

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

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

WRITER'S DIRECT LINE
(602) 256-4448
cgriemsmann@gblaw.com

October 14, 2021

Ms. Cindy Segotta-Jones, Superintendent
Glendale Elementary School District
7301 N. 58th Avenue
Glendale, AZ 85301

Dear Superintendent Segotta-Jones:

This letter is being sent to you pursuant to the City of Glendale Planning and Development Department School District notification requirement for zoning classification changes. We represent Gorman & Company ("Gorman"), a nationally recognized developer of affordable housing who is committed to community revitalization and stability. Since 1984, Gorman has developed thousands of affordable dwellings across the country, including the Glendale Enterprise Lofts (at 63rd and Glendale Avenues) and Ironwood Village, a formerly troubled apartment complex at 45th Avenue, south of Glendale Avenue. Gorman intends to file a minor General Plan Amendment and Planned Area Development (PAD) rezoning request for the approximate 14.6 gross acres of vacant property located southeast of the intersection of N. 67th Avenue and W. Glendale Avenue (the "Property") to accommodate a high-quality housing development that will fulfill the City's need for more affordable housing. Please find enclosed an aerial map of the Property, a conceptual site plan, and a school district response form.

Please be advised that we are applying for a Minor General Plan Amendment which will change the Property's land use designation from High Density Residential 12-20 du/ac to Downtown Mixed Use. We are also applying for a Planned Area Development with Centerline Overlay District to allow 368 residential units at a density of 25.14 dwelling units per acre. Gorman is proposing to develop three and four story structures at 40 and 60 feet in height, respectively, to provide affordable housing to the surrounding community. The Property is being developed with a wellness theme, and will include a continuous walking path and other health-conscious amenities.

You are requested to respond to me within ten (10) calendar days of receipt of this notification, if possible, by utilizing the enclosed school district response form. A self-addressed, stamped envelope is enclosed for your convenience. If you have any questions or require additional information, please do not hesitate to contact me at (602) 256-4448 or cgriemsmann@gblaw.com.

Sincerely,
GAMMAGE & BURNHAM, PLC



By
Cheryl Griemsmann
Land Use Planner

Enclosures
Aerial Map
Conceptual Site Plan

GAMMAGE & BURNHAM, PLC

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October 14, 2021

Mr. Brian Capistran, Superintendent
Glendale Union High School District
7650 N. 43rd Avenue
Glendale, AZ 85301

Dear Superintendent Capistran:

This letter is being sent to you pursuant to the City of Glendale Planning and Development Department School District notification requirement for zoning classification changes. We represent Gorman & Company ("Gorman"), a nationally recognized developer of affordable housing who is committed to community revitalization and stability. Since 1984, Gorman has developed thousands of affordable dwellings across the country, including the Glendale Enterprise Lofts (at 63rd and Glendale Avenues) and Ironwood Village, a formerly troubled apartment complex at 45th Avenue, south of Glendale Avenue. Gorman intends to file a minor General Plan Amendment and Planned Area Development (PAD) rezoning request for the approximate 14.6 gross acres of vacant property located southeast of the intersection of N. 67th Avenue and W. Glendale Avenue (the "Property") to accommodate a high-quality housing development that will fulfill the City's need for more affordable housing. Please find enclosed an aerial map of the Property, a conceptual site plan, and a school district response form.

