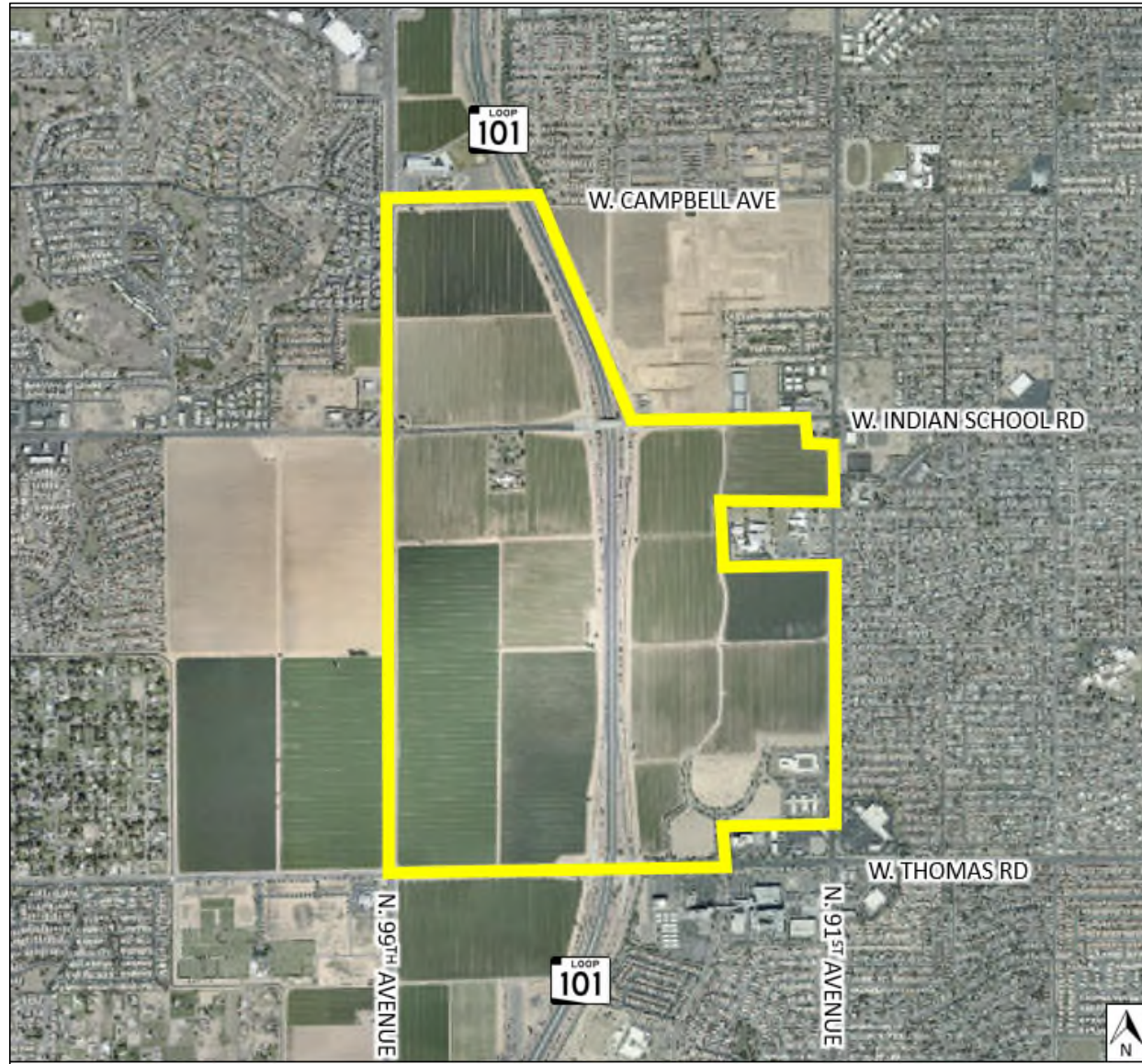
A wide-angle photograph of the Grand Canyon at sunset. The sky is a vibrant mix of orange, pink, and purple, transitioning into a deep blue. The canyon's layered rock formations are illuminated by the low sun, creating a warm, golden glow. A winding river is visible in the lower center of the frame, reflecting the light from the sky.

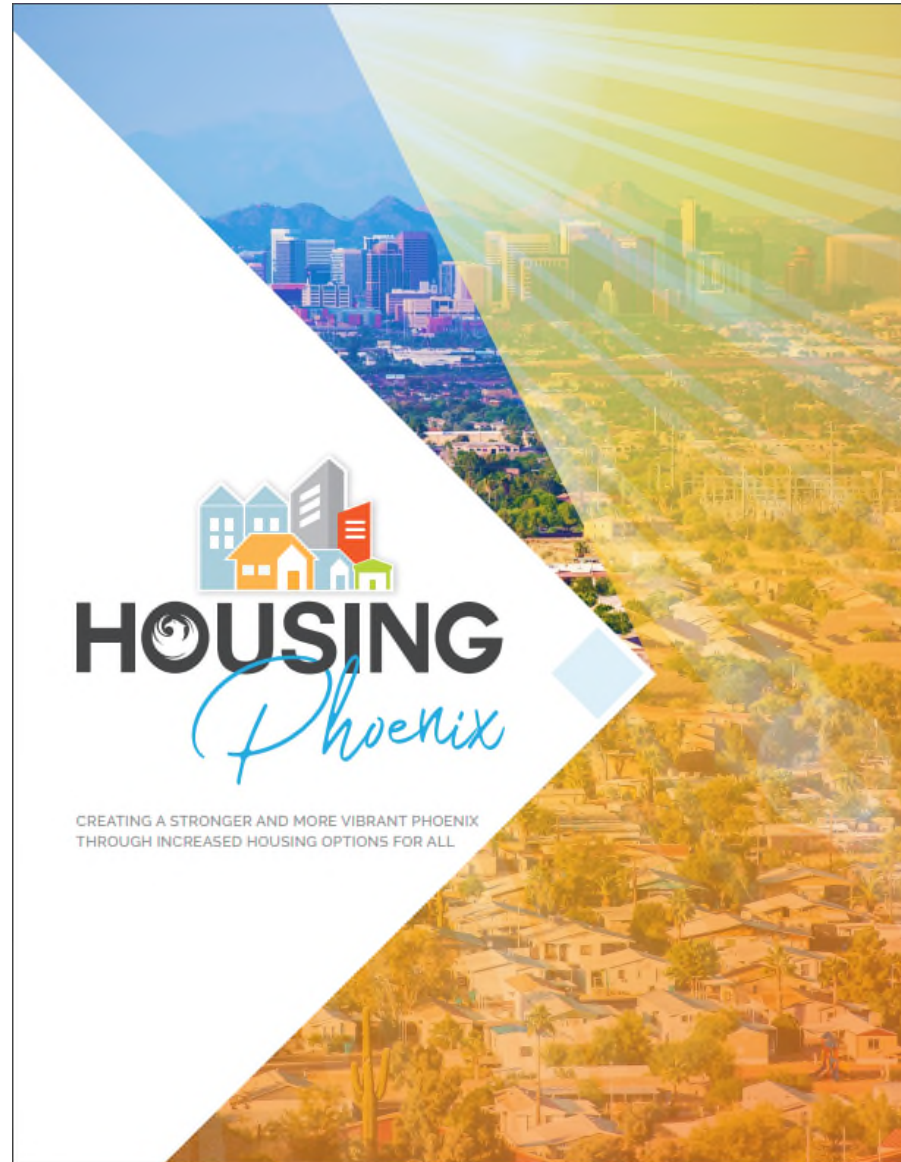
Algodón PUD & General Plan Amendment Virtual Neighborhood Meeting

