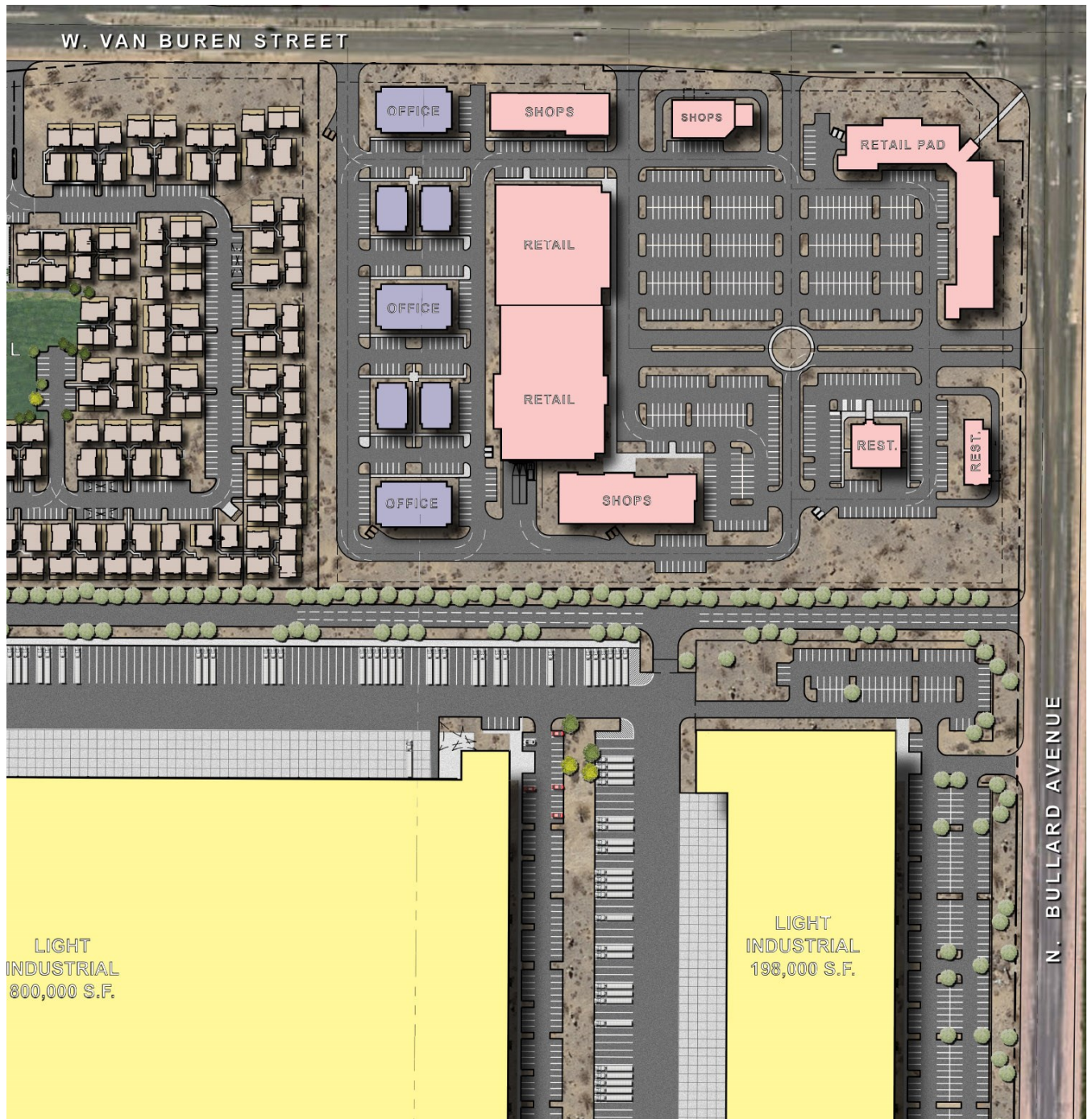


# GOODYEAR AIRPORT COMMONS PROJECT NARRATIVE

GOODYEAR, ARIZONA CASE#: 18-200-00011



GOODYEAR AIRPORT COMMONS



"WHERE COMMERCE HAPPENS"

DECEMBER 2018



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

## **PROJECT TEAM**

### **DEVELOPER (OWNER)**

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## **PROJECT NARRATIVE**

### **PROPOSAL**

The enclosed documentation has been created on behalf of Squaw Peak Goodyear, LLC for a proposed mixed-use development, that will include commercial, residential and industrial land uses. The property is approximately 95 acres located at the southwest corner of Bullard Avenue and Van Buren Street. This property is currently zoned Agricultural Urban (AU) with a general plan designation of Business & Commerce.

