




# CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

SUMMARY / FINAL REPORT			
Total individuals notified:	105	Total Participants:	3
CONCERNS, ISSUES, PROBLEMS EXPRESSED			
See Citizen Participation Plan Final Report			
HOW CONCERNS WILL BE ADDRESSED?			
See Citizen Participation Plan Final Report			
CONCERNS APPLICANT IS UNWILLING TO ADDRESS			
See Citizen Participation Plan Final Report			
HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS			
See Citizen Participation Plan Final Report			
APPLICANT SIGNATURE AND DATE			
			11/15/21

**REQUIRED ATTACHMENTS:**

- NOTIFICATION AREA MAP
- NOTIFICATION LETTER AND SITE PLAN
- ANY OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS (NONE).
- LIST OF PROPERTY OWNERS WITHIN NOTIFICATION AREA.
- "INTERESTED PARTIES" LIST PROVIDED BY PLANNING



# **CITIZEN PARTICIPATION PLAN FINAL REPORT**

## **CENTERLINE ON GLENDALE**

### **PROPOSED MINOR GENERAL PLAN AMENDMENT AND REZONING**

Vacant (Agricultural) Property Surrounding  
Southeast Corner of 67<sup>th</sup> Avenue and Glendale Avenue

Applicant:  
Gorman & Company

Prepared by:  
Gammage & Burnham  
40 North Central Avenue, 20<sup>th</sup> Floor  
Phoenix, AZ 85004  
Tel: (602) 256-4422  
Fax: (602) 256-4475

Contact: Stephen Anderson

First Submittal: October 15, 2021

Final Submittal: November 15, 2021

GPA21-11 and ZON21-27

## **1. Brief Description of Proposed Project**

On behalf of Gorman & Company (“Applicant”), this Citizen Participation Plan documents the implementation of public outreach for a proposed Minor General Plan Amendment and Rezoning (“Application”). The Applicant intends to develop an affordable housing community on 14.635 gross acres of vacant agricultural land surrounding the southeast corner of 67<sup>th</sup> Avenue and Glendale Avenue (the “Property”). The vicinity map is attached in Tab A.

The Applicant is requesting a Minor General Plan Amendment to designate the Property Downtown Mixed Use (DMU), as opposed to the current High Density Residential 12-20 du/acre. Second, the Applicant is seeking to rezone the Property from R-4 Multifamily to Planned Area Development (“PAD”).

## **2. Describe Public Notices, Meetings, Related Other Publicity**

A project notification list has been created that includes property owners within 500 feet of the subject site. This list has been derived from public records on file with the Assessor’s Office of Maricopa County. Please see Tab B for the mailing labels that were generated for this public outreach effort. A copy of the draft notification letter is provided for the City’s review, attached as Tab C. Public notification will be done through mailing notifications via the US Postal Service and a neighborhood meeting. The Neighborhood and Notification Area map is attached below as Tab D.

## **3. Identify Who May/Will Be Directly and Indirectly Affected by Your Proposal and Anyone Who Expressed Interest or Believes They Will Be Affected**

Notification was sent to all parties who may be affected including: property owners within 500 feet, Home Owners Associations, Registered Neighborhoods and Neighborhood Leaders, and additional interested parties who directly or indirectly expressed interest or concern. During the course of the public participation process, the Applicant will maintain a list of individuals expressing comments and concerns and the Applicant will provide a written response in consideration of each public comment.

## **4. Identify Any Concerns the Above Individuals May Have**

The Applicant and development team have thoughtfully contemplated the project from the perspective of individuals affected or otherwise interested, as well as some of the concerns these individuals may have. At this time, the Applicant is not aware of any apparent development issues. However, any concerns or issues which may arise from public participation will be recorded and addressed as necessary in the Citizen Participation Plan.

## **5. How Will They Be Provided an Opportunity to Discuss the Proposal with the Applicant If Issues or Questions Continue or Suddenly Arise After Distribution of the Notification Letter.**

Following the initial filing notification, interested parties and residents within 500 feet of the Property received a notification of application for review and comment. Individuals are free to call the Applicant or the City of Glendale Planning Division at any time during the application review process. A public neighborhood meeting was held to

inform the area stakeholders about the development proposal and to provide an opportunity for citizen comments and / or ask questions regarding the project.

