

67 FLATS & JUNIPER SQUARE

Minor General Plan Amendment Narrative



GPA22-04

+/- 14.894 Gross Acres

Located at the Northwest Corner of 67th Avenue & Maryland Avenue

June 15, 2022

Principals & Development Team

Property Owner:

6504 N 67TH AVENUE LLC
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Section 1. Overview / Purpose & Intent

Juniper Square and 67 Flats, the proposed new residential developments located in Glendale, AZ will be owned and managed by Dominion—one of the nation's largest and most innovative development companies focused on workforce and senior housing communities. Dominion's proven approach is to focus on meeting the needs of any given community by fulfilling a need for housing while also providing excellent living experience for its residents. Dominion takes pride in designing architecturally beautiful communities with high-quality finishes and amenities and providing excellent customer service that create long-term value for its residents, cities, and its financial stakeholders. Dominion's superior reputation is built on a 50-year track record in developing and managing residential rental communities, and by 2025, the company expects to be the country's pre-eminent private developer, owner, and property manager of workforce and senior housing.

Dominium looks forward to being a Glendale property owner and neighbor while providing two (2) desperately needed, quality rental communities to the neighborhood, the adjacent Glendale Centerline Overlay District, and the City of Glendale at large.

This request is for a Minor General Plan Amendment to change the land use designation of approximately 14.894 gross acres (13.084 net acres) of vacant/agricultural land located at the northwest corner of 67th Avenue and Maryland Avenue, specifically a portion of 6504 North 67th Avenue (the "Property"), from High Density Residential: 12.0 – 20.0 du/ac (HDR 20) to High Density Residential 20.0 – 30.0 du/ac (HDR 30).

Dominium has also submitted the companion *67 Flats and Juniper Square Planned Area Development* ("PAD") rezoning application to develop a 605-unit multifamily residential community, comprised of 221 age-restricted, independent senior living units for adults 55 years and older and 384 multifamily residential units (the "Project"). (Companion Case Number ZON22-07) Also, see the illustrative exhibit below for the location of the Juniper Square (senior living) portion of the Property in relation to the 67 Flats (family) portion.

Juniper Square (Senior) and 67 Flats (Family) Portions of Property



Section 2. General Plan Amendment Request

The Property at large is 29.78 gross acres (26.75 net acres), with an overall density of 20.31 du/gross acre. Specifically, the 67 Flats portion of the Property has a density of 19.11 du/gross acre and the Juniper Square portion has a density of 22.81 du/gross acre. When considered separately, the density of the 67 Flats portion of the Property is in conformance with the existing General Plan land use designation, however, the density of the Juniper Square portion exceeds the allowable density under the current General Plan. See **Exhibit 1: Existing General Plan Land Use Map** and **Exhibit 2: Proposed General Plan Land Use Map**.

Dominium is requesting a Minor General Plan Amendment for 14.894 gross acres (13.084 net acres) (the “GPA Subject Area”) to change the land use designation from High Density Residential: 12.0 – 20.0 du/ac (HDR 20) to High Density Residential 20.0 – 30.0 du/ac (HDR 30). The GPA Subject Area extends north and into the 67 Flats portion of the Property to allow flexibility for the development of Juniper Square. **The number of units proposed for**

67 Flats (384) and the number of units proposed for Juniper Square (221) will not change. Extending the GPA Subject Area slightly beyond the precise limits of Juniper Square will allow the 221 units within Juniper Square to shift, as needed, as the fully defined right-of-way for Maryland Avenue is not available at this time. This approach will also allow for an efficient application review process while City-required infrastructure improvements are identified and fully engineered.

In addition, the Property is located approximately 300 feet south of the Glendale Centerline Overlay District along 67th Avenue. The Centerline District was created with the intent to facilitate private business development, job creation, and the development of shopping and recreational opportunities in the Glendale Centerline. The development of 67 Flats and Juniper Square will assist in providing the population density needed to support the Centerline District.

Section 3. Overall Conformance with the General Plan

The General Plan Amendment meets the following goals and policies of the General Plan.

Goal LU-3: Land use ties into existing and future transportation systems.

Dominium has selected this site because of its proximity to bus lines, specifically there are 18 bus stops within ¼ mile of Property. See **Exhibit 3: Valley Metro Bus Stops**. As such, this project meets this Goal, and all of its underlying policies, including Policy LU-3.6, which calls for a minimum density of 15 du/ac within a quarter mile of intense transit service areas.

