



PAD Rezoning Application

SWC Northern Avenue & Reems Road
City of Glendale

Service Request # SR-21-001

Application # ZON21-16

July 21, 2021

Applicant/Representative:



Shaine Alleman
2525 E. Camelback Road
Phoenix, AZ 85016

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I. PROJECT PROFILE

Project Name	Hopewell-Northern & Reems PAD
Property Owner	Henry & Patricia A. Conklin
Assessor Parcel Numbers	APN 501-49-014C
Project Location	Southwest corner of Northern Ave. and Reems Rd.
Project Developable Area	103.7 Acres (Gross)
General Plan	Luke Compatible Land Use Area
Current Zoning	Rural-43 (Maricopa County)
Requested Zoning	Planned Area Development (PAD)
Development Team	<u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman 2525 East Camelback Road, 7 th Floor Phoenix, Arizona 85016 <u>Architecture</u> Deutsch Architecture Group Randy Hilleboe 4600 E. Indian School Road Phoenix, Arizona 85018 <u>Landscape Architecture</u> G.K. Flanagan Associates 4626 N. 44 th Street Phoenix, Arizona 85018 <u>Traffic Engineering</u> Southwest Traffic Engineering, LLC Andrew Smigielski, PE, PTOE, PTP 3838 N. Central Avenue, Suite 1810 Phoenix, Arizona 85012

II. INTRODUCTION

The purpose of this submittal is for a Planned Area Development (“PAD”) Rezoning Application request. The subject property is currently owned by Henry & Patricia A. Conklin and will be developed by Hopewell Development (“Hopewell”). The subject property consists of approximately 103.78 acres generally located on the southwest corner of Northern Avenue and Reems Road, and is identified by the Maricopa County Assessor’s Office as APN 501-49-014C (the “Property”). (*Please see Exhibit A – Regional Aerial Context Map and Exhibit B – Aerial Context Map*)

The Property is currently within the jurisdiction of Maricopa County and is zoned Rural-43 (*See Exhibit C – City of Glendale Zoning Map*). The Property is also identified with the City of Glendale (the “City”) General Plan land use designation of “Luke Compatible Land Use Area” (*See Exhibit D – City of Glendale General Plan Map*). Hopewell intends to annex the Property from Maricopa County into the City of Glendale along with rezoning the Property to PAD to allow for the proposed industrial uses on the Property. As such, a concurrent Annexation Application is being filed by separate application in conjunction with this PAD rezoning application.

Multiple properties near and surrounding the Property have recently been annexed into the City and the City has a stated goal of further annexing properties near and adjacent to the “Loop 303 Corridor” to increase the City’s economic activity and encourage development. Additionally, the surrounding area’s proximity to the Loop 303 makes it an ideal location for industrial uses.

The approval of this Application will allow for a successful industrial/manufacturing and warehouse/distribution development as proposed. This development has been conceptually proposed to include five (5) industrial warehouse buildings with cross dock access areas tailored to allow semi-trucks to access the Property for loading and unloading various types of inventory for distribution. The request to rezone the Property to PAD is consistent with the Property’s underlying General Plan designation of “Luke Compatible Land Use Area.”

Hopewell has more than 23 years of experience in the real estate sector in North America. This also includes planning for and developing many projects within the Phoenix Valley. Commitment to teamwork and innovation has led Hopewell to become one of North America's leading industrial developers. Hopewell manages every aspect of the development phase in a collaborative approach with its clients and is a fully integrated company that ensures that all aspects of the development are aligned, including planning, engineering, entitlement approvals, construction management, along with the successful leasing of the project.

Hopewell has a proven track record and unparalleled experience in all aspects of commercial and industrial real estate development with an in-house team of industry professionals. Hopewell is aware of the City's goals for the surrounding area of the Property and the City's desire to promote uses that will bring development and economic vitality to the City. This Application provides a high quality industrial development to support the economic activity in the City and the surrounding area.

III. PROPERTY DESCRIPTION

The Property is approximately 103.78 acres and is located on the southwest corner of Northern Avenue and Reems Road. The Property is currently owned by Henry & Patricia A. Conklin. The properties located to the north and the east of the Property have been annexed into the City while the adjacent parcels to the west and the south are still within the jurisdiction of Maricopa County.

The Property has been undeveloped and used for agricultural purposes for many years. However, due to the newly expanded Loop 303 Freeway, the area has become a prime location for industrial developments. The City has seen a drastic increase in annexation and rezoning requests throughout the surrounding area and various industrial uses have recently been developed. These recent industrial developments have experienced tremendous success and have helped redevelop an under-utilized portion of the Phoenix Valley. Additionally, this proposed development will complement future development and will encourage future investment in the area.

The City’s General Plan designates the Property as a “Luke Compatible Land Use Area.” This land use type is further regulated by Arizona Revised Statutes, Chapter 25, Article 7, which severely limits the allowed uses on the Property based on its proximity to Luke Air Force Base. These measures are aimed at protecting the airport from land use encroachments that may be affected by the crash zones and noise contours of Luke Air Force Base. As such, the current noise contours that are part of the Property prohibit residential and other types of land uses and are more conducive to the proposed industrial uses. As such, the proposed industrial uses comply with the Luke AFB’s restrictions and the City’s General Plan.

Relationship to Surrounding Properties

The parcels surrounding the Property are zoned with a mixture of industrial, commercial, and residential uses. The Property is a large undeveloped parcel bounded by Northern Avenue to the north, Reems Road to the east, and a mixture of vacant and residential properties to the south and the west. Generally speaking, the Property is predominantly surrounded by vacant and undeveloped property, which have been annexed into the City for either residential or industrial purposes. The following table summarizes the surrounding land use context.

