

Sportsman's Park West

Planned Area Development

*1 cardinals drive
glendale, arizona 85305*



PAD APPLICATION

submitted: may 24, 2010
re-submittal: july 2, 2010
final submittal: September 22, 2010

CASE NUMBER

ZON 10-02
GPA 10-01

APPLICANT

Earl, Curley & Lagarde
land use attorney

Sportsman's Park West PAD

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Sportsman's Park West PAD

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Sportsman's Park West PAD Section 1 - Introduction

Sportsman's Park West

Sportsman's Park West is a Planned Area Development (PAD) on 70.70 gross acres.

The applicant is Earl, Curley & Lagarde, P.C. located at: 3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012
602-265-0094

The land-owners are the Arizona Cardinals Football Club and New Cardinals Stadium along with their successors or assignees collectively termed the "Landowner" located at: 8701 South Hardy Drive
Tempe, AZ 85284

The project site, as shown on Exhibits 1.A and 1.B, consists of the land west of 95th Avenue, Cardinals Drive (commonly termed the Loop Road), and the land within Cardinals Drive, but excluding the parcel that contains the University of Phoenix Stadium. This land is currently being used for surface parking, lawn areas or the plaza around the Stadium. Sportsman's Park West along with Sportsman's Park East and the parcel that contains the University of Phoenix Stadium collectively form the Stadium Parcel (see Exhibit 1.C) that will be referenced throughout the PAD.

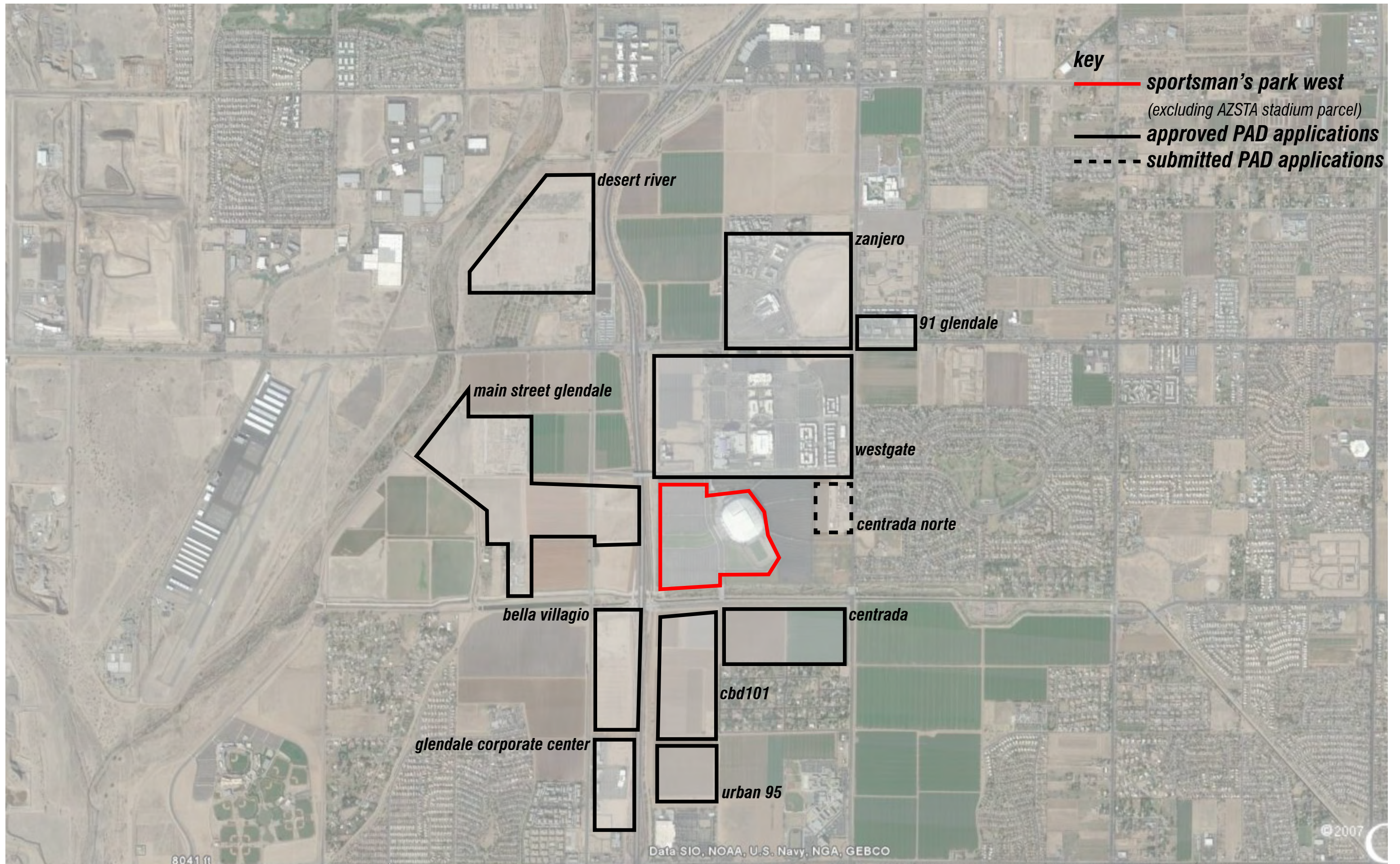
The project will complement the companion project described in the PAD application for Sportsman's Park East. Office uses will be the primary focus with mid-rise buildings and virtually 100% structured parking at full build out. This will result in a development at an urban density. By seeking to meet the needs of office tenants who require a higher profile and more visible location, Sportsman's Park West will further establish this section of the Loop 101 corridor as the West Valley's central and creative business district.

Given that the Stadium activities will remain and along with them the need to provide up to 14,000 parking spaces on the Stadium Parcel, development of Sportsman's Park West will devote most of its square footage to office uses, which can share the Stadium parking, and a much smaller area to retail, residential and hotel uses. The development plan is also designed to be compatible with Westgate, located immediately north of the project site, where there is more emphasis on entertainment and retail elements.

The Development Team currently proposed for the project is listed on Exhibit 1.D. This consists of a multi-disciplinary team of individuals and firms with proven track records in planning, designing and building world-class projects. Given the lengthy development time frame it is likely that new team members will be added and some team members will be replaced over time.

PAD Application Requirements

Section 5.900 City of Glendale PAD Requirements	Zoning Ordinance Reference	Location in PAD Application	PAD Section
Purpose and intent of PAD	5.901	General Plan / Zoning Request	3
Permitted Uses	5.902	Development Standards	4
Uses Subject to Conditions	5.903	Development Standards	4
Uses Subject to Conditional Use Permit	5.904	Development Standards	4
Accessory Uses	5.905	Development Standards	4
Density, Area, Building & Setback Requirements	5.906	Development Plan	5
Performance Standards	5.907	Development Standards	4
Design Guidelines	5.908	Design Guidelines	6
Landscaping and Screening	5.909	Landscaping and Screening	7
Signs	5.910	Signage	8
Parking	5.911	Design Guidelines	6
Proposed name of development	5.912 B.1.	Introduction	1
Name, address and telephone number of owner / applicant	5.912 B.2.	Introduction	1
Legal description	5.912 B.3.	Development Plan	5
Dwelling unit type and maximum density	5.912 B.4.a.	Development Plan	5
Commercial uses and floor area ratio	5.912 B.4.b.	Development Plan	5
Public streetscape	5.912 B.4.c.	Landscaping and Screening	7
Private open space	5.912 B.4.c.	Development Plan	5
Building heights and setbacks	5.912 B.4.d.	Development Plan	5
Architectural theme	5.912 B.4.e.	Design Guidelines	6
Landscaping	5.912 B.4.f.	Landscaping and Screening	7
Streets	5.912 B.4.g.	Circulation	9
Public purposes	5.912 B.4.h.	Development Plan	5
Utilities	5.912 B.4.i.	Utilities and Services	10
Terms and conditions governing	5.912 C.1	Development Standards	4
Intent of PAD	5.912 C.2.a	General Plan / Zoning Request	3
Architectural design concepts	5.912 C.2.b	Design Guidelines	6
Transition from existing development	5.912 C.2.c	Design Guidelines	6
Time Schedule for Development	5.912 D	Time Schedule for Development	11



key
 — sportsman's park west
 (excluding AZSTA stadium parcel)
 — approved PAD applications
 - - - submitted PAD applications

