existing site landscaping was maintained and new landscaping integrated into it to make a cohesive design with the rest of the development and the new building. This helped to tie the natural materials of the building with the local landscape. A large parking field with ample parking for the Cooper's Hawk and other businesses is adjacent to the site which includes ADA accessible spaces near the Cooper's Hawk entry.

The Cooper's Hawk will employ 150 full time employees and 50 part time employees. The proposed hours of operation is Monday thru Sunday, 11:00 am to 9:00 pm.

If there are any questions or comments regarding the information provided please contact our office.

Regards,

A handwritten signature in black ink that reads "Daniel Bernatek". The signature is stylized with a large, looped "D" and a cursive "Bernatek".

Daniel Bernatek
Senior Associate
Aria Group Architects Inc.