

Citizen Participation Final Report for

CENTERPOINT

Southeast corner of Cardinals Way and Loop 101 Freeway

A PLANNED AREA DEVELOPMENT

Case Number: ZON19-13



Prepared by:
EARL AND CURLEY, P.C.
ATTORNEYS AT LAW

Prepared:
December 18, 2019

KENTCIRCLEPARTNERS
Real Estate . Investments

CITIZEN PARTICIPATION FINAL REPORT
Centerpoint
Rezoning

The following is the Citizen Participation Final Report which sets forth the results of citizen participation/outreach efforts to date for the Rezoning request (Application No.: ZON19-13) for the approximate 63-acre property located at the southeast corner of Cardinals Way and Loop 101 Freeway.

PROJECT DESCRIPTION

On behalf of the property owners, Kent Circle Partners, we are pleased to submit this Rezoning application and supporting documents for the approximately 63 acres located at the southeast corner of Cardinals Way and the Agua Fria Freeway (“Loop 101”) (“Property”). The property is being planned for a mix of potential commercial retail, restaurants, entertainment, hospitality, office, medical, healthcare, employment and multi-family in accordance with the proposed Centerpoint PAD document.

The purpose of the proposed Planned Area Development (“PAD”) is to create specific standards to guide the development of the overall property of approximate 63-acres. This subject property extends from Cardinals Way (Bethany Home Road) on the north to Missouri Avenue (alignment) on the south and from the Loop 101 Freeway on the west over to 95th Avenue on the east. The property enjoys approximately 1/2 mile of the Loop 101 freeway frontage and full visibility from the Freeway. This request seeks to rezone the property from the existing approved PAD (relating to the former CBD101 master plan) to a new PAD zoning to allow for the development of a different style of high-quality mixed-use development, which implements the greater vision of the City of Glendale’s vision for development along the Loop 101 Freeway corridor. The project has been named ***CENTERPOINT*** PAD.

In 2008, the City Council approved a General Plan Amendment for this property, which designated the site as “CCC” (Corporate Commerce Center) with corresponding approved PAD for the ultra-high density CBD101 project. This earlier PAD zoning remains in place on the Property. However, at that time, now more than a decade later, the objective of CBD101 was to create an “edge city” for the West Valley is no longer consistent with the City’s vision. As earlier stated, the CBD101 plan called for an ultra-high-intensity, mixed-use development that included up to 4.6 million square feet of office, hotels, commercial retail space, and residential. The building heights approved ranged from 40-feet to 400-feet. No portion of that project has materialized.

Thus, this request now seeks to rezone the Property to a different style and somewhat less intense PAD still dedicated to high quality and design but better tailored to allow market flexibility in uses through a master development. More specifically, this PAD creates a unique mixed-use environment for a wide variety of land uses including but not limited to commercial retail, restaurants, entertainment, hospitality, office, medical, healthcare, employment, and/or multi-family residential uses within the context of

circulation and common landscape themes. A companion administrative Design Review application is being submitted and seeks approval for the first development within **CENTERPOINT**, which is a multifamily Residential parcel (approximately 15-acres) located on the southern portion of the overall 63 acres. The other elements of this master development, Area A (on the northern 2/3's of the overall property), will be subject to separate administrative Design Review submittals and administrative approvals at a later time when this area is ready for development.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Final Report was prepared in accordance with the City of Glendale Citizen Participation Ordinance (CPO). As prepared, the Final Report meets the City's CPO requirements and the recommended notification area as identified by the Planning Department. In accordance with requirements of the CPO, the following process was completed:

- The Citizen Participation Plan was approved by the City Planner handling this case.
- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the requests.
- On October 4, 2019, Earl and Curley P.C. mailed the required Neighborhood Meeting Notification/Invitation letters. There were a total of 44 letters mailed to: all property owners within 300-feet of the subject site (utilizing the Maricopa County Assessor data base), all interested parties for the Yucca District (as provided by the Planning Department), the Mayor's office, the City Council's office, Jeremy Underwood, Planner, and Diana Figueroa, Management Assistant Planning Department to advise them of the proposed Rezoning application and to notify them of the neighborhood meeting to discuss the applications. According to the Planning Department, there are no registered Glendale Homeowners Associations or Registered Neighborhood Group near the subject site.
- The list of adjacent property owners within 300-feet of the subject site (utilizing the Maricopa County Assessor data base), all interested parties for the Yucca District (as provided by the Planning Department), the Mayor's office, the City Council's office, and the Planning Department, along with assessor's map exhibit which shows which property owners were notified, is provided in the Appendix.
- The notification letter invited residents and interested parties to attend a neighborhood meeting in the area at Renaissance Phoenix Glendale Hotel and Spa, 9495 W. Coyotes Boulevard (Cascade A Conference Room), Glendale, Arizona 85305 on Monday, October 21, 2019 from 6:00 PM to 7:00 PM. The letter provided a brief explanation of the proposed application and explained the purpose

of the meeting and included an aerial exhibit and site plan. A copy of the Neighborhood Meeting Notification/Invitation letter and exhibits are provided in the Appendix.

- The neighborhood meeting letter also included the applicant’s contact information, such as address, phone number, e-mail address, and fax number, so if anyone wanted to express concerns, issues, or problems, they could also do so by calling, writing, emailing, or faxing the applicant. The letter also provided the name and email of the City’s Planner handling this case.
- A neighborhood meeting was held on Monday, October 21, 2019 from 6:00 PM to 7:00 PM at the Renaissance Phoenix Glendale Hotel and Spa, 9495 W. Coyotes Boulevard (Cascade A Conference Room), Glendale, Arizona 85305, to inform those in attendance of the proposed rezoning application. Only 1 property owner’s representative attended the meeting. Jeremy Underwood, Planner, also attended the neighborhood meeting. See attached Neighborhood Meeting Sign-In sheet. There were also 5 members of the development team who also attended the meeting.
- A series of 24” x 36” boards were set up to allow attendees the ability to view the exhibits up close and at their own pace and receive answers to their individual questions. The boards included: Images and data from the existing CBD101 zoning on the property; an aerial photo showing the subject site and surrounding context and included information on the subject rezoning proposal; a detailed conceptual site plan for Phase 1 (the southern 15 acres); conceptual elevations for the multifamily development on the southern 15 acres; and one board showing the conceptual design features of the proposed multifamily development on the southern 15 acres.
- As attendees came, a member of the development team provided each attendee with relevant information and answered any questions. Those in attendance were generally supportive of the request.
- To the best of our notes and recollection, a summary of the questions asked by those attending the meeting and the answers provided are set forth below.

Questions:	Responses:
Why are you rezoning?	This request seeks to rezone the Property to a different style and somewhat less intense PAD still dedicated to high quality and design but better tailored to allow market flexibility in uses through a master development. More specifically, this PAD creates a unique mixed-use environment for a wide variety of land uses including but

	not limited to commercial retail, restaurants, entertainment, hospitality, office, medical, healthcare, employment, and/or multi-family residential uses within the context of circulation and common landscape themes.
Can't you already develop the site with multifamily?	Yes, but the current CBD101 PAD zoning allows the multifamily development to be in a different orientation than what is being proposed.
What is being proposed for Phase 1?	<p>A companion administrative Design Review application has been submitted and seeks approval for the first development within CENTERPOINT, which is a multifamily Residential parcel (approximately 15-acres) located on the southern portion of the overall 63 acres.</p> <p>This multi-family residential community is planned to have 352 units at a density of 23.46 dwelling units per acres. The overall density proposed of the entire +/- 63 acres could reach as high as 80 dwelling units per acre but at this time, only 352 units are proposed.</p>
What heights are being proposed?	The CBD101 plan called for an ultra-high-intensity, mixed-use development that included up to 4.6 million square feet of office, hotels, commercial retail space, and residential. The building heights approved ranged from 40-feet to 400-feet. No portion of that project has materialized. As mentioned, this request now seeks to rezone the Property to a different style and somewhat less intense PAD still dedicated to high quality and design but better tailored to allow market flexibility. The proposed building heights are more in-line with the City vision for this area shall not to exceed 220-feet.

- No concerns, issues or problems have been raised with this request.
- Should any adjacent property owners and/or other interested individuals raise any questions between now and the public hearings, the Project Team will make every

effort to address those questions, or concerns, in an appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Glendale, surrounding owners, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Final Report for the proposed rezoning request.

