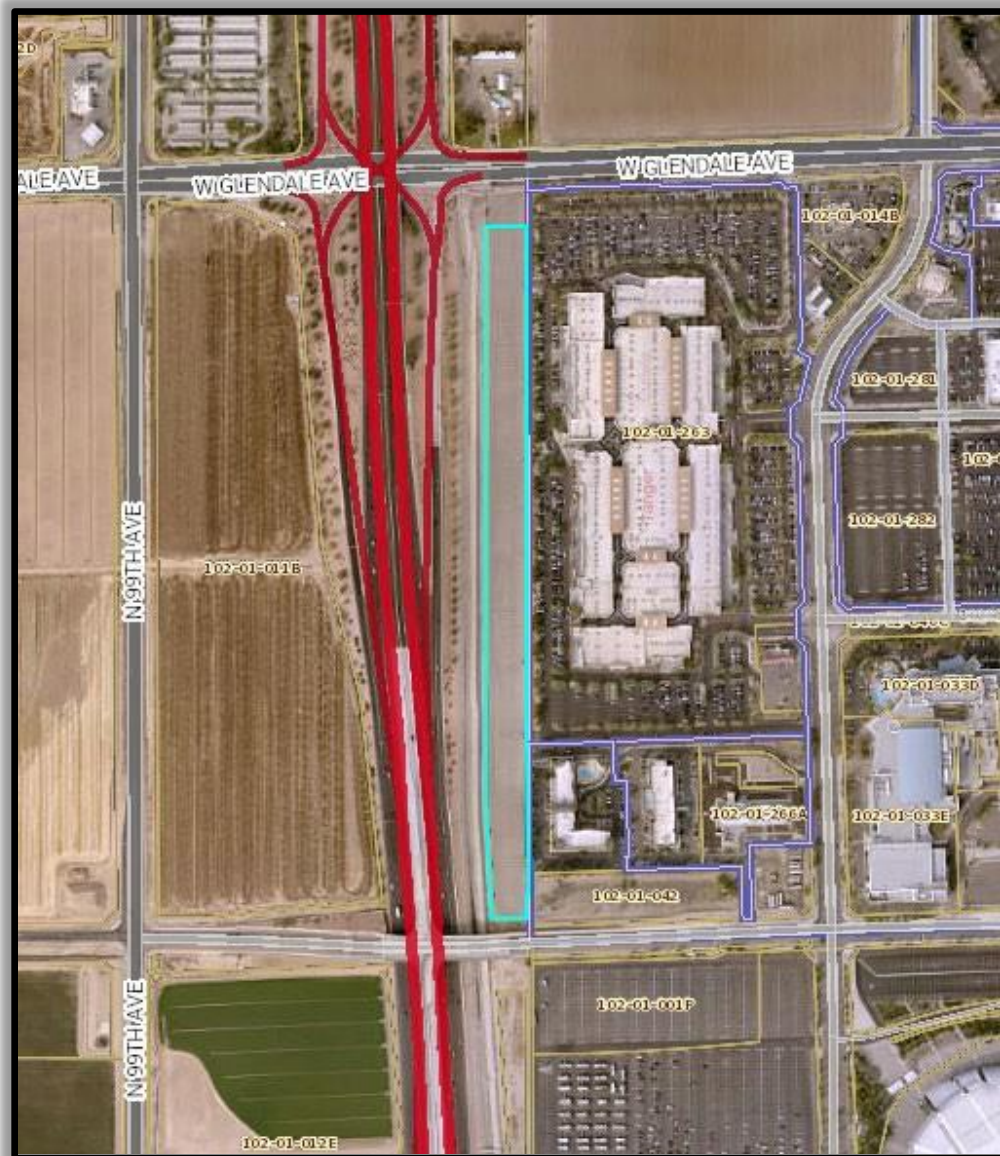


Tanger[®]Outlets

SEC Glendale Avenue and Loop 101
Glendale, Arizona



ZON22-03 2nd Submittal

04/01/2022

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PROJECT LOCATION AND RELATIONSHIP TO SURROUNDING PROPERTIES

The subject property is generally located at the southeast corner of Glendale Avenue and Loop 101 (APN 102-01-290, “the Property”). See Aerial Map at **Tab 1**. The Property is approximately 7.3 acres of vacant land to the immediate west of the Tanger Outlets Westgate (“Westgate Outlets”). It has historically been utilized for overflow parking for events in the surrounding area. The Property was formerly owned by ADOT and was purchased by Tanger Outlet Centers (“Tanger”) in September 2021.

