

GAMMAGE & BURNHAM, PLC

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November 26, 2024

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Cindy Segotta-Jones, Superintendent
Glendale Elementary School District
7301 North 58th Avenue
Glendale, AZ 85301
csegottajones@gesd40.org

Superintendent Segotta-Jones,

My name is Dennis Newcombe with Gammage & Burnham PLC, we represent Veterans Community Project ("VPC"). VPC specializes in developing affordable transitional housing throughout the United States. VPC is currently working with the City of Glendale on land owned by the City located north of the northwest corner of 63rd Avenue and Orangewood Avenue. [See Aerial Map]

VPC 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 small home concept, which would serve as a foundational element of VPC's housing program, identified that privacy, security, and a sense of belonging are crucial for Veterans on their path to stability. The founders designed and constructed purpose-built small homes tailored to meet the unique needs of Veterans. These small homes were carefully planned, taking into consideration the placement of doors, windows, and other features to enhance the safety and well-being of Veterans. [Conceptual Site Plan & Project Renderings]

We have held conversations with the city, and they recommended that we reach out to you to get your feedback on our proposal.

Please let me know if you have any questions or would like to discuss further. The quickest way to reach me is at 602-256-4446 or dnewcombe@gblaw.com.

Best,



Dennis M. Newcombe
Senior Land Use Planner

Enclosed:
Aerial Map
Conceptual Site Plan
Project Renderings
Adequate School Facilities Certification

**Certification of Adequate School Facilities
for
Residential Rezoning – Glendale, Arizona
Revised November 2001**

To Be Completed By School Official (Choose One)

1. The school district ~~has~~ ^{should have} adequate facilities to accommodate the projected number of new students within the school district attendance area that will be generated by this rezoning request.
2. The school district will have adequate school facilities by a planned capital improvement to be constructed within one (1) year and located within the school district's attendance area affected by this residential rezoning request.
3. The school district has determined an existing or proposed charter school can provide adequate school facilities.
4. The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities in a timely manner within the school district's attendance area affected by this residential rezoning request. Details of this agreement are not required.
5. The school does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

If response number five (5) is selected, please provide specific details regarding the factors contributing to the lack of adequate facilities as related to the School Facilities Board Guidelines. Indicate where facilities are not adequate. Attach additional details as necessary.

- | | |
|----------------------------------------------------|-------|
| A. School Site | _____ |
| B. Academic Classroom Space | _____ |
| C. Classroom Fixtures and Equipment | _____ |
| D. Libraries and Media Centers | _____ |
| E. Auditoriums and Multipurpose Rooms | _____ |
| F. Technology | _____ |
| G. Transportation | _____ |
| H. Science Facilities | _____ |
| I. Arts Facilities | _____ |
| J. Vocational Educational Education Facilities | _____ |
| K. Physical Education-Comprehensive Health Program | _____ |
| L. Other School Facility Areas and Equipment | _____ |
| a. Compliance with Building Codes | _____ |
| b. Building Systems | _____ |
| c. Building Soundness | _____ |
| d. Minimum Gross Square Footage | _____ |
| e. Critical Health or Safety Issues | _____ |

School District Glendale Elementary School District
 Representative Name (Please Print) Mike Barragan
 Representative Signature Mike Barragan
 Title Assistant Superintendent Date 1/10/2025 Application No. 2012410

The completed Certification of Adequate School Facilities should be forwarded to:

Alex Lerma, Senior Planner
 City of Glendale Planning
 5754 West Glenn Drive
 Glendale, Arizona 85301

**Certification of Adequate School Facilities
for
Residential Rezoning – Glendale, Arizona
Revised November 2001**

Glendale City Ordinance No. 2104 applies to applications for residential rezoning which will increase the projected number of students for any school district's attendance area. This includes applications for rezoning which change zoning classifications from non-residential to residential and rezonings, which change residential zoning classifications to a higher density classification.

City Application Number: ZON24-10

City Staff Contact: Alex Lerma Telephone: 623-930-2810

Property Address: North of the northwest corner of 63rd Avenue and Orangewood Avenue

Property Size: +/- 8 acres

Existing Zoning: C-3, R-4, M-1 Proposed Zoning: PAD

Existing Dwelling Unit Potential: Single Family: _____ Multi-Family: 33

Proposed # of Dwelling Units: Single Family: _____ Multi-Family: 50 (42 Individual, 6 Family, 2 ADA Units)

Net Increase in Dwelling Units from Existing Zoning:

Single Family: _____ Multi-Family: 17

Affected School District(s): Elementary: Glendale Elementary

Middle: Glendale Elementary

High School: Glendale Union High School

Impacted School(s): Elementary: Glendale Landmark K-8

Middle: Glendale Landmark K-8

High School: Glendale High School

Applicant/Contact for Rezoning Application: Stephen Anderson

Address: 40 N Central Ave. 20th Fl, Phoenix AZ 85004

Telephone: 602-256-4422 Fax: 602-256-4475

Email: sanderson@gblaw.com

Sent for Certification to: Brian Capistran, Superintendent Glendale Union High School District

Referred Date: November 26, 2024

Response Deadline: December 31, 2024

If no response is received by this date, it will be assumed that there are adequate school facilities for the proposed rezoning.

Response Date: _____