desert river

zanjero

91 glendale

main street glendale

westgate

centrada norte

bella villagio

centrada

cbd101

glendale corporate center

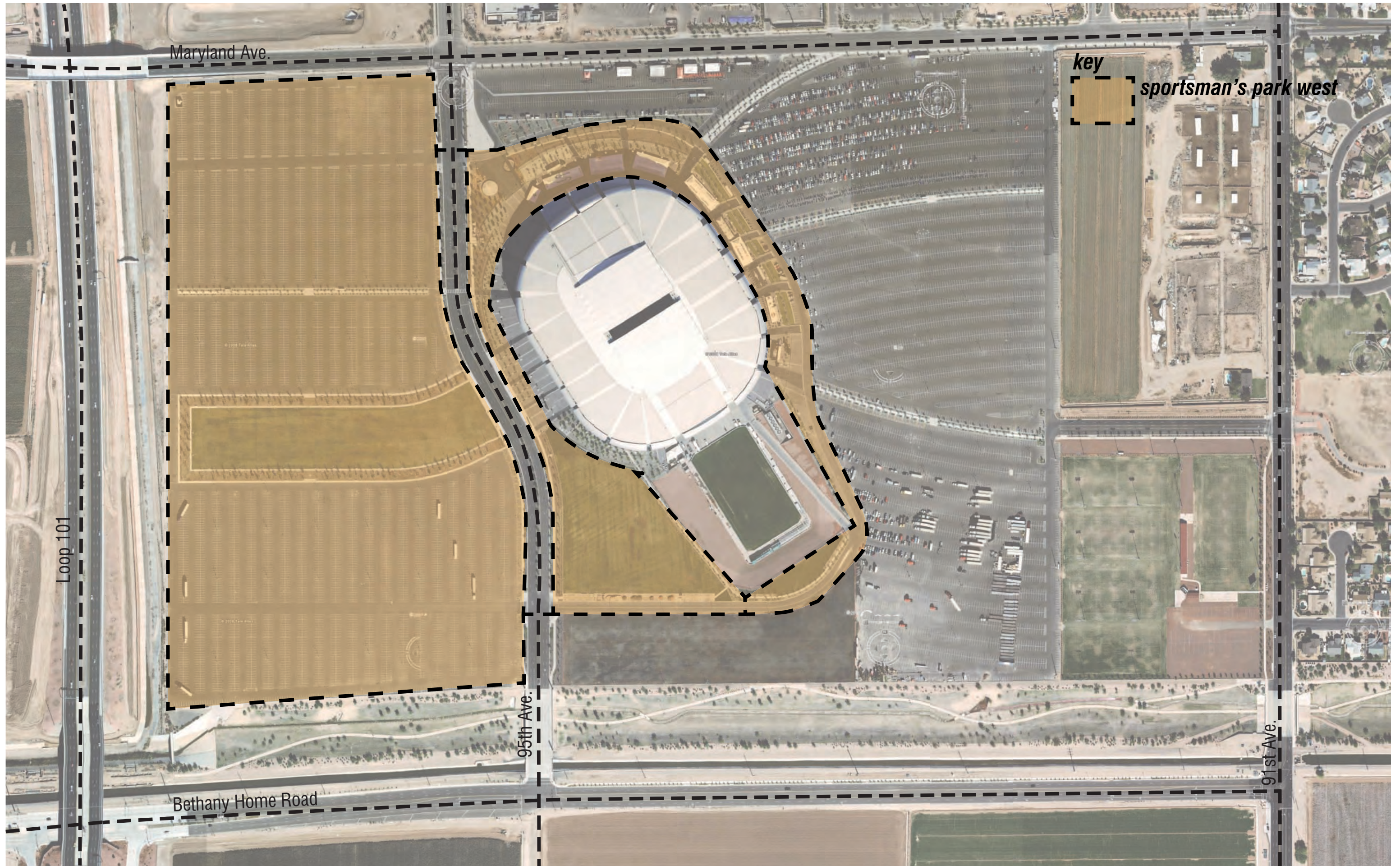
urban 95

8041 ft

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

© 2007

**sportsman's park west
 exhibit 1.A - vicinity map**



Maryland Ave.

key
[tan square] sportsman's park west

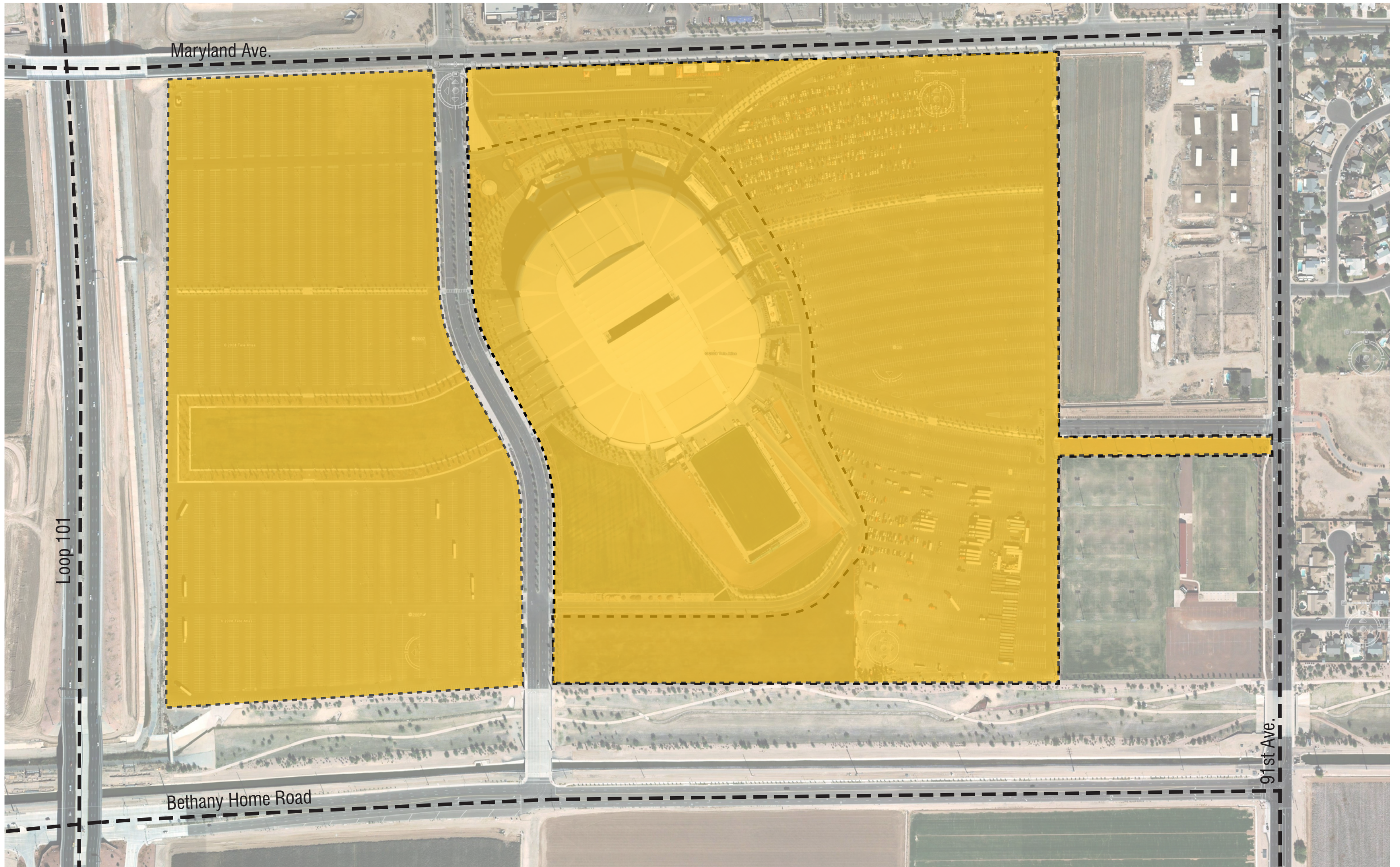
Loop 101

Bethany Home Road

95th Ave.

91st Ave.

sportsman's park west
exhibit 1.B - aerial photo



Maryland Ave.

Loop 101

Bethany Home Road

91st Ave.

Stadium Parcel

Sportsman's Park West and East
Exhibit 1.C

**Sportsman's Park West PAD
Exhibit 1.D – Development Team**

Owner

New Cardinals Stadium / Arizona Cardinals Football Club
8701 South Hardy Drive
Tempe, AZ 85284
602-379-0101

Owner's Representative

Land Strategies, LLC
3131 East Camelback Road, Suite 210
Phoenix, AZ 85016
602-524-9753

Land Use Attorney

Earl, Curley & Lagarde, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012

Master Plan Architect

will bruder + PARTNERS LTD
2524 North 24th Street
Phoenix, AZ 85008

Traffic Engineer

Y.S. Mantri & Associates LLC
325 N. Austin Drive, Suite 2
Chandler, AZ 85202

Sustainability / Green Design

Glumac
320 SW Washington Street, Suite 200
Portland, OR 97204

Environmental Graphics

Pentagram
204 Fifth Avenue
New York, NY 10010

Sustainability / Green Design

Outdoor Comfort Consultants
2601 East Airport Drive
Tucson, AZ 85706

Parking

Carl Walker, Inc.
950 W. Elliot Road, Suite 107
Tempe, AZ 85284

Sportsman's Park West PAD

Section 2 - Site Description

The West Valley

Population growth in the West Valley has surpassed that in the East Valley. Therefore, the focus of growth in greater Phoenix will be on the West Valley over the next several decades. Much of this growth will focus on employment needs as the current employment centers are concentrated east of I-17. Sportsman's Park West is designed to partially fill this employment vacuum, while recognizing the existing functions at University of Phoenix Stadium.

Glendale

The City of Glendale has been a leader in the effort to attract high paying jobs and uses of regional significance. The current General Plan, which was adopted in 2002, includes the following planning principles:

- Actively recruit and facilitate the location of high-paying jobs in the City of Glendale; and
- Vigorously pursue a balance of jobs to housing in the community by increasing local employment and thereby reducing travel demand and improving life quality.

The City has taken several steps to develop and encourage the significant growth that has occurred along the Loop 101 corridor. These steps include the establishment of two nationally significant sports venues, as well as, the mixed use Westgate project and the investment in critical public infrastructure, including an additional interchange at Loop 101 and Bethany Home Road, an overpass for Maryland Avenue across Loop 101, continuing improvements to 91st, 95th and 99th Avenues, a Park & Ride facility at 99th and Glendale Avenues and the extension of water and sewer lines. The next critical component for the City is to advance the timetable for extending the Valley's new light rail system so that it will serve this growing aggregation of regional attractions and emerging employment center along Loop 101 between Camelback Road and Northern Avenue. It is recognized that various north – south alignments are being studied for the light rail system which are located within or immediately adjacent to Sportsman's Park West. Accordingly the conceptual designs will support multiple light rail alignments and, more importantly, the transit-oriented development that will inevitably follow.

Immediate Neighbors

Sportsman's Park West occupies approximately 71 acres that is adjacent to the University of Phoenix Stadium. It is centrally located on Glendale's Loop 101 corridor with Westgate to the immediate north and *cbd101* to the south. It contains a half mile of freeway frontage providing one of the most visible settings in the corridor for corporate users. To the west of the freeway is a strip of currently undeveloped land lying between the freeway and 99th Avenue. Approximately one half of this land is earmarked for the Main Street Glendale project. On the south, there is the Grand Canal Linear Park. Finally, to the east is a companion development, Sportsman's Park East. All of the described parcels lie within the city limits of Glendale. Exhibits 2.A.1 and 2.A.2 depict the current perimeter conditions.