To the north is Maricopa County land zoned RU-43. To the east is the Westgate Outlets zoned PAD. To the south is parking for State Farm Stadium zoned PAD. To the west is Loop 101 and agricultural land zoned PAD.

REQUEST

Tanger requests to rezone the Property from A-1 to Planned Area Development (PAD) for the development of four (4) restaurant pads, an entertainment facility for indoor recreational uses, and one (1) digital billboard.

The requested PAD will closely align with the uses, standards, requirements, and architectural guidelines of the adjacent Destination Retail District in the Westgate PAD to ensure overall compatibility with the surrounding area. The permitted uses and development standards for this PAD are outlined below.

TANGER OUTLET CENTERS

Tanger Factory Outlet Centers, Inc. is a leading operator of upscale open-air outlet centers that owns, or has an ownership interest in, a portfolio of 36 centers. Tanger's operating properties are located in 20 states and in Canada, totaling approximately 13.6 million square feet, leased to over 2,500 stores operated by more than 500 different brand name companies. Tanger has more than 41 years of experience in the outlet industry and is a publicly-traded REIT.

ZONING AND GENERAL PLAN

The Property is within the boundaries of the City of Glendale and is currently zoned A-1, which is just a holding pattern until future plans are proposed. See Zoning Map at **Tab 2**. According to the Glendale General Plan 2040, the Property has a land use designation of Entertainment/Mixed Use (EMU). See General Plan Map at **Tab 3**. According to the General Plan, the EMU designation is designed to support unique developments with both a local and regional appeal and a wide range of commercial and office uses is expected.

PROJECT OVERVIEW

Seeking to expand on its success in the Glendale market and its fruitful partnership with the City of Glendale, Tanger is proposing to increase its footprint at the Westgate Outlets with the addition of four (4) restaurant pads, an entertainment facility to accommodate indoor recreational uses, and a digital billboard under a new PAD. See Conceptual Site Plan at **Tab 4**. The proposed development will make efficient and productive use of a vacant parcel previously used for overflow parking. Moreover, given the Property's location behind the Westgate Outlets with no alternative external access, Tanger is uniquely positioned to provide an effective development solution for the Property.

The Westgate Outlets are a substantial draw for customers in the Glendale area and beyond, with convenient access from Loop 101. The proposed development features for the Property will provide new services and amenities that will drive new customer demand to the Westgate Outlets, prompting more and longer customer trips and creating new economic activity in the city of Glendale. The proposed restaurants will total approximately 30,346 square feet. The entertainment facility, which is intended to accommodate indoor recreational uses, will comprise approximately 7,575 square feet.

PAD PERMITTED USES

All uses permitted in the Neighborhood Commercial (C-1) and General Commercial (C-2) Districts, Section 5.752 of the Glendale Zoning Ordinance, except that live entertainment and restaurants with drive-thru facilities shall be permitted by right.

A digital billboard is a use permitted by right in this PAD along the 101 Freeway subject to the standards listed in Section 7.110 of the Glendale Zoning Ordinance.

PAD DEVELOPMENT STANDARDS

The following Development Standards are the applicable standards for this PAD. The table below defines the development standards. Setbacks are provided for the perimeter boundaries. In the event the Property is subdivided, the setbacks shall apply only to the overall PAD boundary and not the individual parcels. For any development standards or regulations not specifically identified in this PAD, the City of Glendale Zoning Ordinance development regulations for General Commercial (C-2) shall apply. Where there is a conflict between this PAD and the City of Glendale Zoning Ordinance, the less restrictive standard shall apply.

Height and Development Standards

	Standards
Min. Lot Area	N/A
Max. Lot Area	N/A
Max. Building Height	40 FT

Building Setbacks <ul style="list-style-type: none"> • Front (west side) • Rear (east side) • Side • Street side 	<ul style="list-style-type: none"> • 25' • 0' • 15' • 25'
Max. FAR	<ul style="list-style-type: none"> • 1.0
Parking <ul style="list-style-type: none"> • Restaurant • Indoor Recreational Facility 	<ul style="list-style-type: none"> • 10/1000 sf • 10/1000 sf
Landscaping	A minimum of 20% of the total site area is required to be landscaped.

