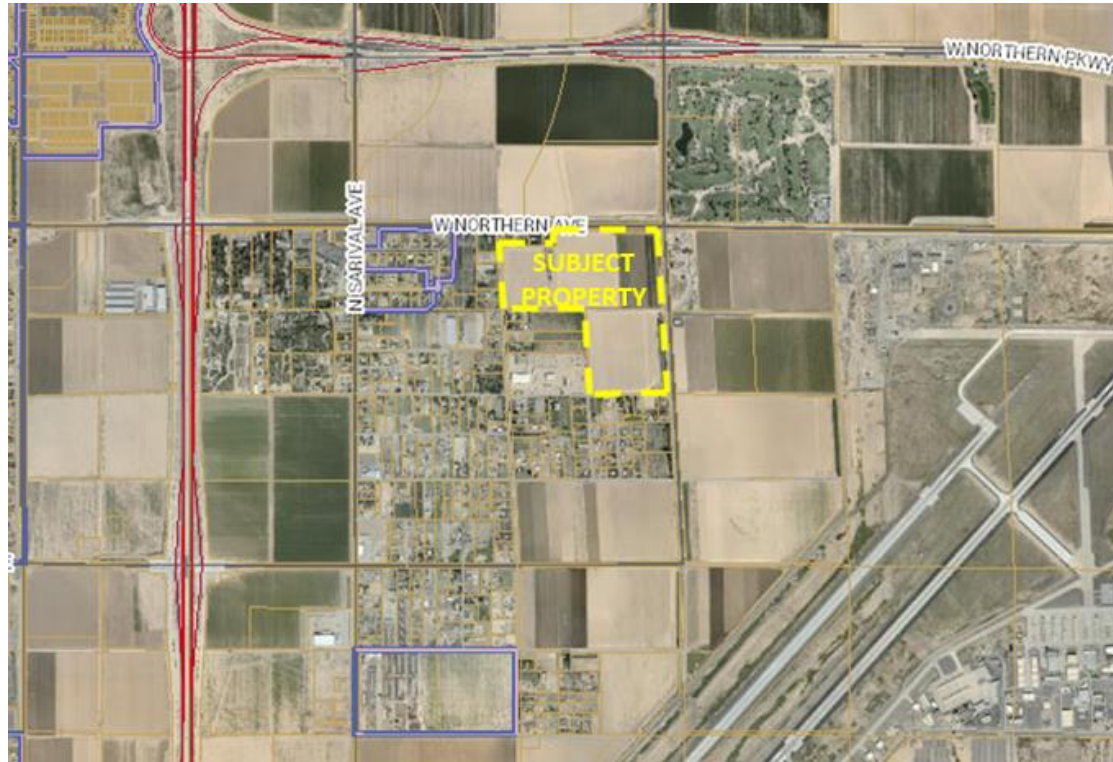


Hopewell Development

Southwest Corner of Northern Avenue & Reems Road



Glendale City Council Hearing

Annexation Application # AN-228

Rezoning Application # ZON21-16

October 26, 2021

Hopewell
DEVELOPMENT

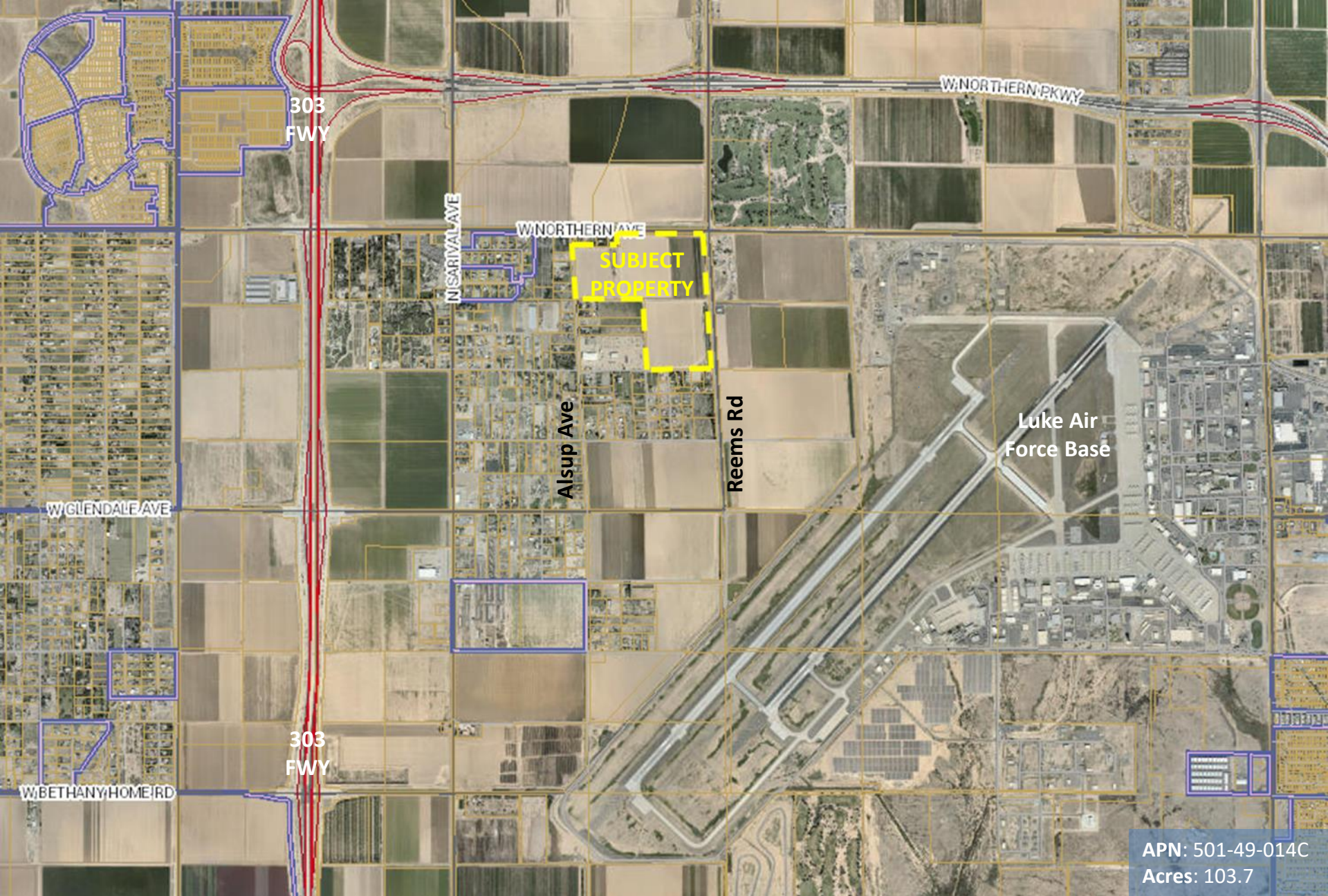


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& BOSCO
P.A.