Direction	Description	G.P. Land Use	Zoning
North	Golf course and vacant undeveloped land	Public Facility; Luke Compatible Land Use; and Regional Mixed Use	A-1 and PAD
East	Generally vacant undeveloped land	Luke Compatible Land Use	Maricopa County: RU-43
South	Single-family Residences	Luke Compatible Land Use	Maricopa

			County: RU-43
West	Single-family Residences	Regional Mixed Use	Maricopa County: RU-43

Topography

There are no significant topographical or natural features of the property. The Property has been historical used for agricultural purposes.

Current Circulation

Access to the Property is unencumbered and simplistic in nature because Northern Avenue offers ample access due to its connectivity to the newly developed Loop 303 Freeway. The Property will be accessed off of Northern Avenue, Reems Road, and Alsup Road with all access and circulation adhering to the City of Glendale’s Transportation Department’s rules and regulations. There are current irrigation easements and property owned by Adaman Water Company on the north and east Property boundaries. Hopewell will work with Adaman Water Company and the City to facilitate proper access to the Property.

The Loop 303 and Northern Avenue onramp is approximately one mile from the Property’s northwest corner. Therefore, traffic will not have to traverse the residential neighborhoods to access the Property because the distance between the Property and the Loop 303 Freeway onramps is minuscule. The Property’s proposed use will not be detrimental to the surrounding area as semi-trucks and large vehicles regularly utilize Northern Avenue. Subsequently, due to the adequate circulation to and from the Property, the proposed use will be minimally intrusive to the surrounding area.

Summary

Based on the current Property conditions and location, the proposed rezoning and development is appropriate for the location and character of the general area. Vacant undeveloped property is located throughout the surrounding area and the Property’s proximity to the newly developed Loop 303 justifies the proposed industrial rezone. Approval of the rezoning request will permit a use which will be beneficial to the area and the City’s economic output in general.

IV. DEVELOPMENT AND USE DESCRIPTION

The Property and surrounding area are poised to continue to bring industrial developments to the City that have economic value and that will enhance the City's regional value. The Applicant has discussed this proposal with the City and it has been determined that the proposed development will beneficially impact the area and the City in general.

a. Conceptual Site Plan

A Conceptual Site Plan has been provided with this Application, which exhibits the proposed conceptual layout and design for the Property (*See attached EXHIBIT E - Conceptual Site Plan*).

Phase 1 of the Property will consist of approximately 37 acres on the southern portion of the site. This first phase will consist of two (2) building that are of similar square footage each. Phase 2 of the Property is located on the remaining northern portion of the Property and consists of approximately three (3) buildings of various sizes and configurations. Appropriate buffering and setbacks have been provided to all adjacent land uses. Specific details of building locations and configurations will be determined during the City's Design Review/Site Plan review.

The allowed uses on the Property will be determined by the summary of allowed industrial uses provided in this PAD. Generally, the Conceptual Site Plan has been designed to allow for a myriad uses within an industrial/manufacturing and warehouse/distribution development with cross dock access areas tailored to allow semi-trucks to access the Property for loading and unloading various types of inventory for distribution.

Generally, access to the development will be from various driveway locations on Northern Avenue, Reems Road, and Alsup Road. This connectively will provide for superior connectivity and access to the development. The parking shown on the Conceptual Site Plan will provide adequate parking for semi-truck parking and for employee parking. Specific details of the driveway locations and vehicle parking will be determined during the City's Design Review/Site Plan review.

Overall, the required development standards and design guidelines will follow those outlined in this PAD. The end result will allow Hopewell to develop a vibrant industrial use that will bring economic benefits and employment opportunities to the City of Glendale.

b. Conceptual Landscaping

A Conceptual Landscape and Open Space Plan has been provided with this PAD Application to exhibit the proposed landscaping for the development (*See attached*

EXHIBIT F - Conceptual Landscape and Open Space Plan). As shown on this Plan, the required landscape buffering will be provided on all perimeters to create a pleasing and aesthetic environment when viewing the Property from adjacent street and upon arriving on the Property. Internal landscaping will be provide to further beautify the Property and provide an aesthetically pleasing environment.

All landscaping on the Property will be provided as required under the City's development standards and will be specifically determined during the City's Design Review/Site Plan review process.

c. Conceptual Architectural Design

The building's proposed architecture will adhere to all City development standards and be best in class (*See attached EXHIBIT G - Conceptual Building Elevation*).

All building design and architectural features within each development phase will be similar between all buildings to ensure that there is consistency with the rest of the development. The design and architectural feature will be specifically determined during the City's Design Review/Site Plan review process.

V. PAD DEVELOPMENT AND USE STANDARDS

The existing location of this proposal provides an extraordinary opportunity for industrial uses and will seek to develop an industrial/manufacturing and warehouse/distribution uses. The regulatory development standards will be based on the City of Glendale standards with variations as stated within the narrative and tables of this PAD application.

a. PAD Development Standards

The PAD development standards will be based on the City's M-1, M-2, and C-3 zoning development standards as outlined in the Glendale Zoning Ordinance, with modifications (outlined in **bold**) as shown in the table:

Hopewell-Northern & Reems PAD				
Development Standards				
Development Standard	C-3 Standard	M-1 Standard	M-2 Standard	Proposed PAD
Minimum Net Lot Area	N/A	6,000	6,000	6,000
Maximum Lot Area	N/A	N/A	N/A	N/A
Minimum Building Setbacks: Front / Street Side <i>(East Property Line/Reems Rd)</i>	25'	25'	25'	15'
Side Yard <i>(South Property Line/Orangewood Ave)</i>	60' ⁽¹⁾	60' ⁽¹⁾	60' ⁽¹⁾	60' ⁽¹⁾
Street Side Yard <i>(North Property Line/Northern Ave)</i>	25'	25'	25'	25'
Rear Yard <i>(West Property Line/Alsup Ave)</i>	60' ⁽¹⁾	60' ⁽¹⁾	60' ⁽¹⁾	60' ⁽¹⁾
Minimum Perimeter Landscape Setback	15'	15'	15'	15'
Maximum Structure Height	30'	30'	30'	85' ^{(2) (3)}
Maximum F.A.R.	.3	.3	.3	.5 ⁽⁴⁾

⁽¹⁾ 60 feet to residential uses; 15 feet to non-residential uses

⁽²⁾ FAA form 7460 approval is needed for all structures over 30 feet. A letter from Luke A.F.B. is required

⁽³⁾ Rooftops towers and building equipment may exceed the maximum building height by 15' as long as they are fully screened from line of sight at adjacent public streets.