The Project site will have notice signs posted as required to inform residents of the proposal and public hearing dates. Public notices will be mailed, and published to notify residents of Planning Commission and City Council hearing dates.

**6. How Will These Individuals be Informed of Any Changes After the Initial Contact?**

Should any material changes or amendments to the proposed development occur after the Applicant's initial notice of filing has been mailed to residents and interested parties ("affected parties"), the affected parties will be informed of those changes during the neighborhood meeting and will be given opportunities to comment or ask questions regarding the project. If any such changes occur after the neighborhood meeting, the Applicant will contact the affected parties by letters, phone calls, personal visits or a meeting (if necessary).

**7. How Will You Keep Glendale Planning Staff Updated on the Status of Your Citizen Participation Efforts?**

The Applicant will inform the Glendale Planning Staff of the status of their Citizen Participation efforts via phone calls and e-mails as needed, and through the Citizen Participation Final Report.

**SUMMARY/FINAL REPORT**

The Applicant hosted a virtual neighborhood meeting via Zoom on November 3, 2021 at 6:30 p.m. The meeting began at 6:30 p.m. and ended at 7:10 p.m. Three residents attended. The Applicant provided a presentation on the project and then took questions from the audience. The attendees had questions about the construction timeline, square footage of the apartments, and whether the development would be a Section 8 project. The Applicant answered all questions and provided their contact information for residents to continue to reach out with questions and/or comments. See Tab E for screen captures taken throughout the meeting.

**8. Concerns, Issues, Problems Expressed**

The Applicant did not receive any questions or comments prior to the neighborhood meeting. During the neighborhood meeting, attendees asked questions about construction timeline, square footage of the apartments, and whether the development would be a Section 8 project. Stakeholders have not expressed any concerns, issues or problems.

**9. How Concerns Will Be Addressed**

Stakeholders have not expressed any concerns, issues or problems.

**10. Concerns Applicant Is Unwilling to Address**

Stakeholders have not expressed any concerns, issues or problems. The Applicant was pleased to answer all questions asked during the neighborhood meeting.

**11. How the Proposal Has Been Revised To Address Concerns**

Stakeholders have not expressed any concerns, issues or problems.

**12. Implementation Schedule / Dates of Completion**

Below is a rough estimate of the project schedule as it relates to public involvement and citizen participation:

- |  |   |
|--|---|
| 1. Pre-application submitted                                 | 09/27/2021  |
| 2. Submit Citizen Participation Plan for approval            | 10/15/2021  |
| 3. Distribution of Initial Notices                           | 10/25/2021  |
| 4. Number of weeks allowed for responses                     | 2 weeks   |
| 5. Cut-off date for responses                                | 2 weeks after completion of the neighborhood meeting (11/17/2021) |
| 6. Est. Submittal Date of Citizen Participation Final Report | At least 1 week prior to Planning Commission Hearing              |

## **EXHIBITS**

**Tab A** – Vicinity Map

**Tab B** – Mailing Notification List

**Tab C** – Draft Notification Letter

**Tab D** – Neighborhood and Notification Area Map

**Tab E** – Screen Captures from 11/03/2021 Neighborhood Meeting

# Tab A Vicinity Map

**VICINITY MAP**



**Tab B**  
**Mailing Notification List**

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**Tab C**  
**Draft Notification Letter**

**GAMMAGE & BURNHAM, PLC**

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

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WRITER'S DIRECT LINE  
(602) 256-4446

October 25, 2021

**Re: Centerline on Glendale  
Application for Minor General Plan Amendment and Rezoning to PAD  
SR21-0197**

**Notice of Filing and Virtual Neighborhood Meeting Invitation**

Dear Property Owner or Interested Party:

This firm represents Gorman & Company (“Applicant”), a nationally recognized housing developer committed to community revitalization and stability. Since 1984, the Applicant has developed thousands of dwellings across the country for communities in need of reasonable/fair housing opportunities. Working with the City of Glendale, the Applicant is excited to develop the approximately 14.635 gross acre, vacant property surrounding the southeast corner of 67th Avenue and Glendale Avenue (the “Property”) into a high-quality housing development that will fulfill the City’s need for more affordable housing. (See Attached: Property Location Map) The Property is currently designated in the City of Glendale’s General Plan for “High Density Residential 12-20 dwelling units per acre” and is zoned R-4 (Multiple Residence) district for a high-density urban style of development. In addition, the Property is located within the “Market Area” of the City’s Centerline Overlay District, which would allow buildings up to 50 feet in height and a density of 25 dwelling units per acre.

