

REZONING RE-SUBMITTAL FOR
**PROLOGIS COMMERCE PARK
AT GOODYEAR**

GOODYEAR, ARIZONA
PRE-APP: PA18-072, REZONING CASE: Z 200



PROLOGIS COMMERCE PARK AT GOODYEAR

NOVEMBER 14th , 2018

HUNTER ENGINEERING, INC - SURVEY / CIVIL / LAND PLANNING / LANDSCAPE ARCHITECTURE / URBAN DESIGN

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Project Team

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PROJECT NARRATIVE

PROPOSAL

The enclosed documentation has been created on behalf of Prologis for the proposed development of an industrial/commerce park. The property is approximately 114 acres located at the northeast corner of Bullard Avenue and Yuma Road. This property is currently zoned Agricultural Urban (AU) with a general plan designation of Business & Commerce.

This land use category specifically allows for light industrial uses. We are therefore proposing that the properties be rezoned to Light Industrial (LI) which would be in conformance with the general plan. The project will consist of an industrial/commerce park, which will incorporate 4-6 warehouse buildings of various sizes that would likely range in size between 140,000 to 1,000,000 square feet. Loading docks will not front onto Bullard Ave. End cap style building along Bullard Avenue will screen internal building dock yards from exterior views, Screen walls will be used to screen any additional dock locations. There are no adjacent residential uses and the surrounding land is vacant farm land.

This project will foster the creation of jobs and attract new employers to the City of Goodyear which helps to achieve objective ED-1-1, policy a. of the Economic Development section in the general plan. Businesses with high employment density are encouraged to locate adjacent to high capacity roadway corridors, such as Bullard Avenue, to leverage high visibility and vehicular access. This development will bring jobs to the over 2.3 million square feet of new buildings proposed for the site. There are adequate services and facilities in the area, and locating near the airport promotes a graduated density/intensity concept, thus embracing the spirit of standards 2,3,4 & 39, the Land Use and Transportation section of the General Plan.

Prologis, the global leader in providing real estate logistics, is a developer of world class facilities for top manufacturing and distribution companies throughout the world. They help their customers achieve operational efficiencies, reduce environmental impacts and improve the communities where they build. With more than 676 million square feet of industrial real estate across the globe they are experts in developing distribution centers, warehousing, data-centers and business parks.

ARCHITECTURE

This project will create approximately six new enhanced industrial buildings. Each of their buildings are designed with more of an office appearance, which will create an elegant corridor along Bullard Avenue. The hierarchy of design is emphasized by the parapet features, which are comprised of several small tower elements, that break up the overall mass of the elevations along the street.

The building elevations are detailed with extended, glass store front, glazing represented in a series of clerestory windows, which rise to compliment the parapet towers.

The buildings in this industrial/commerce park are landscaped with a mix of semi-tropical planting, verdant desert plantings and accented with specimen cactus and palm trees. Larger building setbacks accommodate enhanced landscape plantings along Bullard Avenue and are bookended with pedestrian focused corners at the primary intersections along Bullard Avenue.

SITE DESIGN

This zoning case will provide the regulatory guidance for the site as pads develop for each of the building sites. As is customary, future site plan changes would be handled at the staff approval level by the City as long as the development request is within general conformance of this zoning case. This zoning document include guidelines for development throughout and encourages that each building is added to the Park in an orderly fashion that weaves together thematic elements found in this zoning document.

The property is at the intersection of two arterial streets that provides access to the adjacent Goodyear Airport. Yuma Road is classified as a scenic arterial, with a 150' ROW and Bullard Avenue is classified as a major arterial, with a 130' ROW. There are currently no existing buildings adjacent to the site and each building will have a minimum 30' setback from the ROW. Additional enhanced landscaping will occur at project entry points which will include additional trees, beyond the existing city requirement. With this landscape setback, the building mass will feel more human scaled as you drive by the site along Bullard Avenue.

