

ESTRELLA COMMONS DISTRICT

Northeast corner of Estrella Parkway & Roosevelt Street

City Council Hearing

July 19, 2021

Evergreen Development requests rezoning of approx. 10 acres to General Commercial (C-2) with PAD Overlay and 17 acres to Multifamily (MF-24) with PAD Overlay

Evergreen History

2006 – Estrella Crossroads opens (NEC Estrella & Van Buren)

2008 – Goodyear Centerpointe opens (SEC Pebble Creek & McDowell)

2018 – Fulton Homes North Shore at Estrella breaks ground

2018 – Christopher Todd Communities at Estrella Commons breaks ground

2019 – IDM's Acero Estrella Commons apartment community breaks ground

2020 – Aldi opens (SEC Estrella & Roosevelt)

2020 – Curve's Cyrene at Estrella breaks ground





Site History

- Under Evergreen control via ground lease option since 2004
- Original Preliminary PAD approval in 2006
- Multiple, unsuccessful efforts to develop the Site over the years
 - Great Recession
 - Ground lease structure
 - Failed financing by end-users
 - Over saturation of retail
 - Shrinking retailers (size and number)
 - Backfilling empty spaces
 - Lack of office interest











PAINT FINISH



Sherwin Williams
SW 6389 "BUTTERNUT"



Sherwin Williams
SW 7040 "SMOKEHOUSE"



Sherwin Williams
SW 2807 "ROCKWOOD
MEDIUM BROWN"



Sherwin Williams
SW 6256 "TRICORN BLACK"



Sherwin Williams
SW 6667 "MOCHA"



Sherwin Williams
SW 7508 "SYCAMORE TAN"



Sherwin Williams
SW 7023 "REQUISITE GRAY"



Sherwin Williams
SW 7836 "ACCESSIBLE BEIGE"



Sherwin Williams
SW 7531 "CANVAS TAN"



Sherwin Williams
SW 7636 "ORIGAMI WHITE"



Sherwin Williams
SW 7005 "PURE WHITE"

WOOD COMPOSITE PANEL



Rosysta "BURMA - C08"

HARDIE PLANK SIDING



JAMES HARDIE - PAINTED



NICHHA ILLUMINATION SERIES
- PAINTED

STOREFRONT



Old Castle Aluminum Storefront
"DARK BRONZE"



Old Castle Aluminum Storefront
"CLEAR ANODIZED"

BRICK VENEER



GLEN-GERY "WHITEHALL"



MERIDIAN BRICK "CITADEL"

CONCRETE MASONRY UNITS



Precision
"HOPI SANDSTONE"



Precision
"MOJAVE BROWN -
COCOSA BROWN"



Precision
"PLUM"



Mesastone
"MOJAVE BROWN"



Mesastone
"HOPI SANDSTONE"



Mesastone
"PLUM"

FEATURE WALL



Sedona Blend Founders Finish

EXPOSED AGGREGATE PAVING



STANDING SEAM METAL ROOFING



ATAS "CLASSIC BRONZE"

SITE LIGHTING



Large Viper By Beacon
"DARK BRONZE TEXTURED"

BIKE RACK



R-8224-SS by Reliance Foundry
"STAINLESS STEEL"

BENCH



Wilmington Park Bench by Belson Outdoors
"ULTRA SILVER METALIC"

TRASH RECEPTACLE



7624 Precision 40 Gallon Grand Recycle
by Commercial Zone
"STAINLESS STEEL"





EXTERIOR PAINT SCHEDULE			PALETTE-C
TAG	MANUFACTURER	COLOR	NOTES
(A)	SHERWIN WILLIAMS	SW-6148 - WOOL SKEIN	BLDG ACCENT
(B)	SHERWIN WILLIAMS	SW-6106 - KILIM BEIGE	BLDG COLOR
(C)	SHERWIN WILLIAMS	SW-9131 - CORNWALL SLATE	BLDG COLOR, CEILING LID
(D)	SHERWIN WILLIAMS	SW-7615 - SEA SERPENT	ACCENT, METAL WORK

