

CITIZEN PARTICIPATION FINAL REPORT

NWC 63rd AVE & ORANGEWOOD AVE

Veterans Community Project

**PROPOSED MINOR GENERAL PLAN AMENDMENT
(GPA24-05), REZONE (ZON24-10)**

Located north of the northwest corner of 63rd Ave. & Oranewood Ave.
Vacant Property

Applicant:
The Veterans Community Project (VPC)

Prepared by:
Gammage & Burnham
40 North Central Avenue, 20th Floor
Phoenix, AZ 85004
Tel: (602) 256-4446
dnewcombe@gblaw.com

Contact: Dennis M. Newcombe
First Submittal: November 13, 2024
Second Submittal: January 27, 2025

APPROVED

March 12, 2025

GPA24-05 & ZON24-10

City of Glendale
Planning Division

1. Brief Description of Proposed Project

On behalf of The Veterans Community Project (“VPC” or “Applicant”), this Citizen Participation Plan documents the implementation of public outreach for Minor General Plan Amendment (GPA24-05) and Rezoning (ZON24-10) applications (“Applications”). The Applicant intends to develop an affordable housing community on the approximate 10.25 gross acres of vacant land located north of the northwest corner of 63rd Ave. and Orangewood Ave (the “Property”). The vicinity map is attached in Tab A.

The Applicant is requesting the following:

- Minor General Plan Amendment from Light Industrial (“LI”) to 8.65 gross acres of High Density Residential: 12.0 - 20.0 dwelling units per acre (“HDR-20”) and 1.59 gross acres of General Office (“G-O”).
- Rezone to Planned Area Development (“PAD”) to develop a residential community of approximately fifty (50) small, site-built homes that provide transitional housing, to support homeless veterans and those returning from their military service. A commercial building is requested to provide a “Village Center” for the community .

2. Describe Public Notices, Meetings, Related Other Publicity

A project notification list was created that includes property owners within 500 feet of the subject site. The list was derived from public records on file with the Assessor’s Office of Maricopa County. Please see Tab B for the mailing list that was generated for this public outreach effort. A copy of the Neighborhood Meeting notification letter is provided in Tab C. Public notification was completed through mailing notifications via the U.S. Postal Service and a neighborhood meeting. The Neighborhood and Notification Area map is attached in 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, Homeowners Associations, Registered Neighborhoods and Neighborhood Leaders, all of the Neighborhood Meeting attendees, and any additional interested parties who directly or indirectly expressed interest or concern. During the course of the public participation process, the Applicant maintained a list of individuals who expressed comments and concerns and followed up with those who requested more information at the Neighborhood Meeting.

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 arose from public participation have been recorded and are addressed 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 were sent a notification of application for review and comment. Individuals were 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. See Tab E, Neighborhood Meeting Attendee Sheet. 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, by the City of Glendale, 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?*

If any material changes or amendments to the proposed development had occurred after the Applicant's initial notice of filing had been mailed to residents and interested parties ("affected parties"), the affected parties would have been informed of those changes during the neighborhood meeting and would have been 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 has informed Glendale Planning Staff of the status of their Citizen Participation efforts via phone calls and e-mails as needed, and through this Citizen Participation Final Report.

SUMMARY/FINAL REPORT

On September 25, 2024, representatives from Gammage & Burnham, PLC and the Applicant along with the City of Glendale's Mayor and City Staff held an in-person neighborhood meeting at the VFW Post 1433 (Sandy Coor), 7618 North 63rd Avenue, Glendale, starting at 6:00pm and ending at 8:15pm. See Tab F for the Citizen Participation Report Summary.

An email correspondence received on September 16, 2024, from Mrs. Victoria Gough regarding the Veterans Community Project Confirming it is a non-profit and the

funding for the land/development. A response was sent to Mrs. Victoria Gough that same day and no additional inquiries from Mrs. Victoria Gough has been received or from the broader community. The email correspondence with Mrs. Victoria Gough is attached in Tab G.

