



PARKWAY 303 EAST

Citizen Participation Final Report - ZON22-20
NWC & NEC Sarival Avenue & Olive Avenue

November 7, 2022

Project Description

Suburban Land Reserve, Inc. (“SLR”) is proposing to rezone approximately 276 gross acres located at the northeast and northwest corners of Sarival Avenue and Olive Avenue (the “Property”). The Property is currently within Maricopa County and will be annexed into Glendale. SLR is requesting to rezone the Property from RR-45 (the designation upon annexation) to PAD for the development of Parkway 303 East – a modern light industrial and logistics park. The Applicant seeks to develop the Property in accordance with the industrial zoning districts and modified development standards to create a superior level of expectation along this expanding transportation corridor.

The proposed project is approximately 4.3 million square feet of warehouse and distribution facilities. The proposed development is conceptually shown with four (4) large buildings, each approximately with 1.1 million square feet of gross floor area and 55 feet in height. Two buildings are located on each side of Sarival Avenue with passenger vehicle parking areas on the east and west sides of the buildings and truck stalls and docks on the north and south sides of the buildings.

Notification Technique

On October 14, 2022, a notification letter describing the application and inviting the recipients to a virtual neighborhood meeting scheduled for October 24, 2022 at 6:00 pm was mailed to the following individuals and entities:

- a. All property owners within a 1,200-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

A virtual neighborhood meeting was held for the proposed project on October 24, 2022 pm via Zoom. Approximately twelve (12) individuals attended the meeting, excluding the development team and Glendale staff. See Virtual Neighborhood Meeting Sign-In at **Tab 2**. At the beginning of the meeting, the applicant provided an overview of the project and described the site history, proposed development standards, features and architecture, and landscape.

Following the presentation, the development team opened up the meeting to questions and answers. The primary issues expressed by the participants were views, traffic, and crime. The meeting participants were county residents who live north of the project.

Views: Comments focused on the compatibility of light industrial near residential uses. The development team explained how the current General Plan Designations (RMU and MDR) for this site always intended a greater intensity of operations here. As noted in the narrative, commercial uses are not viable for this site given the railroad on the south side which prohibits any access to Olive Road as well as the limited rooftops in the area that cannot support new retail uses by itself. Residential uses are also not supported by the City of Glendale for this site due to the adjacent rail spur, proximity to Luke Air Force Base, and the city’s stated intention that they do not want to annex more residential homes this far away from the city core. Light industrial development, as explained by the development team, is of significant strategic importance to this area due to Loop 303 and

Northern Parkway.

Regarding building proximity, the development team noted that modern light industrial development is a well-contained, quiet, and clean land use when developed properly. Many examples around the Phoenix Metro Area demonstrate that modern light industrial development and residential communities can coexist with design considerations incorporated by the industrial developers. Specific to this site, the development team highlighted the fact that the actual distance between the proposed project and the nearest home in Twelve Oaks Estates is much greater than required by code. The uses will also be buffered and separated by extra landscaping and screen walls to ensure to benefit the county residents.

A member of the Twelve Oaks Estates HOA suggested that additional developer-funded landscaping along the southern boundary of the neighborhood could aid with proper screening. The development team is evaluating this idea and has met with another neighborhood leader to discuss additional ways for improving the northern boundary aesthetic.

Traffic: Comments focused on whether the existing road could handle the additional traffic to be generated by the project, including truck traffic. The development team explained that Sarival Avenue will be widened to its ultimate arterial cross-section as part of the development of the site, and a traffic signal will likely be constructed at Sarival Avenue and Olive Avenue. The development team explained that off-site infrastructure along the frontages of the Property will be constructed to accommodate the project's traffic impacts.

Crime and Public Safety: A couple residents raised concerns about potential crime in the area as a result of the proposed development. The development team explained the truck areas would be gated, secured, and video monitored. We have not seen any evidence of crime related to modern industrial buildings in the western 303 area of Glendale to date.

Other residents expressed concern about public safety resources for county residents being stretched too thin. The development team noted that calls for service to modern light industrial facilities are fairly rare – even at full build out, the proposed project's burden on public safety resources would be negligible. On the other hand, if residential uses were to be built here, they typically tend to have more calls for service. The development team also noted that there is a City of Glendale public safety facility planned for this area that will provide dedicated public safety resources for City of Glendale properties and allow county fire/police to refocus on county properties.

TAB 1



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

October 14, 2022

RE: Parkway 303 East (ZON22-20/GPA22-05/AN-243) – Northeast and Northwest Corners of Sarival Avenue and Olive Avenue

Dear Neighbor and/or Interested Party:

This letter is a follow-up to our correspondence dated August 11, 2022 regarding approximately 276.43 gross acres located at the northeast and northwest corners of Sarival Avenue and Olive Avenue as shown on the attached Aerial Map (the "Property"). As you may know, Suburban Land Reserve, Inc. ("SLR") is seeking to annex the Property into the City of Glendale, amend the General Plan land use designation, and rezone the Property for the development of Parkway 303 East, a modern light industrial and commerce park.