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APPENDIX

1. Neighborhood Meeting Sign-In Sheet.
2. 300-foot Property Ownership Map.
3. Mailing List.
4. Neighborhood Meeting Letter.

Rezoning & Design Review Application (Application Numbers: ZON19-13 & DR19-38)

9501 W. Cardinals Way

Neighborhood Meeting – Monday, October 21st, 2019 at 6:00 PM

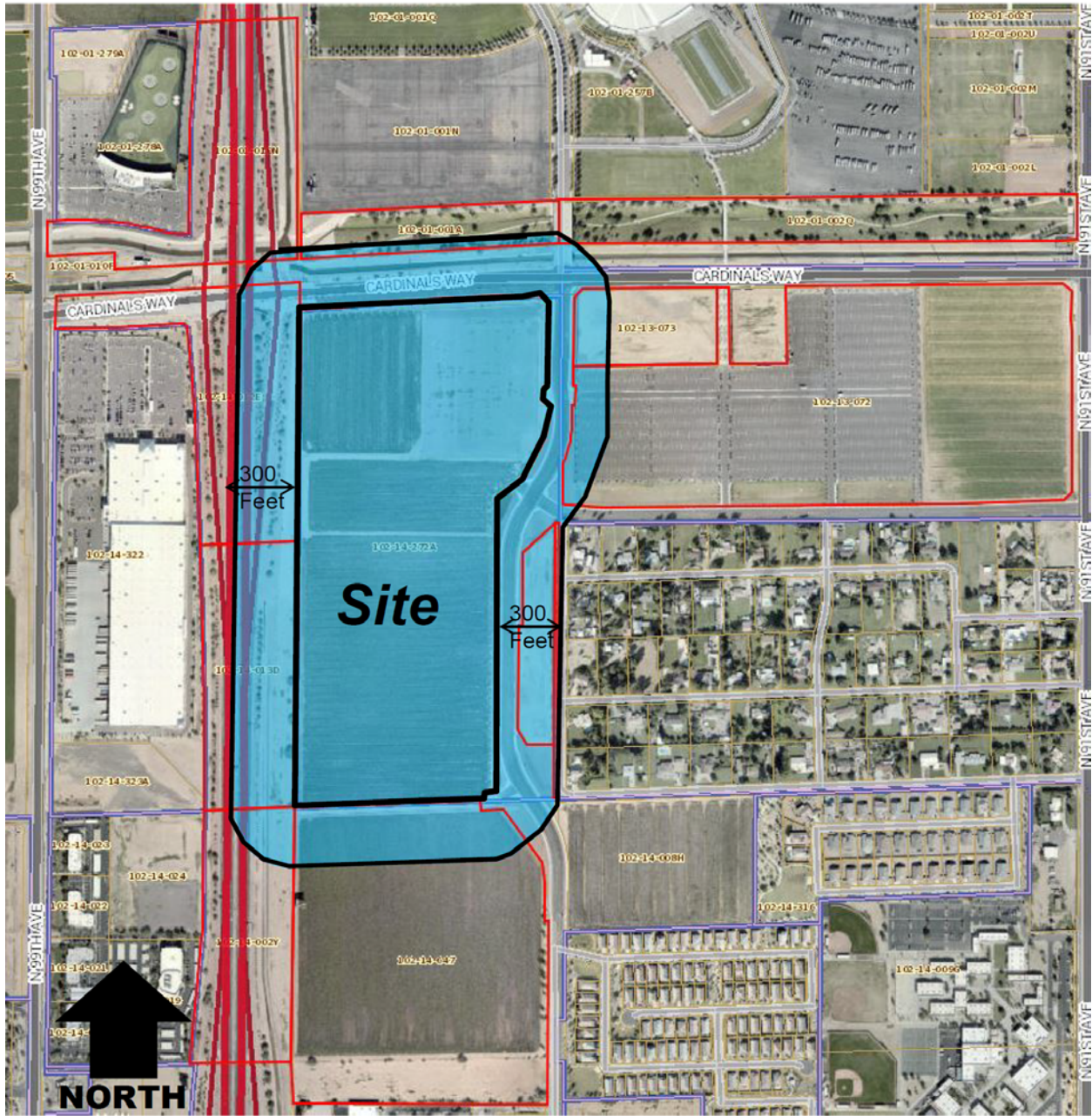
at Renaissance Phoenix Glendale Hotel & Spa (Cascade A Conference Room)