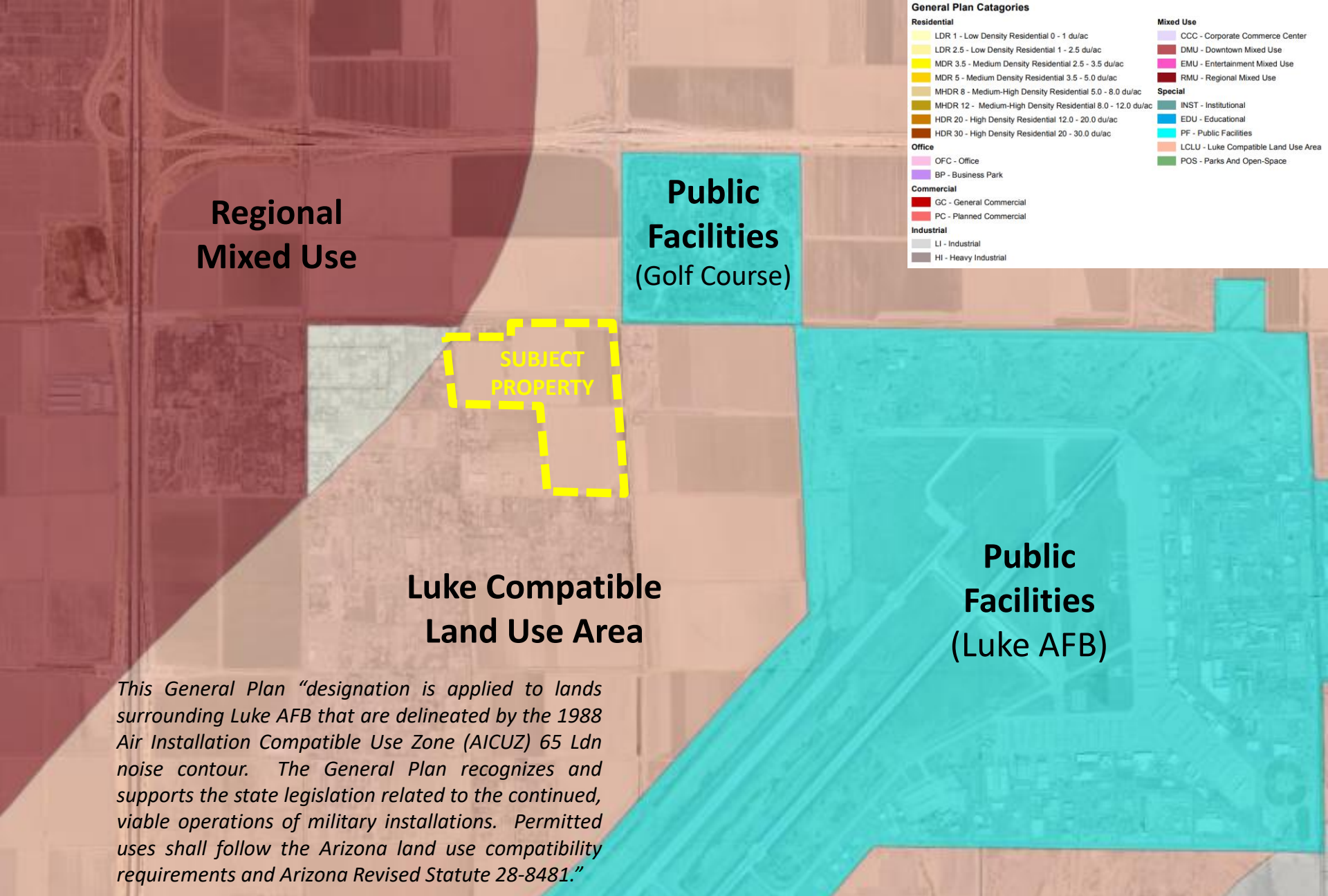
Meet Hopewell Development

- 25+ year experience in real estate development, construction, and management in North America, including many projects in the Phoenix Valley.
- Hopewell is one of North America's leading industrial developers. Integrates a collaborative approach to ensure all development aspects are aligned for success.
- We are aware of the City's goals for the surrounding area to promote uses that will bring development and economic vitality to the City.
- PAD Rezoning proposal provides a best in class industrial development to support the economic activity in the City and the surrounding area.