SITE PLAN AND LAYOUT

I. Access and Circulation

The Property is located at the rear (west) of the Westgate Outlets and can only be accessed via the Westgate Outlets' internal driveways. Given Tanger's ownership of both the Property and the Westgate Outlets, such access will be permitted without need for access easements. The Westgate Outlets are accessed from 95th Avenue via Glendale Avenue to the north or Maryland Avenue to the south. Loop 101 provides convenient access to Glendale Avenue for visitors from around the Phoenix Metropolitan Area.

II. Architectural Guidelines

Development of the future pad buildings will be compatible with the existing Westgate Outlets design, which generally reflects contemporary architecture in a pleasing Arizona Deco style with quality materials and professional workmanship incorporated into each façade. The common architectural theme encourages an individual expression while creating a cohesive, distinctive personality that is compatible with the adjacent Westgate Outlets.

- A. Buildings located within this PAD are encouraged to express themselves individually within the framework of these guidelines through the architectural interpretation of Arizona Deco in design of their facilities.
- B. All architectural features shall appear as an integral part of the overall design and building masses should be part of a strong design concept. Distinct masses should be visible in each elevation and each mass should be distinguished by vertical and horizontal offsets.

- C. Contemporary Deco architectural vocabulary with strong vertical and horizontal lines are encouraged. Building masses are to be simple in form and strong in geometry. Variations in the roof height and profile are to be used with discretion to conceal mechanical equipment.
- D. Four-sided architectural design is required.
- E. Façade components shall be expressed to establish human scale building design. Compositions that emphasize floor lines express a rhythm/pattern of openings are encouraged.
- F. Building materials shall be contemporary in interpretation of the images of Arizona Deco to enhance the architectural image. Textured surfaces and matte finishes are encouraged to create visual interest. The following building materials are permitted within this PAD:
 - i. Tilt-up, poured in place, or precast concrete with stained or painted finishes, exposed aggregate, and/or architectural relief.
 - ii. Brick, concrete block (textured, split-face, ground-face or sandblasted), natural stone, cultured stone, and colored tile.
 - iii. Stucco, Dryvit, GFRC, and all EFIS systems patterned with reveals to break up large expansive surfaces.
 - iv. Metal, fabric, and similar materials are encouraged as an accent material.
- G. Clear and tinted glass is encouraged. Reflective glass is limited to an outside reflective factor of thirty (30) percent or less. Highly reflective or mirror glass is prohibited.
- H. All elevations of a building shall incorporate similar related materials, textures, details and colors. A maximum of three (3) primary building colors and two (2) accent colors shall be incorporated into each building design.
- I. Rooftops shall be considered important design elements as viewed from a variety of vantage points (at grade, from other buildings and adjacent properties).
- J. Hipped, gable, and shed roof forms are permitted to create a variety in the skyline and building scale. Offsets or change of roof planes are required to provide visual relief. A mix of slope roof and flat roof forms are encouraged.
- K. Flat roofs shall be finished with tones that complement the buildings' color pallet.
- L. Standing seam metal roofs shall be incorporated into slope roofs.
- M. Awnings shall be comprised of consistent form, material, color, and mounting arrangement for structures utilized on one or more buildings. Awnings shall be canvas, cloth materials, or metal forms.
- N. Downspouts shall be internalized.

III. Landscaping and Screening

All perimeter on-site improvements including landscaping buffers, sidewalks, perimeter walls and parking lot screen walls must be constructed in the first phase of development. Landscaping shall consist of all low water use plant materials. A lush landscape appearance will be achieved through the careful placement of colorful shrubs, accents of spikey material and flowering ground covers. The trees will provide fast growing shade for the parking areas and entrances to the buildings. The landscape design is a combination of formal and semi-formal masses of singular plants in rows with colorful accent plants that will look good year-round and create a dynamic landscape architectural

theme. The Project features well landscaped parking areas to create a shaded pedestrian friendly atmosphere. All parking areas include planted islands. Additionally, lighting in the parking lot areas and along pedestrian walkways shall enhance the architectural features of the building structures and reinforce design concept.