Material, silos, product tanks and other similar support elements may exceed roof height up to a maximum of 100'.

(4) Mezzanine areas excluded from maximum FAR ratio calculation.

Parking Standards

Parking standards have been revised to reflect the industrial nature of the project. These parking ratios are based on other successful industrial projects that have modified parking standards. Specific parking counts will be determined during the Site Plan and Design Review phase.

1. For industrial use buildings, the ratio shall be 1 space per 2,000 square feet.
2. For office use buildings, the parking ratio shall be 1 space per 500 square feet.
3. Office use building square footage that is incidental to the industrial operation, e.g. manager's office, will be calculated based on the industrial use building ratio.
4. Office use building square footage that is the administrative or research component of an industrially based business will use the office ratio.

50% of the required parking spaces may be a minimum of 9' x 18.5'. When these reduced parking spaces are fronting onto a sidewalk, the sidewalk shall be a minimum of 6' in width. The remaining parking stalls shall be a minimum of 10' x 20'.

Signage Standards

Signage standards shall be based on the City's M-1 Industrial zoning standards, except for the following:

1. Multi-Tenant Pylon and freestanding signs:
 - a. Maximum Height: 30 feet
 - b. Maximum Square Feet per sign: 300 square feet
 - c. Maximum Quantity: 8

Additional Development Standards and Guidelines

All other Property development standards including signage, walls and fences, open space, landscaping, screening and screen walls, perimeter fencing unloading/loading areas, site lighting, etc. will follow those applicable to the City of Glendale's zoning standards, except as modified herein. Additionally, any requirements or development standards not mention specifically in the PAD will follow the City of Glendale's Municipal Code for the appropriate zoning district.

b. PAD Permitted Uses

The PAD permitted and prohibited uses will be based on the City's C-3, M-1 and M-2 zoning districts as outlined in the Glendale Zoning Ordinance, with modifications summarized below.

Overall, the use standards are intended to accommodate industries involving manufacturing, assembling, warehousing, and wholesale activities. The uses include the production, assembly, and processing of products or materials. Associated office and support uses are also included within this district.

Permitted Uses

A. Manufacturing and Assembly.

1. Food processing and kindred products, except:
 - a. Fish canning and curing.
 - b. Meat products.
 - c. Rendering or refining of fats and oils.
2. Textile mill products not including dyeing or finishing.
3. Lumber and wood products.
4. Leather and leather products.
5. Stone, clay and glass products.
6. Fabricated metal products.
7. Primary metal industries.
8. Machinery.
9. Electrical machinery, equipment, and supplies.
10. Plastic and plastic products.
11. Transportation equipment.
12. Wood products, finished.

B. Non-Manufacturing.

1. Wholesalers, except those involving explosives, fowl, fish, or seafood.
2. Wholesale, trade and storage of durable and non-durable goods.
3. Transportation, communication and other public utility storage and equipment yards.
4. Lumber and building material yards.
5. Building supplies and hardware sales and service
6. Contract construction.
7. Donation centers.
8. Trucking and warehousing.
9. Auto repair, services.
10. Small appliance service and repair.
11. Equipment and machinery sales or rental.
12. Self storage warehouses.
13. Recreational vehicle storage facility.
14. Automobile and recreational vehicle leasing and rentals.
15. Hotels and Motels.
16. Towing Business.

17. Recreational vehicle storage facilities.
18. Laundry, dry cleaning, and dyeing establishments, retail or wholesale, including bulk storage.
19. Vehicle repair, minor and major.

C. Support Office.

1. Administrative offices directly related to a permitted use.
2. Restaurants.
3. Business Support Services-office supply, photocopy, and delivery services.
4. Trade or business schools.

Prohibited Uses

- A. Any use associated with overnight stays.
- B. Lodges and fraternal associations.
- C. Commercial kennels, animal shelters, and veterinary hospitals.
- D. Amateur radio towers.
- E. Schools.
- F. Child Care Centers.
- G. Indoor motion picture theatres, including adult theatres.
- H. Religious mission and shelter workshops.
- I. Adult businesses
- J. Deferred Presentment Companies.
- K. Private recreational clubs, YMCA and YWCA.
- L. Community Corrections Facilities.

Use Subject to Conditions

- A. Seasonal sales and special events, subject to administrative review standards.

Use Subject to Conditional Use Permits

- M. Seasonal sales and special events, subject to administrative review standards.
- N. Convenience Uses.
- O. Commercial aviation businesses such as aircraft repair, aircraft sales and service, and air charter services.
- P. Commercial retail sales and services, other than those otherwise permitted.
- Q. Manufacturing or processing of chemicals and allied products.
- R. Dyeing and finishing of textile products.
- S. Manufacturer of rubber products.
- T. Storage and processing of scrap metals.
- U. Incidental commercial retail sales other than those otherwise permitted.
- V. Fiberglass products manufacturing.
- W. Wireless communication facilities, subject to City review standards.

Accessory Uses

Uses which are customary and incidental to the principal use of the property.

- A. Amateur radio tower.
- B. Satellite earth station.

VI. INFRASTRUCTURE

a. Water and Sewer Services

The Property is currently part of a Pre-Annexation Agreement and Utility Contribution Agreement that provides requirements related to future utilities on the Property. Hopewell will work with Glendale, the private utility companies, and others, as needed, to ensure that water and sewer services are provided to the Property.