April 7, 2021 at 6:00 PM

GAMMAGE
&
BURNHAM
Attorneys at Law

Algodòn Center Boundary







Dear Neighbors:

Phoenix's culture, booming economy, and quality of life has attracted hundreds of thousands of new residents over the past decade. This is further confirmation of what Phoenicians already know—our city is an exceptional place to call home. This population boom has also brought with it rising housing costs, creating challenges for residents both new and old.

Across the nation housing affordability is among the most difficult challenges facing cities. Phoenix is no exception. Ensuring that Phoenix has affordable housing options for all who desire to call our city home is a priority for the Phoenix City Council.

That is why we have committed to achieving the most ambitious housing goal ever set by our city: creating or preserving 50,000 housing units by 2030.

Together, we will welcome new residents, and honor our existing ones, by providing a vast array of housing options for every income level.

Best,

Mayor Kate Gallego



“...we have committed to achieving the most ambitious housing goal ever set by our city: creating or preserving 50,000 housing units by 2030.”

City of Phoenix Housing Plan



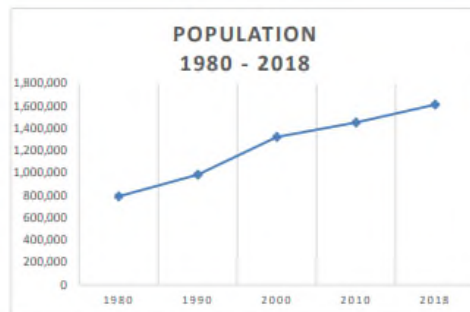
Housing Needs Assessment and Gap Analysis

Page | 6

RAPID POPULATION GROWTH

Phoenix is the 5th largest city in the country and continues to grow. New residents are drawn to Phoenix by our strong economy, relatively low cost of living, high quality of life, economic opportunity, and cultural attractions. Since 2000, Phoenix's population has grown by 20% to include approximately 555,013 households and 1.6 million people.

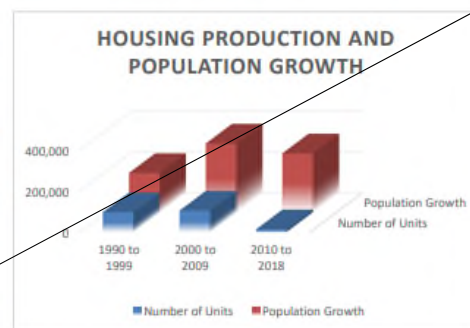
In 2019, Phoenix was the fastest growing city in the U.S. For four years in a row, more people have moved to Phoenix than any other city in the country. As our population grows, many of our residents experience challenges locating housing within an affordable price range.



Source: American Community Survey 5-Year Estimates, U.S. Census

HOUSING UNDERPRODUCTION

Although Phoenix has experienced consistent population growth, the housing market has not grown at the same rate. An Up for Growth study found that between 2000 and 2015 Arizona underproduced 505,134 housing units. This underproduction has caused a housing shortage in Phoenix. For example, in the last 30 years Phoenix produced approximately 220,000 new housing units, however, population has grown by 820,000 people. Phoenix's housing production has not kept pace with population growth. This underproduction was magnified when construction virtually shut down during the recession of 2008. Since that time, construction has slowly increased but has not reached the level of production achieved prior to the recession.