APN: 501-49-014C
Acres: 103.7





**Regional
Mixed Use**

**Public
Facilities
(Golf Course)**

**SUBJECT
PROPERTY**

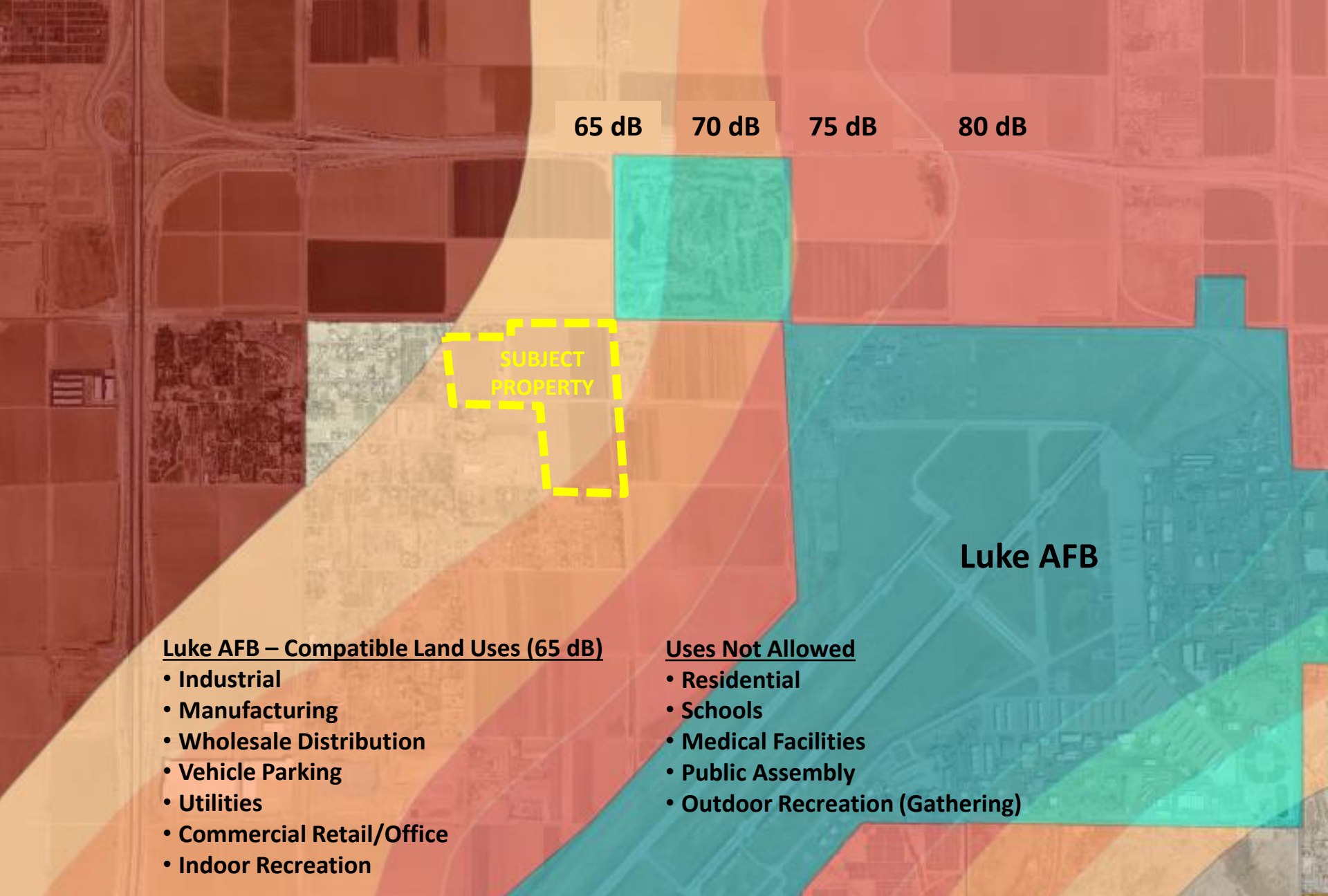
**Luke Compatible
Land Use Area**

**Public
Facilities
(Luke AFB)**

This General Plan “designation is applied to lands surrounding Luke AFB that are delineated by the 1988 Air Installation Compatible Use Zone (AICUZ) 65 Ldn noise contour. The General Plan recognizes and supports the state legislation related to the continued, viable operations of military installations. Permitted uses shall follow the Arizona land use compatibility requirements and Arizona Revised Statute 28-8481.”