Goal HE-3: Glendale has housing options that meet the range of socioeconomic needs of the City's current and future residents.

67 Flats and Juniper Square are two integrated communities that will provide high-quality, senior and family-oriented multifamily residents to an area that is in great need of diversified housing opportunities. The communities have been designed with an emphasis on the living experience for each demographic, highlighting walkability, the pedestrian experience, and connectivity to transit.

Policy HE-5.2: The City shall encourage housing developments to incorporate the highest possible cost- and quality-effective level of amenities, sustainable design, durability, and architectural quality.

Both communities will have high quality architectural design outside and amenities, fixtures and finished inside.

Goal GA-4: Growth Areas are connected by a mix of pedestrian, bicycle, transit and vehicular connectivity.

The General Plan identifies the Glendale Centerline area as one of the City's Growth Areas, where "Particular attention is directed toward preserving residential affordability and value in areas principally along the planning area periphery." 67 Flats and Juniper Square caters to

a diverse mix of residents, many of whom are dependent on transit connectivity and walkability of the built environment. Responsibly increasing the residential density of the area, as this application does, furthers this Growth Area goal

Goal CRR-2: Infill development is a top priority.

The proposed infill development is surrounded by existing and accessible infrastructure and abundant transportation options. Policy CRR-2.1 states, “The City shall encourage and support infill development to take advantage of existing infrastructure, community and educational facilities, and enhance existing neighborhoods”. The Property is also surrounded by an elementary school and middle school and existing single- and multifamily residences, making it an ideal candidate for infill development.

Goal CRR-3: Underutilized properties are redeveloped and reused.

The Property is an agricultural use in the middle of the City, which is unlikely its best and highest use. The property should be converted to a more productive use to serve the needs of the citizens of Glendale, and to take advantage of the existing infrastructure investments the City has made.

Goal ED-3. Redevelopment of the Centerline area, inclusive of Downtown Glendale promotes economic growth.

As previously mentioned, 67 Flats and Juniper Square is within walking distance (+/- 300 feet south) of the Centerline area. The project represents a significant, private sector investment in a vacant property at the west end of the Centerline area. The proposed density increase will support the City’s economic growth and the redevelopment of the Centerline area. Specifically, Policy ED-3.1 states, “The City should expand housing opportunities to increase population in the area to support ongoing commercial and retail development.”

Goal C-2: Public transit as a viable alternative mode of travel.

The Project will bring the necessary ridership needed to help support the surrounding transit system. As mentioned previously, there are 18 bus stops within ¼ mile of the Property. The expected transit ridership is further supported by the Applicant’s request for reduced parking to meet the needs of the residents, most of whom do not own private vehicles.

Goal C-8: Land use ties into existing and future transportation systems.

This project is deeply integrated into the transit system and will enhance the walkability of the surrounding area.

Goal EP-9: Urban heat island effects are minimized through development techniques.

Dominium has proposed a significant reduction in unnecessary parking at this site, which will substantially reduce the heat island impact of unused parking.

Exhibit 1
Existing General Plan Land Use Map

Existing General Plan Land Use Map

General Plan Categories

Residential

- LDR 1 - Low Density Residential 0 - 1 du/ac
- LDR 2.5 - Low Density Residential 1 - 2.5 du/ac
- MDR 3.5 - Medium Density Residential 2.5 - 3.5 du/ac
- MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac
- MHDR 8 - Medium-High Density Residential 5.0 - 8.0 du/ac
- MHDR 12 - Medium-High Density Residential 8.0 - 12.0 du/ac
- HDR 20 - High Density Residential 12.0 - 20.0 du/ac
- HDR 30 - High Density Residential 20 - 30.0 du/ac