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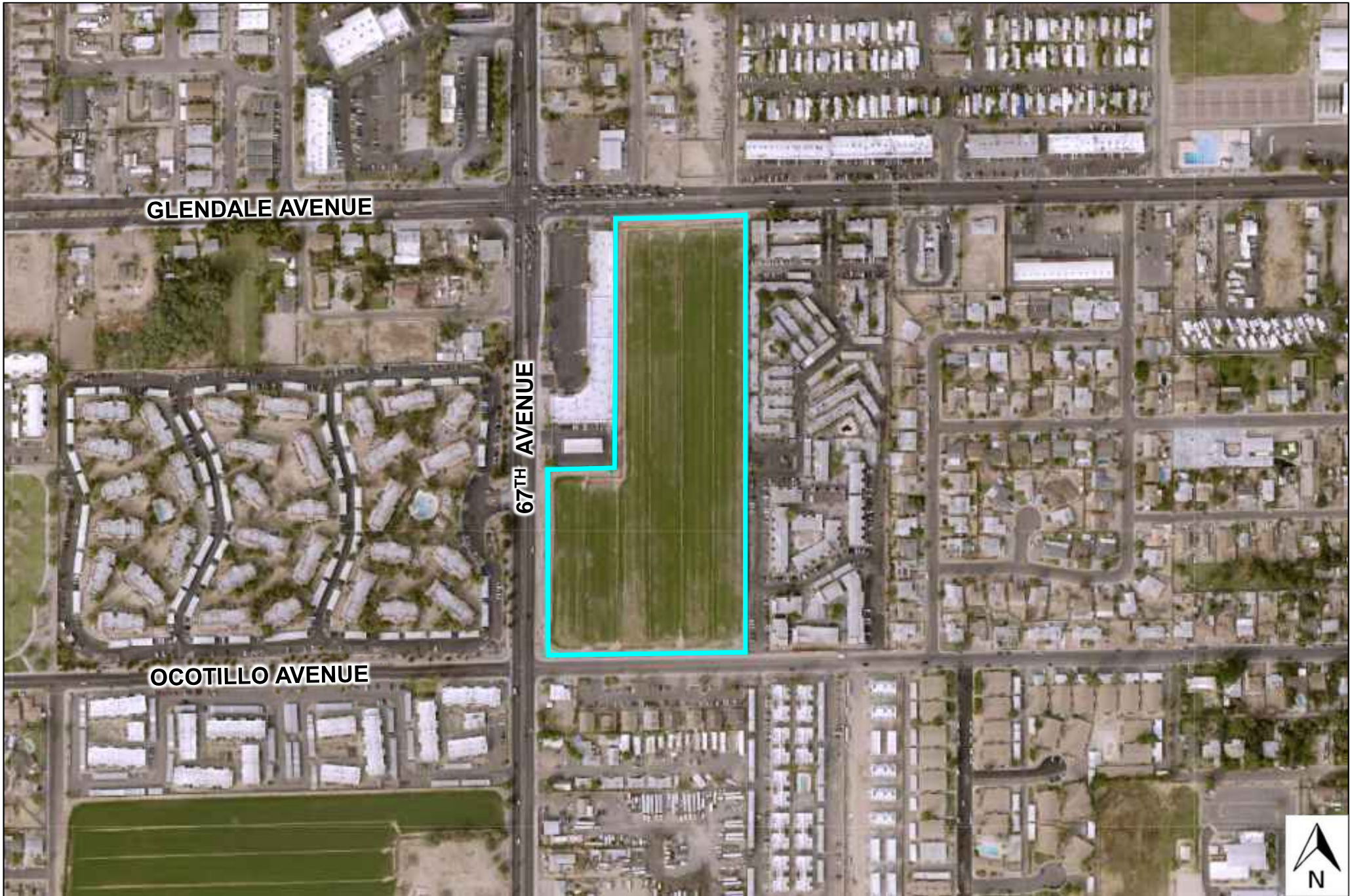
Sincerely,
GAMMAGE & BURNHAM, PLC