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 | |



65 dB

70 dB

75 dB

80 dB

SUBJECT
PROPERTY

Luke AFB

Luke AFB – Compatible Land Uses (65 dB)

- Industrial
- Manufacturing
- Wholesale Distribution
- Vehicle Parking
- Utilities
- Commercial Retail/Office
- Indoor Recreation

Uses Not Allowed

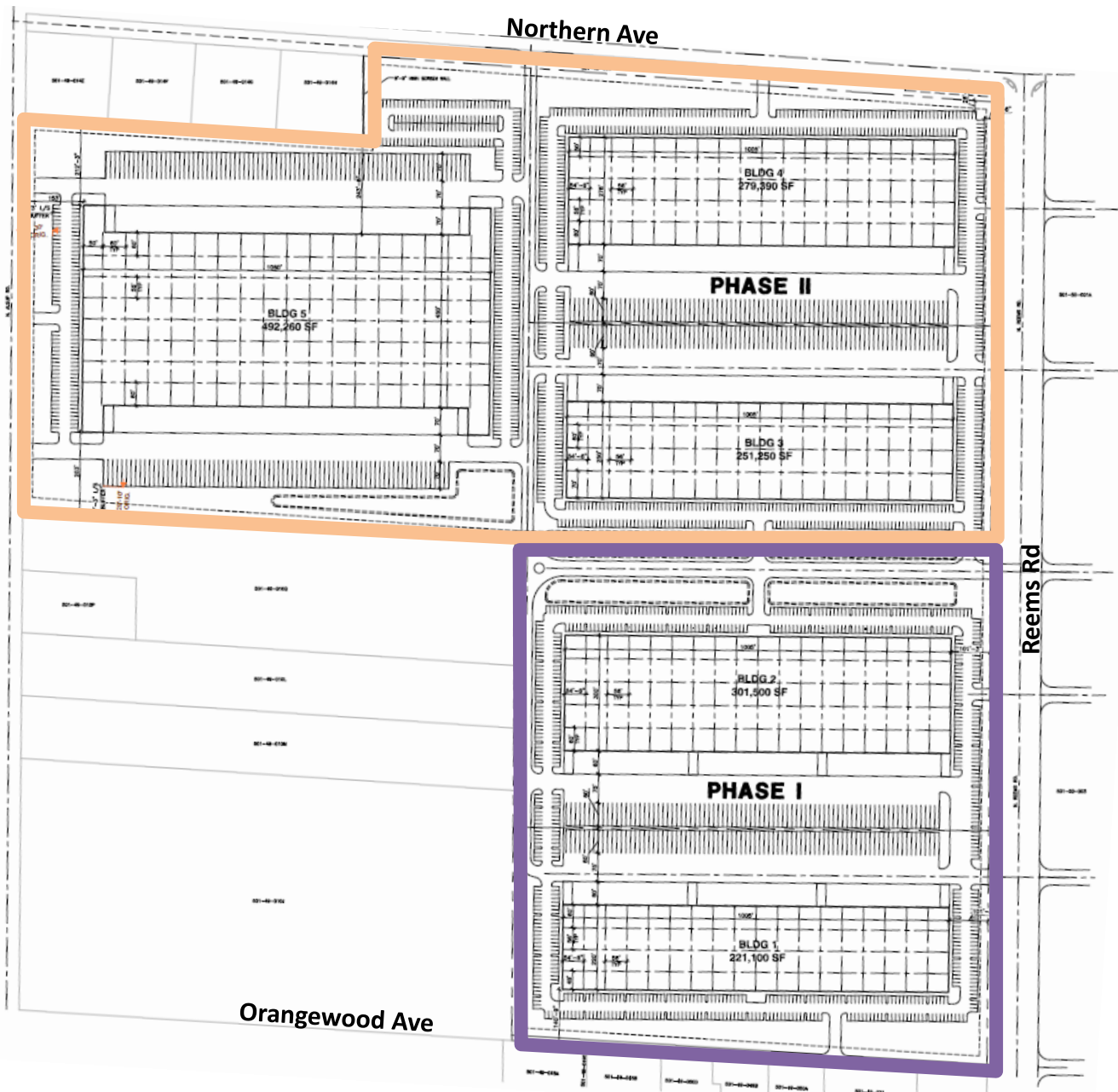
- Residential
- Schools
- Medical Facilities
- Public Assembly
- Outdoor Recreation (Gathering)