Precise locations for water and sewer connections and networks for any developments on the Property shall be determined at the required Design Review and Site Plan phase. All infrastructure related to water and sewer services will be completed as they relate to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

b. Grading and Drainage

The on-site retention requirements shall be per City of Glendale standards and will meet 100-year 2-hour storm event for both on-site and adjacent off-site flows. Any retention basins will be expected to store enough volume equivalent to the runoff produced in a 100-year, 2-hour event. Historic flows may safely pass through or be routed around the Property. This is will be more thoroughly detailed and approved in future permitting applications, as required by the City.

c. Right-of-Way Improvements

The developer of the Property will construct the required adjacent half-street improvements, as required, for all adjacent roadways that are accessed by the Property, including Northern Avenue, Reems Road, and Alsup Road. This will include curb, gutter, sidewalk, and landscaping, as required by the City.

d. Traffic

As shown on the Conceptual Site Plan there are multiple access points from the adjacent roadways. A Traffic Impact Analysis dated April 29, 2021 has been provided by Southwest Traffic Engineering, LLC (the "TIA"). The TIA demonstrates minimal traffic impacts to the adjacent roadways with the roadway Level of Services being mostly maintained. Additionally, the TIA provides certain recommendations, which will be included in the project developments. Overall, the proposed PAD rezoning will have no significant negative traffic impacts to the City.

VII. PAD DEVELOPMENT STANDARDS and USE DEVIATIONS

To allow for some flexibility with development proposals, the following shall apply to allow for relief from the development and use standards outlined in this PAD:

1. Development Standards-Administrative Relief
 - a. A request shall be submitted which describes the relief in detail.
 - b. The Development Services Director may authorize administrative relief to the property owner of up to ten (10) percent of any development standard if the proposed improvement requiring relief will not be detrimental to the Property requesting relief, any adjacent property, or the City.
 - c. Any development standard relief authorized by the Development Services Director will be documented with findings consistent with the standards above and filed with the building permit records, subdivision case file, or other department files, as appropriate.
 - d. The Development Services Director shall issue a written determination within twenty-five (25) working days of submission of a relief request that the relief does or does not comply with the specified conditions. All determinations shall be maintained in the Planning Department records.

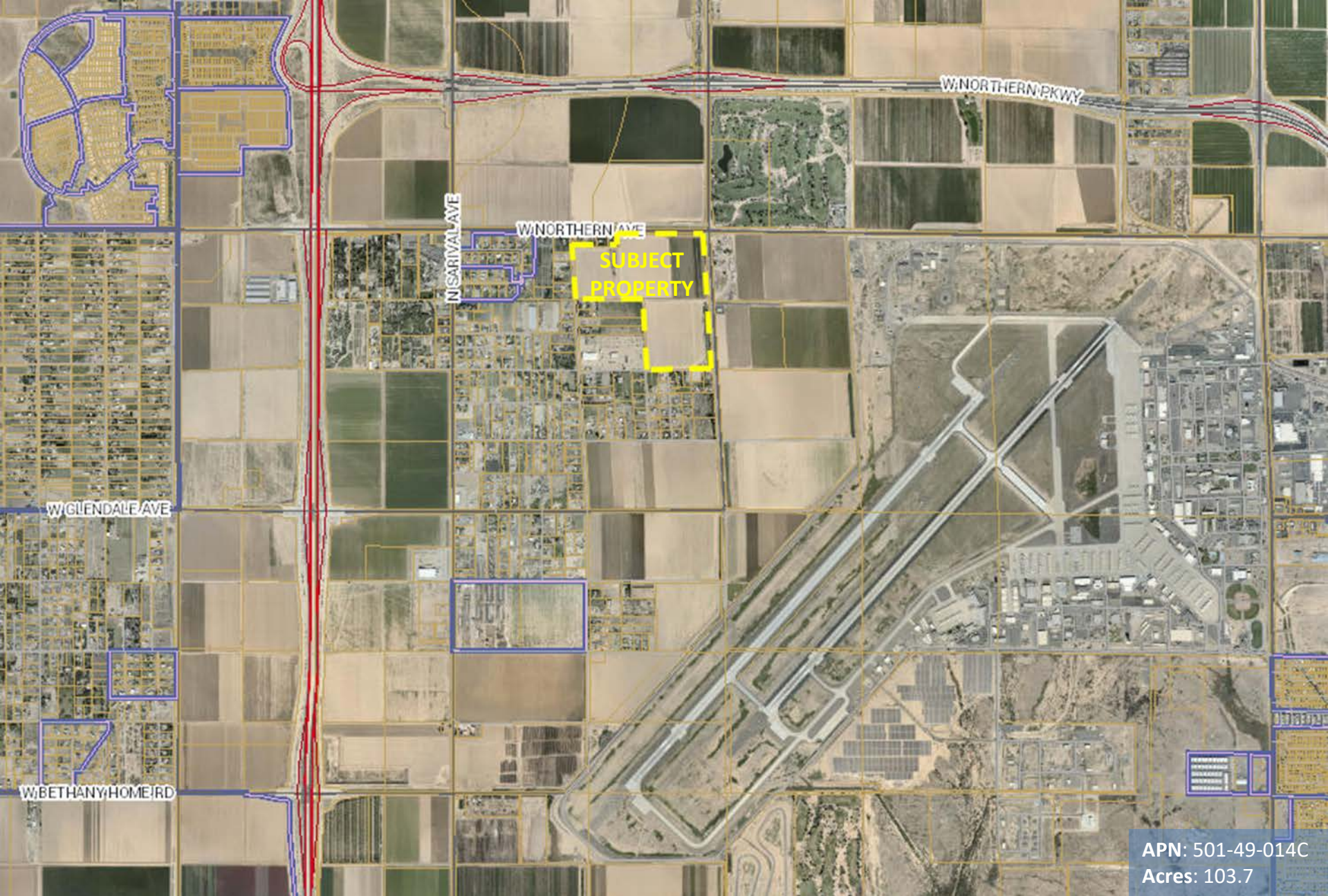
2. Use Standards-Administrative Relief
 - a. The Development Services Director may authorize administrative acceptance of permitted and accessory uses not specifically listed in this PAD if the proposed use is aligned with the intent of the industrial development proposed herein and it will not be detrimental to the Property requesting relief, any adjacent property, or the City.
 - b. A use request shall describe the use in detail and the manner in which it will comply with the intent of this PAD.
 - c. The Development Services Director shall issue a written determination within ten (10) working days of submission of a completed request that the use or accessory use does or does not meet the intent this PAD. All determinations shall be maintained in the Planning Department records.