8. Implementation Schedule / Dates of Completion

Below is the project schedule as it relates to public involvement and citizen participation:

1. Pre-application submitted	05/03/2024
2. Distribution of Initial Notices	09/11/2024
3. Number of weeks allowed for responses	2 weeks
4. Cut-off date for responses	10/09/2024
5. Citizen Participation Plan Submitted	11/13/2024
6. Citizen Part. Plan Final Report Submitted	02/04/2025

EXHIBITS

Tab A – Vicinity Map

Tab B – Mailing Notification List

Tab C – Notice of Filing and Virtual Neighborhood Meeting Notification Letter

Tab D – Neighborhood and Notification Area Map

Tab E – Neighborhood Meeting Attendee and Sign-in Sheets

Tab F – Citizen Participation Report Summary

Tab G – Email Correspondence with Mrs. Victoria Gough

TAB A

PROPERTY LOCATION MAP



N 67TH AVE

N 63RD AVE

GRAND AVE

W ORANGEWOOD AVE

W MORTEN AVE

 SUBJECT PROPERTY



TAB B

THIS PAGE WAS LEFT INTENTIONALLY BLANK

THIS PAGE WAS LEFT INTENTIONALLY BLANK

THIS PAGE WAS LEFT INTENTIONALLY BLANK

THIS PAGE WAS LEFT INTENTIONALLY BLANK

THIS PAGE WAS LEFT INTENTIONALLY BLANK

THIS PAGE WAS LEFT INTENTIONALLY BLANK

TAB C



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

City Service Request No.
24-0204

Case No. (if available) _____

Veterans Community Project

Project Name: _____

I, Dennis M. Newcombe 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: 

STATE OF ARIZONA

SS.

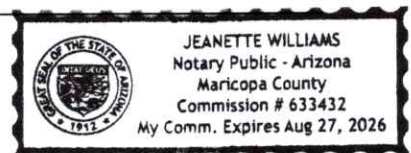
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 11th day of September, 2024.



Notary Public

My Commission Expires: August 27, 2026



GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: dnewcombe@gblaw.com

September 11, 2024

VIA U.S. MAIL

Re: Notice of Neighborhood Meeting.
Veterans Community Project.
City Service Request Number: 24-0204.
Approx. 8-Acres Located North of the NWC of 63rd Ave. & Grand Ave.

Dear Property Owner or Interested Party:

We represent Veterans Community Project (“VCP”), who is currently working with the City of Glendale on land owned by the City located north of the northwest corner of 63rd Avenue and Grand Avenue (i.e., approximately 8-acres) (the “City Land”) to provide transitional housing for Veterans. (See attached **Property Location Map**) Our office will be assisting VCP in obtaining the correct General Plan and zoning on the City Land to allow for their proposed community.

Veterans Community Project emerged from a shared vision among a group of combat Veterans who recognized the urgent need for comprehensive support for their fellow Veterans experiencing homelessness. This visionary group embarked on a mission to create an organization that would address the unique challenges faced by Veterans in their transition from military service to civilian life. The result was the establishment of Veterans Community Project in 2016 in Kansas City, Missouri. VCP strives to empower Veterans and their families, ensuring they have the tools and resources necessary to achieve sustainable housing, self-sufficiency, and improved overall well-being. VCP's innovative model and unwavering dedication to Veterans gained recognition and support from the community, government agencies, and philanthropic organizations. VCP began expanding their services to communities across the country with the goal to solve Veteran homelessness nationwide.

Veteran homelessness remains a pressing concern. According to the most recent data from the U.S. Department of Housing and Urban Development (HUD), an estimated 38,000 Veterans experienced homelessness on a single night in January 2023. Veterans, who make

Notice of Neighborhood Meeting
Veterans Community Project
City Service Request Number: 24-0204
Approx. 8-Acres Located North of the NWC of 63rd Ave. & Grand Ave.
September 11, 2024
Page 2 of 3

up 10.6% of the U.S. population, are twice as likely to experience homelessness when compared to non-military citizens. Recent studies have also shown that female Veterans have a homelessness rate that is more than twice that of their civilian counterparts.

With that said, on behalf of VCP we will be requesting with the City of Glendale Development Services Department, Planning & Zoning Division, a Minor General Plan Amendment from Light Industrial (LI) designation to “High Density Residential: 12.0 - 20.0 du/ac” (HDR-20) and a rezone from Light Industrial (M-1), Multiple Residence (R-4) and Heavy Commercial (C-3) to Planned Area Development (“PAD”) to develop a residential community to serve as transitional housing along with program/services for assisting both homeless Veterans and those returning from their military service. (See attached **Proposed ‘Draft’ Site Plan / Visual**)

Veterans Community Project is excited about the opportunity to develop a quality Veterans community with ancillary support services on the 8-acre City Land within the city of Glendale and to be a part of the community. Please accept this letter as an invitation to attend a Neighborhood Meeting, which is being held to discuss VCP’s proposal and the future submittals for a Minor General Plan Amendment and Rezoning cases.