The existing boundaries to the Sportsman's Park West site are:

West: Loop 101;

South: Grand Canal Linear Park, Maricopa County Outfall Channel, SRP Grand Canal and Bethany Home Road;

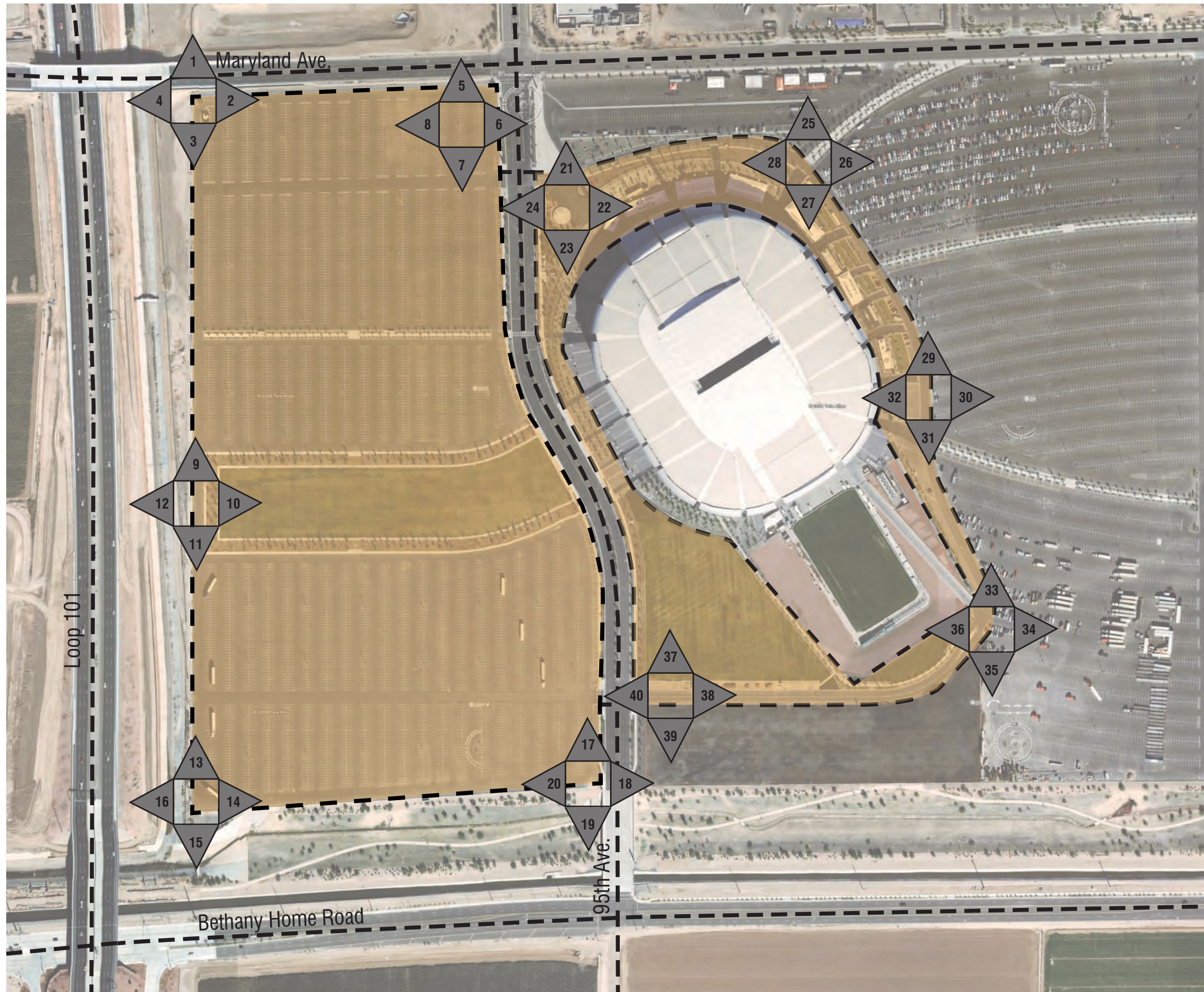
North: Maryland Avenue;

East: Sportsman's Park East and then an easement for an overhead SRP electrical transmission line (see Exhibit 10.A)

Therefore, there will be minimal impact of Sportsman's Park West on the immediately adjacent properties.

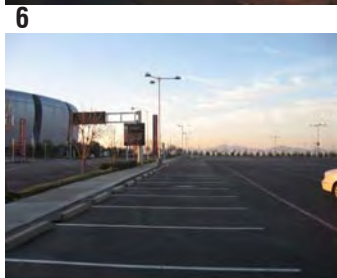
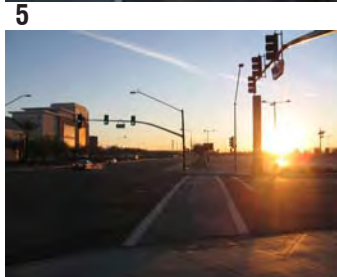
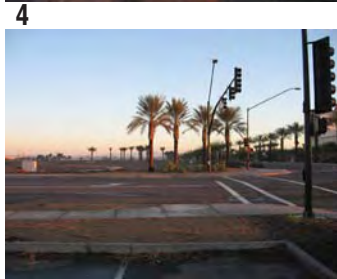
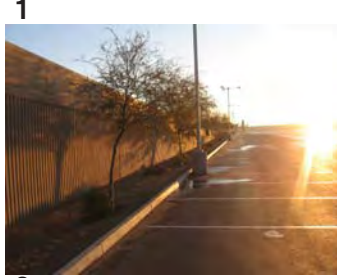
University of Phoenix Stadium

The site was originally developed as surface parking, plaza and landscaped areas for the University of Phoenix Stadium. The land under the Stadium and a portion of the surrounding plaza is owned and operated by the Arizona Sports and Tourism Authority. The surrounding plaza and Loop Road are privately owned by the Landowner. Pursuant to the Amended and Restated Parking License and Agreement with Covenants, Conditions and Restrictions dated August 15, 2005 (the Parking Agreement), the Landowner has the legal obligation to continue to provide up to 14,000 parking spaces on the Stadium Parcel (which includes Sportsman's Park West) for use in connection with events at the Stadium.

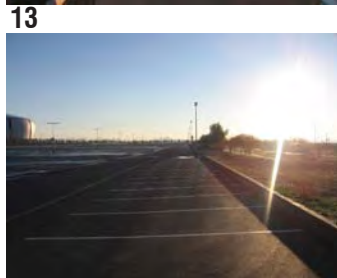
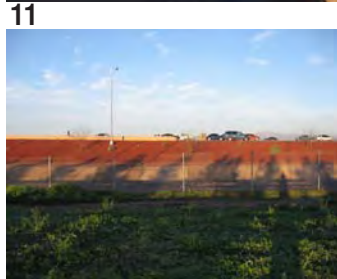
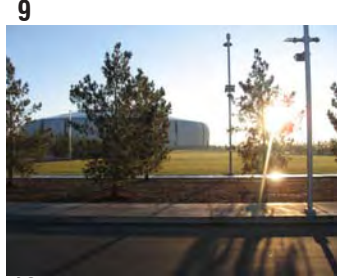



gross acres: 70.90

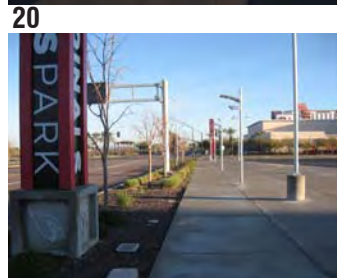
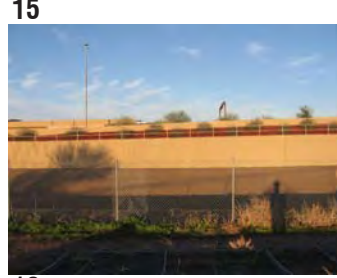
*sportsman's park west
exhibit 2.A.1 - perimeter photos*



1



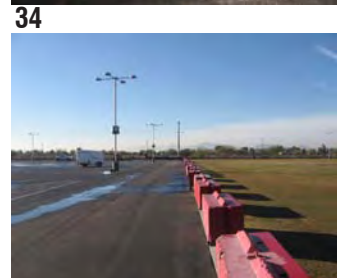
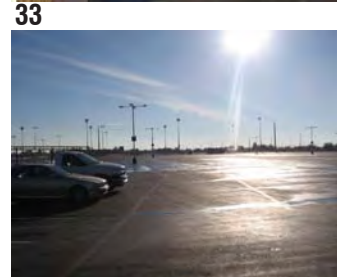
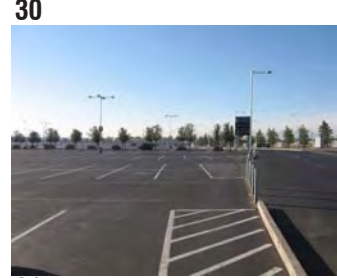
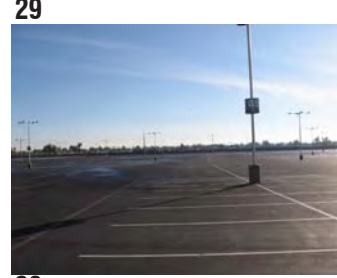
8



15



22



29



36

Sportsman’s Park West PAD

Section 3 - General Plan and PAD Request

Current General Plan Designation

The project site is currently designated as CCC (Corporate Commerce Center) in the General Plan. The applicant is requesting that the designation be changed to EMU (Entertainment Mixed Use) for Sportsman’s Park West.

Requested Change

The EMU designation was originally created for the Westgate project. It has since been approved for the Centrada project which is southeast of Sportsman’s Park West and Urban 95 which is more than ½ mile to the south of Sportsman’s Park West. Although the University of Phoenix Stadium is technically not part of this PAD, the fact that it is located within the PAD boundaries clearly drives the land use and activities that will occur around it. The Stadium clearly fits the intent of the EMU district that calls for “*regional level sports, entertainment and employment centers, including public gathering sites.*”. Sportsman’s Park West fits all of these uses.

Current Zoning

The project site is currently zoned A-1 (agricultural) which is considered a temporary designation and is not consistent with the General Plan designation. While a rezoning was not required for AZSTA’s development of the Stadium parcel, the City has long acknowledged that the parcel would need to be rezoned to bring it into conformance with the General Plan.