VIII. CONCLUSION

The proposed PAD rezoning application will provide a quality industrial development with employment and economic opportunities for the City. The Applicant is aware of the great economic and development opportunities that exist here and that are recognized by the City of Glendale. Hopewell intends to work in partnership with the City to ensure that its goals and policies are met.

Hopewell is confident that the proposed PAD zoning will provide the foundation for moving forward with a quality development at this location. As demonstrated in this Application, the development will complement the surrounding existing uses and the anticipation of future complementing uses. The design and layout of the Conceptual Site Plan demonstrates the design and open space elements that will be an important part of creating this development.

The proposed rezoning is consistent with many of the goals and policies of the City of Glendale's General Plan and demonstrates that the development will follow standards and guidelines provided herein, which will continue the tradition of quality development in the City of Glendale. Hopewell looks forward to continuing to work in partnership with the City to bring a development that the City will be proud of for years to come.



APN: 501-49-014C
Acres: 103.7

Exhibit A - Regional Context Aerial Map
SWC Northern Avenue & Reems Road





**SUBJECT
PROPERTY**

APN: 501-49-014C
Acres: 103.7

Exhibit B - Context Aerial Map
SWC Northern Avenue & Reems Road



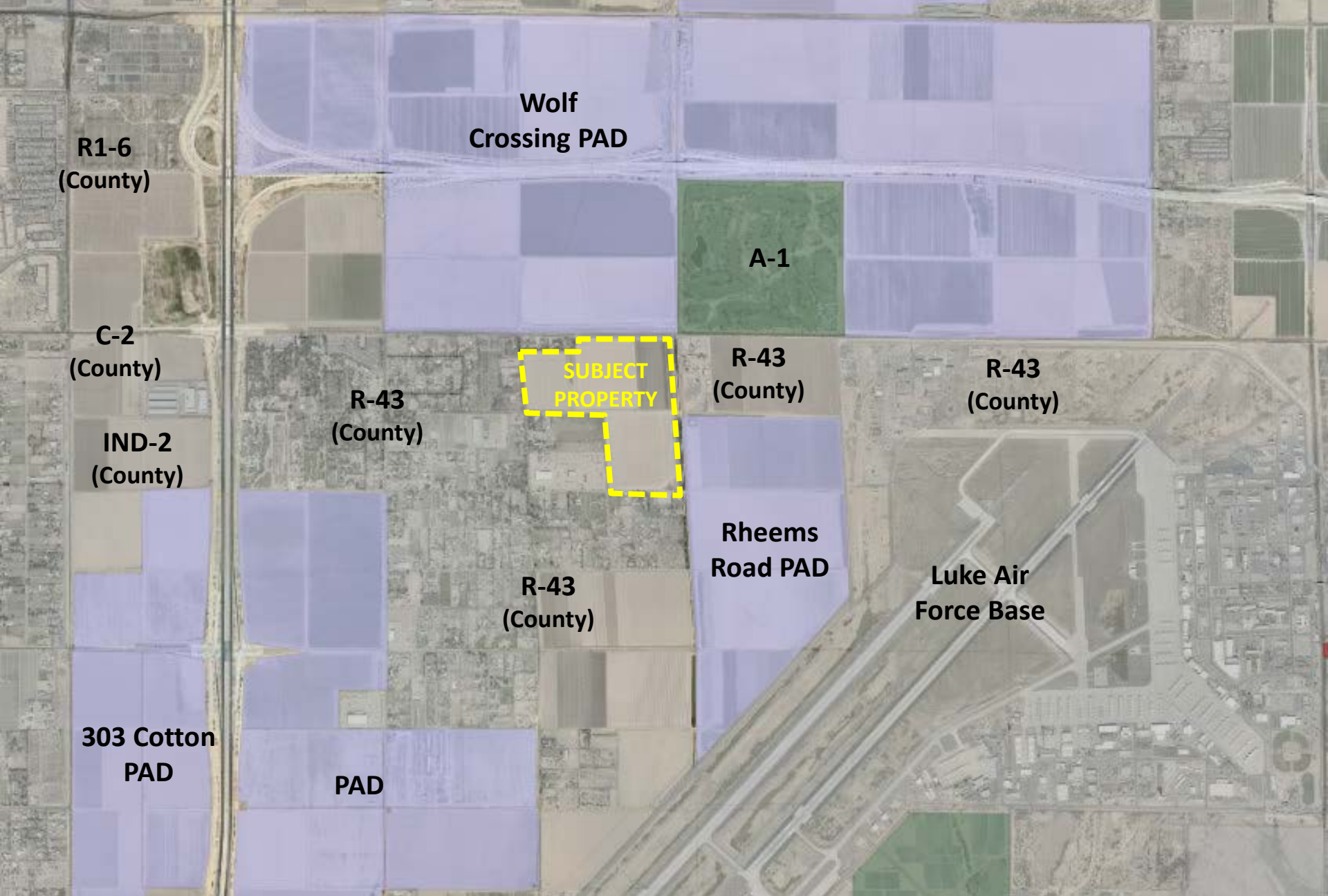
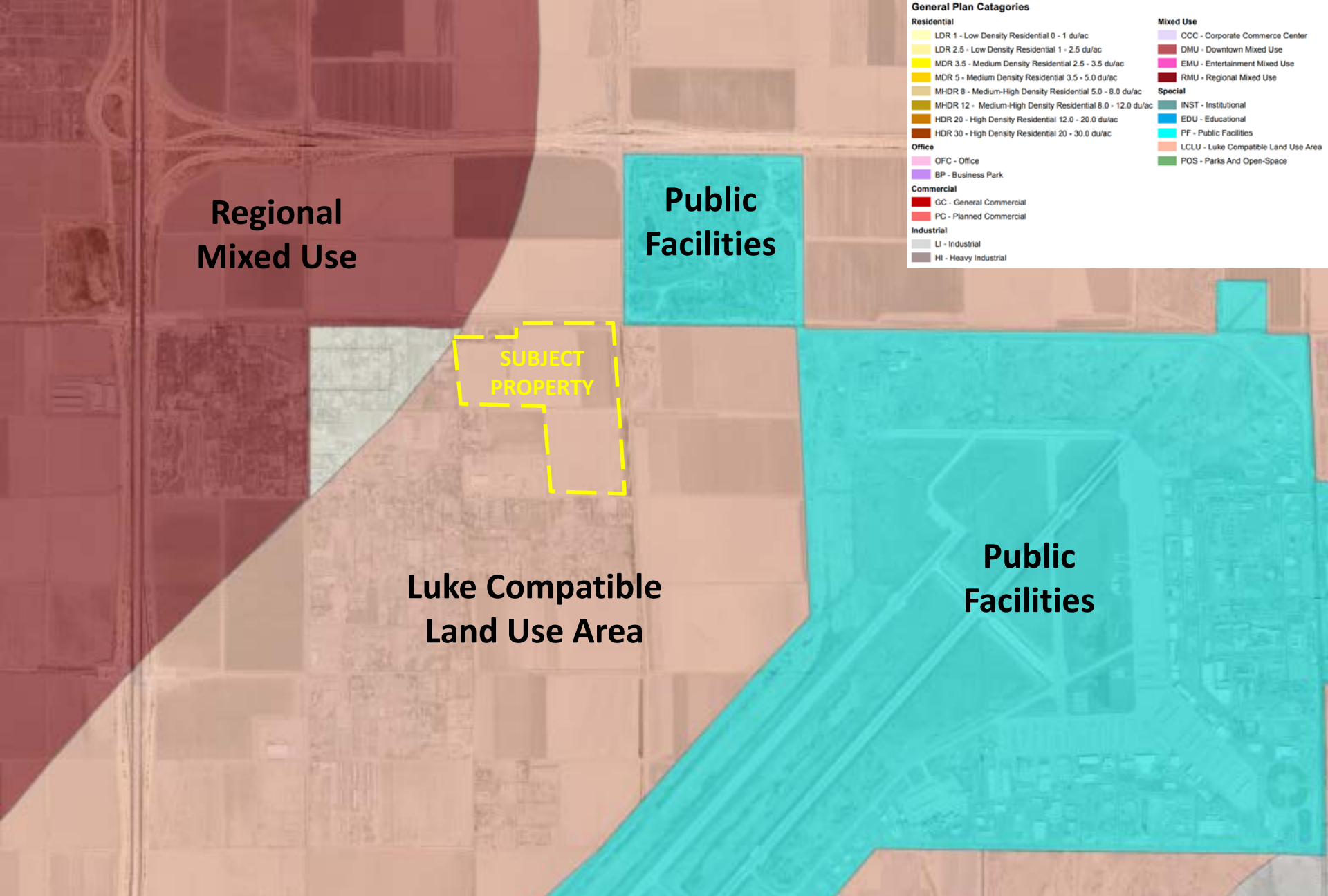


Exhibit C - City of Glendale Zoning Map
SWC Northern Avenue & Reems Road



General Plan Categories

Residential	Mixed Use
LDR 1 - Low Density Residential 0 - 1 du/ac	CCC - Corporate Commerce Center
LDR 2.5 - Low Density Residential 1 - 2.5 du/ac	DMU - Downtown Mixed Use
MDR 3.5 - Medium Density Residential 2.5 - 3.5 du/ac	EMU - Entertainment Mixed Use
MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac	RMU - Regional Mixed Use
MHDR 8 - Medium-High Density Residential 5.0 - 8.0 du/ac	Special
MHDR 12 - Medium-High Density Residential 8.0 - 12.0 du/ac	INST - Institutional
HDR 20 - High Density Residential 12.0 - 20.0 du/ac	EDU - Educational
HDR 30 - High Density Residential 20 - 30.0 du/ac	PF - Public Facilities
Office	LCLU - Luke Compatible Land Use Area
OFC - Office	POS - Parks And Open-Space
BP - Business Park	
Commercial	
GC - General Commercial	
PC - Planned Commercial	
Industrial	
LI - Industrial	
HI - Heavy Industrial	