Northern Ave

Alsop Ave

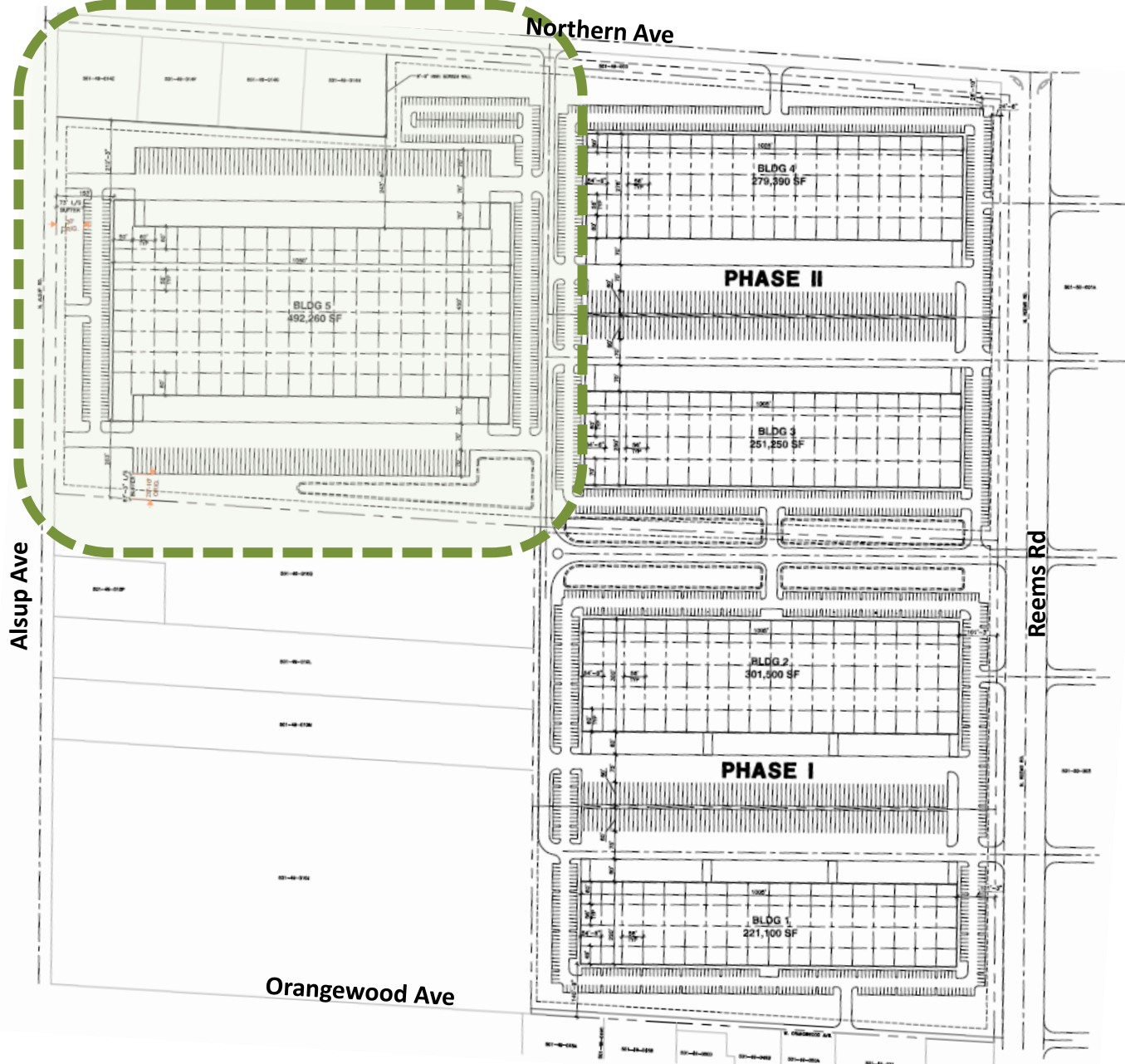
Reems Rd

Orangewood Ave

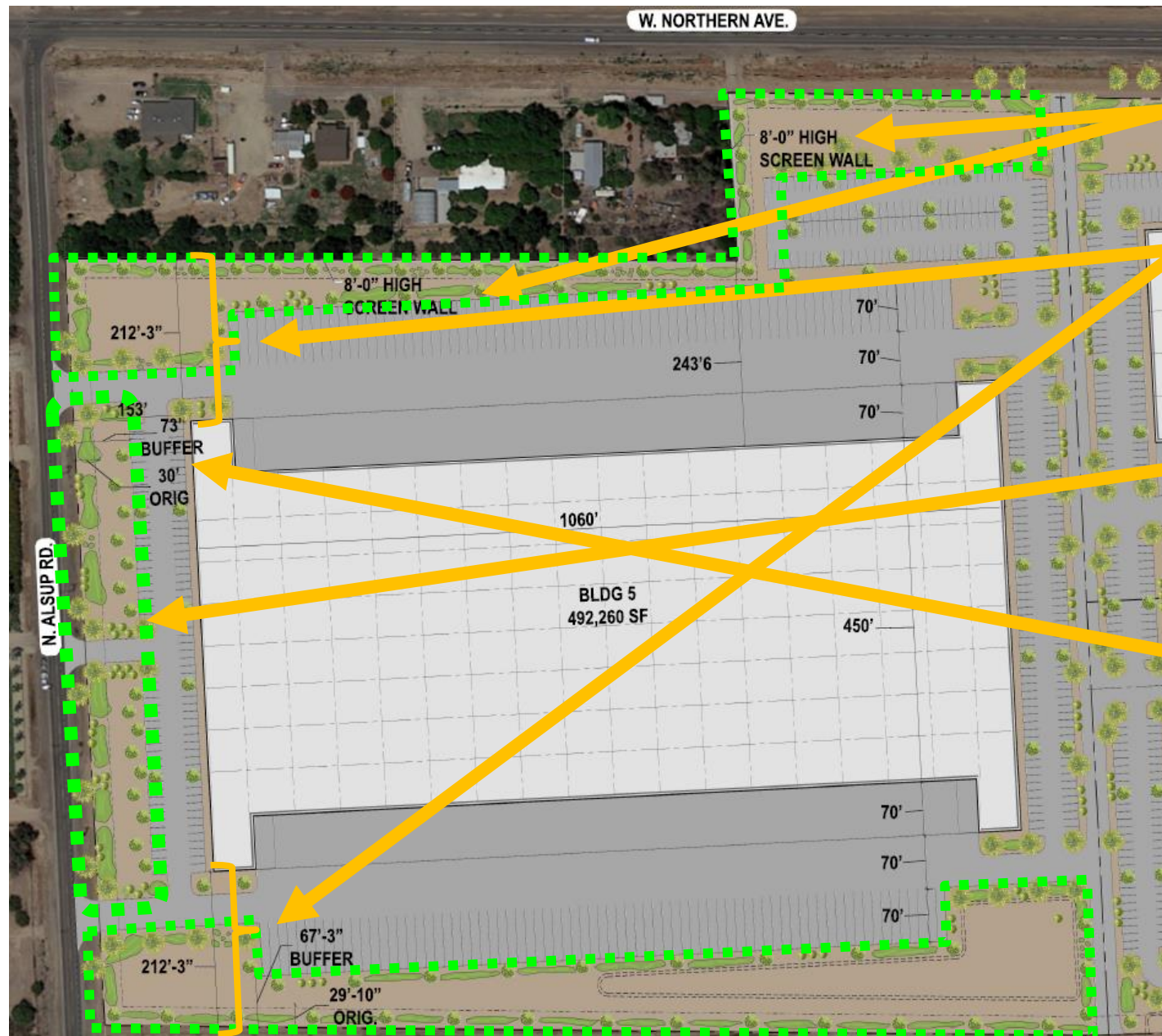


- Proposed Zoning: PAD (based on C-3, M-1, and M-2 zoning)
- PAD allows variety of industrial/mfg. uses and allows for warehouse-distribution uses with cross dock access for inventory distribution.
- Certain noxious and undesirable uses are prohibited.
- Phase I consists of approx. 37 acres on southern portion consisting of 2 buildings.
- Phase II consists of 3 buildings on northern and western portion.
- Vegetation buffering will be provided on property boundaries.

Conceptual Site Plan Details



- Proposed Zoning: PAD (based on C-3, M-1, and M-2 zoning)
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- Screen wall increased from required 6' to 8' wall.
- Building Setback from north and south Property line increased from required 60' to 212'.
- Alsip Avenue – 3rd row of parking removed to increase landscape buffering.
- Alsip Avenue – Landscape buffer increased from required 15' to 73' buffer.
- Landscaping will be provided throughout to promote buffering adjacent to Property boundaries.

Traffic; Alsup Avenue – MCDOT/City Comments

- MCDOT provided letter dated 9/11/21 regarding Alsup Avenue:
“MCDOT agrees with allowing the 3 driveway accesses to Alsup Avenue for Building 5 and does not have issues with semi-trucks or employee traffic accessing Alsup Avenue (subject to conditions)...”
- City staff report & Letter from Tony Abbo (City Traffic Engineer) states:
 - *“There are adequate transportation and infrastructure access.”*
 - *“items relating to the number of access points, location of the access points and type of access have already been reviewed with the developer and we agree with the information that has been provided...”*
- Hopewell’s Traffic Engineer provided information regarding access points and traffic counts not being detrimental. At full build-out Alsup Avenue will maintain Level of Service (LOS) “A”.

Traffic; Alsup Avenue – MCDOT/City Comments (Cont.)

- PAD Stipulations have been added to address Alsup Avenue:
 - Stipulation #12: *Alsup Ave. driveways shall adhere to MCDOT requirements.*
 - Stipulation #13: *3 driveways are regulated for type of traffic.*
 - Stipulation #14: *Left turn lanes for southbound traffic on Alsup Ave. shall be installed to reduce traffic impacts. MCDOT to review/approve the ultimate design.*
 - Stipulation #15: *Truck traffic on Alsup Ave. shall be limited to left turn in and right turn out only.*
 - Stipulation #16: *Developer shall work with MCDOT to restrict truck traffic from traveling south on Alsup Ave.*

Traffic; Alsup Avenue – MCDOT/City Comments (Cont.)