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM		LIGHT LACE	
(2)	NOT USED			
(3)	FOAM BAND			FOAM POP OUT
(4)	METAL AWNING			
(5)	BRICK VENEER	PACIFIC CLAY	SAN SIMEON - COASTAL SERIES	"V" HORIZ TOOLING
(6)	METAL GUARD RAILING			



(A)

(B)

(C)

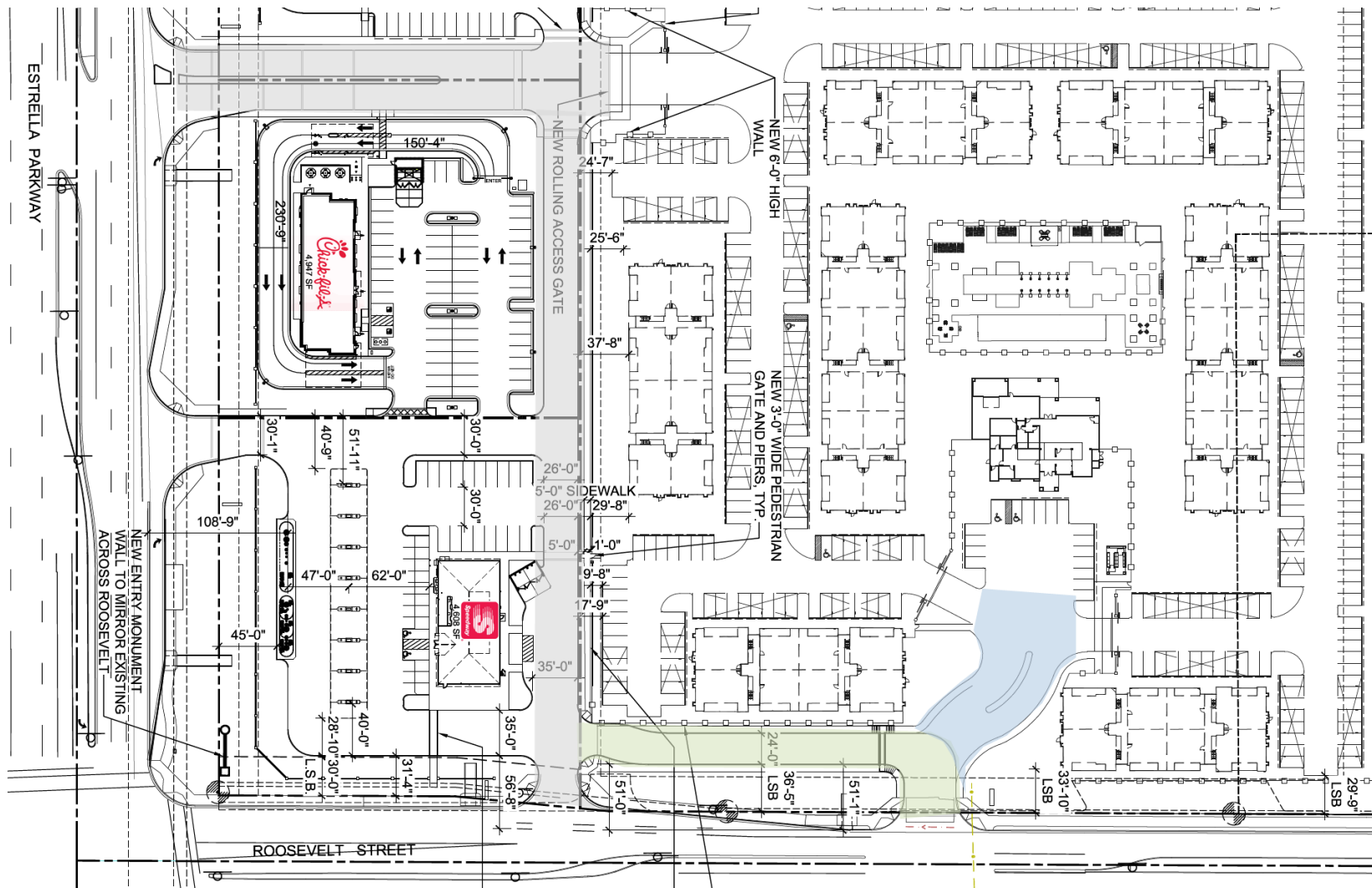


(D)