We are seeking to rezone the Property to Planned Area Development (PAD) with industrial development standards typical of other modern industrial developments in the area but tailored to the context of the site. Parkway 303 East will include approximately 4.3 million square feet of manufacturing, assembly, employment, distribution, warehousing and other related industrial uses, compatible with the surrounding area and consistent with land use trends along the Loop 303 Corridor. Particular attention has been paid to enhanced building setbacks and landscape requirements to improve compatibility between Parkway 303 East and the surrounding land uses.

If you would like to learn more about the project, **we will be hosting a follow-up virtual neighborhood open house meeting on October 24, 2022 at 6:00 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.

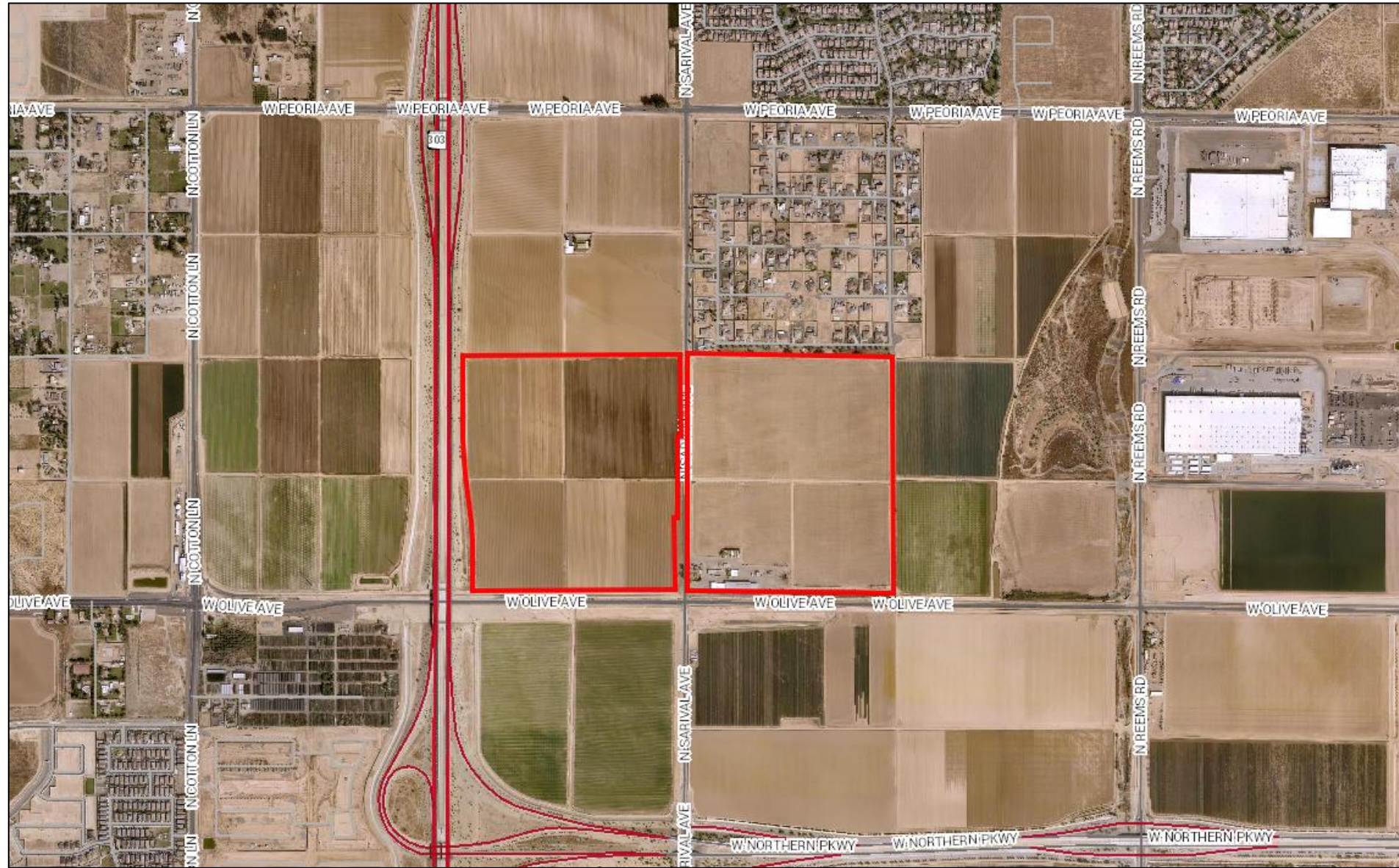
You may also reach our office at (602) 230-0600, or contact Edward Vigil with the City of Glendale at (623) 930-3071 or evigil@glendaleaz.com

