



NORTHERN PARKWAY COMMERCE CENTER

Citizen Participation Report
SWC Northern Parkway & Dysart Road

July 8, 2022

Project Description

Clarion Partners proposed to develop 134.6 gross acres located at the southwest corner of Northern Parkway and Dysart Road (the “Property”). The Property is currently within the unincorporated area of Maricopa County and will be annexed into Glendale in a concurrent application.

The Applicant seeks to develop the Property in accordance with the Light Industrial (M-1) zoning district with modified development standards to meet the heightened level of expectation for industrial users within this expanding manufacturing and transportation corridor. The Property is ideally located right on the hard corner of the Northern Parkway/Dysart Road interchange, allowing convenient access to and from a major transportation corridor. In total, the proposed project will include up to 2.36 million square feet of light industrial space distributed across four 55-foot-tall buildings between 370,000 square feet and 680,400 square feet. Northern Parkway Commerce Center is designed with the flexibility to attract a wide variety of logistics, e-commerce, and light manufacturing users seeking a presence in the rapidly growing Loop 303/Northern Parkway corridor.

Notification Technique

On June 13, 2022 a notification letter describing the application and inviting the recipients to a virtual neighborhood meeting scheduled for June 23, 2021 at 5:30 pm was mailed to the following individuals and entities:

- a. All property owners within a 300-foot radius of the Property.
- c. All those noted as Interested Parties as provided by the City.

A copy of the notice letter, mailing list, and mailing map is attached at **Tab 1**.

Meeting Summary

The only individuals/parties to respond to the notice letter were representatives of Plains Midstream and Morton Salt, Inc., the owners of the large county parcels on the east side of Dysart Road. Because these two entities were the only parties interested in the meeting, a separate virtual meeting was held on Friday, June 24, 2022 at 10:00 AM. Most of the inquiries were focused on the scope of improvements to Dysart Road and the impact on existing subterranean infrastructure, notably the three (3) gas lines owned by Plains Midstream underneath Dysart Road. The parties agreed to stay in communication throughout the development process to coordinate infrastructure design and construction.



June 13, 2022

RE: Northern Parkway Commerce Center (ZON22-13) – Southwest Corner of Northern Parkway and Dysart Road

Dear Neighbor and/or Interested Party:

Our firm represents the Clarion Partners regarding approximately 134.6 gross acres located at the southwest corner of Northern Parkway and Dysart Road as shown on the attached Aerial Map (the "Property"). The Property is currently vacant land zoned RU-43 in Maricopa County. Clarion Partners recently filed an application to annex the Property into the City of Glendale and rezone it to Planned Area Development (PAD) for the development of a modern light industrial and commerce park known as Northern Parkway Commerce Center.

The proposed development will include approximately 2.36 million square feet of light industrial space divided among four buildings with an attractive modern design and a beautifully landscaped perimeter. The proposed rezoning is intended to provide a superior land plan to what could be achieved in Maricopa County and facilitate the development of a modern industrial project that is compatible with the mission of Luke Air Force Base and the City of Glendale's goals for the region. Northern Parkway Commerce Center will help meet the extraordinary demand for modern, large-scale industrial space in this region and continue to grow the West Valley economy.

If you would like to learn more about the project, **we will be hosting a virtual neighborhood open house meeting on June 23, 2022 from 5:30 pm to 6:30 pm.** We will make a live presentation via web conference during which we will describe the project and display project plans and exhibits. Once the presentation is over, participants will be able to submit questions that will be answered live by the development team.

IF YOU WOULD LIKE TO PARTICIPATE: Please email Benjamin Tate at ben@witheymorris.com and request a link to the meeting. The only way you will be able to access the meeting is by the link we will provide you.

You may also reach our office at (602) 230-0600 or contact Christina Lavelle with the City of Glendale at (623) 930-2553 or clavelle@glendaleaz.com.