The details of the Neighborhood Meeting are as follows:

NEIGHBORHOOD MEETING

Wednesday, September 25, 2024, 6:00 PM
VFW Post 1433 (Sandy Coor)
7618 North 63rd Avenue
Glendale, AZ 85301

Please Note: Specific formal city submittals/hearing dates for the Minor General Plan Amendment and Rezoning cases have not been submitted or set. You should receive a subsequent mailing identifying the dates and locations of public meetings/hearings when they have been scheduled. In the meantime, should you have any questions or cannot attend the upcoming neighborhood meeting and would like more information, please feel free to contact me at:

Dennis M. Newcombe with Gammage & Burnham
(602) 256-4446 – or – via e-mail: dnewcombe@gblaw.com

Notice of Neighborhood Meeting
Veterans Community Project
City Service Request Number: 24-0204
Approx. 8-Acres Located North of the NWC of 63rd Ave. & Grand Ave.
September 11, 2024
Page 3 of 3

You may also make your opinions known to the City of Glendale by contacting Alex Lerma, Senior Planner, Project Manager at (623) 930-2810 or alerma@glendaleaz.com. Your comments will be included in the city file.

For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code:



We appreciate your time and consideration.

Very truly yours,
GAMMAGE AND BURNHAM, PLC
Dennis M. Newcombe

Dennis M. Newcombe
Senior Land Use Planner

Enclosures: Property Location Map
Proposed 'Draft' Concept Site Plan / Visual



PLANNING DIVISION

AFFIDAVIT OF POSTING

Case No. SR24-0204

Project Name: _____

X Neighborhood Meeting

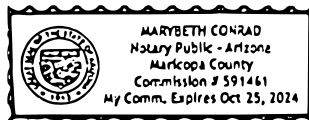
I, Meghan Liggett, being first duly sworn upon oath, state that on the 10th day of September, 2024, I posted 2 hearing notice(s) for hearing date September 25, 2024.

Applicant/Representative Signature: Meghan Liggett

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA



Subscribed and sworn to before me on September 10, 2024

Marybeth Conrad
Notary Public

My Commission Expires:

10-25-24

**PUBLIC NOTICE
NEIGHBORHOOD MEETING**

PROJECT # / PROJECT NAME: SR24-0204 / Veterans Community Project (VCP)
PROJECT REQUEST: Minor General Plan Amendment from Light Industrial (LI) designation to "High Density Residential: 12.0 - 20.0 du/ac" (HDR-20) and a rezone from Light Industrial (M-1), Multiple Residence (R-4) and Heavy Commercial (C-3) to Planned Area Development ("PAD") to develop a residential community to serve as transitional housing along with program/services for assisting both homeless Veterans and those returning from their military service.

NEIGHBORHOOD MEETING DATE/TIME/LOCATION:

Date: Wednesday, September 25, 2024

Time: 6:00 P.M.

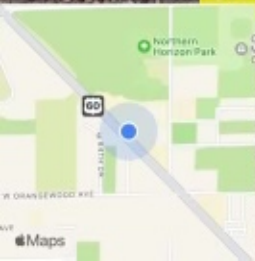
Location: VFW Post 1433 (Sandy Coor)
7618 N 63rd Ave, Glendale, AZ

Scan for
Project Info

APPLICANT CONTACT: Dennis M. Newcombe at (602) 256-4446
or dnewcombe@gblaw.com

CITY CONTACT: Alex Lerma at (623) 930-2810 or

alerma@glendaleaz.com COMMENT PERIOD CUT OFF: 10/11/24



September 10, 2024 at 6:29 AM
+33.548079, -112.196873
6352 NW Grand Ave
Glendale AZ 85301
United States

**PUBLIC NOTICE
NEIGHBORHOOD MEETING**

PROJECT # / PROJECT NAME: SR24-0204 / Veterans Community Project (VCP)
PROJECT REQUEST: Minor General Plan Amendment from Light Industrial (LI) designation to "High Density Residential: 12.0 - 20.0 du/ac" (HDR-20) and a rezone from Light Industrial (M-1), Multiple Residence (R-4) and Heavy Commercial (C-3) to Planned Area Development ("PAD") to develop a residential community to serve as transitional housing along with program/services for assisting both homeless Veterans and those returning from their military service.

NEIGHBORHOOD MEETING DATE/TIME/LOCATION:

Date: Wednesday, September 25, 2024

Time: 6:00 P.M.