Sincerely yours,
WITHEY MORRIS PLC


By
Benjamin L. Tate

Encl: Aerial Map

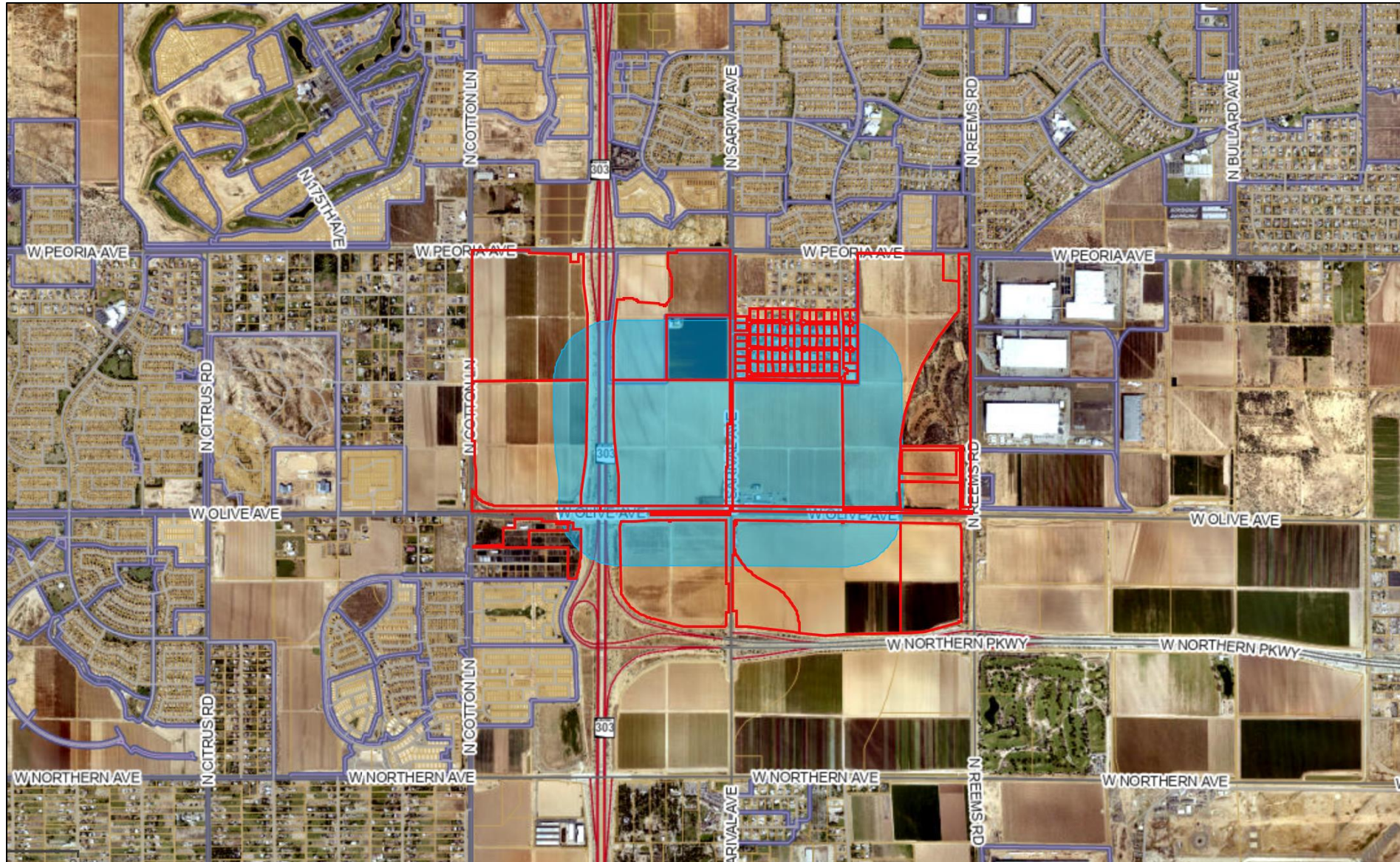
Aerial Map



NEC & NWC Sarival Avenue and Olive Avenue – Glendale, AZ



Mailing Map



NEC & NWC Sarival Avenue & Olive Avenue – Glendale, AZ



TAB 2

Virtual Neighborhood Meeting Attendees 10/24/22

Name (Original Name)

Stephanie Boxwell

Cenia

Klippel Family (Brandon Klippel)

Edward

William Bungert

Kimberly V

Kris

Brian and Tina Kilpatrick

Mike

veronica luna

David Haase

MatthewFairbanks