The purpose of this letter is to inform you that we recently filed an application (SR21-0197) with the City of Glendale (“City”) for a Minor General Plan Amendment and Rezoning of the Property to make this proposed housing opportunity possible. The Applicant is proposing to develop 368 units on the Property, resulting in a density of 25.14 dwelling units per acre, which just barely exceeds the Centerline Overlay District’s density allowance (25 dwelling units per acre). Additionally, the Applicant is proposing to develop three (3) and four (4) story residential buildings at 40 and 60 feet in height, respectively. Since the Centerline Overlay District only allows for buildings 50 feet in height and 25 dwelling units per acre, the Applicant is seeking to rezone the Property from R-4 to Planned Area Development (PAD) to allow for this minor increase in height and density. (See Attached: Proposed Site Plan)

This letter is being sent to all property owners within 500 feet of the Property and additional persons at the request of the City of Glendale Planning Department. We are required to use the Maricopa County Assessor’s Tax Parcel information to create our mailing notification list for owners of property location within the notification area. If you know a neighbor who did not receive notice or if you have sold this property in the interim, please forward this correspondence to the neighbor or current property owner.

I have included a site plan with this letter for your review. A virtual neighborhood meeting will take place on Wednesday, November 3, 2021 at 6:30 p.m. via Zoom. If you have any concerns or questions for the Applicant, please call me at (602) 256-4446 or e-mail me at [dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com).

You are invited to attend a **virtual** neighborhood meeting:

**Centerline on Glendale PAD and General Plan Amendment Virtual Neighborhood Meeting  
Wednesday, November 3, 2021 at 6:30 p.m. via Zoom**

<https://www.gblaw.com/gorman/>

*Instructions to join the Zoom meeting:*

1. Type in the Zoom meeting address listed above.
2. Fill out the registration form that appears. This is a virtual sign in sheet that must be filled out prior to joining the meeting. If you do not complete this form, you will NOT be able to join the meeting.
3. Submit the form and join the meeting!

The meeting registration form will be shared with the City and will also be used to keep you informed of future meetings and hearings via e-mail, as well as traditional mail. At the beginning of the meeting, we will provide a brief overview of the meeting procedures and instructions for asking questions.

You may also make your opinions known to the City of Glendale by contacting Alex Lerma, the Planner Project Manager, at (623) 930-2810 or [alerma@glendaleaz.com](mailto:alerma@glendaleaz.com). Your comments will be made part of the case file.