**Regional
Mixed Use**

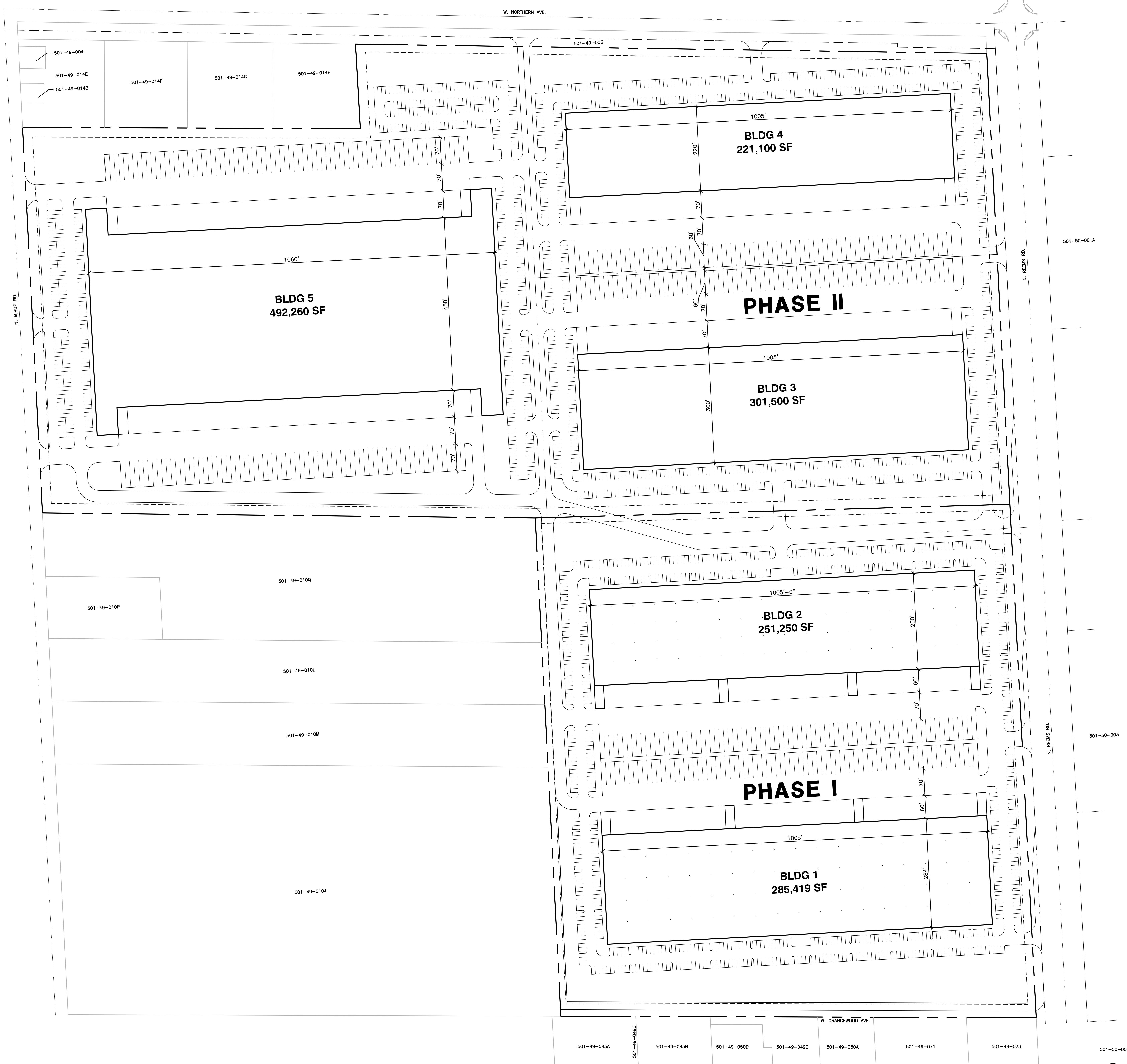
**Public
Facilities**

**SUBJECT
PROPERTY**

**Luke Compatible
Land Use Area**

**Public
Facilities**

EXHIBIT E



PHASE I - SITE DATA

TOTAL LOT SIZE	1,637,167 SF (37.58 ACRES)
TOTAL BUILDING AREA	536,669 SF
TOTAL LOT COVERAGE	32.7%
TOTAL PARKING PROVIDED	683

BUILDING 1

LOT SIZE	861,287 SF
BUILDING AREA	285,419 SF
TOTAL COVERAGE	33.1%
PARKING PROVIDED	347 SPACES
PARKING RATIO	1.22:1,000

BUILDING 2

LOT SIZE	775,880 SF
BUILDING AREA	251,250 SF
TOTAL COVERAGE	32.4%
PARKING PROVIDED	336 SPACES
PARKING RATIO	1.34:1,000

PHASE II - SITE DATA

TOTAL LOT SIZE	2,880,526 SF (66.1 ACRES)
TOTAL BUILDING AREA	1,014,860 SF
TOTAL LOT COVERAGE	35.2 %
TOTAL PARKING EST.	1,158 SPACES