Office

- OFC - Office
- BP - Business Park

Commercial

- GC - General Commercial
- PC - Planned Commercial

Industrial

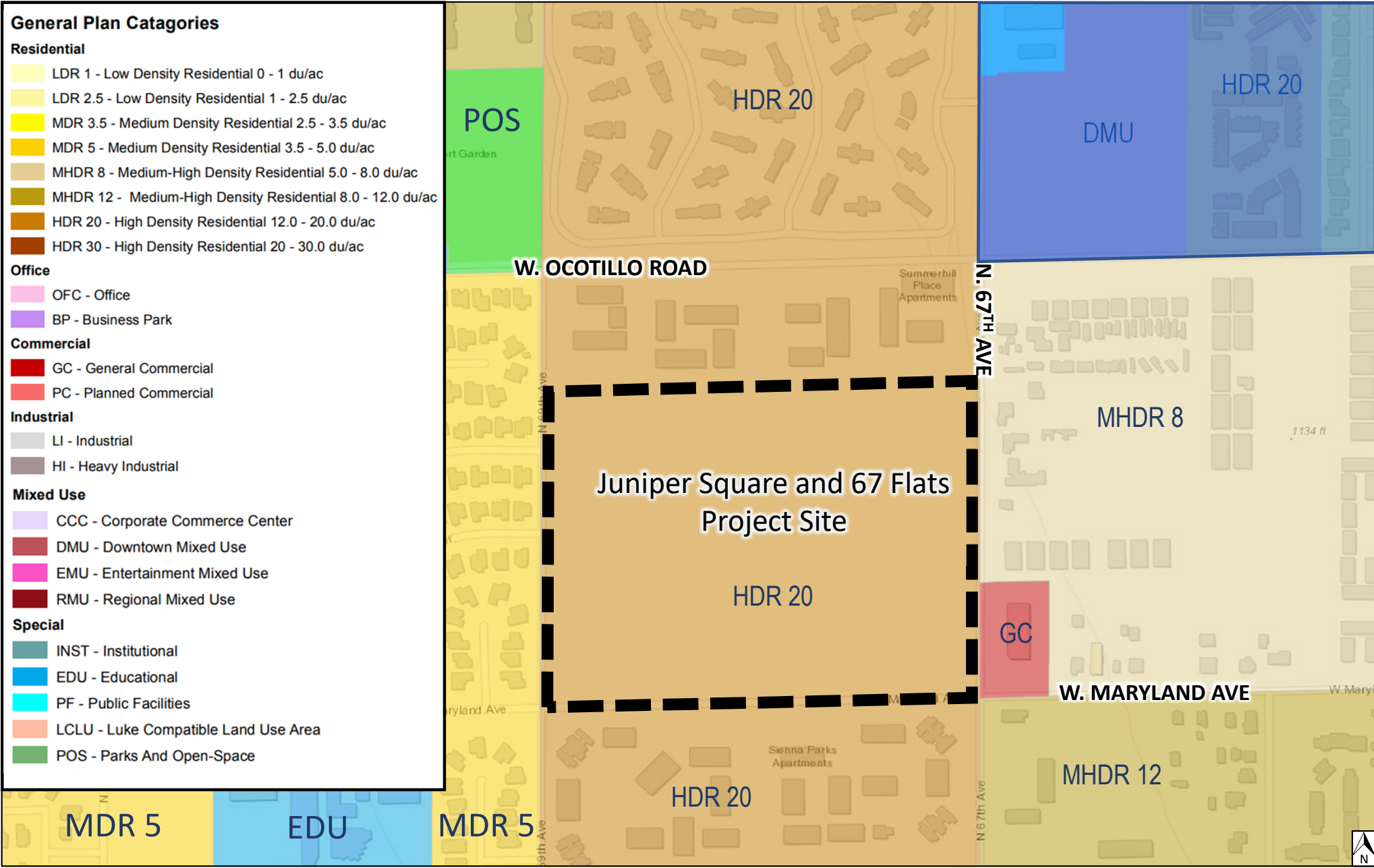
- LI - Industrial
- HI - Heavy Industrial

Mixed Use

- CCC - Corporate Commerce Center
- DMU - Downtown Mixed Use
- EMU - Entertainment Mixed Use
- RMU - Regional Mixed Use

Special

- INST - Institutional
- EDU - Educational
- PF - Public Facilities
- LCLU - Luke Compatible Land Use Area
- POS - Parks And Open-Space