Sincerely,

GAMMAGE & BURNHAM

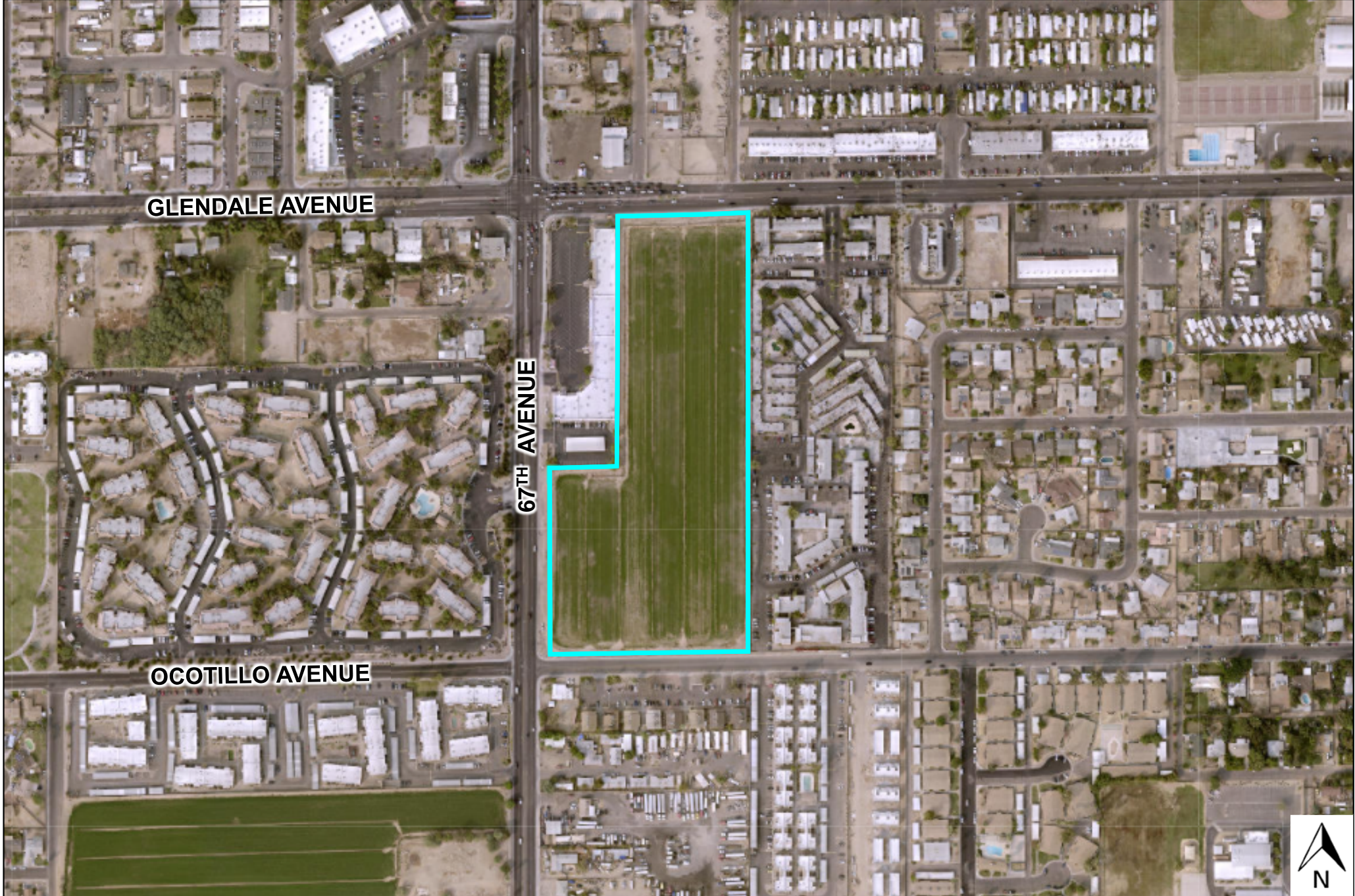
By

Dennis M. Newcombe  
*Senior Land Use Planner*

**Enclosures:**

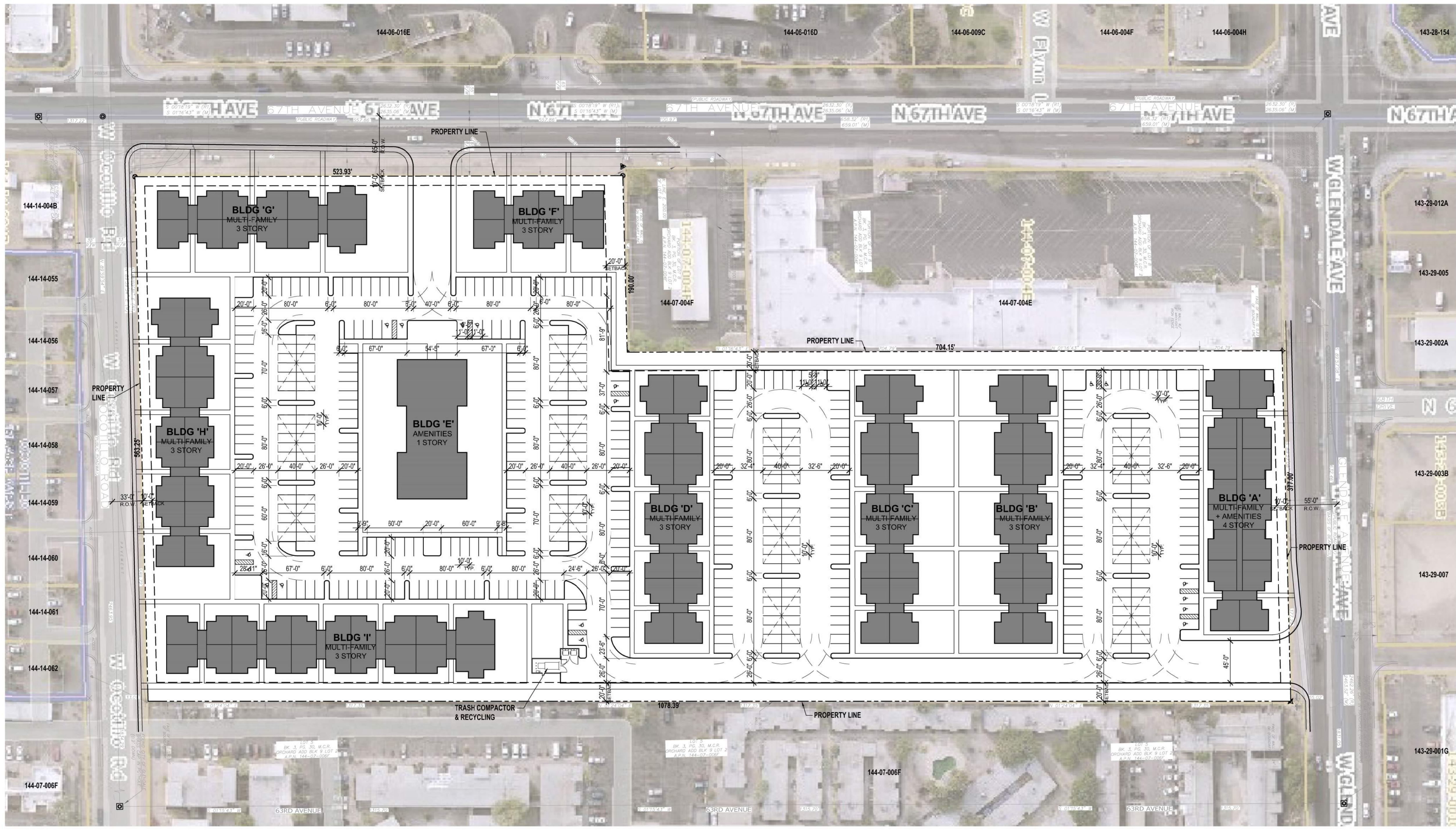
Property Location Map (See Tab A of Citizen Participation Plan)  
Proposed Site Plan

# Aerial Map



 SUBJECT PROPERTY

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



**PROJECT DATA**

**DESCRIPTION**  
A NEW MULTI-FAMILY DEVELOPMENT AND WILL BE MADE UP OF EIGHT 3 & 4-STORY BUILDINGS WITH AN ADDITIONAL 1-STORY AMENITIES BUILDING. THE PROJECT WILL CONSIST OF 368 UNITS RANGING FROM 700SF -1100SF 1, 2, AND 3 BEDROOMS.

**LOCATION**  
THE PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF WEST GLENDALE AVENUE AND NORTH 67TH AVENUE IN GLENDALE, AZ.

**SITE INFORMATION**  
ZONING - R-4 (CENTERLINE OVERLAY DISTRICT)  