The Business & Commerce land use category encourages community level retail, service oriented local businesses, business parks, offices, high density residential, warehouses and light industrial uses. We are therefore proposing that the properties be rezoned into three zoning categories to include general commercial (C-2), Multi-family (MF-24) and Light Industrial (I-1). These uses would be in conformance with the general plan designation of Business & Commerce.

This form of development will be mixed use and therefore would typically fall under a Planned Area Development (PAD). While this use may be the closest regulatory structure for the development within city ordinance, both city planning staff and our client would prefer to use a PAD Overlay process that will allow mostly flexible zoning between the residential and commercial property, conform with existing development standards and provide some additional regulations that will outline enhancements to the site. The PAD Overlay would allow the site to develop with more flexibility and would be able to better respond to current and future market conditions. A similar process is being explored with the Ballpark Village development currently under review with the city, further to the south along Bullard Avenue. For the purposes of keeping this report simple, and based on current market demands; calculations for the preliminary sewer, water and drainage reports along with the traffic study have used flex zoning option 1 as shown in the preliminary development plan bubble diagram. Please see the PAD Overlay for more specific information on the included additional regulations and enhancements.

A project mix in this category may include a retail focused commercial corner with a medium sized anchor and several smaller shops and restaurant uses. For the residential component, a more dense multi-family component would help support the newer adjacent commercial corner, this commercial may also include a small office/condo complex to round out the services and immediate workforce opportunities. Adjacent to this might be another use that allows for more employment opportunities such as a distribution, data or fulfillment centers. This would allow a healthy mix of uses that are required to energize a newer community and in effect create the higher density associated with a more urban area.

This project will foster the creation of jobs and attract new employers to the city. Businesses with high employment density would be encouraged to locate adjacent to Bullard Avenue, to leverage high visibility, vehicular access and a dense core of employment. The area is prime for development and there are adequate services and facilities in the area. The mix of uses promotes a graduated density/intensity concept and provides appropriate buffers between the various uses.

Squaw Peak Goodyear, LLC is a local company that is concerned about creating a development that is responsive to the market and integrates cohesively into the local community. They have been invested in the local area within Goodyear for over fifteen years and are committed to a responsible solution to the site for area as a whole. They provide highly customized and unbiased solutions for their clients and therefore are involved in the process for the long term. They are also a member of Local First Arizona.

## **ARCHITECTURE**

This project will create a new rental community that will bring a new, young, workforce to the immediate area. Densities would ideally reach between 18 to 24 dwelling units per acre. This could be accomplished with a series of two and three story buildings surrounded with a verdant landscaped series of open spaces linked by pedestrian pathways and connected to retail, commercial, office and light industrial buildings. The office condo complex could serve as a buffer between the retail and the residential uses. Buildings at the corner of Van Buren Street and Bullard Avenue would front on the street with patios and pedestrian walkways. Parking for the commercial corner would be internalized and tree lined landscape areas would provide shaded walkways between the shops. The light industrial area could have a larger internal buildings and smaller buildings along Bullard Avenue. The larger building would use design elements that break up the overall mass of the elevations along the street. Building elevations would have glass store fronts on the lower portions of the buildings to create more of a commerce park feel to the buildings for the industrial portion of the project.

## **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 substantial conformance of the PAD overlay and this zoning case. This zoning document includes 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 PAD Overlay will serve the purpose of allowing flexible zoning between the commercial and residential uses and codify the enhancements to ensure a healthy mixed use community.

The property is at the intersection of two arterial streets that is in close proximity to the Goodyear Airport. Van Buren Street sits within the Transit Oriented Development Overlay area, has a ROW of 110' and is designated as a major arterial road that provides connections to both Bullard Avenue and Estrella Parkway. Both of these roads have full diamond interchanges access to Interstate 10, one mile to the north. Adjacent to the site, is the regionally significant Bullard Wash, which the owner would like to help develop as an amenity to connect lands uses within this PAD Overlay and to the overall community. Buildings will have a minimum setbacks, building heights and densities as summarized in with in the City of Goodyear Ordinance for each respective zoning type shown, C-2, MF-24 and I-1.