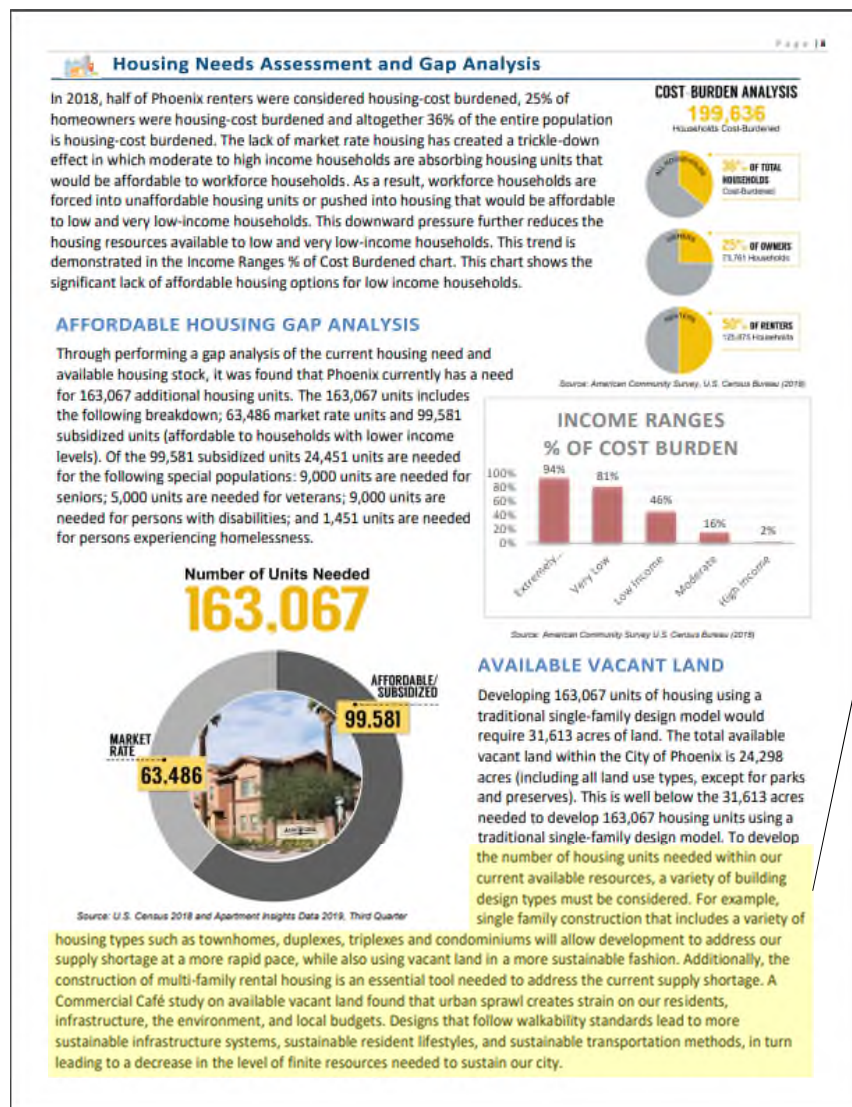
Source: American Community Survey 5-Year Estimates, U.S. Census

The current shortages of housing supply, relative to demand, is a primary reason housing costs are increasing. A significant increase in housing supply is necessary to keep pace with current and projected housing demand.

...in the last 30 years Phoenix produced approximately 220,000 new housing units, however, population has grown by 820,000 people. Phoenix's housing production has not kept pace with population growth...The current shortages of housing supply, relative to demand, is a primary reason housing costs are increasing. A significant increase in housing supply is necessary to keep pace with current and projected housing demand.



City of Phoenix Housing Plan



To develop the number of housing units needed within our current available resources, a variety of building design types must be considered...while also using vacant land in a more sustainable fashion. A...study on available vacant land found that urban sprawl creates strain on our residents, infrastructure, the environment, and local budgets. Designs that follow walkability standards lead to more sustainable infrastructure systems, sustainable resident lifestyles, and sustainable transportation methods, in turn leading to a decrease in the level of finite resources needed to sustain our city.



Pending and Proposed Projects within the Algodon Center PCD Boundary



Acero Algodón Center Multi-Family Apartments (SWC of 91st Ave and Osborn Road)

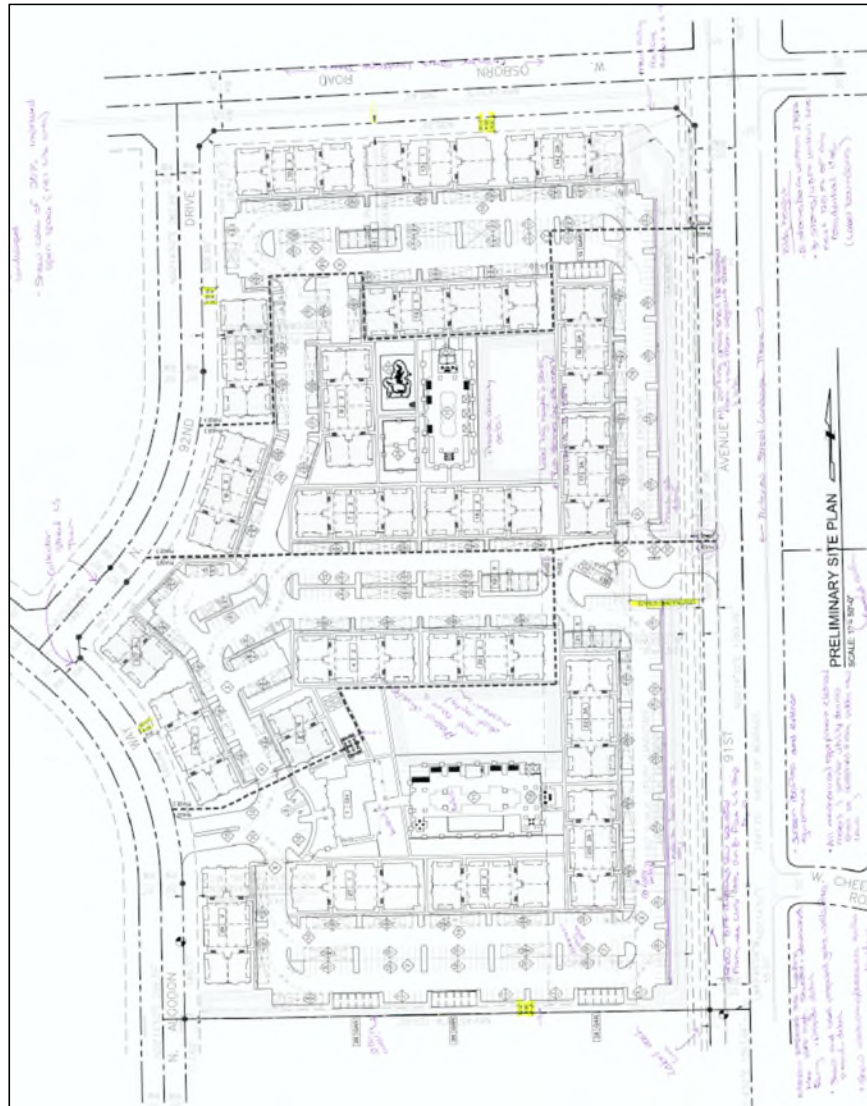
Under Construction

Acreage: 20.49 acres

Zoning: PUD

Height: 3 stories

Density: 458 units (22.35
du/acre)