Sincerely yours,
WITHEY MORRIS PLC

By
Benjamin L. Tate

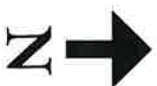


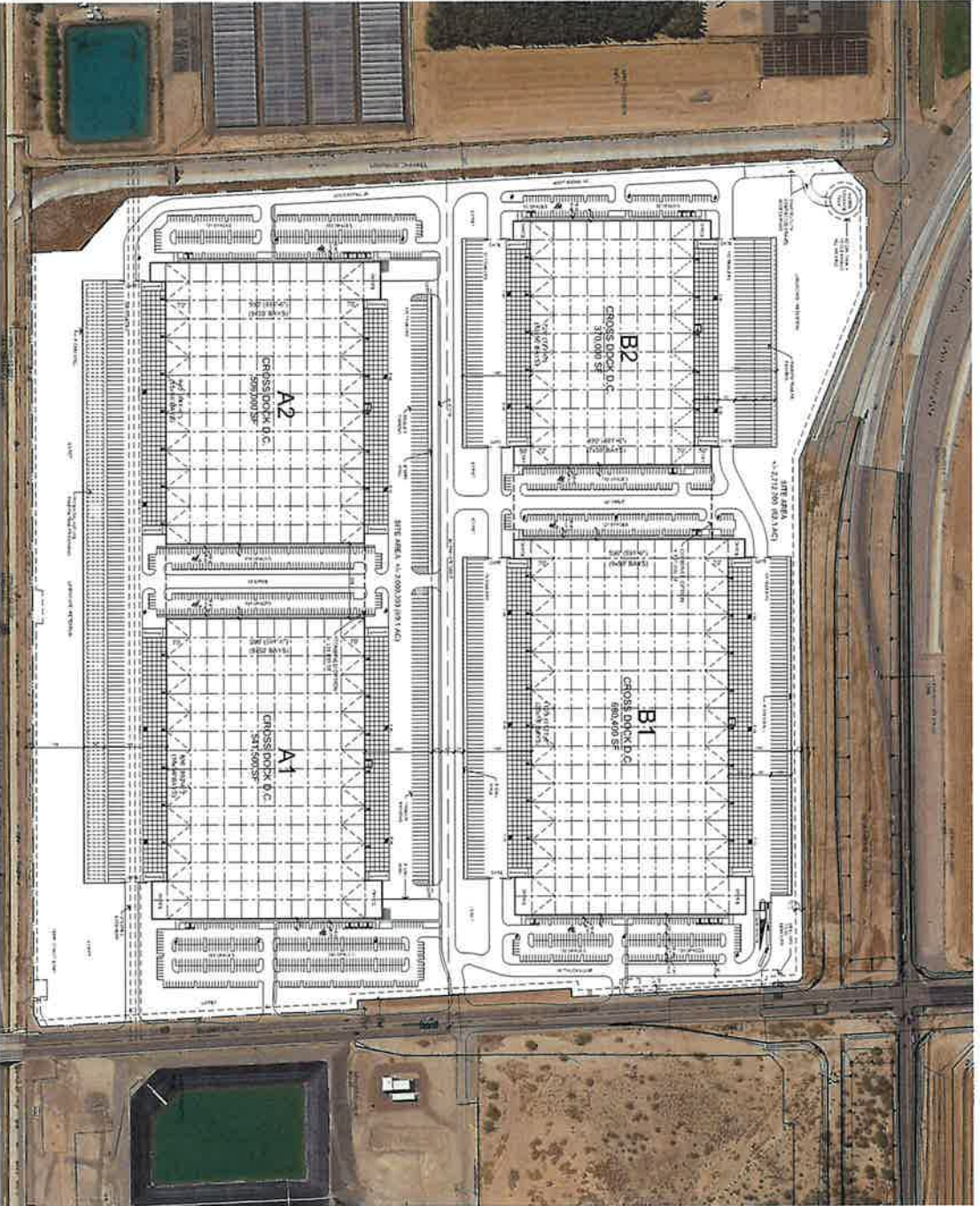
Encl: Aerial Map
Site Plan

Aerial Map



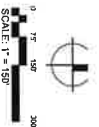
SWC Northern Parkway & Dysart Road – Glendale, AZ





Northern Parkway Commerce Center

SWC Northern Pkwy & Dysart Road
Glendale, Arizona



Site Data

Parcel #: 501-52-002D
 Existing Zoning: RU-43
 Proposed Zoning: PAD M-1
 Site Area: +/- 5,722,004 S.F. (131.4 AC.)
 Total Building Area: (w/o expansion) 2,097,900 S.F.
 Total % Coverage: 36.7%
 Total Building Area: (with expansion) 2,961,100 S.F.
 Total % Coverage: 41.3%

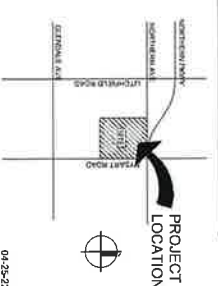
Site Data - Building A1 & A2

Site Area: 3,009,303 S.F. (69.1 AC.)
 Building A1 Area: 541,500 S.F.
 Building A2 Area: 506,000 S.F.
 Total: 1,047,500 S.F.
 Expansion: +131,600 S.F.
 % Coverage (w/o expansion): 34.8%
 % Coverage (with expansion): 39.2%
 Parking Required: 1,047,500 SF @ 12000 SF= 87.3 SP.
 Parking Provided: 925 SPACES