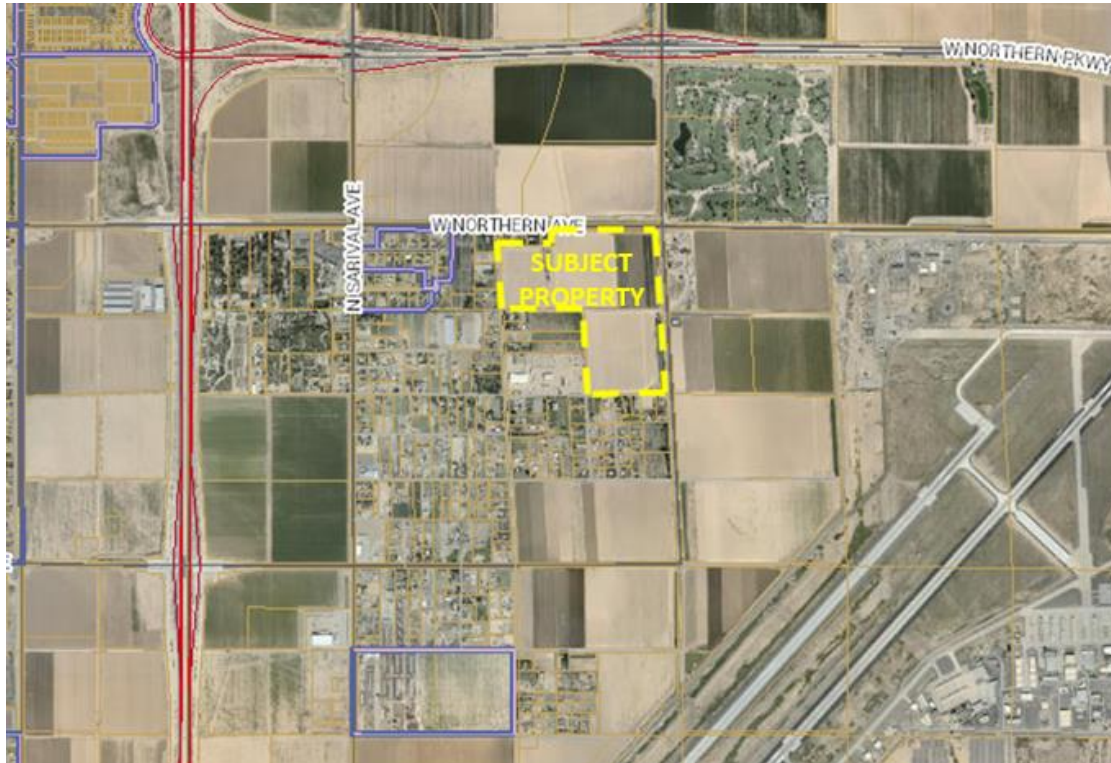
- PAD Stipulations cover other traffic considerations:
 - Stipulation #2: Northern Ave. – 55'-65' ROW dedication and improvements
 - Stipulation #3: Reems Rd. – 55' ROW dedication and improvements
 - Stipulation #5: Reems Rd. access points to align with The Cubes access points
 - Stipulation #6: Reems Rd. and Northern Ave. truck access point to include right turn deceleration lanes
 - Stipulation #7: Right turn land required on eastbound Northern Ave. in advance of the Reems Rd. intersection
 - Stipulation #8: Developer required to coordinate with MCDOT on Alsup Ave. on access requirements (width, location, number, type, etc.)

SUMMARY

- PAD Request is consistent with:
 - Policies and Objective of Glendale General Plan;
 - PAD Rezoning Application Findings;
 - All other Glendale Ordinance and Plan Documents
- Applicant has worked extensively with LAFB, MCDOT, and City Departments to ensure development proposal meets all requirements.
- Applicant has made significant concessions to address access, traffic concerns, and buffering adjacent to neighboring residential.
- Staff support and Applicant agrees with all Stipulations