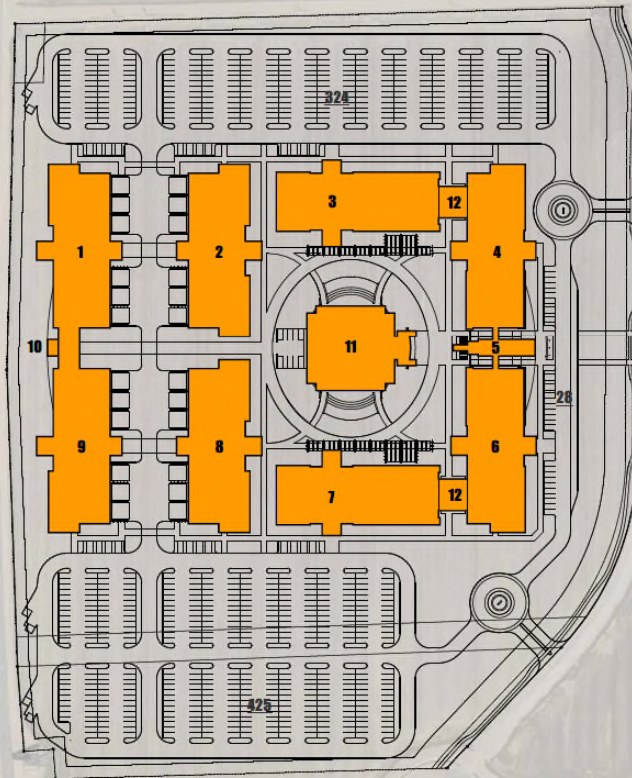
West-MEC

Western Maricopa Education Center (approx. 30 acres)



SOUTHEAST

West-MEC



Site Plan

1" = 80.00'

1 ARCHITECTURE & CONSTRUCTION

BUILDING FOOTPRINT: 96' x 260' = 24,960 SQ. FT.

- 1ST FLOOR
 - HIGH BAY LAB
 - CLASSROOM
 - CORE / SUPPORT

- 2ND FLOOR (MEZZANINE)
 - CLASSROOM
 - CORE / SUPPORT

2 MANUFACTURING

BUILDING FOOTPRINT: 96' x 260' = 24,960 SQ. FT.

- 1ST FLOOR
 - HIGH BAY LAB
 - CLASSROOM
 - CORE / SUPPORT

- 2ND FLOOR (MEZZANINE)
 - CLASSROOM
 - CORE / SUPPORT

3 HUMAN SERVICES / INFORMATION TECHNOLOGY

BUILDING FOOTPRINT: 96' x 260' = 24,960 SQ. FT.

- 1ST FLOOR
 - LAB
 - CLASSROOM
 - CORE / SUPPORT

- 2ND FLOOR
 - LAB
 - CLASSROOM
 - CORE / SUPPORT

4 HEALTH SERVICES

BUILDING FOOTPRINT: 96' x 260' = 24,960 SQ. FT.

- 1ST FLOOR
 - LAB
 - CLASSROOM
 - CORE / SUPPORT

- 2ND FLOOR
 - LAB
 - CLASSROOM
 - CORE / SUPPORT

7 STEM / LAW & PUBLIC SAFETY, CORRECTIONS & SECURITY

BUILDING FOOTPRINT: 96' x 260' = 24,960 SQ. FT.

- 1ST FLOOR
 - LAB
 - CLASSROOM
 - CORE / SUPPORT

- 2ND FLOOR
 - CLASSROOM
 - CORE / SUPPORT

8 TRANSPORTATION, DISTRIBUTION & LOGISTICS

BUILDING FOOTPRINT: 96' x 260' = 24,960 SQ. FT.

- 1ST FLOOR
 - HIGH BAY LAB
 - CLASSROOM
 - CORE / SUPPORT

- 2ND FLOOR (MEZZANINE)
 - CLASSROOM
 - CORE / SUPPORT

9 DISTRICT WAREHOUSE

BUILDING FOOTPRINT: 96' x 260' = 24,960 SQ. FT.

- 1ST FLOOR
 - HIGH BAY LAB
 - CLASSROOM
 - CORE / SUPPORT

- 2ND FLOOR (MEZZANINE)
 - CLASSROOM
 - CORE / SUPPORT

10 CAMPUS FACILITIES

BUILDING FOOTPRINT: 30' x 28' = 840 SQ. FT.

- 1ST FLOOR
 - OFFICE
 - SUPPORT

11 ASSEMBLY HALL

BUILDING FOOTPRINT: 120' x 120' = 17,108 SQ. FT.