Proposed Zoning

The applicant is seeking a rezoning to the PAD district designation (Planned Area Development). As noted in Section 5.901 of Glendale’s Zoning Ordinance, the PAD district:

“...accommodates mixed use development which combines residential and nonresidential uses through common design elements. The district provides flexibility and encourages variations in building design, lot arrangement, circulation patterns, and land uses.”

The proposed uses and development plan fit the definition of the PAD and offers the most appropriate zoning district to guide future development. As noted in Section 5.901 each of the specific intents of the PAD are also met.

PAD intent A: Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

This is met by developing a significant project on an existing underdeveloped site. Over the next several decades, Sportsman’s Park West will convert almost all surface parking to parking garages, as well as, approximately 3.1 million square feet of mixed-use development. This is especially important as this site occupies a critical location in the midst of Glendale’s Loop 101 corridor which is earmarked to provide the bulk of new employment in the City. There is a limited supply of undeveloped land in the corridor, and it is in the public’s best interest to see that all such land is used effectively.

Sportsman’s Park West will also take advantage of the significant transportation infrastructure that is in place and partially funded by the City. The project has also been planned to make full use of the regional

light rail system when service is eventually extended to this area and a local trolley system that could connect with the regional system and which could serve the entire Loop 101 corridor in Glendale thereby maximizing the usefulness of the regional system.

PAD intent B: Encourage residential development to provide a mixture of housing types and designs.

The number of residential units within Sportsman's Park West will be limited. This is a function of the close proximity to the Stadium and the parking and operational challenges that come with large scale events. However, the on-site residential development will be a highly unique product that cannot be found anywhere else in the West Valley and will be complementary to and not competitive with the other nearby housing types. Incorporating some residential development is important to make certain the project is not simply a suburban office park that has no life or activity after 5:00 p.m. on weekdays and on weekends.

PAD intent C: Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

The intent of this item is met by developing a significant project on an existing underdeveloped site which will both provide a greater variety of uses than the current parking use and significantly increase the intensity of uses. Sportsman's Park West will provide employment and commercial activity year round while still enabling the Stadium to hold a multitude of diverse events.

PAD intent D: Provide a process which relates the urban design and scale of project to the unique characteristics of the site.

The site has several unique characteristics that were taken into account during the planning process and which are reflected in this PAD application. Among these characteristics are:

- The University of Phoenix Stadium is at the center of the broader site and is on the highest point of the site.
- The parking needs of the Stadium must be maintained.
- The presence of Westgate immediately to the north of the site.
- The extensive one half mile long freeway frontage along the west edge of the Stadium Parcel.
- The surrounding major streets and SRP electrical easement result in no direct connections to adjacent properties.

Each of these characteristics influenced the development plan. The most significant was the decision to concentrate greater densities and higher building heights on the western portion of the Stadium Parcel to take advantage of the freeway interchanges and visibility and to reduce any impact on the properties to the east.

PAD intent E: Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage and common open space, to serve the development and to minimize impact on existing or future adjacent development.

The site currently accommodates the utility, transportation, drainage and open space needs of 65,000 to 72,000 patrons attending events at the University of Phoenix Stadium. These same systems are in place to serve the needs of Sportsman's Park West. The technical expertise of the development team which includes firms in civil engineering, traffic engineering and landscape architecture will analyze and develop infrastructure systems that are adequate for both Sportsman's Park West and the Stadium.

PAD intent F: Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

The emphasis in Sportsman's Park West on office uses is consistent with the policies and guidelines contained in the City's General Plan.

Sportsman's Park West PAD

Section 4 - Development Standards

Introduction

This Section is intended to address the following issues as provided for in Section 5.900 of the Glendale Zoning Ordinance. The development standards listed below and set forth in this Section, as well as other Sections in the PAD, are in lieu of any provisions contained in the Zoning Ordinance unless expressly indicated otherwise in this application:

- Permitted uses (Section 5.902)
- Uses subject to conditions (Section 5.903)
- Uses subject to Conditional Use Permit (Section 5.904)
- Accessory uses (Section 5.905)
- Performance standards (Section 5.907)
- Terms and Conditions governing Development (Section 5.912 C.1)

Permitted Uses

The permitted uses in Sportsman's Park West include:

- Professional, administrative or business offices.
- Business support services.
- Data centers and call centers.
- Scientific or research laboratories.
- Restaurants, bar or cocktail lounge.
- Fast food restaurant without drive-in or drive-thru facilities.
- Financial institutions, real estate and insurance offices.
- Retail stores less than 25,000 sq. ft.
- Commercial parking lots or garages.
- Health and fitness clubs.
- Indoor recreational facilities.
- Hotels, motels or conference centers.
- Attached single family residence dwellings.
- Multiple residence dwellings.
- Live-work units which shall be defined as dwelling units with at least two stories that are used both as a primary residence and for either a professional office or retail business owned and operated by one of the residential occupants. The professional offices or retail shop must be located on the first floor with windows and direct access to the adjacent street/sidewalk. These units shall not be subject to the provisions of Section 7.304 of the Zoning Ordinance.
- Special events of all kinds and types including without limitation shows, fairs, festivals, concerts, sales, corporate events and other indoor and/or outdoor public gatherings. Admission fees may be charged for entry to such events; and food, beverages and merchandise such as cars, recreational vehicles, boats, works of art, crafts, etc., may be offered for sale on either a wholesale or retail basis. Such events may not last more than sixteen (16) consecutive days.
- Galleries and studios.
- Business schools.
- Personal services, such as beauty shops or barbershops.
- Child care center.
- Medical or dental clinics.

- Veterinary clinics, all activities within an enclosed building.
- Parks, playgrounds and schools (public and private).
- Stores less than seven thousand five hundred (7,500) square feet where food and drink is sold primarily for consumption off premises.
- Laundry, dry cleaning, or dyeing establishments, as long as no more than one thousand (1,000) square feet is occupied by machinery devoted to laundry, cleaning or dyeing and no wholesaling of any commodity or service is permitted.

Permitted Uses subject to Conditions

The permitted uses subject to conditions in Sportsman's Park West include:

- Financial institution drive-thru windows shall be located on the interior side of the financial institution use.
- Live entertainment facilities, which include music by more than one (1) musician, or dancing. Such facilities can be approved through administrative review, if the entrances to and exits from the building are located more than three hundred (300) feet from any single family residential use. The dance floor may not exceed one-eighth (1/8) of the total floor area. No adult entertainment shall be permitted. The closing time of the dance floor shall be simultaneous with the closing of the bar or cocktail lounge.
- Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.
- Temporary office or construction trailers, subject to administrative review as described in Sections 7.501 and 7.505 of the Zoning Ordinance.
- Wireless communication facilities, subject to Sections 7.506 and 7.600.
 - Building mounted antennas may be located on buildings used for nonresidential uses including churches, schools, public buildings, and other institutional uses.
 - Alternative structure mounted antennas which utilize existing light poles or electric poles. The related equipment shelter must be located on property developed for nonresidential use or in public right-of-way subject to approval of City Engineer.

Uses subject to Conditional Use Permit

The permitted uses subject to Conditional Use Permits in Sportsman's Park West include:

- Home Occupations (Class II) as outlined in the Zoning Ordinance.
- Any single retail use that is greater than twenty-five thousand (25,000) square feet of gross floor area.

Accessory Uses

The following items are customary and incidental to the principal use of the property:

- Fences and walls.
- Garage, carports, or enclosed storage.
- Swimming pool, recreational facilities, or laundry facilities.
- Satellite earth station.

Prohibited Uses

The following uses are prohibited:

- Adult Business as defined in the Zoning Ordinance.
- Tattoo parlors.
- Deferred presentment companies.

Performance Standards

The following standards shall apply to all parcels:

- All accessory buildings and uses shall comply with Section 7.300 of the Ordinance.
- All development uses are subject to Design Review approval as outlined in the City of Glendale's Zoning Ordinances.
- All new lighting shall meet the City of Glendale Outdoor Light Control Ordinance.
- Explosive or hazardous processes require the approval by the Glendale Fire Department.
- All manufacturing, storage, and waste processes must meet all safety and environmental standards as administered by the Fire Department.
- Uses or operations allowed within the PAD shall be permitted unless such uses are or may become obnoxious or offensive by reason of the emission of odor, dust, smoke, noise, gas fumes, vibrations, glare, refuse, or air or water pollution.
- All permanent retail and service activities must be within an enclosed building except parking lots and garages, amusement and recreation uses.

Terms and Conditions Governing Development

The Landowner is committed to remaining involved in all phases of the Sportsman's Park West development over the next several decades to insure that the vision described in this application is fully realized. The Landowner expects to play both the role of master developer for the project as a whole and may be the actual developer for various components. More importantly, because of the existing significant investment in the University of Phoenix Stadium, it is critically important to the Landowner to ensure that this the development of Sportsman's Park West does not negatively impact the Stadium and instead enhances the fan experience on game days. As master developer, the Landowner's intention is to undertake the following activities:

- Update the master plan as necessary based on experience with completed phases and evolving market conditions.
- Develop, adopt and administer a set of covenants, conditions, and restrictions for the project.
- Prepare a list of recommended architects for other developers to use.
- Identify and approve developers that may take on the actual development of various components of the project either independently or in conjunction with the Landowner.
- Ensure that all on-going development activities are compatible with the operation of the University of Phoenix Stadium.
- Develop all commonly owned / operated elements of the project (e.g., all private streets, streetscape, sidewalks, landscaped areas, common parking facilities).

In the future the Landowner may sell or enter into a ground lease for some of the land to others. However, in all cases the party buying land within Sportsman's Park West will be required to develop its site in accordance with the development's CC&Rs and all other City ordinances and codes. These same parties will complete a design review pursuant to the project's CC&Rs of all proposed buildings prior to their submission for the City's Design Review.

Sportsman’s Park West PAD Section 5 - Development Plan

Legal Description

As required in Section 5.912 B.3 of the Ordinance the Legal Description of the project site is provided as Exhibit 5.A.