By
Cheryl Griemsmann
Land Use Planner

Enclosures
Aerial Map
Conceptual Site Plan

Aerial Map



GLENDALE AVENUE

67TH AVENUE

OCOTILLO AVENUE

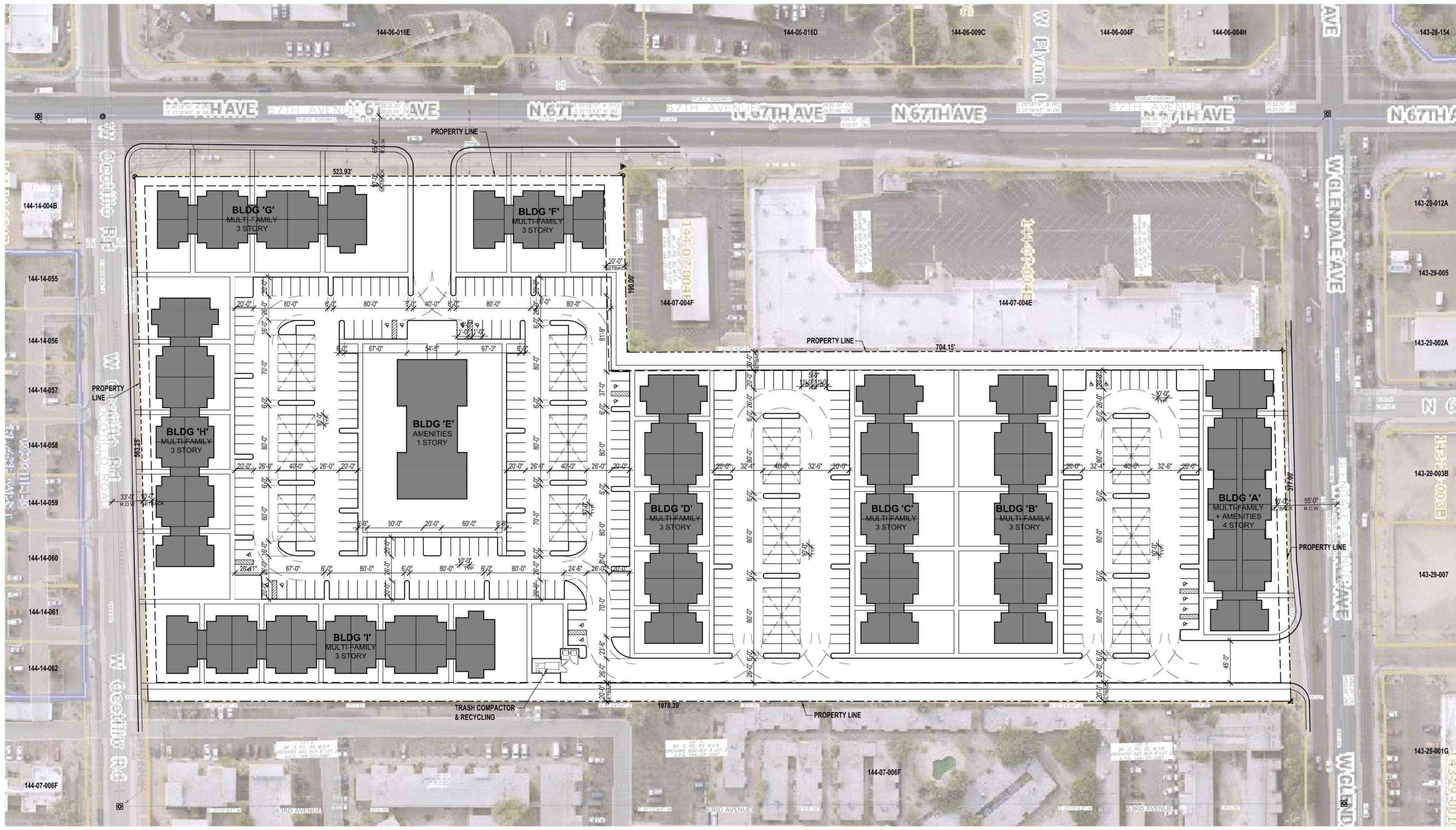


SUBJECT PROPERTY



**PRELIMINARY
NOT FOR
CONSTRUCTION**

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



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 FRONTAGES
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 STOREYS)	= 68,612 SF
BUILDING B (3 STOREYS)	= 47,379 SF
BUILDING C (3 STOREYS)	= 47,379 SF
BUILDING D (3 STOREYS)	= 47,379 SF
BUILDING E (1 STORY)	= 10,250 SF
BUILDING F (3 STOREYS)	= 22,620 SF
BUILDING G (3 STOREYS)	= 37,125 SF
BUILDING H (3 STOREYS)	= 15,793 SF
BUILDING I (3 STOREYS)	= 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 B	BUILDING C	BUILDING D	BUILDING E	BUILDING F	BUILDING G	BUILDING H	BUILDING I	PROJECT TOTAL
1 BD	14	24	24	24	12	12	36	170 (46%)	368 UNITS
2 BD	35	18	18	18	12	18	18	155 (42%)	
3 BD	7	6	6	6	0	6	6	43 (12%)	
TOTAL	56	48	48	48	24	36	60		

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

1 PRELIMINARY SITE PLAN
1" = 100'-0"

ISSUE

DATE	REV	FOR

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

A1.0

X:\2146 - GORMAN GLENDALE\2146 DRAWING\GORMAN YIELD STUDY\OPTION R1.F - 23.2021.DWG Plotted by: JOE FITZPATRICK on: 07/27/2021 11:48:33 AM