No City of Phoenix Review Required

Acreage: +/- 30 acres

Zoning: PUD PCD

Square Footage: 222,620 square feet



Wood Partners – Alta 99th Apartments Conceptual Site Plan

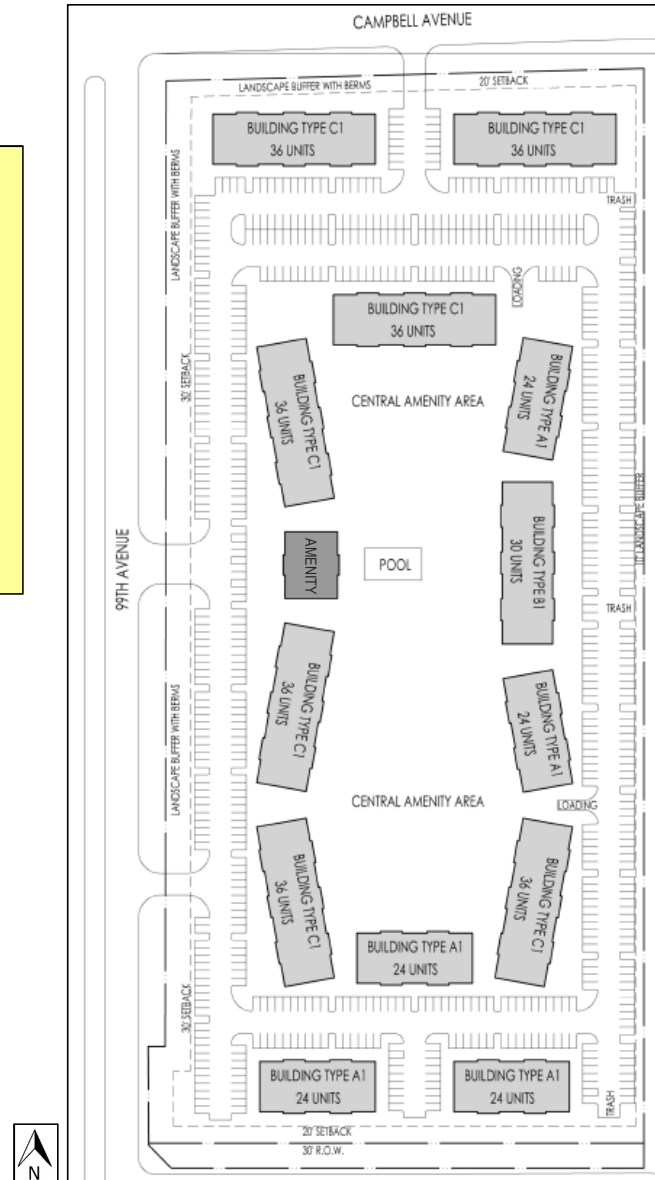
Under City of Phoenix Site Plan Review

Acreage: 20.0 gross acres

Zoning: PUD PCD

Height: 3 stories

Density: 402 units (20.1 du/acre)



Lennar – Western Garden Conceptual Site Plan



Lennar Western Garden – Phase 1

Forthcoming PCD Amendment

Acreage: 159.24 gross acres

Zoning: PUD PCD

Density: 619 units (3.89 du/acre)

Open Space: 34.38 acres (21.6%)

Unit Mix:

- 30' x 97' Alley Homesites
- 45' x 95' Homesites
- 40' x 115' Homesites
- 45' x 120' Homesites
- 50' x 120' Homesites
- 70' x 125' Homesites



Lennar Western Garden – Phase 2

Under City of Phoenix Review

Acreage: 133.87 gross acres

Zoning: PUD PCD

Density: 916 units (6.84 du/acre)

Open Space: 18.56 acres (16.7%)

Unit Mix:

- Single Family for Rent
- Townhomes
- 45' x 95' Homesites
- 40' x 115' Homesites
- 45' x 120' Homesites
- 50' x 120' Homesites
- 70' x 125' Homesites