APN - 144-07-004B, 144-07-004C, 144-07-004G, 144-07-005C  
SIZE - 561,839 SF (12.898 ACRES)  
SETBACKS - 20'-0", 10'-0" @ STREET FRONTS  
FAR CALCULATION  
385,756 SF / 561,839 SF = .69 FAR

**LOT COVERAGE**  
129,701 SF / 561,839 SF = 23%

**COMMON OPEN SPACE PROVIDED**  
148,713 SF (26%)

**BUILDING INFORMATION**  
BUILDING HEIGHT  
PROPOSED 3 & 4 STORIES - 40'-0", 50'-0", 60'-0" @ MEZZANINE UNITS

**CONSTRUCTION TYPE**  
VA - MULTI-FAMILY APARTMENTS

**SQUARE FOOTAGES**  
BUILDING A (4 STORIES) = 68,612 SF  
BUILDING B (3 STORIES) = 47,379 SF  
BUILDING C (3 STORIES) = 47,379 SF  
BUILDING D (3 STORIES) = 47,379 SF  
BUILDING E (1 STORY) = 10,250 SF  
BUILDING F (3 STORIES) = 22,620 SF  
BUILDING G (3 STORIES) = 37,125 SF  
BUILDING H (3 STORIES) = 15,793 SF  
BUILDING I (3 STORIES) = 19,211 SF  
TOTAL SF = 385,756