Subject Property



Centerline Overlay District

Exhibit 2
Proposed General Plan Land Use Map

Proposed General Plan Land Use Map

General Plan Categories

Residential

- LDR 1 - Low Density Residential 0 - 1 du/ac
- LDR 2.5 - Low Density Residential 1 - 2.5 du/ac
- MDR 3.5 - Medium Density Residential 2.5 - 3.5 du/ac
- MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac
- MHDR 8 - Medium-High Density Residential 5.0 - 8.0 du/ac
- MHDR 12 - Medium-High Density Residential 8.0 - 12.0 du/ac
- HDR 20 - High Density Residential 12.0 - 20.0 du/ac
- HDR 30 - High Density Residential 20 - 30.0 du/ac

Office

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- BP - Business Park

Commercial

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Industrial

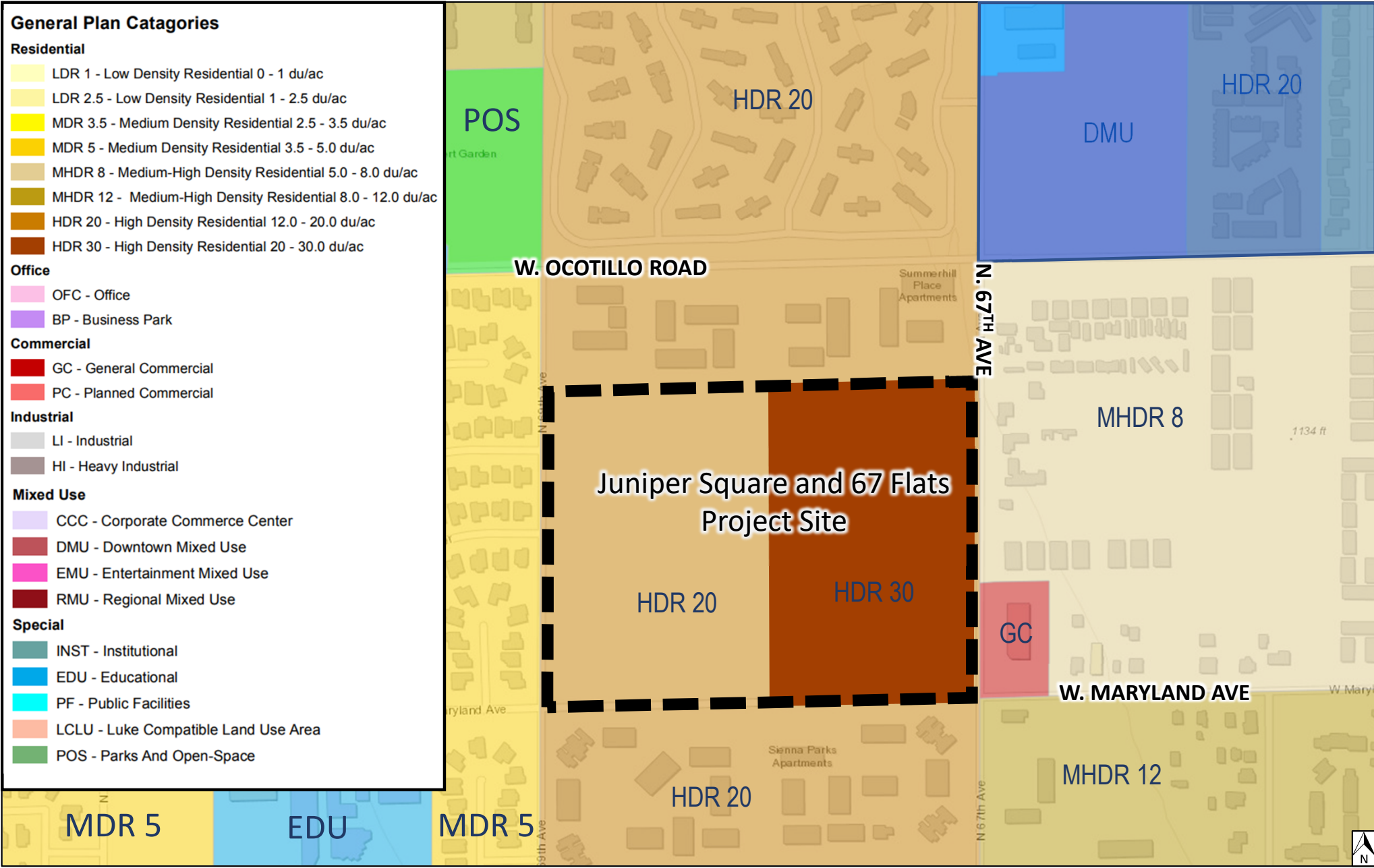
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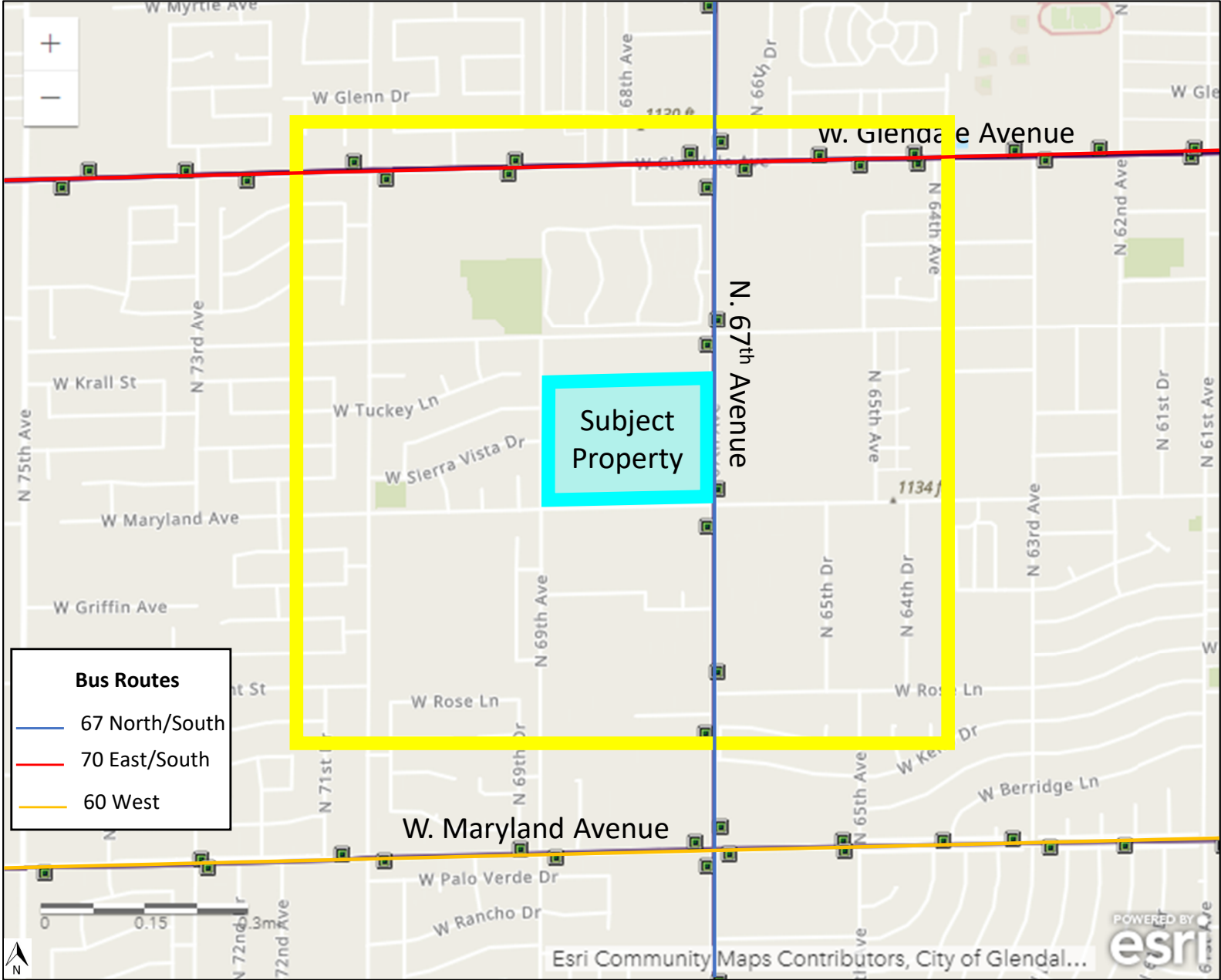
Subject Property



Centerline Overlay District

Exhibit 3
Valley Metro Bus Stops

Bus Stops Within +/- 1 Mile and ¼ Mile of the Subject Property



 Valley Metro Bus Stop

 ¼ Mile Boundary