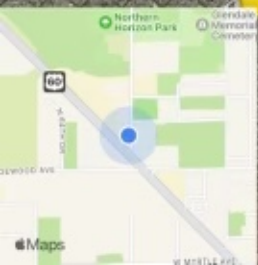
Location: VFW Post 1433 (Sandy Coor)
7618 N 63rd Ave, Glendale, AZ

Scan for
Project Info

APPLICANT CONTACT: Dennis M. Newcombe at (602) 256-4446
or dnewcombe@gblaw.com

CITY CONTACT: Alex Lerma at (623) 930-2810 or

alerma@glendaleaz.com **COMMENT PERIOD CUT OFF:** 10/11/24



September 10, 2024 at 6:00 AM
+33.546848,-112.195441
6324 NW Grand Ave
Glendale AZ 85301
United States

TAB D

TAB E

NEIGHBORHOOD MEETING

Veterans Community Project – NWC of 63rd Ave. & Grand Ave.

CITY SERVICE REQUEST NUMBER: 24-0204

VFW POST 1433 (Sandy Coor)

7618 North 63rd Avenue

Wednesday, September 25, 2024, 6:00 PM

Notes from Q&A:

- Jamie Lewis
 - asked about the size of the units (square footage, unit type)
 - has concerns about noise and homelessness given the surrounding industrial and commercial uses
 - asked about how this development will affect St. Vincent De Paul down the street
 - asked if there are similar projects (referring to transitional housing for veterans) in the Valley
 - asked about how the other locations operate (security wise, and how this development has affected the surrounding areas)
 - “the homeless people have evaporated” after Mayor’s speech about encampments
 - asked about 24/7 security – site by site basis

- Dennis Helvie
 - asked if the City is selling this parcel
 - asked about the number of staff members on site at all times
 - asked about veterans to staff ratio – (50 homes to 5 case managers, 1 development educational director, operational/admin staff)
 - asked about site operations (whether there would be classrooms, a community center) because “these are great programs but you have to weed people out”
 - Mayor mentioned “Guidestar” for City to access security camera footage
 - What are you providing? Housing, training, and what else? – work with case managers on treatment plans to move out

- Asked about counseling for substance abuse, anger management – Ben mentioned that this is not a dry facility and this is not a rehab facility – will outsource other providers in the community if necessary.
- Mentioned how a similar prototype in Phoenix failed and was busted for drug sales and prostitution—worried about same effect
- He lives “a stone’s throw away” and is scared of similar outcome occurring in their neighborhood.
- Mayor discussed the homelessness and tin foil issue in Phoenix – said Phoenix doesn’t care but Glendale has law enforcement to mitigate issues with homeless population
- Asked about who will be coming and going in terms of traffic, and impacts in the neighborhood
- Asked about phasing of the development
- Asked about how people are selected – referral system
- Asked about partnerships with other agencies – Janice responded with “we collaborate, we don’t compete”
- Phil Senseten
 - Family has owned their house in the neighborhood since 1958
 - Concerned about increased traffic at 63rd & Northern with people coming from Grand Avenue and across northern
 - Asked Mayor about speed bumps and signs – Mayor responded with having the neighbors start a petition
 - Someone else responded with a concern about potential speed bumps slowing down emergency response vehicles

- Someone brought up a shooting on their property and the police did not catch the suspect (conversation started to veer off topic here)
- Main concern is traffic at the corner of 63rd and Grand
- Asked about City sidewalks – required as part of new development but it would be very unlikely to have them installed along the entire street – we mentioned the City having funds for intersection improvements
- Conversation fell off track (ball park being underutilized and a major place for homeless gatherings, police radar on the wrong side of the street)
- Asked about the time frame for veterans’ stay at VCP – average 400 days or case by case basis
- Someone asked how they can get ahold of members and have questions referred to the facility
- Are you using local contractors to build this?
- How long will this take in terms of permitting and construction?
- Some fear downgrading of property values and deterioration of the neighborhood
- Someone mentioned police being more active in the area (and them sitting in the parking lot of VFW)
- Someone asked why there is no “built-in” security system – Mayor explained Guidestar, schools, and the City only accessing that if a panic button was pushed

CITY OF GLENDALE- NWC 63RD AND GRAND AVENUES
CITY SERVICE REQUEST NUMBER. SR24-0204
NEIGHBORHOOD MEETING

VFW POST 1433 (Sandy Coor)
7618 North 63rd Avenue
Wednesday, September 25, 2024, 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	EMAIL or TELEPHONE
Phil Senseman	[REDACTED]	[REDACTED]
SUSAN CORBIN	[REDACTED]	[REDACTED]
JEFF EILER	[REDACTED]	[REDACTED]
JAMES LEWIS	[REDACTED]	[REDACTED]
Alejo Cruz	[REDACTED]	[REDACTED]
DENNIS HELVIE	[REDACTED]	[REDACTED]
Sheila Lee-Eiler	[REDACTED]	[REDACTED]
Lois Moore	[REDACTED]	[REDACTED]
THERESA THORN	[REDACTED]	[REDACTED]
GABRIEL NUÑEZ	[REDACTED]	[REDACTED]