Loading areas, building service areas, and drive-thru service windows will be oriented away from streets and screened from public view with a combination of landscaping and screen walls.

IV. Pedestrian Connectivity

The proposed development will feature pedestrian linkages from each building to the Westgate Outlets to create connectivity and promote shared use and activity. Such linkages shall utilize materials consistent with those used in the Westgate Outlets to demonstrate integration. The goal is to create a cohesive development that complements existing uses in the Westgate PAD. All sidewalks shall be minimum of 5 feet in width.

V. Parking

Adequate parking shall be provided consistent with the requirements of Glendale Zoning Ordinance Section 7.403, with the exception that parking stalls may be nine (9) feet wide by twenty (20) feet deep. A total of 443 parking spaces are shown on the conceptual site plan.

VI. Drainage/Retention

The proposed development will utilize surface drainage to retention basins to retain the 100 year – 2 hour storm event. The retention basins will be designed such that retained water is dissipated within 36-hours of the design storm event by utilizing natural infiltration and drywells. Existing retention basins along the west parking lot shall be relocated to the southern end of the newly acquired ADOT parcel and shall outfall to the large, regional retention basin located at the southwest corner of the Westgate development. The required retention volume shall be recalculated utilizing the latest NOAA Atlas 14, which will result in a slightly lower volume requirement. Drainage and retention design shall conform to the latest City of Glendale requirements.

VII. Lighting

Lighting standards will be utilized to minimize visual impact while addressing potential safety issues.

- A. Lighting fixtures shall be arranged and fully shielded to contain the spread of light on the site avoiding reflections onto adjacent property and streets.
- B. Indirect light sources shall be utilized for the illumination of buildings and architectural features. Architectural lighting that articulates the building features and provides functional lighting for safety and pedestrian areas is encouraged.

- C. Service areas shall be illuminated with pole or wall mounted fixtures that project light downwards. Flood lights and wall-pack units are prohibited.
- D. Paved parking and pedestrian areas shall maintain an illumination standard of fifteen (15) average foot-candles with a uniformity ratio of twelve to one (12:1) max/min. Fixtures may be pole mounted at a maximum height of thirty (30) feet. Illumination shall be provided with a maximum 175-watt metal halide lamp.
- E. All parking lot and pedestrian lighting shall comply with the City's dark sky ordinance.
- F. Lighting shall not exceed 0.1 foot-candle at the property boundary.

VIII. Refuse, Storage, Service, and Loading Areas

Storage, refuse containers, services and loading areas shall be substantially screened from primary lines of site. (e.g. freeways, streets, primary entry drives, and common amenity areas). Refuse shall require 6' decorative wall and gating.

IX. Signs

Signage will comply with the provisions of the Master Sign Package of the Westgate PAD. See **Tab 5**.

Digital billboards shall be permitted within the Tanger PAD, as located on the final site plan, consistent with the digital billboard requirements of Glendale Zoning Ordinance Section 7.110.

X. Utilities

Service	Provider
Water	City of Glendale
Wastewater	City of Glendale
Refuse	City of Glendale
Electrical	Salt River Project
Natural Gas	Southwest Gas
Fire	City of Glendale
Police	City of Glendale

DIGITAL BILLBOARDS

A digital billboard is a use permitted by right in this PAD along the 101 freeway subject to the standards listed in Section 7.110 of the Glendale Zoning Ordinance. Digital billboards must conform to the height, width, and sign area requirements of Section 7.110 of the Glendale Zoning Ordinance.

SUMMARY

The proposed development is an excellent complement to the Westgate Outlets and is compatible with the surrounding area. It is consistent and compatible with the adjacent Westgate PAD, the City of Glendale's long-term objectives for this area, and the goals and policies of the City's 2040 General Plan.