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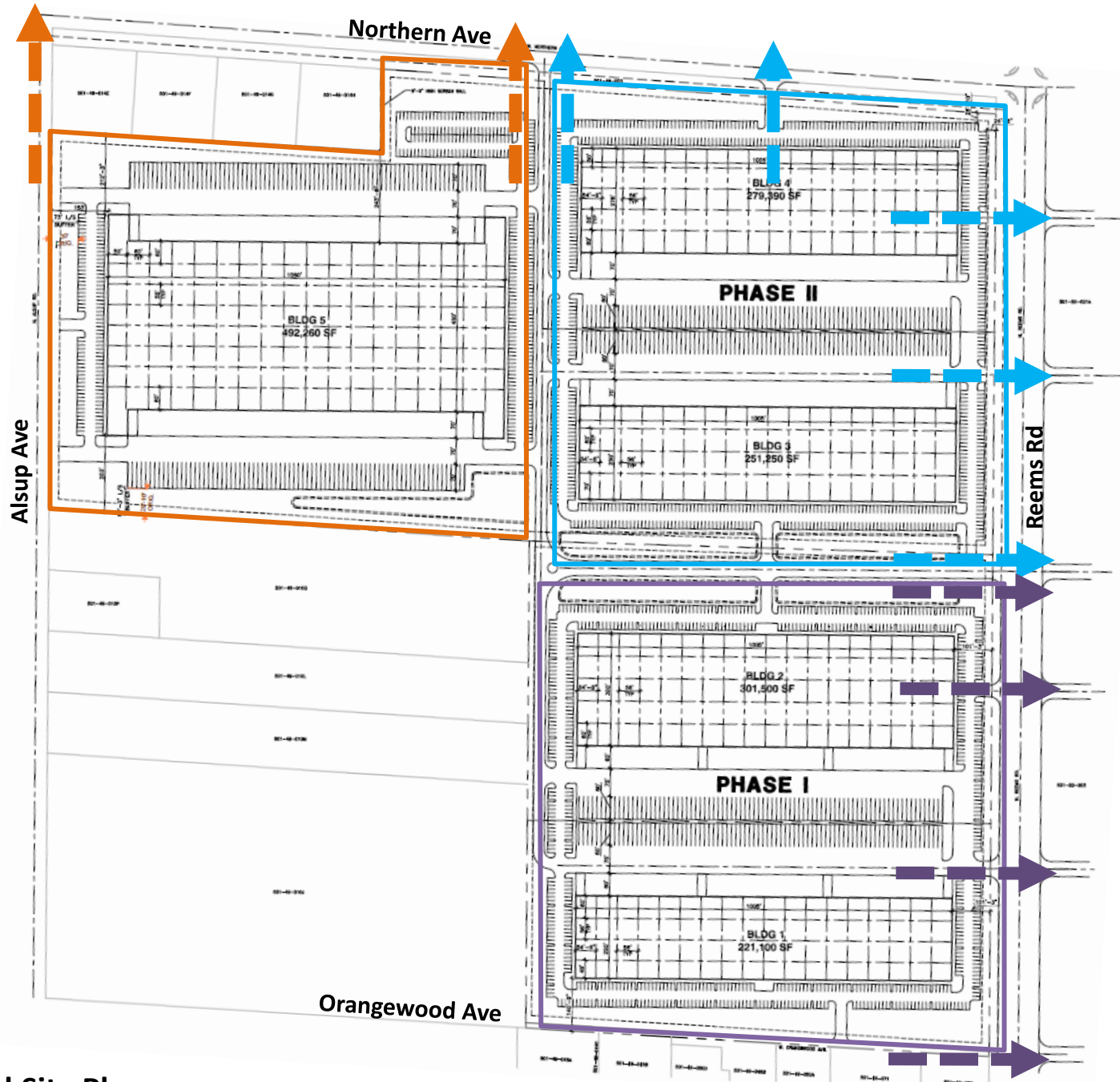
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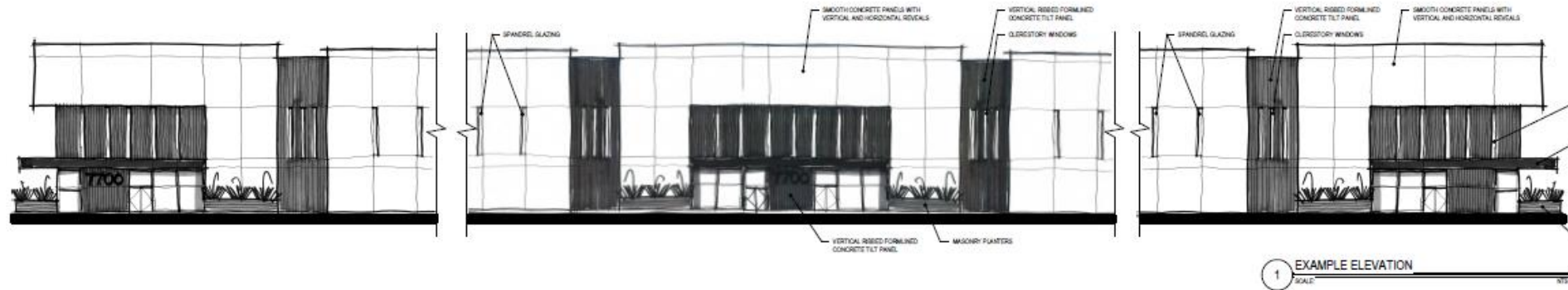


Conceptual Site Plan
SWC of Northern Avenue & Reems Road

Luke AFB Review

- Additional discussions with Luke AFB found it has no issues with the proposed use.
- Luke AFB provided letter dated 9/13/21 that states, in part:

“Subject to the results of an FAA Obstruction Analysis Evaluation (FAA Form 7460-1 – Type 1A Survey), this request, as described in the narrative, will not negatively impact the flying operations at Luke AFB...”
- During the future Site Plan Application, Developer is required to undertake FAA Form 7460-1–Type 1A Survey to approve ultimate height.



Architectural Elements include:

- Smooth concreted panels with vertical and horizontal reveals
- Vertical ribbed formlined concrete tilt panel
- Spandrel glazing
- Clerestory windows
- Steel canopies
- Varied vegetation
- Masonry planters