**CURRENT CODES**  
2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL ENERGY CODE  
2018 INTERNATIONAL FUEL CODE  
2018 INTERNATIONAL FIRE CODE  
2017 INTERNATIONAL ELECTRIC CODE  
AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

**UNIT MIX**

BUILDING A		BUILDING G	
1 BD	14	1 BD	12
2 BD	35	2 BD	18
3 BD	7	3 BD	6
<b>TOTAL</b>	<b>56</b>	<b>TOTAL</b>	<b>36</b>
BUILDING B		BUILDING H	
1 BD	24	1 BD	24
2 BD	18	2 BD	18
3 BD	6	3 BD	6
<b>TOTAL</b>	<b>48</b>	<b>TOTAL</b>	<b>48</b>
BUILDING C		BUILDING I	
1 BD	24	1 BD	36
2 BD	18	2 BD	18
3 BD	6	3 BD	6
<b>TOTAL</b>	<b>48</b>	<b>TOTAL</b>	<b>60</b>
BUILDING D		PROJECT TOTAL	
1 BD	24	1 BD	170 (46%)
2 BD	18	2 BD	155 (42%)
3 BD	6	3 BD	43 (12%)
<b>TOTAL</b>	<b>48</b>	<b>TOTAL</b>	<b>368 UNITS</b>

**PARKING**

**REQUIRED PARKING**  
GUEST PARKING (1 SPACE PER 3 UNITS) = 368/3 = 123  
1 BD (1 SPACES PER UNIT) = 170(1) = 170  
2 BD (2 SPACES PER UNIT) = 155(2) = 310  
3 BD (2 SPACES PER UNIT) = 43(2) = 86  
**TOTAL REQUIRED PARKING = 689 SPACES (1.87 PU)**

**PROVIDED PARKING**  
STANDARD PARKING = 488 SPACES  
TOTAL PARKING = 488 SPACES (1.33 PU)

**PROJECT CONTACTS**  
OWNER DEVELOPER  
GORMAN & COMPANY  
2030 E. OSBORN ROAD  
PHOENIX, AZ 85016  
T: 602.430.8345  
CONTACT: DAN KLOCKE

ARCHITECT  
CCBG ARCHITECTS  
102 E. BUCHANAN STREET  
PHOENIX, AZ 85004  
T: 602.258.2211  
CONTACT: JOE FITZPATRICK

MULTI FAMILY DEVELOPMENT  
**CENTERLINE ON GLENDALE**  
GORMAN & COMPANY  
6529 W GLENDALE AVE.  
GLENDALE, ARIZONA 85301