BUILDING 3

LOT SIZE	682,177 SF
BUILDING AREA	301,500 SF
TOTAL COVERAGE	44.2 %
PARKING EST.	369 SPACES
PARKING RATIO	1.22:1,000

BUILDING 4

LOT SIZE	772,419 SF
BUILDING AREA	221,100 SF
TOTAL COVERAGE	28.6 %
PARKING EST.	345 SPACES
PARKING RATIO	1.56:1,000

BUILDING 5

LOT SIZE	1,425,946 SF
BUILDING AREA	492,260 SF
TOTAL COVERAGE	34.5 %
PARKING EST.	444 SPACES
PARKING RATIO	0.90:1,000



HOPEWELL DEVELOPMENT

N. REEMS RD. & W. ORANGEWOOD AVE.
DEUTSCH PROJECT #: 20206.00 04/09/2021

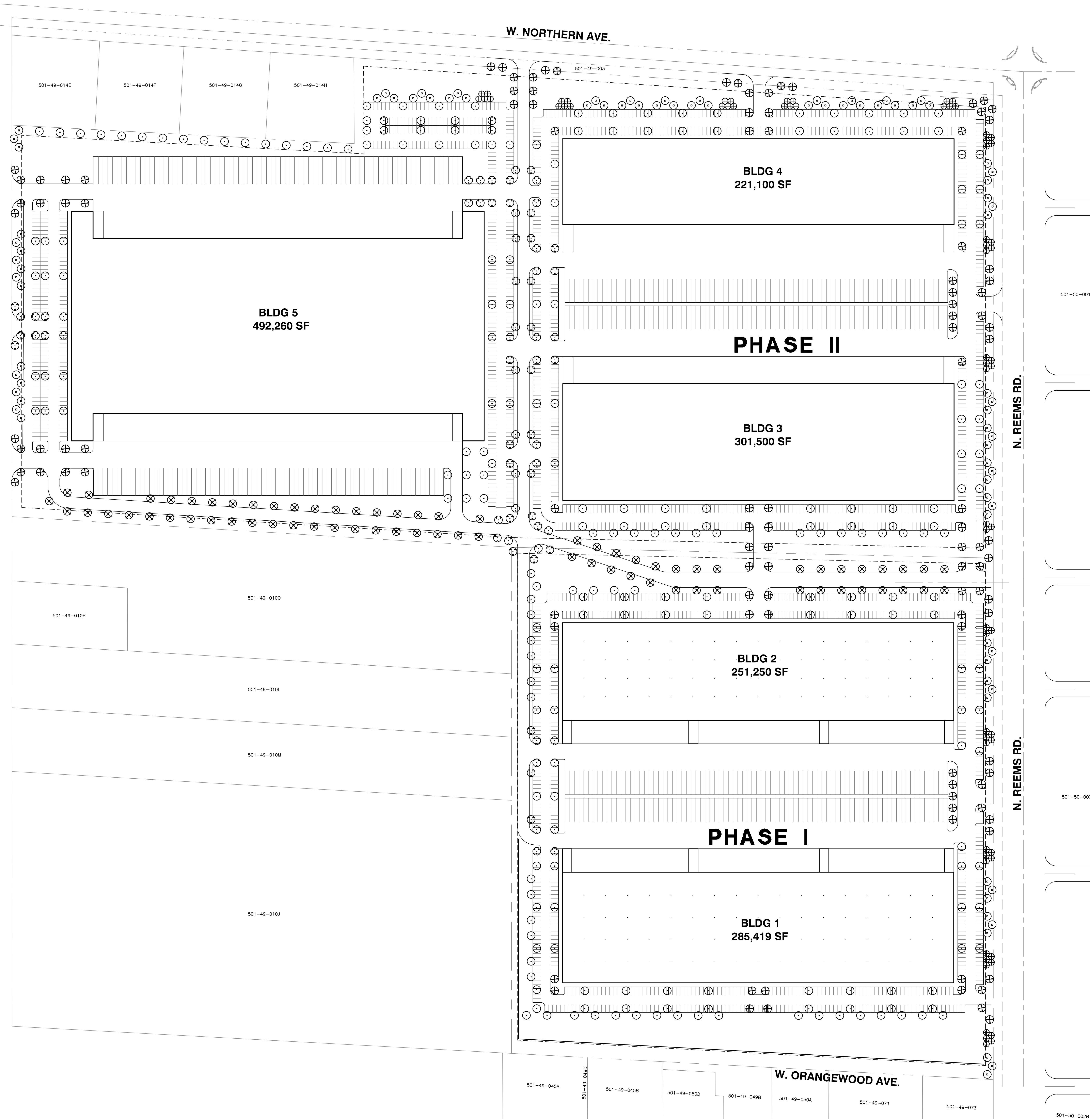


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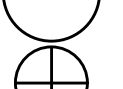

1 SITE PLAN - OPTION 3

SCALE 1:100

EXHIBIT F



CONCEPTUAL TREE LIST

-  ENTRY / OFFICE TREE
-  SECONDARY ENTRY TREE
-  BOULEVARD TREE
-  STREET FRONTAGE TREE
-  PARKING / PERIMETER TREE
-  ACCENT TREE

**OPEN SPACE / LANDSCAPE
AREA CALCULATIONS**

TOTAL SITE AREA - 4,517,693 S.F. (103.7 ACRES)
OPEN SPACE AREA - 891,227 S.F. (20.5 ACRES)
OPEN SPACE COVERAGE - 19.7 %

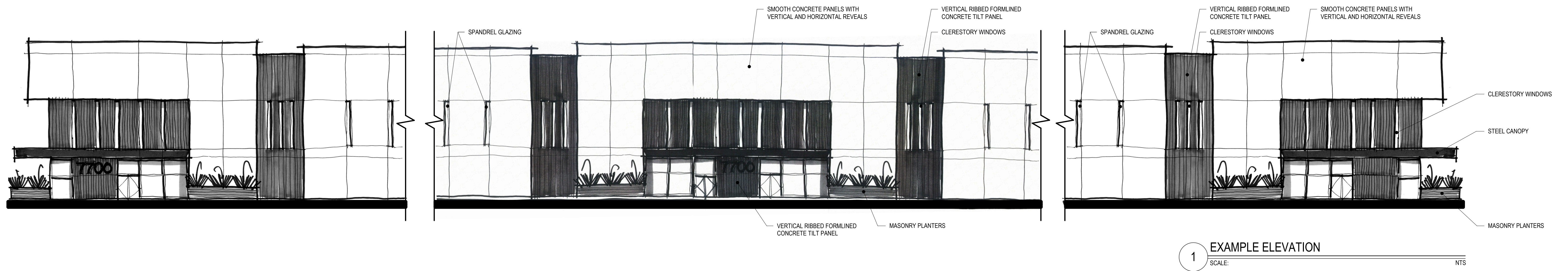
CONCEPTUAL PLANTING PLAN / OPEN SPACE PLAN



HOPEWELL DEVELOPMENT
N. REEMS RD. & W. ORANGEWOOD AVE.
DEUTSCH PROJECT #: 20206.00 04/09/2021



EXHIBIT G



CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.