Illustrative Development Plans

As Sportsman’s Park West will be developed over a significant period of time, it is important to have a level of flexibility in the development plan. This has been achieved by establishing broad zones of development by building use as shown on Exhibit 5.B.1. To demonstrate how this plan may evolve over time a series of illustrative developments plans are also included (see Exhibits 5.B.2, 5.B.3, 5.B.4) that represent potential building plans at various levels of development. The listed time frame on these plans is simply an estimate at this time and will be driven by market conditions. As has been noted several times this is a very long term development project.

Residential Development

Given the need to fulfill its obligations under the Parking Agreement, the amount of proposed residential development will be limited. The type of housing will also be unique given the proximity of the Stadium. No detached single family housing will be developed and some of the housing is likely to be part of mixed-use buildings. The specific residential development is as follows:

Item	Sportsman’s Park West	Comment
Land (acres)	70.70	
Residential Units	200	
Residential Density (du/ac)	2.8	Bella Villagio = 37.5 Urban 95 = 15.8 Centrada = 13.3 cbd 101 = 11.0

Non-Residential Development

The proposed uses on the project site for non-residential development will be devoted primarily to employment uses. This is consistent with the overall plan for this corridor of land along the Loop 101 corridor. It complements the primarily entertainment and retail driven uses within the adjacent Westgate project and will provide a new source of customers for those uses. And of equal importance, it aligns with the parking requirements for mega-events at the University of Phoenix Stadium. The specific non-residential development is as follows:

Item	Sportsman's Park West	Comment
Land (acres)	70.70	
Commercial FAR	1.0	Bella Villagio = 0.7 Urban 95 = 0.8 Centrada = 1.0 cbd 101 = 1.1
Commercial SF	3,080,000	Building area can be transferred among Office, Retail and Hotel uses.
Hotel Rooms	400	Maximum number.

Building Height and Setbacks

The maximum building height for various zones within Sportsman's Park West is displayed as Exhibit 5.C. These heights reflect the building uses and densities described above in addition to the existing development on the project site. It should be noted that building height is the vertical distance measured from the finished grade level to the highest level of the building exclusive of: elevator / stair penthouses when not on the perimeter face of the building, mechanical screening devices, vegetation, mechanical equipment including: chillers, cooling towers, boilers, air handling units, photovoltaic panels, passive solar collectors or wind turbines. These items that are in addition to the building height will be limited to twenty (20) feet unless approved during the Design Review process.

The following building setbacks from the project boundaries will be established for Sportsman's Park West.

<u>Direction</u>	<u>Adjacent Use</u>	<u>Building Setback</u>
West	Loop 101 ROW	0'
North	Maryland Ave ROW	20'
South	Grand Canal Linear Park	20'
East	95 th Ave ROW	10' on each side. Matches Westgate.
East	Cardinals Drive (Loop Road)	15' on each side

While no buildings can be placed in the building setback areas, these areas can be used for building access, plazas, patios, outdoor dining, parking or landscaping.

In addition along the southern property line a building "step back" zone will be established. This will limit the building height to forty five (45) feet in a zone from twenty (20) to fifty (50) feet from the southern property line. Beyond this zone the building height shown on Exhibit 5.C will govern. Finally, a five thousand (5,000) square foot open space connector will be developed as part of the Design Review process that will link the Grand Canal Linear Park and the pedestrian circulation network for the development.

Public Streetscape and Private Open Space

The development of the University of Phoenix Stadium has created an existing circulation network of public and private streets. These streets and the adjacent landscaping and hardscape will be largely unchanged with the development of Sportsman's Park West. Some additional intersections will need to be modified or added to connect the new development to these public streets.

Significant open space already exists on the Stadium Parcel and immediately surrounding land as shown on Exhibits 5.D.1 and 5.D.2. As shown on these Exhibits the Great Lawn and Plaza Lawn will be designated as permanent open space. Although smaller in scale additional open spaces will be developed as part of the future buildings. As described in the previous Building Height and Setback section, there will be a five thousand (5,000) square foot open space connector developed to link the Grand Canal Linear Park and the pedestrian circulation network.

The total open space on Sportsman's Park West and East is described as follows:

	<u>Open Lawn & Plaza</u>	<u>Bldg Setbacks & Plazas</u>	<u>Total</u>
Sportsman's Park East	0%	5%	5%
Sportsman's Park West	27%	6%	33%
Total Site	15%	5%	20%

As there is no boundary between Sportsman's Park West and East, it is appropriate to view the open space for the total site. In addition, the entire southern edge of Sportsman's Park West fronts the Grand Canal Linear Park.

Sportsman's Park West PAD Exhibit 5.A - Legal Description

Sportsman's Park West

The property described below contains a computed area of 70.6954 acres more or less. It is described as several parcels strictly for purposes of the Legal Description. These parcels have no other meaning within the PAD application.

Parcel W1

That portion of the East half of the southwest quarter of Section 9, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at a flush brass cap accepted as the southeast corner of said Section 9 from which a brass cap in hand hole accepted as the east quarter corner thereof bears North 00 degrees 13 minutes 14 seconds West a distance of 2595.26 feet;

Thence North 00 degrees 13 minutes 14 seconds West, along the east line of the Southeast quarter of said Section 9, a distance of 299.83 feet;

Thence South 89 degrees 46 minutes 46 seconds West a distance of 40.00 feet to a point on the west right-of-way line of 91st Avenue, said point being on a line parallel with and 230.00 feet north of the northerly line of the Grand Canal right-of-way as shown in Book 181 of Maps, page 47, records of Maricopa County;

Thence South 89 degrees 32 minutes 19 seconds West, along said parallel line, a distance of 72.91 feet to an angle point therein;

Thence South 89 degrees 26 minutes 17 seconds West, continuing along said parallel line, a distance of 2532.07 feet to the east line of said southwest quarter and the **POINT OF BEGINNING**;

Thence South 89 degrees 26 minutes 17 seconds West, continuing along said parallel line, a distance of 9.78 feet to an angle point therein;

Thence South 86 degrees 36 minutes 29 seconds West, continuing along said parallel line, a distance of 1311.94 feet;

Thence North 00 degrees 06 minutes 43 seconds East, leaving said parallel line, and along a line parallel with and 20' easterly of the easterly line of the A.D.O.T. right-of-way (Aqua Fria Freeway), a distance of 2207.89 feet to the south line of the proposed Maryland Avenue right-of-way;

Thence North 88 degrees 01 minutes 38 seconds East, along said south line, a distance of 1308.67 feet;

Thence South 00 degrees 11 minutes 24 seconds East, along the east line of said southwest quarter, a distance of 2175.23 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,878,724 square feet (66.0864 acres) more or less.

Parcel W2

That portion of the Southeast quarter of Section 9, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at a flush brass cap accepted as the southeast corner of said Section 9 from which a brass cap in hand hole accepted as the east quarter corner thereof bears North 00 degrees 13 minutes 14 seconds West a distance of 2595.26 feet;

Thence North 00 degrees 13 minutes 14 seconds West, along the east line of the Southeast quarter, a distance of 299.83 feet;

Thence South 89 degrees 46 minutes 46 seconds West a distance of 40.00 feet to a point on the west right-of-way line of 91st Avenue, said point being on a line parallel with and 230.00 feet north of the northerly line of the Grand Canal right-of-way as shown in Book 181 of Maps, page 47, records of Maricopa County;

Thence South 89 degrees 32 minutes 19 seconds West, along said parallel line, a distance of 72.91 feet to an angle point therein;

Thence South 89 degrees 26 minutes 17 seconds West, continuing along said parallel line, a distance of 677.10 feet to the west line of the east 790.00 feet of said southeast quarter and the **POINT OF BEGINNING**;

Thence South 89 degrees 26 minutes 17 seconds West, continuing along said parallel line, a distance of 1854.97 feet to the west line of said Southeast quarter;

Thence North 00 degrees 11 minutes 24 seconds West, along said west line, a distance of 2175.23 feet to the proposed southerly right-of-way line of Maryland Avenue;

Thence North 88 degrees 01 minutes 38 seconds East, along said south right-of-way line, 1.71 feet to an angle point therein;

Thence North 88 degrees 02 minutes 02 seconds East, along said south right-of-way line, a distance of 1852.92 feet to the west line of the east 790.00 feet of said Southeast quarter;

Thence South 00 degrees 13 minutes 14 seconds East, along said west line, a distance of 2220.67 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 4,075,749 square feet (93.5663 acres) more or less.

The project site excludes the following **Parcel W3** (95th Avenue ROW)

That portion of the South half of Section 9, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at a flush brass cap accepted as the East quarter corner of said Section 9 from which a brass cap in hand hole accepted as the Southeast corner thereof bears South 00 degrees 13 minutes 14 seconds East a distance of 2595.26 feet;

Thence South 88 degrees 02 minutes 02 seconds West, along the north line of the Southeast quarter of said Section 9, a distance of 2644.97 feet to an iron pipe accepted as the center of Section 9;

Thence South 88 degrees 01 minutes 38 seconds West, along the north line of the Southwest quarter of said Section 9, a distance of 206.93 feet;

Thence leaving said north line of said Southwest quarter South 01 degrees 58 minutes 22 seconds East a distance of 55.00 feet to a point on the southerly right-of-way line of Maryland Avenue and the **POINT OF BEGINNING**;

Thence leaving said right-of-way line South 43 degrees 07 minutes 08 seconds West a distance of 56.66 feet;

Thence South 01 degrees 47 minutes 23 seconds East a distance of 716.68 feet to the beginning of a tangent curve concave to the east, whose center bears North 88 degrees 12 minutes 37 seconds East a distance of 540.00 feet;

Thence southeasterly along the arc of said curve through a central angle of 27 degrees 45 minutes 26 seconds an arc length of 261.61 feet to a point of tangency;

Thence South 29 degrees 32 minutes 49 seconds East a distance of 265.34 feet to the beginning of a tangent curve concave to the west, whose center bears South 60 degrees 27 minutes 11 seconds West a distance of 660.00 feet;

Thence southerly along the arc of said curve through a central angle of 29 degrees 21 minutes 25 seconds an arc length of 338.17 feet to a point of tangency;