**ISSUE**

DATE	REV	FOR

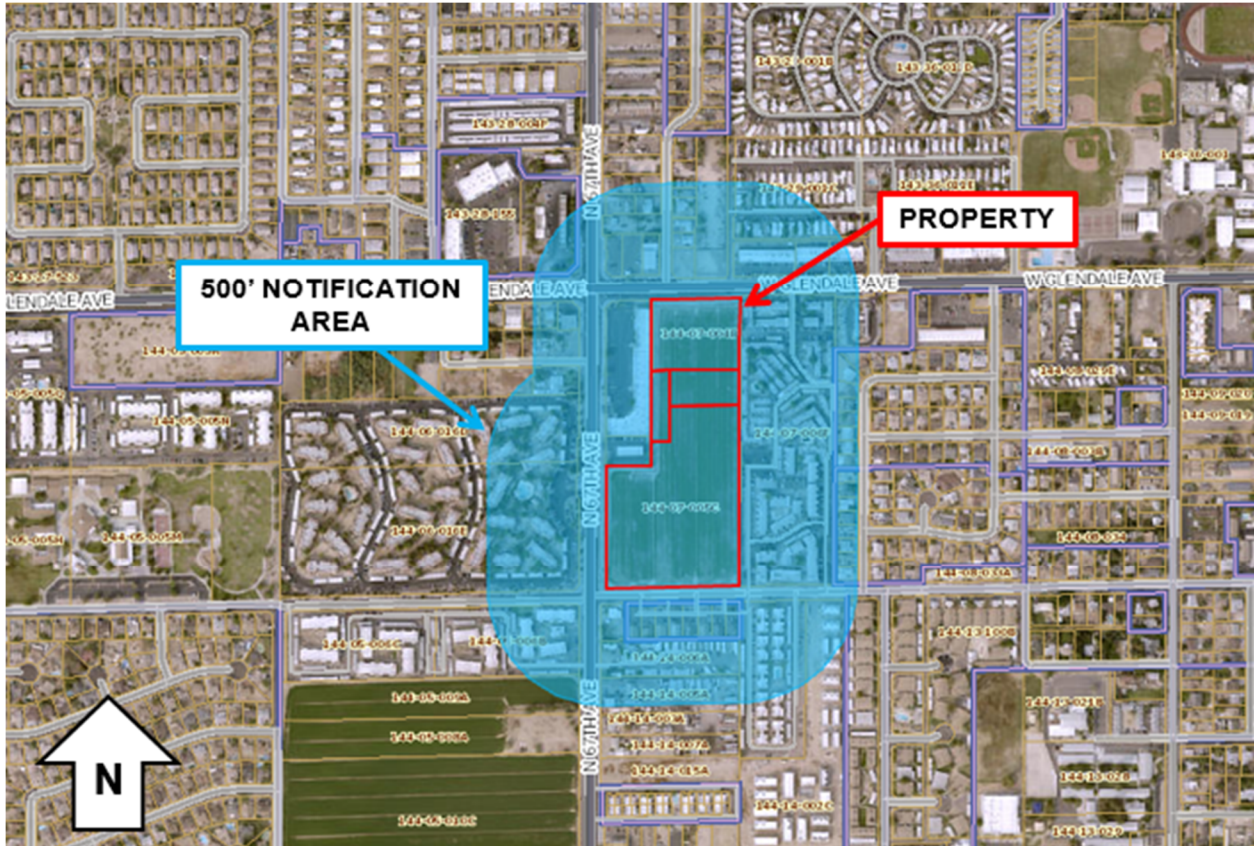
Drawn: JF  
Checked: BC  
Job Number: 2146  
Drawing: PRELIMINARY SITE PLAN  
Sheet

**A1.0**

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**Tab D**  
**Neighborhood and Notification Area Map**

<i>NEIGHBORHOOD NOTIFICATION AREA</i>	
NAME OF REQUEST:	CENTERLINE ON GLENDALE
LOCATION:	VACANT PROPERTY SURROUNDING THE SOUTHEAST CORNER OF 67 <sup>TH</sup> AVENUE AND GLENDALE AVENUE
REQUEST:	The applicant is requesting a Minor General Plan Amendment from HDR 12-20 to Downtown Mixed Use and a Rezoning from R-4 to PAD.
ZONING DISTRICT: R-4 / Centerline Overlay District	COUNCIL DISTRICT: Ocotillo
FORMAL APPLICATION SUBMITTED: TBD	



**Tab E**  
**Screen Captures from 11/03/2021**  
**Neighborhood Meeting**



Recording... || ■

View

Participants (9)

Panelists (6)   Attendees (3)

- AL Alex Lerma ✂
- AQ Anna Quast ✂
- S sadie ✂

Centerline on Glendale Planned Unit Development  
Case Number ZON21-27  
**Virtual Neighborhood Meeting-November 3, 2021 at 6:30 p.m.**

building neighborhoods

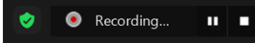


GORMAN  
& COMPANY

GORMAN  
& COMPANY, INC.

Lower All Hands





Participants (9)

Panelists (6) Attendees (3)

- AL Alex Lerma
- AQ Anna Quast
- S sadie

# Centerline on Glendale Planned Unit Development

## Case Number [redacted]

### Virtual Neighborhood Meeting

building neighborhoods



Chat

From Me to Everyone:

Please send questions/comments to Dennis Newcombe, Senior Land Use Planner, at [dnewcombe@gbllaw.com](mailto:dnewcombe@gbllaw.com). Dennis can be reached by phone at (602) 256-446. The project website can be accessed at <https://www.gbllaw.com/gorman/>

My apologies. Dennis's phone number is (602) 256-4446

Who can see your messages? Recording On

To: Everyone

Type message here...