Proposed General Plan Down-Zonings



Not Yet Submitted

General Plan Land Use

Designation: 10-15 du/ac –
Higher density attached
townhouses, condos or apts

Acreage: 20.76 acres

Zoning: PUD PCD

Density: Max 15 du/ac

Unit Count: 312 max

Not Yet Submitted

General Plan Land Use

Designation: 5-10 du/ac –
Traditional Lot

Acreage: 25.96 acres

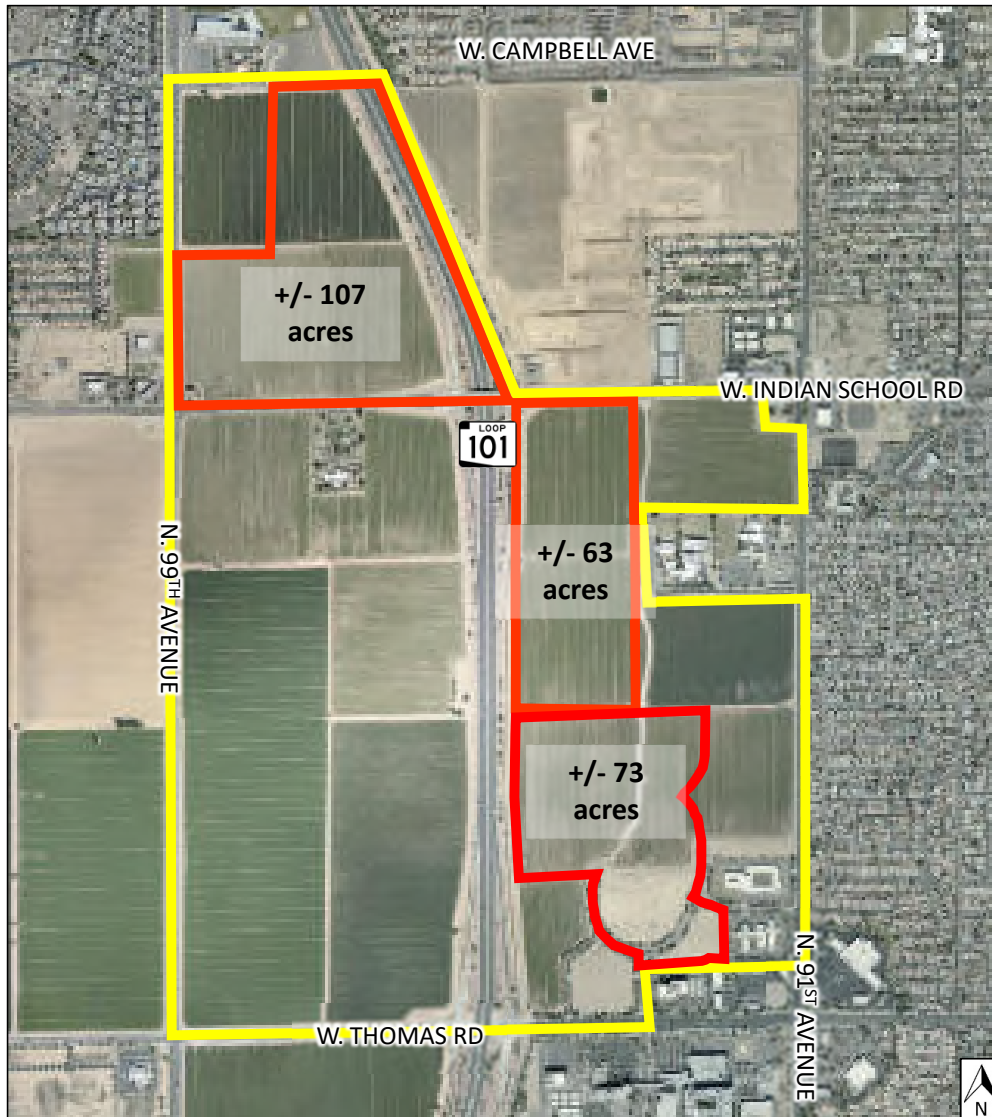
Zoning: PUD PCD

Density: Max 10 du/ac

Unit Count: 260 max




Areas In/Around Algodon Center PCD Boundary without Proposed Changes



“Even within the Algodon master plan, over 243 acres that are currently vacant would be retained for future commercial development. This is enough to accommodate 3.2 million to 4 million square feet of new commercial or employment development.”

- Algodon Center Residential & Commercial Market Analysis, October 2020

 No Proposed Changes
(+/- 243 acres)





PHOENIX - SITE DATA			
DESCRIPTION	ACREAGE	DWELLING UNITS PER ACRE	
GROSS ACREAGE	120.48 AC.	3.54 DU/AC.	
NET ACREAGE	112.56 AC.	3.79 DU/AC.	
ROW/MISC.	10.89 AC.		
MONUMENTS	.85 AC.		

RESIDENTIAL				
PARCEL	ACREAGE	LAND USE	UNITS	DENSITY
PARCEL 25	17.81 AC.	MF-A	427 D.U.	24.0 D.U.
RESIDENTIAL TOTAL	17.81 AC.		427 D.U.	24.0 D.U.

EMPLOYMENT/COMMERCIAL			
PARCEL 16	6.14 AC.	COMM	
PARCEL 17	5.53 AC.	COMM	
PARCEL 18	2.57 AC.	COMM	
PARCEL 19	3.59 AC.	COMM	
PARCEL 20	3.77 AC.	HOTEL	
PARCEL 21	3.64 AC.	HOTEL	
PARCEL 22	18.21 AC.	EMP	
PARCEL 23	8.12 AC.	EMP	
PARCEL 24	7.78 AC.	EMP	
PARCEL 25	31.62 AC.	EMP	
EMPLOYMENT/COMMERCIAL TOTAL	90.97 AC.		

PHOENIX - TOTAL			
COMMERCIAL	17.81 AC.	COMM	
EMPLOYMENT	65.73 AC.	EMP	
HOTEL	7.41 AC.	HOTEL	
MULTI-FAMILY TYPE A	17.81 AC.	MF-A	427 D.U.
TOTAL	108.76 AC.		427 D.U.

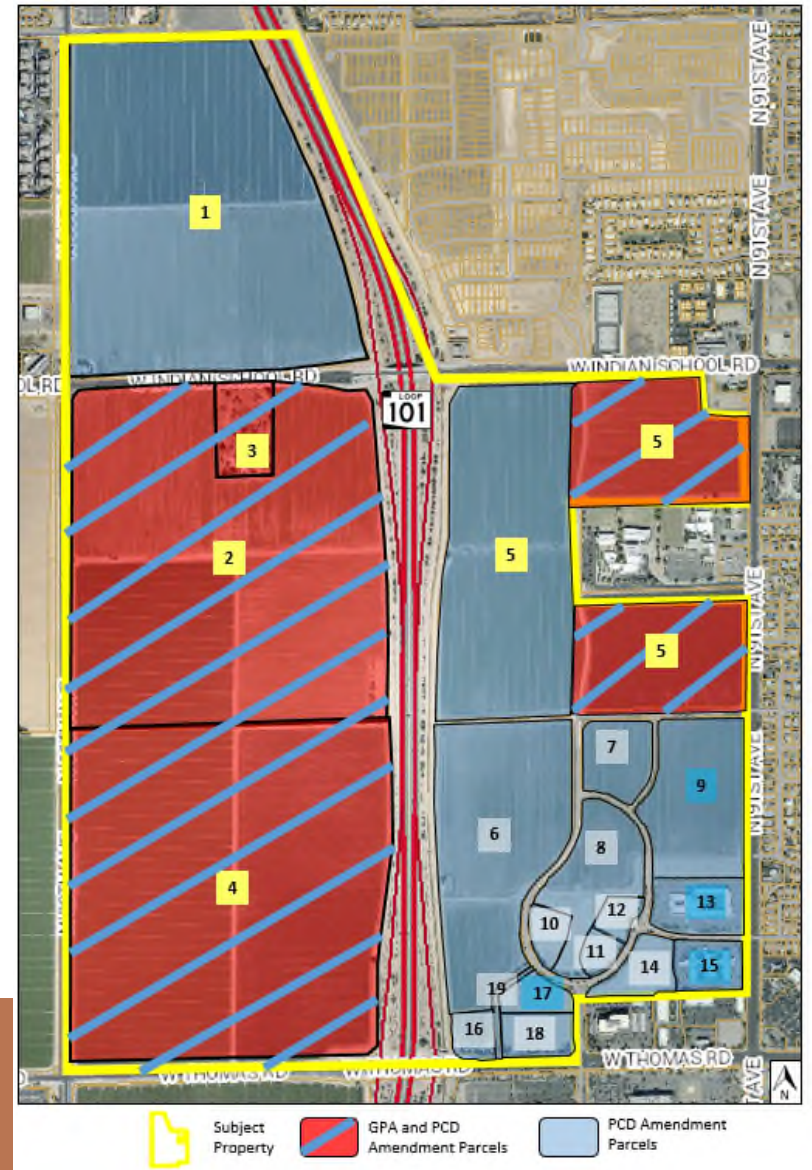



ALGODON COMMERCIAL CENTER Site Plan

Plan Scale 1"=100' Date 04-08-2021
 ALJ.JST@JFL.COM



G&B



A wide-angle photograph of the Grand Canyon at sunset. The sky is a vibrant mix of orange, pink, and purple, transitioning into a deep blue. The canyon's layered rock formations are illuminated by the low sun, creating a warm, golden glow. A winding river is visible in the lower center of the frame, reflecting the light from the sky.