Vehicular access to the site is provided by curb cuts that line up with existing median breaks that allow for left turn bays along Van Buren Street in two locations. Bullard Avenue will have curb cuts and median breaks that allow access at the eighth and quarter mile points south of Van Buren Street. Truck access will be focused on Bullard Avenue south of the commercial corner.

Parking will be internal to the development to minimize the visual impact of vehicles throughout most of the development, with landscaped parking islands.

Pedestrian nodes will be located in key locations within the development and along the Bullard Wash. These nodes will be part of a larger network of bicycle and pedestrian paths that connect the uses and provide a unifying theme for the overall project. Any parking lots facing the street will be either screened with full height perimeter walls, low screen walls or landscaped berms.

## **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. An existing 12-inch DIP water main is located in Van Buren Street. All 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.

## **PRELIMINARY SEWER**

The site is currently within the City of Goodyear sanitary sewer service area. 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 south and east. Once this future line is installed within Bullard Avenue, it will also provide service to 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 half street along Bullard Avenue, Van Buren Street has been fully improved and will require the addition of deceleration lanes into the residential and commercial components of the development. 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.

## **FLOOD PLAIN/BULLARD WASH**

The west end of the site is located within a flood plain and is known as the Bullard Wash alignment. It is anticipated that with the development of the property, a CLOMR and ultimately a LOMR will be completed to remove the property from the flood plain. The developer of the property will work with the City of Goodyear and has already engaged the property owner to the south to determine the best approach for the development of the Bullard Wash adjacent to the project.

## **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, the street tree theme will continue along Van Buren Road.

The buildings will be landscaped with a mix of semi-tropical planting, verdant desert plantings and accented with specimen cactus and palm trees. Typical building setbacks will accommodate landscape plantings along Bullard Avenue.

Accent shrubs and colorful groundcovers are used to punctuate landscaping next to pedestrian areas and cool the adjacent spaces. Landscape standards will comply with the City of Goodyear landscape standards. Public rights of way 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 has been influenced by the regional character, site history and has been branded as Goodyear Airport Commons. The development team has created a logo that incorporates the historic Goodyear tire from which the city was named and includes a pair of wings with pay homage to the strong aviation history of this area. 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.

## **BUILDING AND SITE SIGNAGE**

Signage will include freestanding monument signs at the primary intersections along Bullard Avenue and Van Buren Street. These signs will be complimented with low growing landscape plant material that do not block the signage at full size. The PAD Overlay guides references the use of existing City of Goodyear Design Guidelines to harmoniously blend building signage into a cohesive package for the entire development.

The monument signage will be reverse pan channel letters and will be externally illuminated. Building mounted signage will be lit by aviation inspired exterior building lighting. Ground mounted, directional up lighting will be used to illuminate key locations throughout the site.

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. A comprehensive sign package will be submitted at a later date for review and approval.