9595 W. Coyotes Blvd., Glendale, AZ 85305

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
TROY PETERSON ARIZONA CARDINALS	PO BOX 888	PHOENIX, AZ 85001	T.PETERSON@ CARDINALS.NFL.NET
JEREMY UNDERWOOD CITY OF GLENDALE-PLANNING	5850 W. GLENDALE AVE	GLENDALE, AZ 85301	JUNDERWOOD@GLENDALEAZ. COM

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Maricopa County



Centerpoint
Rezoning & Design Review Application (ZON19-13 & DR19-38)
9501 W. Cardinals Way
300 Feet Property Ownership

<http://maps.mcasessor.maricopa.gov/>

Date: September 11, 2019

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EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

October 4, 2019

***Subject: CENTERPOINT PAD - Neighborhood Meeting
Rezoning Application (ZON19-13)
Southeast corner of Cardinals Way (Formerly known as Bethany Home Road) and
Loop 101 Freeway***

Dear ***Property Owner*** or ***Interested Parties***:

Our office is representing Kent Circle Partners, the property owners of the approximately 63 acres located at the southeast corner of Cardinals Way (Formerly known as Bethany Home Road) and the Agua Fria Freeway ("Loop 101"). This property was zoned for a high intensity PAD back in 2008 by the Glendale City Council. We are now seeking to lower the intensity of the approvals and therefore requesting a new PAD.

By way of background, in 2008, the City Council approved a General Plan Amendment for this property, which designated the site as "CCC" (Corporate Commerce Center) and approved rezoning to PAD for the CBD101 project. This earlier PAD zoning remains in place on the Property today. However, at that time, some eleven years ago, the objective of CBD101 was to create an "edge city" on the base of Westgate City Center, State Farm Stadium, and Gila River Arena that called for a high-intensity, mixed-use development that included up to 4.6 million square feet of high-rise office, hotels, commercial retail space, and residential. The building heights approved ranged from 40-feet to 400-feet. No portion of that original project has been built.

The property owners now seek to rezone the Property to a different style and somewhat less intense PAD still dedicated to high quality and design, but better tailored to allow market flexibility in uses through a master planned development. More specifically, this PAD creates a unique mixed-use environment for a wide variety of land uses including but not limited to commercial retail, restaurants, entertainment, hospitality, office, medical, healthcare, employment, and/or multi-family residential uses within the context of a master plan for circulation and common landscape themes. The project has been renamed ***CENTERPOINT*** PAD.

While this request seeks the same zoning category, that already applies to the subject property, it slightly reduces the intensity of the overall development. As noted earlier, it continues to seek a variety of commercial retail, restaurants, entertainment, office, medical, healthcare, employment, and various densities and styles of residential uses, albeit at a somewhat less intense scale to be complimentary to the larger area along this stretch of the Loop 101 Freeway. As we have noted, ***CENTERPOINT*** is being planned as a mixed-use project. This flexible land use approach is similar to the scope of uses within the current CBD101 PAD on the Property, just more in harmony

October 4, 2019
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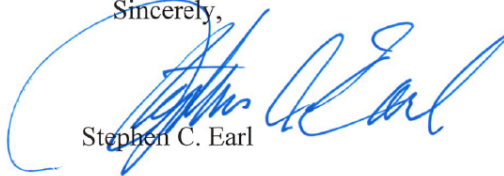
with the scope and types of other existing uses along the Loop 101 Freeway. Please see the attached exhibits for the location of the site and the spectrum of uses.

Informational Neighborhood Open House:

We are also sending this letter to you to invite you an informational/neighborhood Open House meeting to be held on **Monday, October 21, 2019 at 6:00 p.m.** at the **Renaissance Phoenix Glendale Hotel & Spa, 9495 W. Coyotes Boulevard (Cascade A Conference Room), Glendale, AZ 85305.** This open house will allow us to introduce ourselves and our proposal, as well as receive input and address any questions you may have.

If you are unable to come and review our proposal please contact me with any questions or comments or you may also contact our in-house planner, Ric Toris at (602) 265-0094 or e-mail: rtoris@ecllaw.com. The City Staff's project manager is Jeremy Underwood who can be reached (623) 930-2553 or junderwood@glendaleaz.com.