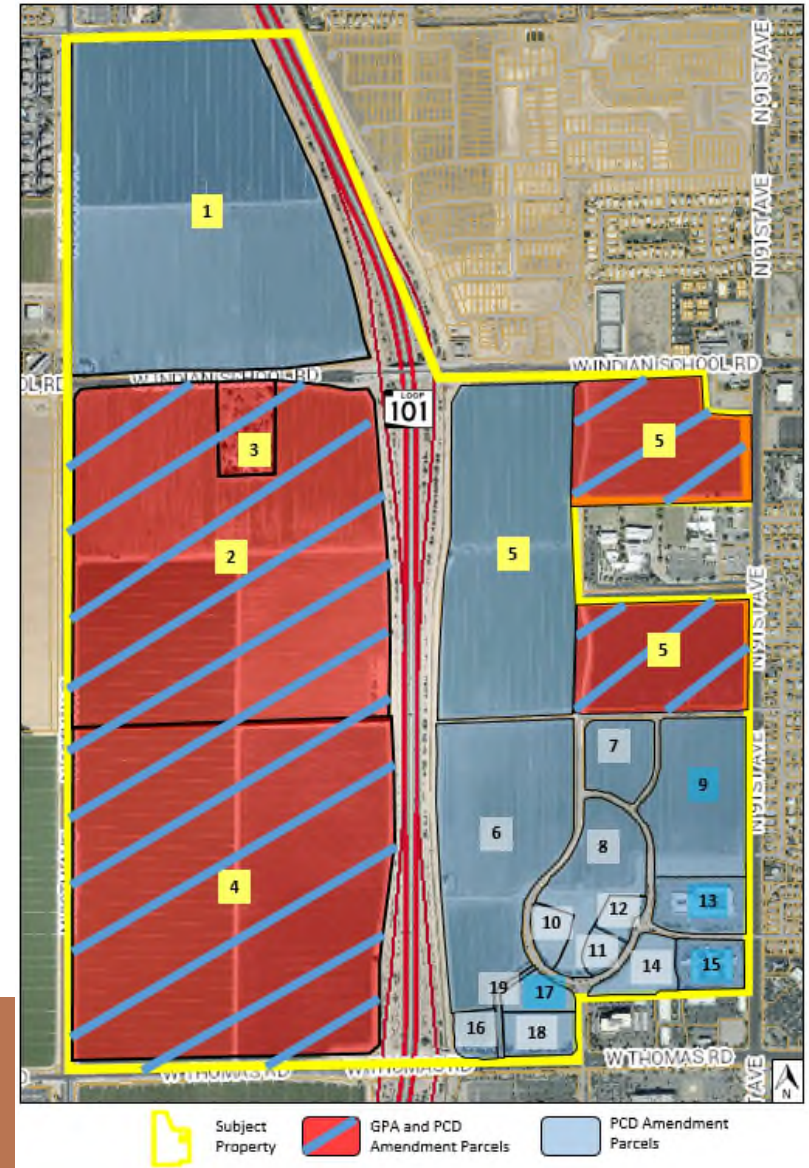
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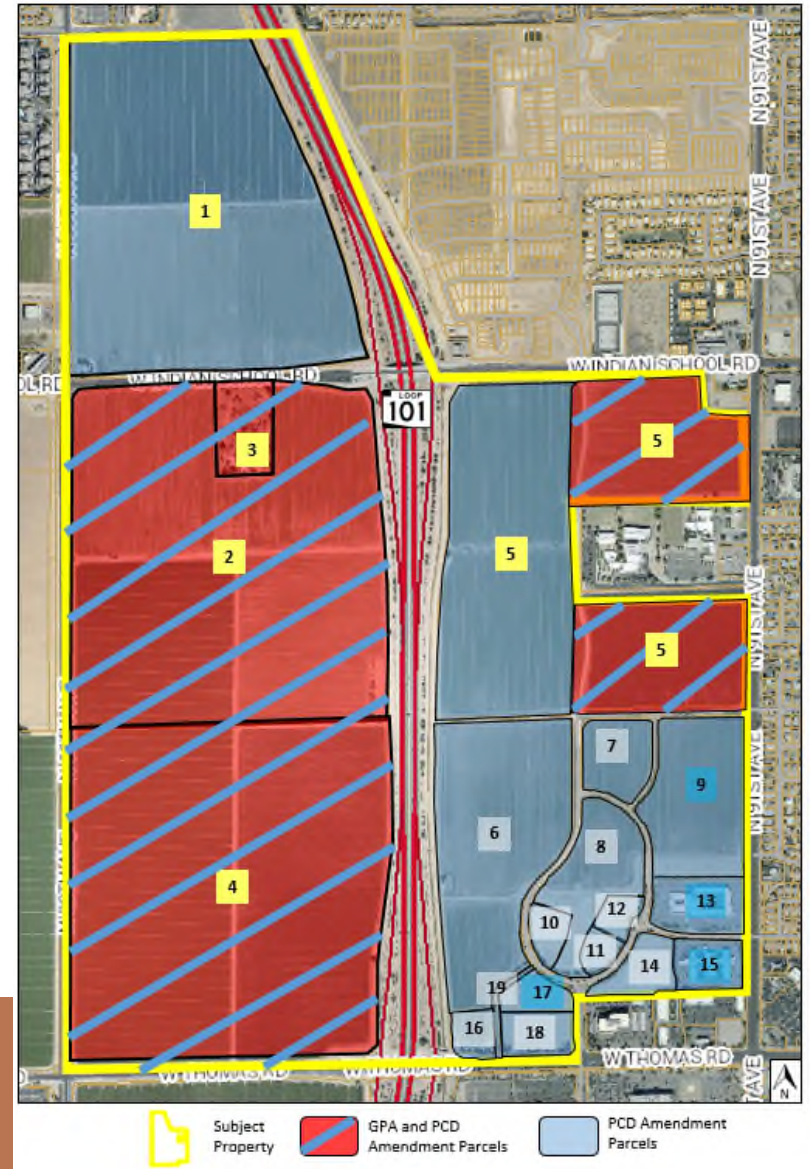
PUD/POD Parcel Ownership and Gross Acreages