Thence South 00 degrees 11 minutes 24 seconds East, parallel with and 60.00 feet East of the west line of said Southeast quarter, a distance of 606.33 feet to a point on a line which is 230.00 feet North of the northerly line of the Grand Canal right-of-way as shown in Book 181, Page 47, M.C.R.;

Thence South 89 degrees 26 minutes 17 seconds West, parallel with and 230.00 feet North of said northerly line of Grand Canal right-of-way, a distance of 60.00 feet to a point on the west line of said Southeast quarter;

Thence continuing South 89 degrees 26 minutes 17 seconds West along said parallel line, a distance of 9.78 feet to an angle point therein;

Thence South 86 degrees 36 minutes 29 seconds West, continuing along said parallel line, a distance of 50.30 feet;

Thence leaving said parallel line North 00 degrees 11 minutes 24 seconds West, parallel with and 60.00 feet West of the west line of said Southeast quarter, a distance of 609.60 feet to the beginning of a tangent curve concave to the west, whose center bears South 89 degrees 48 minutes 36 seconds West a distance of 540.00 feet;

Thence northwesterly along the arc of said curve through a central angle of 29 degrees 21 minutes 25 seconds an arc length of 276.68 feet to a point of tangency;

Thence North 29 degrees 32 minutes 49 seconds West a distance of 265.34 feet to the beginning of a tangent curve concave to the east, whose center bears North 60 degrees 27 minutes 11 seconds East a distance of 660.00 feet;

Thence northerly along the arc of said curve through a central angle of 27 degrees 45 minutes 26 seconds an arc length of 319.74 feet to a point of tangency;

Thence North 01 degrees 47 minutes 23 seconds West a distance of 716.31 feet;

Thence North 46 degrees 52 minutes 52 seconds West a distance of 56.46 feet to a point on the southerly right-of-way line of Maryland Avenue;

Thence North 88 degrees 01 minutes 38 seconds East, along said southerly right-of-way line parallel with and 55.00 feet South of the north line of said Southwest quarter, a distance of 199.99 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 268,859.9678 square feet (6.1722 acres), more or less.

The project site excludes the following **Parcel W4** (AZSTA owned)

That portion of the South half of Section 9, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at a brass cap in hand hole accepted as the East quarter corner of said Section 9 from which a brass cap in hand hole accepted as the Southeast corner thereof bears South 00 degrees 13 minutes 14 seconds East a distance of 2595.26 feet;

Thence South 88 degrees 02 minutes 02 seconds West, along the north line of the Southeast quarter of said Section 9, a distance of 2644.97 feet to an iron pipe accepted as the center of Section 9;

Thence South 00 degrees 11 minutes 24 seconds East, along the west line of said Southeast quarter, a distance of 55.03 feet to a point on the southerly right-of-way line of Maryland Avenue;

Thence continuing South 00 degrees 11 minutes 24 seconds East, along said west line, a distance of 457.81 feet to the **POINT OF BEGINNING**;

Thence North 58 degrees 00 minutes 22 seconds East a distance of 261.40 feet;

Thence North 80 degrees 30 minutes 00 seconds East a distance 147.11 feet;

Thence South 77 degrees 00 minutes 00 seconds East a distance 134.06 feet;

Thence South 54 degrees 30 minutes 00 seconds East a distance of 182.34 feet;

Thence South 32 degrees 00 minutes 14 seconds East a distance of 432.40 feet;

Thence South 09 degrees 28 minutes 53 seconds East a distance of 126.62 feet;

Thence South 13 degrees 00 minutes 00 seconds West a distance of 218.00 feet;

Thence South 28 degrees 46 minutes 39 seconds East a distance of 121.59 feet;

Thence South 25 degrees 57 minutes 38 seconds East a distance of 246.81 feet;

Thence South 29 degrees 33 minutes 10 seconds East a distance of 131.21 feet;

Thence South 48 degrees 28 minutes 44 seconds West a distance of 41.34 feet;
Thence South 13 degrees 39 minutes 54 seconds West a distance of 65.24 feet;
Thence South 58 degrees 23 minutes 12 seconds West a distance of 327.08 feet;
Thence North 76 degrees 51 minutes 09 seconds West a distance of 58.77 feet;
Thence North 39 degrees 07 minutes 20 seconds West a distance of 325.82 feet;
Thence North 35 degrees 42 minutes 19 seconds West a distance of 201.29 feet;
Thence North 77 degrees 01 minutes 07 seconds West a distance of 155.06 feet;
Thence North 54 degrees 28 minutes 53 seconds West a distance of 142.32 feet;
Thence North 32 degrees 00 minutes 00 seconds West a distance of 424.69 feet;
Thence North 09 degrees 30 minutes 00 seconds West a distance of 179.50 feet;
Thence North 13 degrees 00 minutes 00 seconds East a distance of 196.57 feet;
Thence North 35 degrees 28 minutes 53 seconds East a distance of 90.82 feet;
Thence North 58 degrees 00 minutes 22 seconds East, a distance of 61.03 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,102,068.8275 square feet (25.3000 acres), more or less.

The project site excludes the following **Parcel W5** (Parcel E1 as part of Sportsman's Park East)

That portion of the south half of Section 9, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at a brass cap in hand hole accepted as the east quarter corner of said Section 9 from which a brass cap in hand hole accepted as the southeast corner thereof bears South 00 degrees 13 minutes 14 seconds East a distance of 2595.26 feet;

Thence South 88 degrees 02 minutes 02 seconds West, along the north line of the Southeast quarter of said Section 9 and the centerline of Maryland Avenue, a distance of 790.37 feet to a point on the west line of east 790.00 feet;

Thence South 00 degrees 13 minutes 14 seconds East, along said west line of the east 790.00 feet, a distance of 55.03 feet to a point on the southerly right-of-way line of Maryland Avenue and the **POINT OF BEGINNING**;

Thence South 00 degrees 13 minutes 14 seconds East, continuing along said west line, a distance of 2220.67 feet;

Thence South 89 degrees 26 minutes 17 seconds West a distance of 730.37 feet, along a line 230.00 feet north of the grand canal right-of-way according to the "Salt River Valley User's Association Grand Canal Right-of-Way" plat recorded in Book 181 page 47, records of Maricopa County;

Thence North 00 degrees 11 minutes 32 seconds West a distance of 425.29 feet;

Thence North 25 degrees 57 minutes 13 seconds West a distance of 6.32 feet to the beginning of a tangent curve concave to the southwest whose center bears South 64 degrees 02 minutes 47 seconds west a distance of 5.58 feet;

Thence northwesterly along the arc of said curve through a central angle of 55 degrees 50 minutes 25 seconds an arc length of 5.44 feet;

Thence North 32 degrees 01 minutes 23 seconds East a distance of 64.25 feet to the beginning of a tangent curve concave to the west whose center bears North 57 degrees 58 minutes 37 seconds West a distance of 100.00 feet;

Thence northerly along the arc of said curve through a central angle of 57 degrees 58 minutes 36 seconds an arc length of 101.19 feet;

Thence North 25 degrees 57 minutes 13 seconds West a distance of 282.70 feet to the beginning of a tangent curve concave to the east whose center bears North 64 degrees 02 minutes 47 seconds East a distance of 616.00 feet;

Thence northerly along the arc of said curve through a central angle of 25 degrees 57 minutes 11 seconds an arc length of 279.03 feet to a point of tangency;

Thence North 00 degrees 00 minutes 02 seconds West a distance of 50.61 feet to the beginning of a tangent curve concave to the west whose center bears South 89 degrees 59 minutes 58 seconds West a distance of 655.00 feet;

Thence northerly along the arc of said curve through a central angle of 32 degrees 59 minutes 32 seconds an arc length of 377.16 feet to a point of tangency;

Thence North 32 degrees 59 minutes 34 seconds West a distance of 363.29 feet to the beginning of a tangent curve concave to the southwest whose center bears South 57 degrees 00 minutes 26 seconds West a distance of 364.00 feet;

Thence northwesterly along the arc of said curve through a central angle of 59 degrees 28 minutes 40 seconds an arc length of 377.86 feet to the beginning of compound tangent curve concave to the south whose center bears South 02 degrees 28 minutes 14 seconds East a distance of 1439.50 feet;

Thence westerly along the arc of said curve through a central angle of 19 degrees 37 minutes 04 seconds an arc length of 492.88 feet;

Thence North 31 degrees 58 minutes 40 seconds West a distance of 4.88 feet to the beginning of a non-tangent curve concave to the north whose center bears North 19 degrees 42 minutes 09 seconds West a distance of 317.04 feet;

Thence westerly along the arc of said curve through a central angle of 17 degrees 54 minutes 46 seconds an arc length of 99.12 feet to a point of tangency;

Thence South 88 degrees 12 minutes 37 seconds West a distance of 9.51 feet to a point on the easterly right-of-way line of 95th Avenue;

Thence North 01 degrees 47 minutes 23 seconds West, along said easterly right-of-way line, a distance of 248.25 feet;

Thence North 43 degrees 07 minutes 08 seconds East a distance of 56.66 feet to a point on the southerly right-of-way line of Maryland Avenue;

Thence North 88 degrees 01 minutes 38 seconds East, along said southerly right-of-way line, a distance of 206.93 feet;

Thence North 88 degrees 02 minutes 02 seconds East, along said southerly right-of-way line, a distance of 1852.92 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,217,012.6129 square feet (50.8956 acres) more or less.