Sincerely,

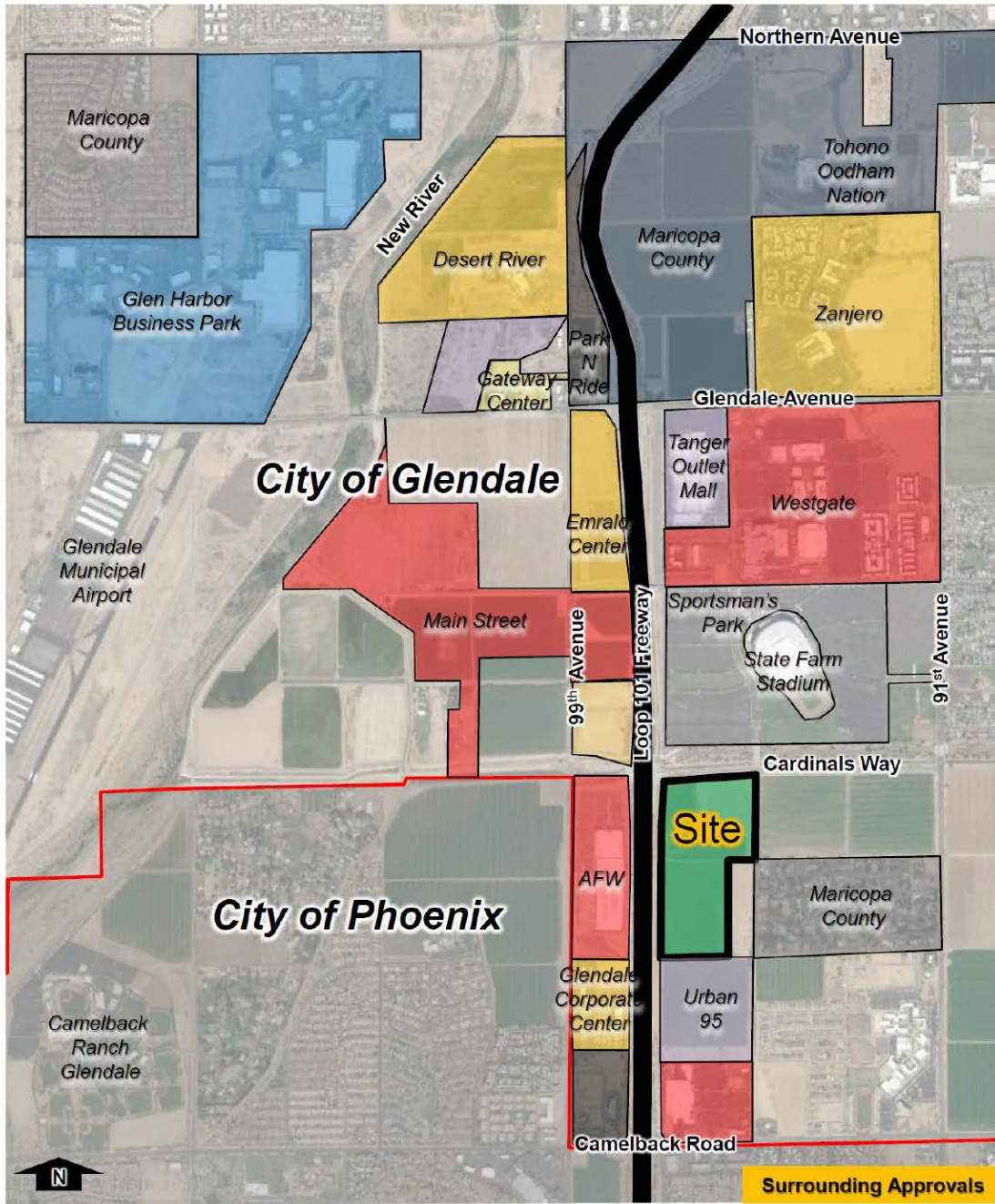


Stephen C. Earl

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Attachment: Aerial Photo/Vicinity Map
Overall Site conceptual Site Plan

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Aerial/Vicinity Map



Overall Conceptual Site Plan