TAB 1

Aerial Map

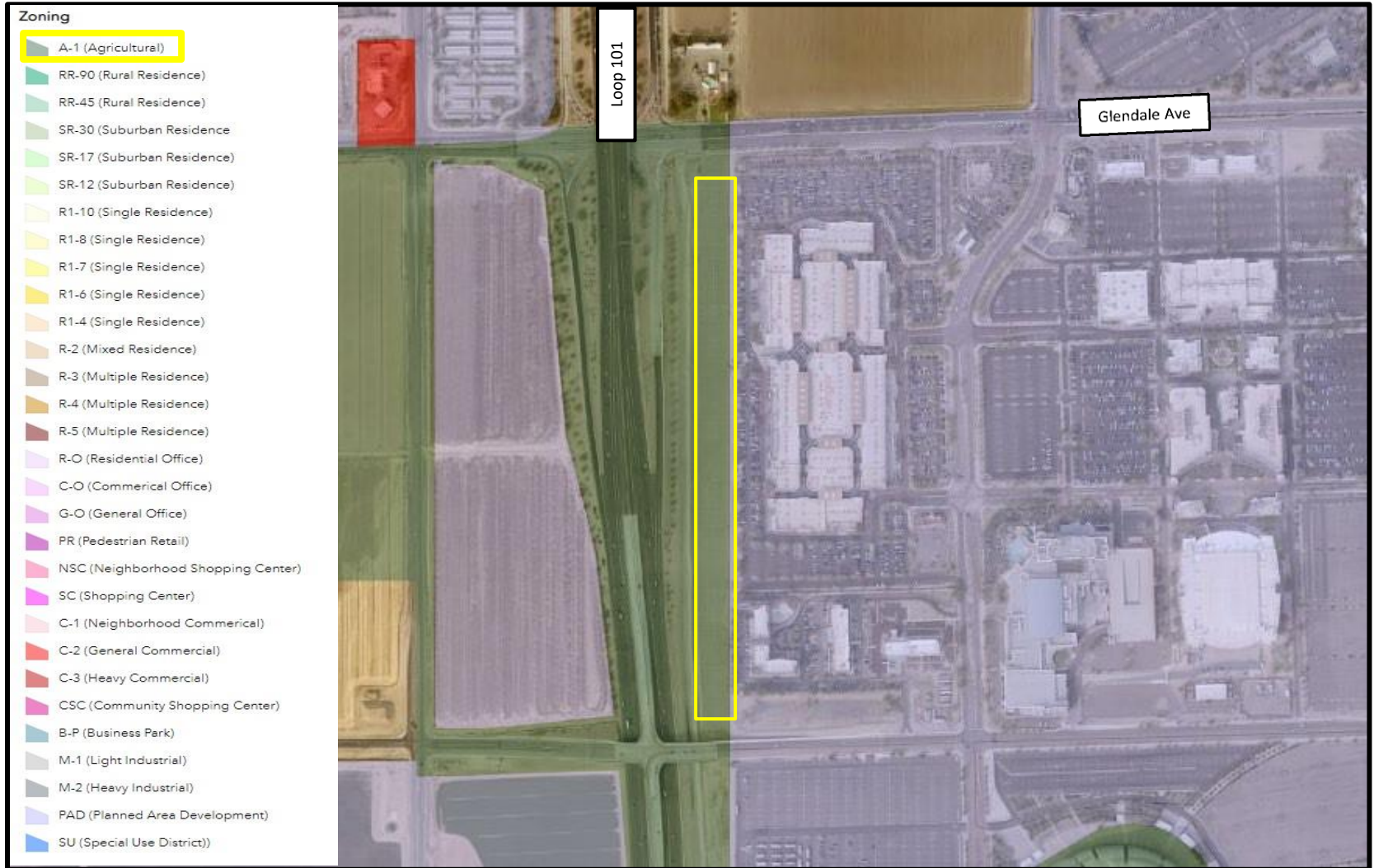


SEC Glendale Avenue & Loop 101 – Glendale, AZ



TAB 2

Zoning Map



SEC Glendale Avenue & Loop 101 – Glendale, AZ



TAB 3

General Plan Map



SEC Glendale Avenue & Loop 101 – Glendale, AZ



TAB 4

ND

NOT A WALL

24" FIRE

PROJECT SIGN

PROJECT SIGN

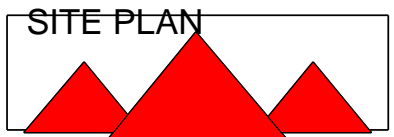
95TH AVENUE

95TH AVENUE

EXISTING TANGER OUTLET SITE

20 80
0 40 160

SITE PLAN 1" = 80'-0" 01



A1001

Tanger
Outlets