Vehicular access to the site is provided by well spaced curb cuts, with median breaks that allow for left turn bays along Bullard Avenue in two location for cars, and two locations with full truck access. Access off of Yuma Road will occur at three points with two car entry points and one for trucks. Finally along 143rd Avenue, there will be three evenly spaces access points for trucks only. 143rd Avenue is classified as a collector road. There will be sidewalks along both Bullard Avenue and Yuma Road. The Harrison Street alignment will be developed as a cul-de-sac with a total length of 525' from the center line of Bullard Avenue. Final access determinations will be subject the traffic study.

Parking for cars will occur around the perimeter of each building and truck parking spaces will be internal to the development to minimize the visual impact of trucks facing out from the development. All truck dock locations will be adequately screened. Landscaped parking islands will occur every 15 parking spaces.

Pedestrian seating areas will be provided throughout the site and will be adjacent to bicycle parking and a network of internal sidewalks and pedestrian paths. Electrical and utility equipment will be screened with either block walls or planted landscape berms to create an aesthetically pleasing experience for the user.

PRELIMINARY WATER

The site is currently within the City of Goodyear water service area. Currently there is an existing public 16-inch ductile iron pipe (DIP) water main in Bullard Avenue to the west and in Yuma Road to the south. An existing 12-inch DIP water main is located in 143rd Avenue to the east of the site. All three of these water lines are available to the site for service. Proposed water line improvements associated with the infrastructure portion of the project will include multiple water line stubs to serve the site for domestic, landscape and fire uses. Preliminary sizing of the proposed water line stubs are identified within the Preliminary Water Report included with this rezoning application as shown in the table of contents as a separate document. There are no plans to extend public water lines along the perimeter of the project with the complete development of this site.

PRELIMINARY SEWER

The site is currently within the City of Goodyear sanitary sewer service area. Currently there is an existing public 21-inch PVC sewer main in Yuma Road to the south and an existing 12-inch PVC sewer main in 143rd Avenue to the east. These two sewer mains are available to service the site. Proposed sewer line improvements associated with the infrastructure portion of the project will include multiple sewer line stubs to serve the site. Preliminary sizing of the proposed sewer lines stubs are included within the Preliminary Sewer Report also included with this rezoning application, as a separate document.

There is a proposed 18-inch sewer main that is planned to be installed within Bullard Avenue. This infrastructure improvement is part of a separate development located to the north. Once this future line is installed within Bullard Avenue, it will also provide service to this site.

There are no plans to extend a public sewer line along the perimeter of the project with the development of this site.

PRELIMINARY DRAINAGE

Proposed infrastructure improvements for the development will require the following drainage improvements. A Preliminary Drainage Report has been prepared as part of this rezoning application which describes in detail the proposed drainage improvements required for the initial improvement of the site.

The required roadway improvements included the adjacent half street along Bullard Avenue, Yuma Road and 143rd Avenue. Included with these improvements are paving, curb, gutter, catch basins, storm drains and temporary on-site retention basins for half street runoff calculations. These improvements will suffice for the offsite stormwater runoff only. It is anticipated that the proposed retention will be for the required 100 year storm event.

On-site retention and drainage will be required with future on-site building and site improvements for the 100 year event. These on-site retention and drainage facilities will be constructed with the future on-site improvements.

LANDSCAPE DESIGN/THEME

The proposed Landscape will use plant material from the Phoenix AMA Low Water Use/Drought Tolerant Plant List. Street trees will be selected from the City of Goodyear tree for public spaces list. In addition, an effort will be made to continue the street tree theme along Yuma Road from the city center to include Palo Verde trees, Pistachio trees, Date Palms at key location and swaths of Desert Willow woven throughout the site.

Accent shrubs and colorful groundcovers are used to punctuate landscaping next to pedestrian areas and cool the adjacent spaces. Ten percent of the net site area will be landscaped and will have full site coverage on street frontages from the property line to the back of curb, exclusive of walkways, bike paths and driveways. Each parking lots landscape island will include (1) 15 gallon tree and (5) 5 gallon shrubs.

Landscape areas in parking lots will have a total of 50% coverage of live plantings. One tree shall be planted for every 25 linear feet of street frontage. Trees shall be comprised of 50% 15 gallon size and 50% 24" box size. All shrubs shall be a minimum of 5 gallon size. Vegetative groundcover shall be a minimum of 1 gallon size and planted 3' on center.