The project site excludes the following **Parcel W6** (Parcel E3 as part of Sportsman's Park East)

That portion of the southeast quarter of Section 9, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at a brass cap in hand hole accepted as the east quarter corner of said Section 9 from which a brass cap in hand hole accepted as the southeast corner thereof bears South 00 degrees 13 minutes 14 seconds East a distance of 2595.26 feet;

Thence South 88 degrees 02 minutes 02 seconds West, along the north line of the Southeast quarter of said Section 9 and the centerline of Maryland Avenue, a distance of 790.37 feet to a point on the west line of east 790.00 feet;

Thence South 00 degrees 13 minutes 14 seconds East, along said west line of the east 790.00 feet, a distance of 2275.69 feet to a point on a line 230.00 feet north of the grand canal right-of-way according to the "Salt River Valley User's Association Grand Canal Right-of-Way" plat recorded in Book 181 page 47, records of Maricopa County;

Thence South 89 degrees 26 minutes 17 seconds West a distance of 730.37 feet, along said line 230.00 feet north of the grand canal right-of-way to the **POINT OF BEGINNING**;

Thence continuing South 89 degrees 26 minutes 17 seconds West, along said line 230.00 feet north of the grand canal right-of-way, a distance of 1064.60 feet to a point on the easterly right-of-way line of 95th Avenue;

Thence North 00 degrees 11 minutes 24 seconds West, along said easterly right-of-way line, a distance of 249.43 feet;

Thence South 90 degrees 00 minutes East a distance of 756.56 feet to the beginning of a tangent curve concave to the northwest whose center bears North 00 degrees 00 minutes 00 seconds East a distance of 322.00 feet;

Thence northeasterly along the arc of said curve through a central angle of 57 degrees 58 minutes 37 seconds an arc length of 325.83 feet;

Thence North 32 degrees 01 minutes 23 seconds East a distance of 51.67 feet to the beginning of a non-tangent curve concave to the southwest whose center bears South 08 degrees 12 minutes 22 seconds West a distance of 5.58 feet;

Thence southeasterly along the arc of said curve through a central angle of 55 degrees 50 minutes 25 seconds an arc length of 5.44 feet to a point of tangency;

Thence South 25 degrees 57 minutes 13 seconds East a distance of 6.32 feet;

Thence South 00 degrees 11 minutes 32 seconds East a distance of 425.29 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 278,261.0661 square feet (6.3879 acres) more or less.

The project site excludes the following **Parcel W7** (USA Fee Property for SRP Irrigation Pipe)

That portion of the southwest quarter of Section 9, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at the center corner of said Section 9, a City of Glendale brass cap in hand hole, from which the west quarter corner of said Section 9, a Maricopa County brass cap flush, bears South 88 degrees 12 minutes 58 seconds West, a distance of 2642.09 feet;

Thence South 00 degrees 00 minutes 10 seconds East along the North-South mid-section line of said Section 9, a distance of 22.51 feet to the centerline of that certain parcel of land described as Parcel 4 in Document 2004-0132227, Maricopa County Records (M.C.R.):

Thence along said centerline, South 88 degrees 13 minutes 33 seconds West, a distance of 372.17 feet;

Thence leaving said centerline, South 65 degrees 43 minutes 05 seconds West, a distance of 20.60 feet to the southerly line of said Parcel 4;

Thence leaving said southerly line, continuing South 65 degrees 43 minutes 05 seconds West, a distance of 37.05 feet;

Thence South 88 degrees 12 minutes 58 seconds West, a distance of 266.66 feet;

Thence South 58 degrees 57 minutes 58 seconds West, a distance of 21.49 feet to the South Right-of-Way line of Maryland Avenue and to the **TRUE POINT OF BEGINNING**;

Thence along said South Right-of-Way line, North 88 degrees 12 minutes 58 seconds East, a distance of 20.47 feet;

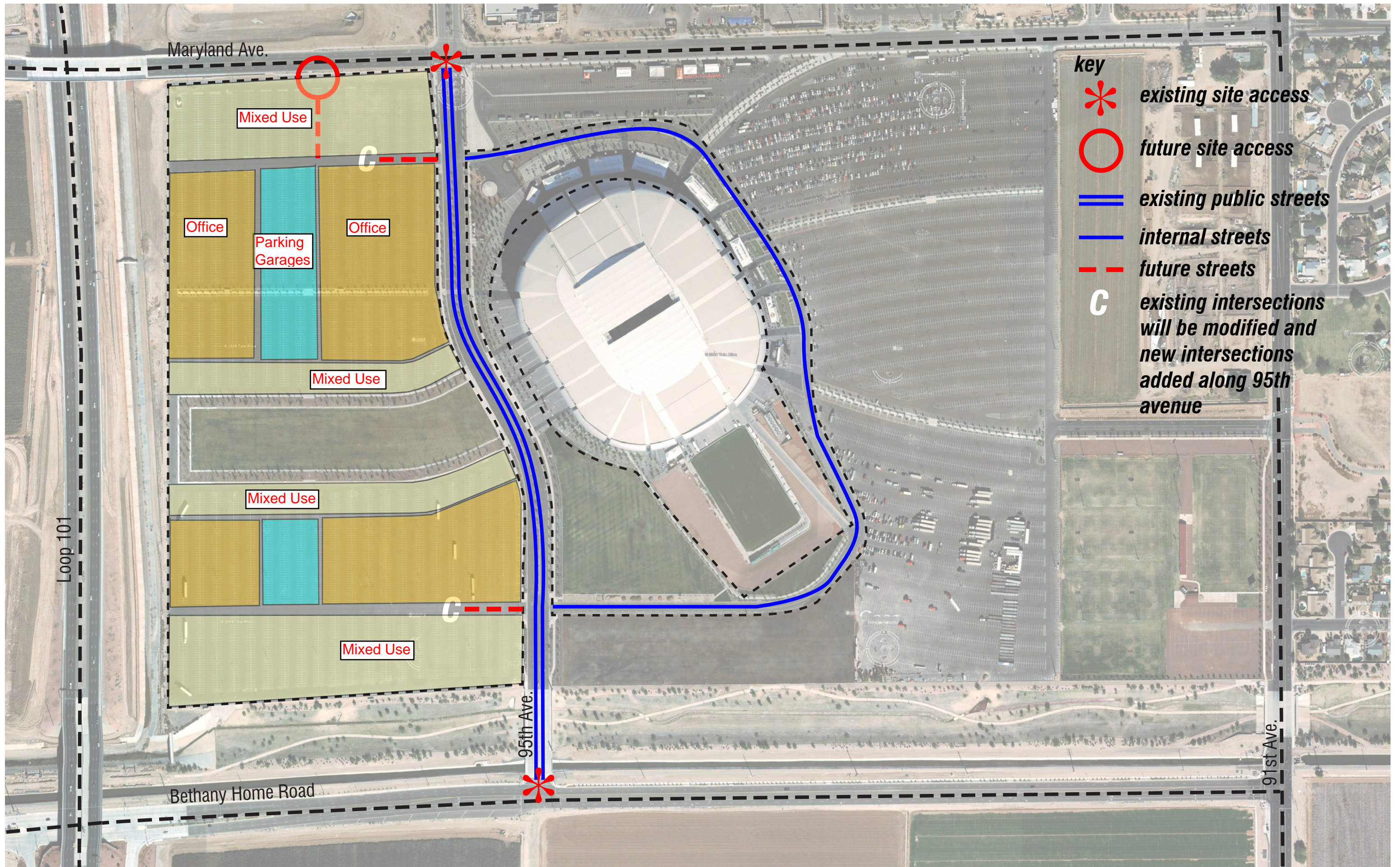
Thence leaving said South Right-of-Way line, South 58 degrees 57 minutes 58 seconds West, a distance of 28.65 feet;







Thence South 88 degrees 12 minutes 58 seconds West, a distance of 614.95 feet to the East Right-of-Way line of State Route 101L (Agua Fria Freeway);

Thence along said East Right-of-Way line, North 00 degrees 17 minutes 48 seconds East, a distance of 14.01 feet to said South Right-of-Way line;

Thence along said South Right-of-Way line, North 88 degrees 12 minutes 58 seconds East, a distance of 618.97 feet to the **TRUE POINT OF BEGINNING**;

The above described parcel contains a computed area of 8,780 square feet (0.2016 acres) more or less.

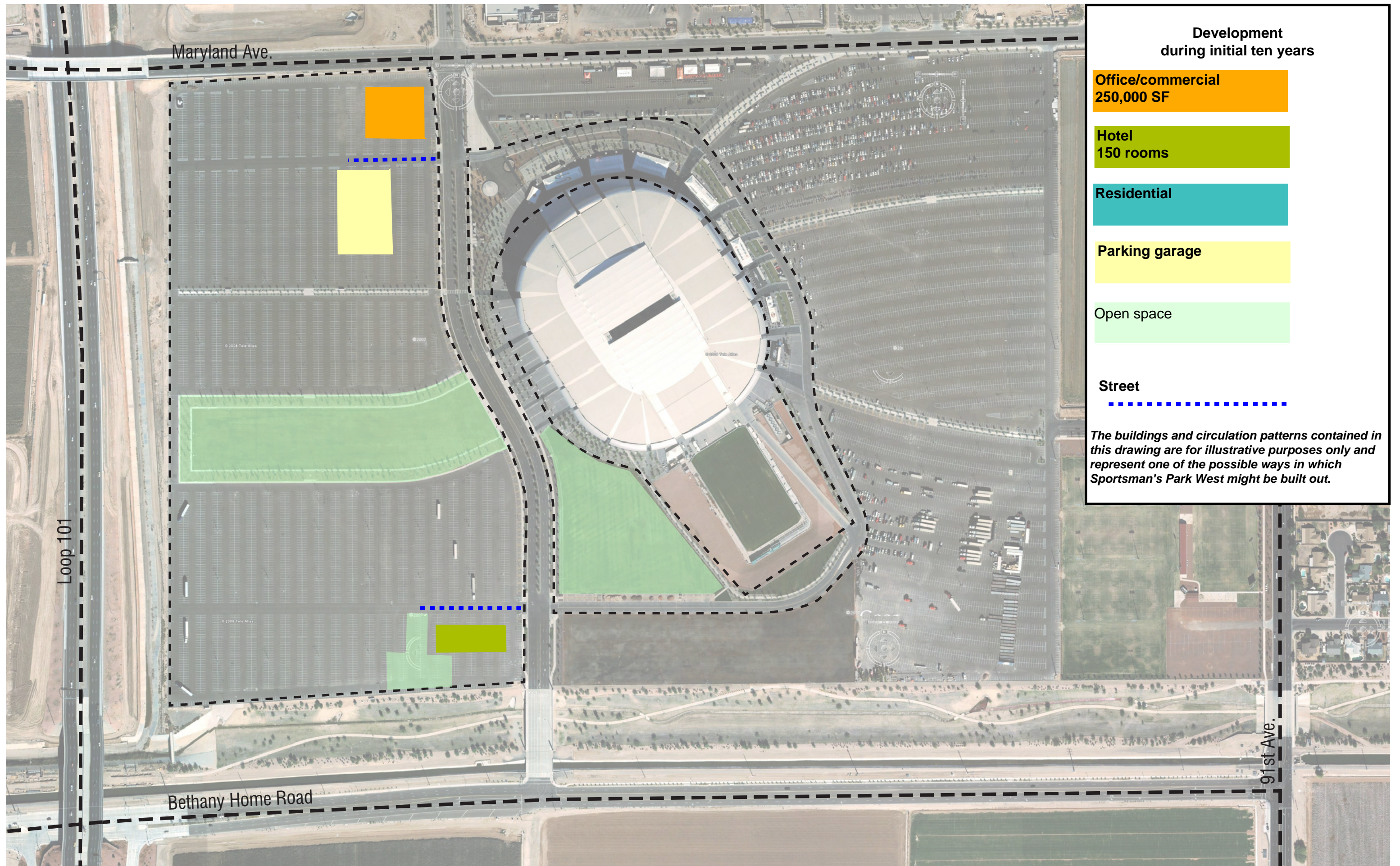


- key**
-  *existing site access*
 -  *future site access*
 -  *existing public streets*
 -  *internal streets*
 -  *future streets*
 -  *existing intersections will be modified and new intersections added along 95th avenue*