#	APN	Owner	Approximate Gross Acreage
1	102-18-005E	ALGODON AG REVOCABLE LAND TRUST	119.27
2	102-26-003F	ALGODON AG REVOCABLE LAND TRUST	139.58
3	102-26-003G	ALGODON AG REVOCABLE LAND TRUST	7.69
4	102-26-004A	ALGODON AG REVOCABLE LAND TRUST	148.56
5	102-25-002S	ALGODON AG REVOCABLE LAND TRUST	121.41
6	102-26-024	JOHN F LONG PROPERTIES LLLP	42.91
7	102-26-016	JOHN F LONG PROPERTIES LLLP	8.53
8	102-26-017	JOHN F LONG PROPERTIES LLLP	14.44
9	102-26-027	ACERO ALGODON CENTER LLC/CB ALGODON LLC	23.68
10	102-26-020	JOHN F LONG PROPERTIES LLLP	2.99
11	102-26-019	JOHN F LONG PROPERTIES LLLP	2.19
12	102-26-018	JOHN F LONG PROPERTIES LLLP	2.45
13	102-26-026	MARIPOSA PHOENIX AL PARTNERS LP	8.28
14	102-26-028	JOHN F LONG PROPERTIES LLLP	5.35
15	102-26-029	MS PHOENIX DE LLC	5.69
16	102-26-023	JOHN F LONG PROPERTIES LLLP	2.74
17	102-26-021	DRURY SOUTHWEST INC	3.63
18	102-26-022	JOHN F LONG PROPERTIES LLLP	5.70
19	102-26-025	JOHN F LONG PROPERTIES LLLP	0.59
TOTAL PCD APPROXIMATE GROSS ACREAGE			+/- 665.68



GPA Parcel Ownership and Gross Acreages

#	APN	Owner	Approximate Gross Acreage
2	102-26-003F	ALGODON AG REVOCABLE LAND TRUST	139.58
3	102-26-003G	ALGODON AG REVOCABLE LAND TRUST	7.69
4	102-26-004A	ALGODON AG REVOCABLE LAND TRUST	148.56
5	102-25-002S	ALGODON AG REVOCABLE LAND TRUST	Total parcel: 121.41 acres North GPA portion: 30.4 acres South GPA portion: 27.74 acres Total GPA acreage: +/- 58.14 acres
TOTAL GPA APPROXIMATE GROSS ACREAGE FOR ALGODON AG REVOCABLE LAND TRUST			+/- 353.33



APEL Extrusions will relocate HQ to Arizona, bring hundreds of jobs



BUSINESS NEWS | yesterday | AZRE

Calgary-based **APEL Extrusions** has purchased 22.6 acres of land at the southeast corner of the new Loop 202 Freeway and Lower Buckeye Road. The property will be the site of a new 323,782-square-foot headquarters and manufacturing facility. Plans call for North America's leading aluminum extrusion company to expand its West Coast Operations to Phoenix, Arizona in late 2022 with plans to move the company's headquarters to follow. APEL Extrusions intends to hire approximately 200 employees at the new location and will begin recruiting for management, administrative, engineering, technical services and labor positions mid-year 2022.

"We are excited to be investing in a major aluminum extrusion facility in Phoenix to serve the industries in the Southwest who need a quality product, including finishing and anodizing, with short lead times and at competitive prices," says Gerry Price, CEO of APEL Extrusions.

READ ALSO: 4 major business corridors being driven by West Valley freeways

"With our expansion to Phoenix, APEL will have the ability to serve every West Coast city in two days or less by truck and further compress our already industry leading lead times," says Mike Flynn, President and COO of APEL Extrusions. "By installing the most advanced extrusion and finishing equipment in the North American industry, APEL will become the benchmark for those customers seeking the best in product quality, service and on-time performance from their extrusion supplier." The Phoenix facility was strategically planned to help APEL better serve its West Coast customers and open the possibility of new customers and markets in the Southwest and points further East that have not been able to be efficiently reached up to now.

"Arizona is thrilled to welcome APEL Extrusions' high-performance manufacturing facility to our state – the company's second location outside of Canada," said Governor Doug Ducey. "With our growing supply of skilled talent, low cost of doing business and strategic location, no state in the country is better suited to meet the needs of advanced manufacturers. My thanks go out to the Arizona Commerce Authority, the Greater Phoenix Economic Council, City of Phoenix and all the partners involved in this exciting announcement, as well as to the team at APEL Extrusions for choosing our state. We look forward to partnering in their success for decades to come."

Becknell Industrial sold the property to APEL and will serve as the developer for the new facility. Rob Mattensen, SIOR, CCIM, Executive Vice President of Colliers in Arizona, handled the transaction. He worked in conjunction with John Krueger of the Colliers office in Sacramento, who was a site consultant and liaison between APEL and various municipalities and utilities.

"I'm excited to welcome APEL to Phoenix. The company's arrival is another boost to Phoenix's burgeoning manufacturing sector and a critical component to building our economic growth and success" said Phoenix Mayor Kate Gallego. "Great companies like APEL will help achieve our goal for Phoenix to emerge from the pandemic stronger and better."

- SEC of Loop 202 and Lower Buckeye Road (22.6 acres)
- 323,782 SF APEL Headquarters and Manufacturing Facility
- 200 employees (recruitment will begin mid-2022 for management, administrative, engineering, technical services and labor positions)
- Aluminum extrusion facility, finishing and anodizing

"I'm excited to welcome APEL to Phoenix. The company's arrival is another boost to Phoenix's burgeoning manufacturing sector and a critical component to building our economic growth and success. Great companies like APEL will help achieve our goal for Phoenix to emerge from the pandemic stronger and better."

-Phoenix Mayor Kate Gallego