Mute | Stop Video | Participants (9) | Q&A | Polls | Chat | Share Screen | Raise Hand | Pause/Stop Recording | More | End



Participants (9)

Panelists (6)

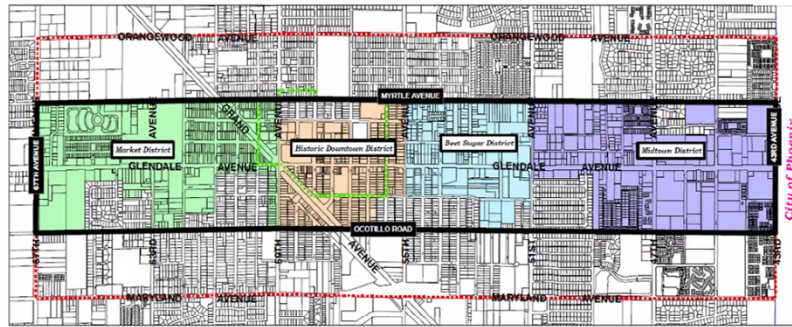
Attendees (3)

- AL Alex Lerma
- AQ Anna Quast
- S sadie

# Glendale Centerline District

building neighborhoods

## Glendale Centerline Overlay Districts



- Legend**
- Orange City Center Master Plan
  - Green Overlay District
  - Black Outline: Centerline Boundary
  - Overlay Districts:
    - Market District (Green)
    - Historic Downtown District (Yellow)
    - Beet Sugar District (Blue)
    - Midtown District (Purple)

Prepared By City of Glendale Planning Department: July 26, 2010

Goals of planning area: Re-development, walkable, mixed use, flexibility, economic development



Unmute | Stop Video | Participants (9) | Q&A | Polls | Chat | Share Screen | Raise Hand | Pause/Stop Recording | More

End

Lower All Hands



Recording...

Participants (9)

Panelists (6) Attendees (3)

- Cheryl Griemsmann (Host, me)
- DK Dan Klocke
- BC Brian Cassidy
- BS Brian Swanton - Gorman & Com...
- JR Juliette Rihl
- SA Stephen Anderson

# Conceptual Elevations

building neighborhoods



67<sup>th</sup> Avenue elevations



Glendale Avenue elevations



Zoom meeting control bar with icons for Unmute, Stop Video, Participants (9), Q&A, Polls, Chat, Share Screen, Raise Hand, Pause/Stop Recording, More, and End.

Invite Mute All



Recording...

View

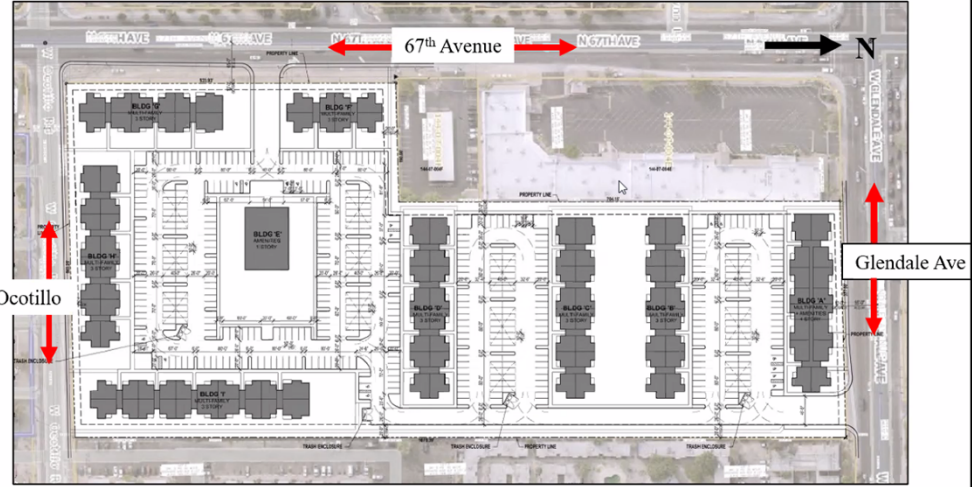
Participants (9)

Panelists (6) Attendees (3)

- S sadie
- AL Alex Lerma
- AQ Anna Quast

# Site Plan for Centerline on Glendale

building neighborhoods



Unmute Stop Video Participants 9 Q&A Polls Chat Share Screen Raise Hand Pause/Stop Recording More End

Lower All Hands



# PLANNING DIVISION

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) ZON21-27

Project Name: Centerline on Glendale

I, Stephen W. Anderson 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: 