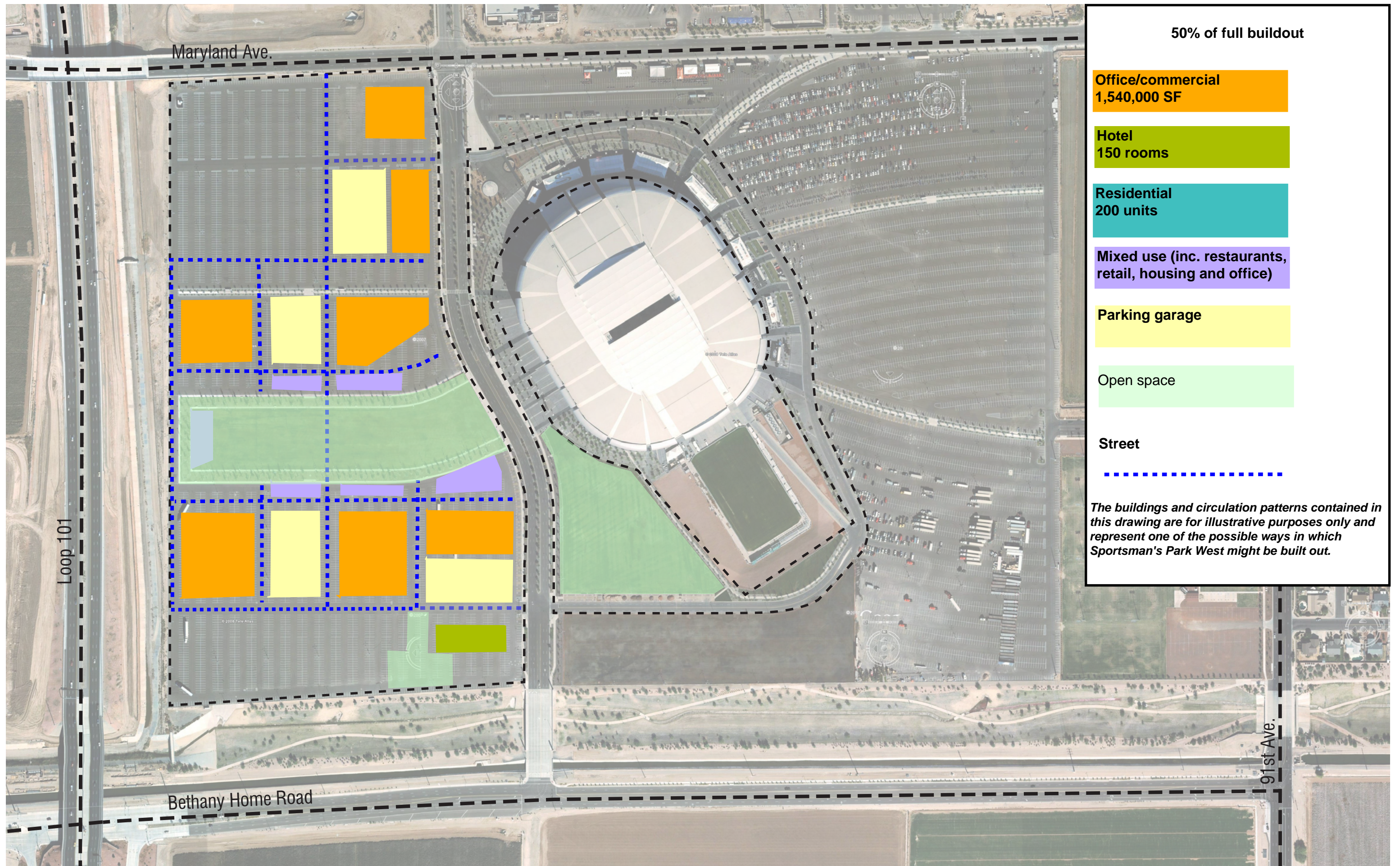
NOTE: Mixed Use includes Hotel, Residential, Office, Retail

Concept Development Plan

sportsman's park west
Exhibit 5.B.1



Development at 20% of full build-out (approx. 10 years)



50% of full buildout

Office/commercial
1,540,000 SF

Hotel
150 rooms

Residential
200 units

Mixed use (inc. restaurants,
retail, housing and office)

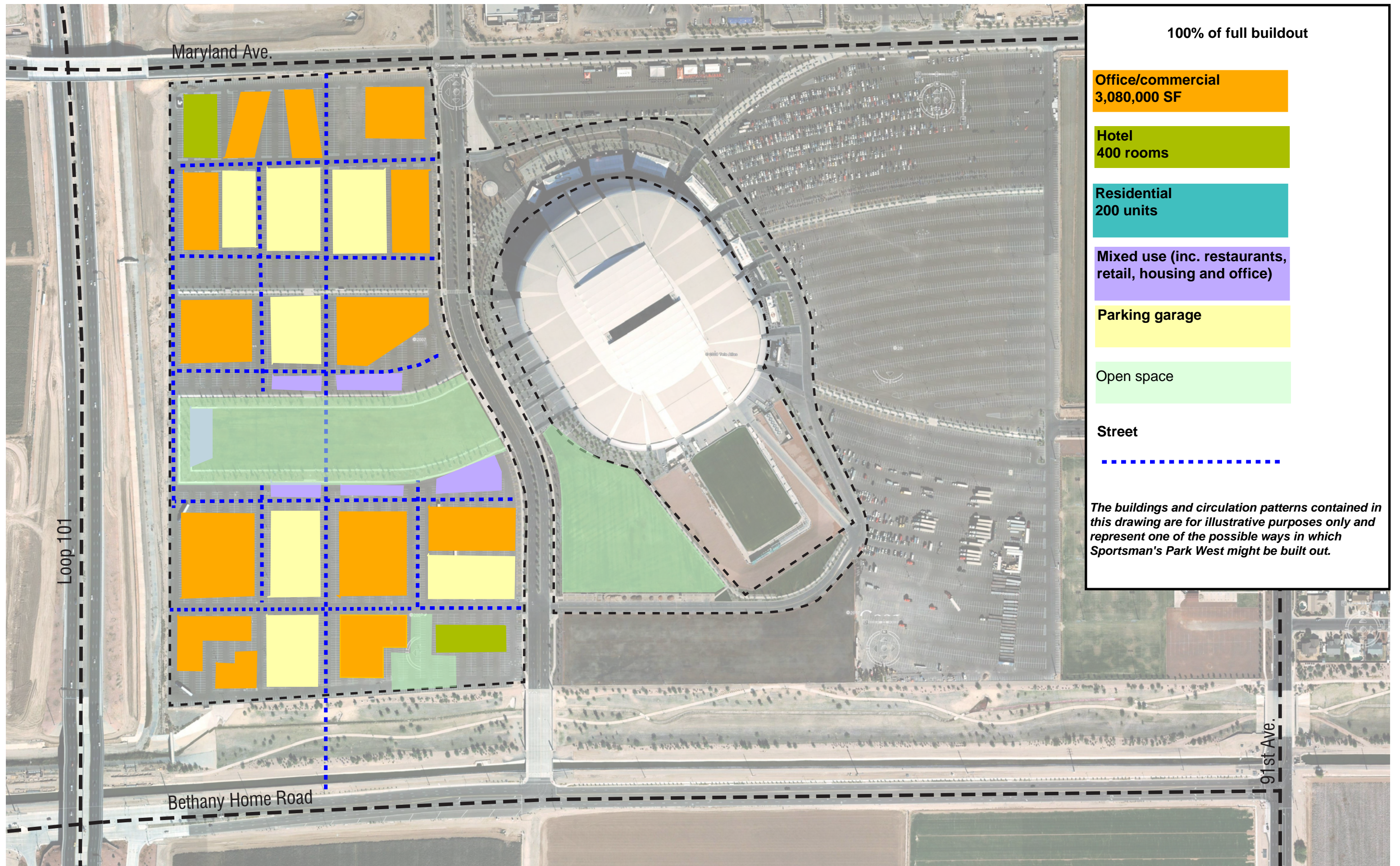
Parking garage

Open space

Street

The buildings and circulation patterns contained in this drawing are for illustrative purposes only and represent one of the possible ways in which Sportsman's Park West might be built out.

Development at 50% of full buildout (approx. 20 years)



100% of full buildout

Office/commercial
3,080,000 SF

Hotel
400 rooms

Residential
200 units

Mixed use (inc. restaurants,
retail, housing and office)

Parking garage

Open space

Street



The buildings and circulation patterns contained in this drawing are for illustrative purposes only and represent one of the possible ways in which Sportsman's Park West might be built out.

Development at 100% of full buildout (approx. 40 years)