All plant material will be provided with an automated drip irrigation system. All landscape areas will receive a 2" minimum layer of gold colored, 1/4" minus decomposed granite mulch.

PROJECT NAMING/THEME

The theme and naming of the project is influenced by the regional character, site history and the future planned use as a world class industrial/commerce park. Consideration was given to the proximity of the airport, the baseball traffic that will pass the site, use as an industrial/commerce park and the owners trademark and corporate branding. The name of the site influences everything from the architectural form of the building, to the landscape theme, site amenities, theme walls and monument signage. The development will be referred to as Prologis Commerce Park at Goodyear.

BUILDING SIGNAGE

Signage will include freestanding monument signs at the primary intersections along Bullard Avenue and Yuma Road. These signs will be complimented with low growing landscape plant material that do not block the signage at full size. Building mounted signage will occur along Yuma Road and 143rd Avenue.

The monument signage will be generally be a form of pan channel letters with external illumination. Building mounted signage will be lit by goose-neck exterior building lighting. Ground mounted, directional up lighting will be used to illuminate key locations throughout the site. The project architect will provide direction on the final form and look of the signage that will compliment the buildings and surrounding architecture.

Signage content, shape, and size may vary, but will not exceed square footage as defined in the city's sign code. Colors will compliment the architecture with selected accent colors from the building elevations.

SITE WALLS

Perimeter walls will be used to secure building sites for users with specific security requirements and in some cases will included gated entrances with a small guardhouse. Site walls will be constructed of concrete masonry units (CMU) or concrete tilted slabs along some perimeter property lines and in other locations where needed to create secure storage yards. An additional 2' of security ribbon will be placed on CMU walls where security is essential to the operation of the particular end-user.

Walls along Bullard Avenue will be CMU and enhanced with a band of split-faced block near the top third of the wall and will be staggered to create visual interest. Electrical and utility equipment will be screened from street and located to be perceived as an integral part of the building.

Parking screening will be accomplished with a combination of low 3' walls and/or 3' landscaped berms.