CITY OF GLENDALE- NWC 63RD AND GRAND AVENUES
CITY SERVICE REQUEST NUMBER. SR24-0204
NEIGHBORHOOD MEETING

VFW POST 1433 (Sandy Coor)
7618 North 63rd Avenue
Wednesday, September 25, 2024, 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	EMAIL or TELEPHONE
<i>Sandy + Jerry Weiers</i>	[REDACTED]	[REDACTED]
<i>Timothy Palmer</i>	[REDACTED]	[REDACTED]
<i>Alan Grossman</i>	[REDACTED]	[REDACTED]

**CITY OF GLENDALE- NWC 63RD AND GRAND AVENUES
CITY SERVICE REQUEST NUMBER. SR24-0204
NEIGHBORHOOD MEETING**

VFW POST 1433 (Sandy Coor)
7618 North 63rd Avenue
Wednesday, September 25, 2024, 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	EMAIL or TELEPHONE
<i>Kathy Kinkade</i>		

TAB F



CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

SUMMARY / FINAL REPORT			
Total individuals notified:	172	Total Participants:	14
CONCERNS, ISSUES, PROBLEMS EXPRESSED			
Those in attendance at the neigh. meeting had no significant issues with the proposal. We received one (1) email prior and responded with no issues raise. See attached letter and email correspondence.			
HOW CONCERNS WILL BE ADDRESSED?			
N/A			
No "concerns" were requested to be addressed at the neigh. meeting or from the one (1) email received			
CONCERNS APPLICANT IS UNWILLING TO ADDRESS			
N/A			
HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS			
N/A			
APPLICANT SIGNATURE AND DATE			
<i>Dennis M. Newcombe</i>		01/27/2025	

REQUIRED ATTACHMENTS:

- NOTIFICATION AREA MAP
- NOTIFICATION LETTER AND SITE PLAN
- ANY OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS.
- LIST OF PROPERTY OWNERS WITHIN NOTIFICATION AREA.
- "INTERESTED PARTIES" LIST PROVIDED BY PLANNING

TAB G

Dennis M. Newcombe

From: Dennis M. Newcombe
Sent: Monday, September 16, 2024 1:13 PM
To: MALCOM GOUGH
Cc: Lerma, Alex; Stephen W. Anderson
Subject: RE: Veterans Community Project #24-0204

Dear Mrs. Victoria Gough,

Thank you for your interest and question.

The Veterans Community Project (“VCP”) is a 501(c)(3) organization founded in Kansas City, MO by a group of combat Veterans. VCP’s goal is to assist Veterans with a home and critical support services to help them become successful members of the community again with dignity. VCP is predominately privately funded along with applicable government funding sources too.

VCP is excited to have this opportunity to locate in Glendale and we look forward to continued collaboration with both the City and community.

Please let me know if you have any additional questions.

We appreciate you.

Thank you again for your time.

Dennis M. Newcombe

Senior Land Use Planner

Gammage & Burnham | [Profile](#)

602.256.4446 Direct

From: Lerma, Alex <alerma@GLENDALEAZ.com>
Sent: Monday, September 16, 2024 10:17 AM
To: Dennis M. Newcombe <dnewcombe@gblaw.com>
Cc: MALCOM GOUGH <vmgough@cox.net>
Subject: RE: Veterans Community Project #24-0204

Dennis:

I received the below email last night for the Veterans Project, can you please assist in responding to her below questions? Thank you.



Alex Lerma
Senior Planner
Development Services Department

alerma@glendaleaz.com
P 623.930.2810
5754 West Glen Drive
Glendale, AZ 85301

We improve the lives of the people we serve every day.
Community • Integrity • Excellence • Innovation • Learning

From: MALCOM GOUGH <vmgough@cox.net>
Sent: Friday, September 13, 2024 5:39 PM
To: Lerma, Alex <alerma@GLENDALEAZ.com>
Subject: Veterans Community Project #24-0204

You don't often get email from vmgough@cox.net. [Learn why this is important](#)

Dear Mr. Alex Lerma,

I am Victoria E Gough a Block Watch Captain and Neighborhood Leader here in Glendale. I have received a "Notice of Neighborhood Meeting" in reference the "Veteran Community Project" Request # 24-0204.

My question is: Will this establishment be a, not for profit organization that helps Veterans and who will provide the funding for the proposed land and construction?

Respectfully
Victoria E Gough
5221 W Christy Drive
Glendale, Az 85304