Site Data - Building B1 & B2

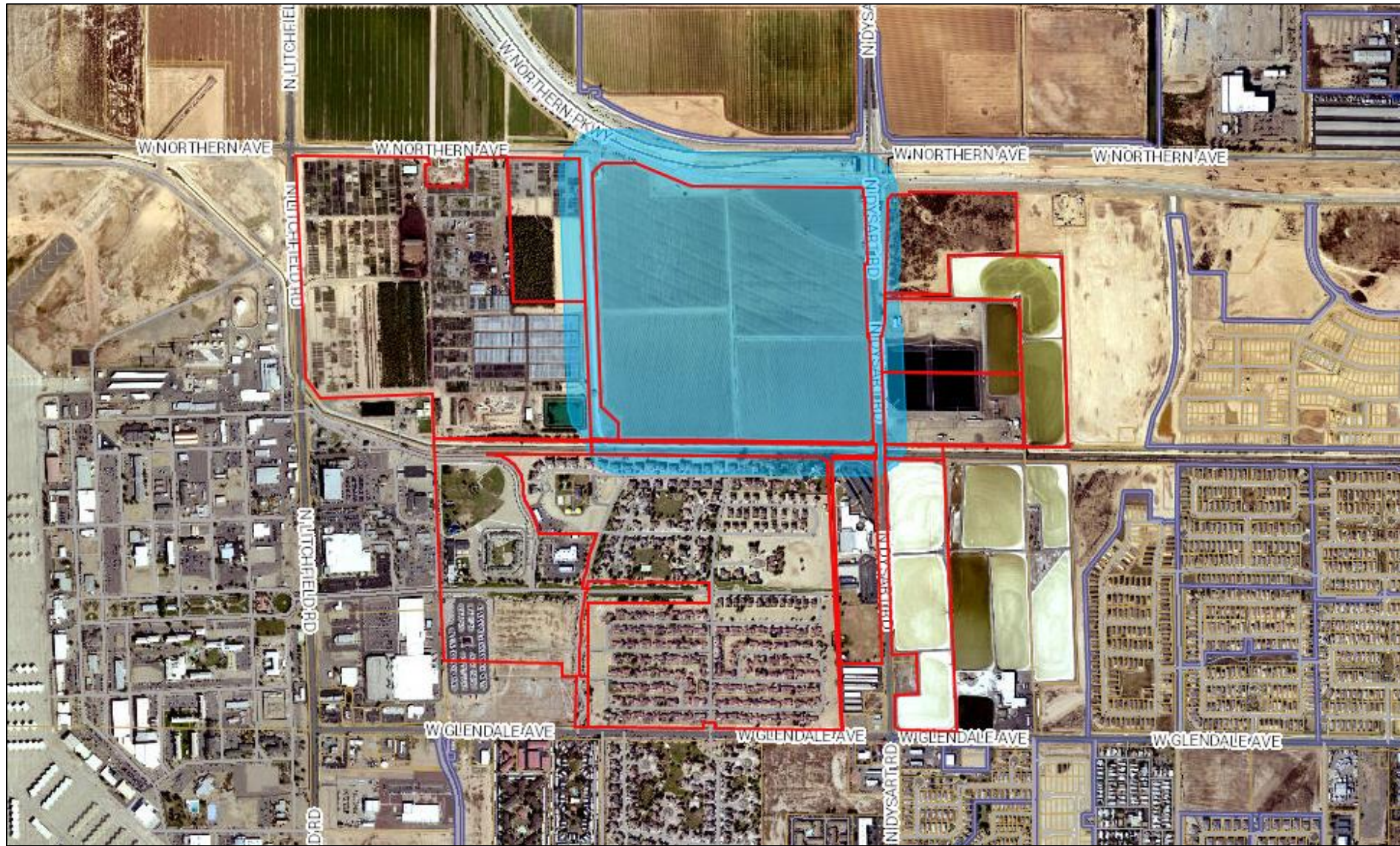
Site Area: 2,712,700 S.F. (62.3 AC.)
 Building B1 Area: 680,400 S.F.
 Building B2 Area: 370,000 S.F.
 Total: 1,050,400 S.F.
 Expansion: +131,600 S.F.
 % Coverage (w/o expansion): 38.7%
 % Coverage (with expansion): 43.8%
 Parking Required: 1,050,400 SF @ 12000 SF= 87.5 SP.
 Parking Provided: 539 SPACES

VICINITY MAP



04-26-22
22006-ST08

Mailing Map



SWC Northern Parkway & Dysart Road – Glendale, AZ





PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON22-13

Project Name: Northern Parkway Commerce Center

I, Benjamin Tate certify that I am the authorized applicant /

representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature:  7/8/22