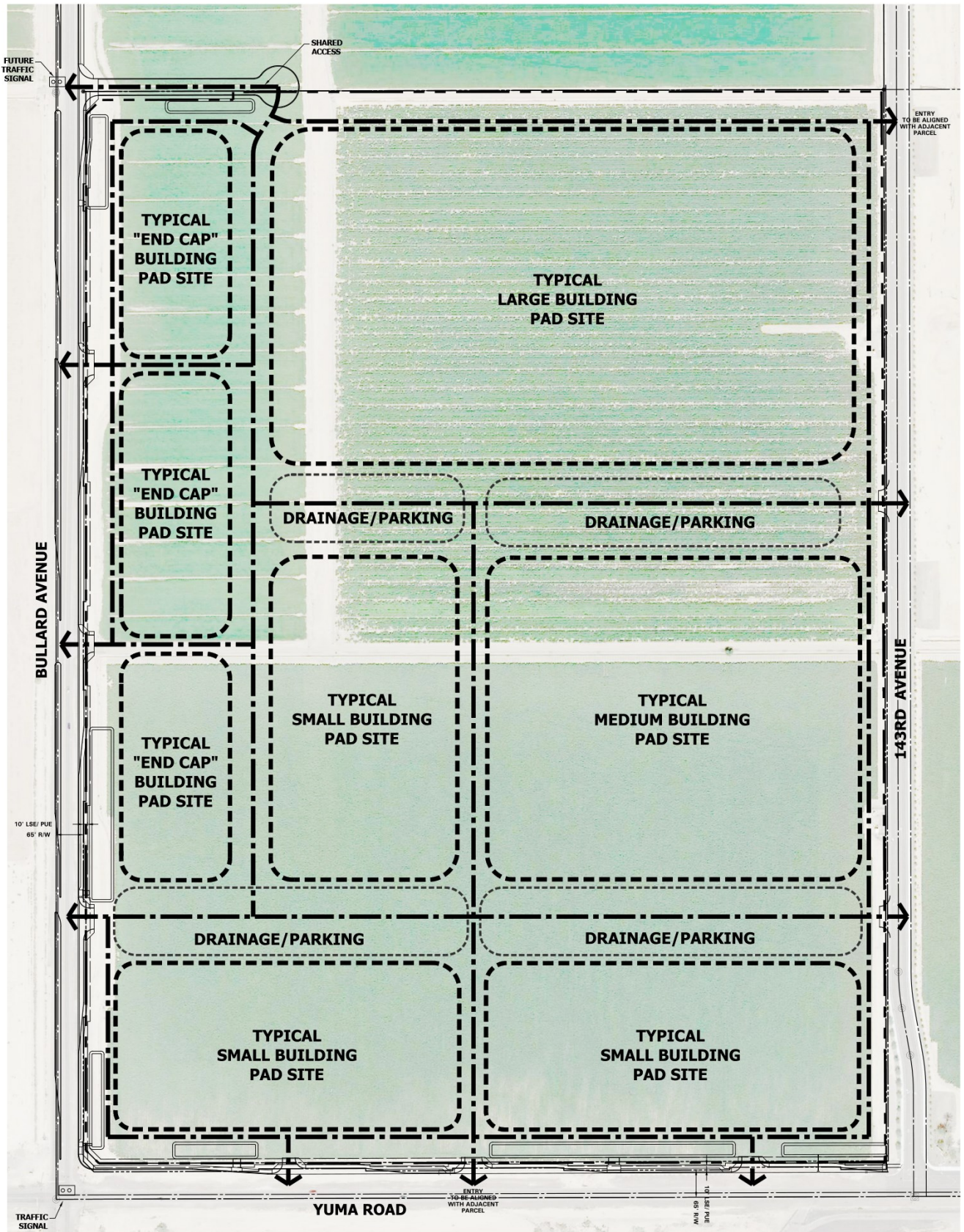
Site walls will typically not exceed a total height of 6' and will not exceed 8'. The use of security ribbon will conform with City of Goodyear standards. Perimeter walls will either be a natural grey concrete

PROPOSED ENHANCEMENT STIPULATIONS

As a proactive measure, a series of project enhancements have been proposed for the project with this zoning application. We believe the following items would enhance the project and add to the character of the area.

1. Enhanced building facades with stepped back architecture or pop outs to keep the building portions that front Bullard proportional and at more of a human scale.
2. Use of glass store fronts along at key locations along building elevations to punctuate the architecture and reflect a lower profile and scale at the street.
3. Enhanced landscaping at primary entries to the commerce park to include thematic design elements woven through the site along with a double row of trees along Bullard.
4. Commerce Park monument signage.
5. All outdoor storage areas must be visually screened from Bullard Ave. with a continuous screen wall.
6. Building design hierarchy with enhanced “tower-like” parapets, to break up building mass.
7. Building massing forms that create an “end-cap” presence that wrap interior industrial buildings.
8. Streetlight standards with banner brackets to reflect the route to the ballpark along Bullard Avenue.

Parking Screen walls shall incorporate relevant textures to the building design with staggered setbacks and appropriate landscaping.

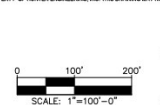


PROLOGIS Commerce Park at Goodyear
GOODYEAR, AZ

PRELIMINARY DEVELOPMENT PLAN

PREPARED FOR: PROLOGIS
 DATE: NOVEMBER 14TH, 2018
 NOTE: PAD SITE CONFIGURATION ARE GRAPHICAL REPRESENTATIONS AND GENERIC IN NATURE. ACTUAL CONFIGURATIONS WILL BE BASED UPON MARKET CONDITIONS.

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VICINITY/AERIAL CONTEXT MAP

PREPARED FOR: PROLOGIS
 DATE: SEPTEMBER 14TH, 2018
 NOTE: CONTEXT MAP IS A GRAPHICAL REPRESENTATIONS AND GENERIC IN NATURE.

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