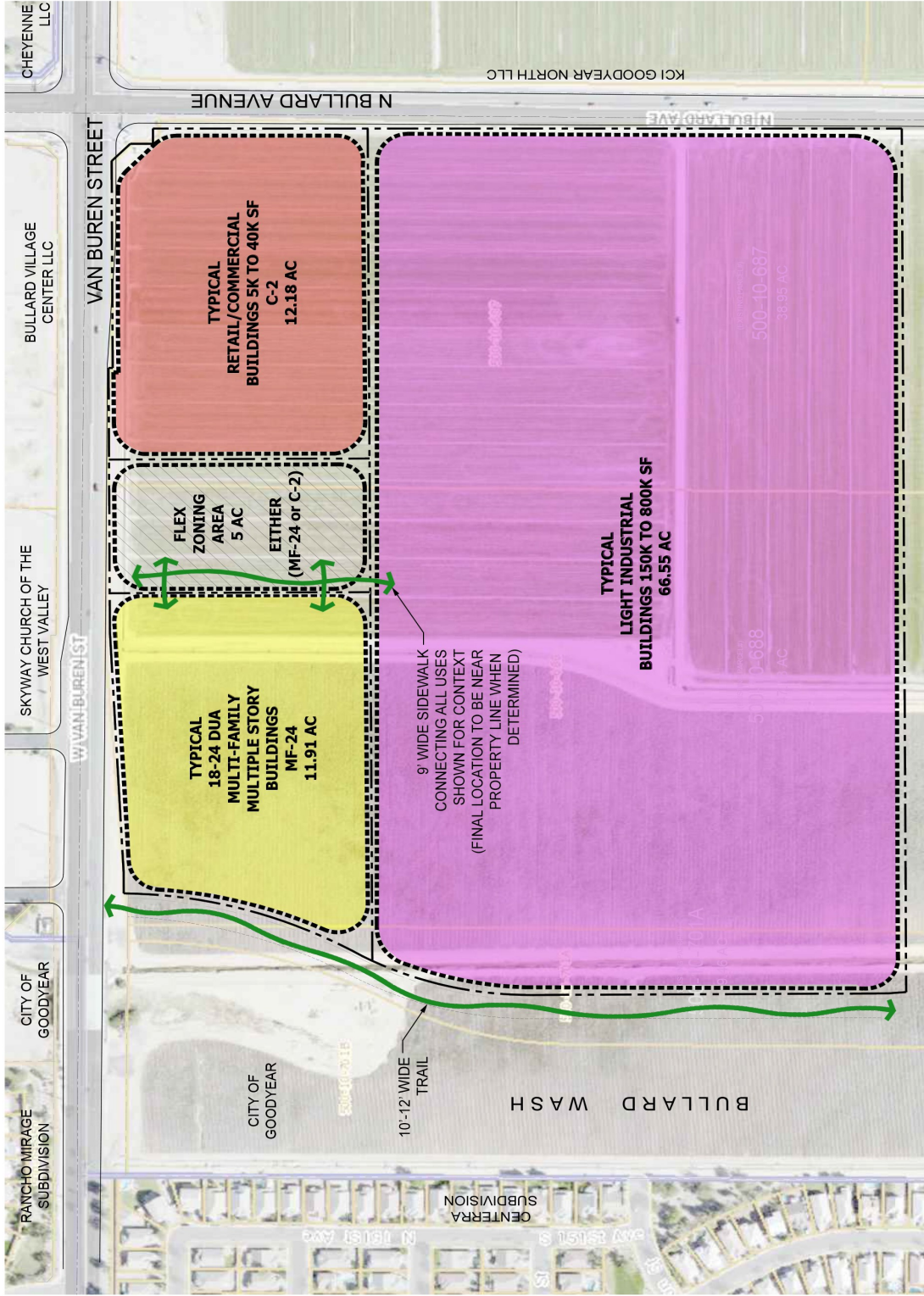
## **SITE WALLS**

Perimeter walls will be used to secure building sites for users with specific security requirements and in some cases will include gated entrances with a small guardhouse. Site walls will be constructed of concrete masonry units (CMU) along some perimeter property lines and in other locations where needed to create secure storage yards.

Walls along Bullard Avenue will be CMU and enhanced with a band of split-faced block near the top third of the wall; walls will be staggered to create visual interest. Electrical and utility equipment will be screened by masonry walls that match building colors and will be complimented with enhanced landscape plantings to create an aesthetically pleasing user experience.

Walls will typically not exceed a total combined height of 6' except for the light industrial portions of the development, where wall may be extended an additional 2'. All site walls will conform with the City of Goodyear Design Guidelines. Perimeter walls will be stained to match the building elevations.





**SITE DATA SUMMARY**

GROSS SITE AREA	95.04 AC
FLEX ZONING OPTIONS	FLEX 1 - FLEX 2
COMMERCIAL (C-2)	12.18 AC 17.18 AC
INDUSTRIAL (I-1)	5.00 AC 6.00 AC
LIGHT INDUSTRIAL (I-1)	66.55 AC 66.55 AC
TOTALS	95.64 AC 95.64 AC

**NOTE:**  
PRELIMINARY WATER, SEWER, AND DRAINAGE HAVE BEEN  
PROPOSED BASED ON FLEX OPTION 1 BASED ON CURRENT  
MARKET DEMAND.  
ALL ACRES HAVE BEEN CALCULATED TO THE  
CENTERLINE OF THE ANTENNA COLLECTOR ROADS  
AND THE NUMBERS THAT ARE SHOWN ARE BASED  
ON THE CENTERLINE OF THE ANTENNA COLLECTOR ROADS  
(VERIFY AGAINST SURVEY & CIVIL)

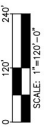
# GOODYEAR AIRPORT COMMONS

GOODYEAR, AZ

## PRELIMINARY DEVELOPMENT PLAN - BUBBLE DIAGRAM

PREPARED FOR: SQUAW PEAK GOODYEAR, LLC

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## Goodyear Airport Commons GOODYEAR, AZ

VICINITY/AERIAL CONTEXT MAP

PREPARED FOR: SQUAW PEAK GOODYEAR, LLC  
DATE: SEPTEMBER 14TH, 2018

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