(5)

Shared Driveways

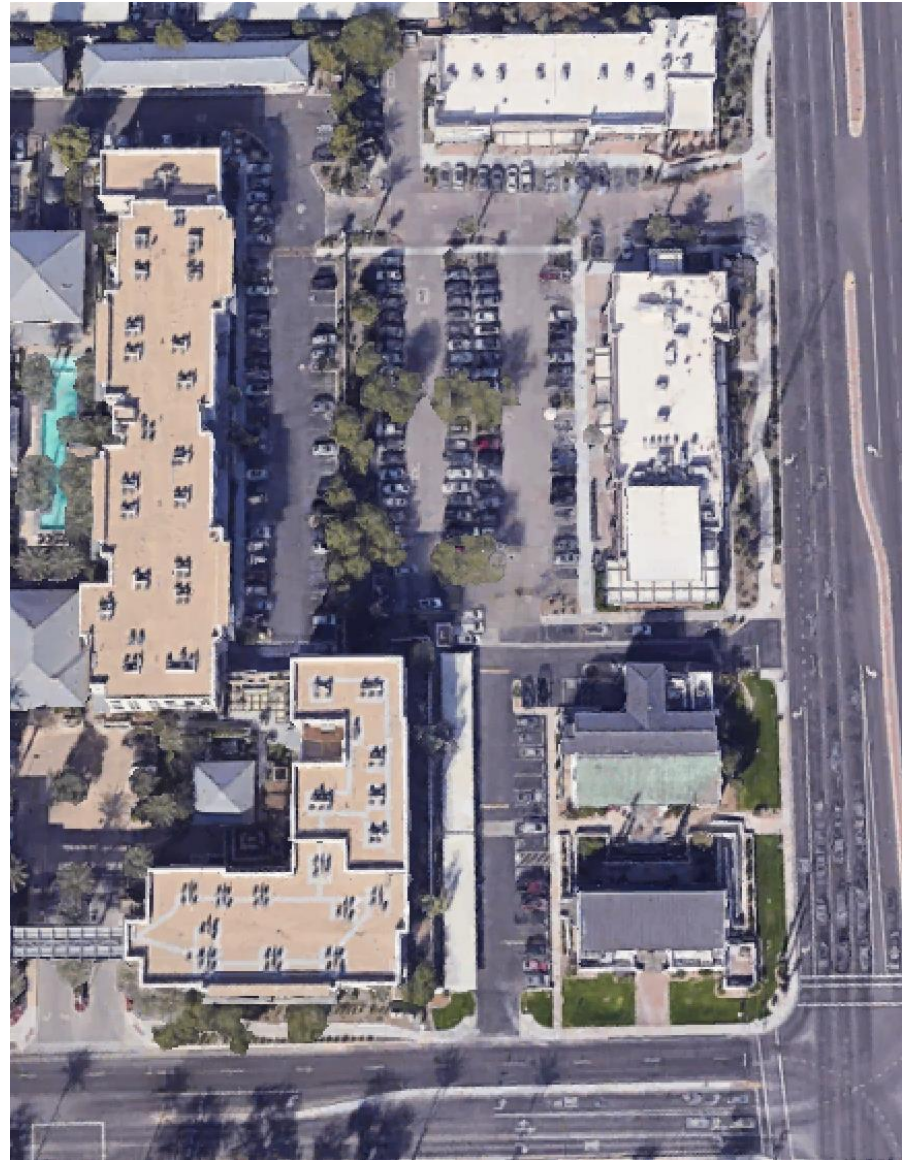


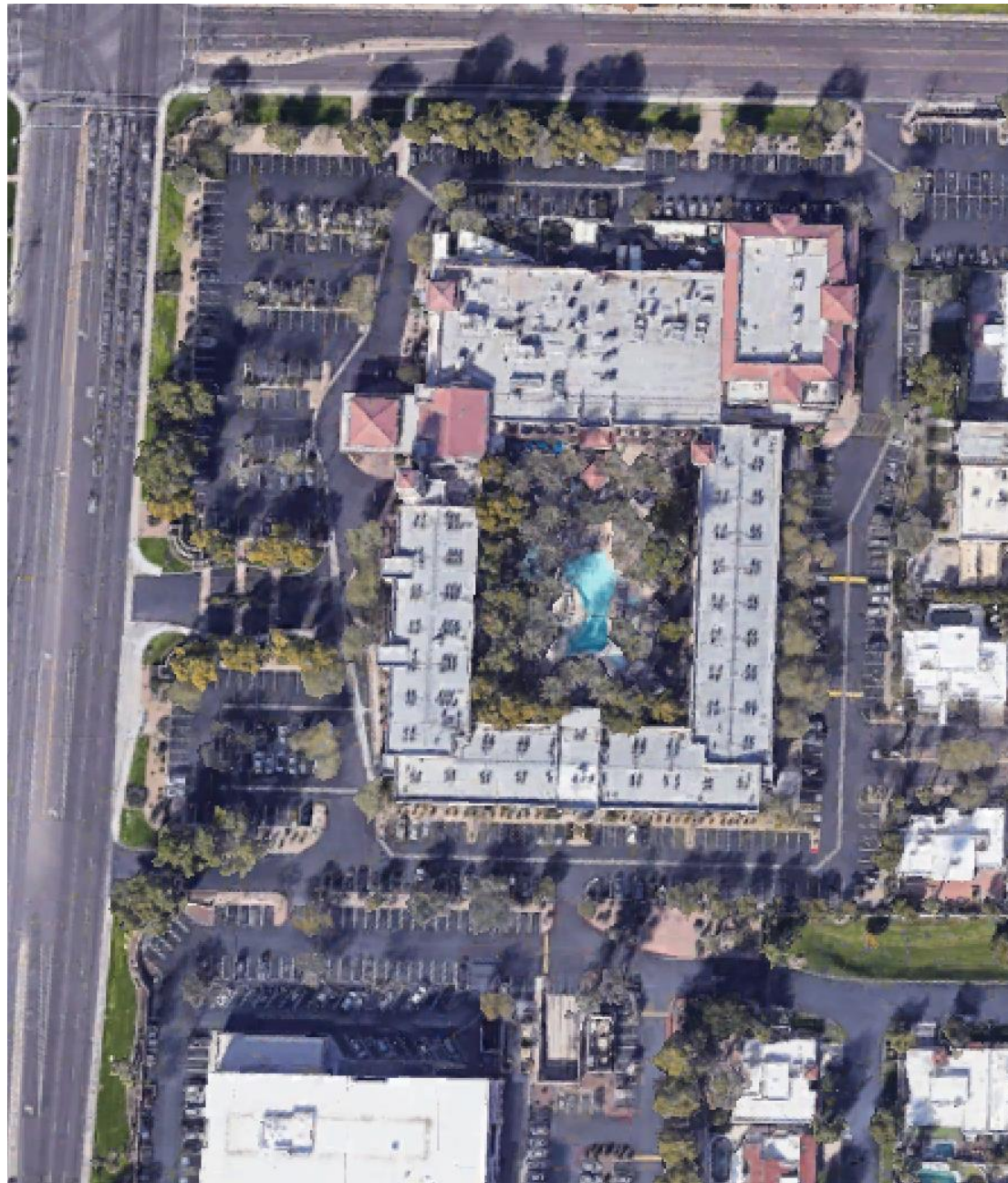


Scottsdale & McDonald
(Hilton Village), Scottsdale



Scottsdale & Lincoln (NWC),
Paradise Valley

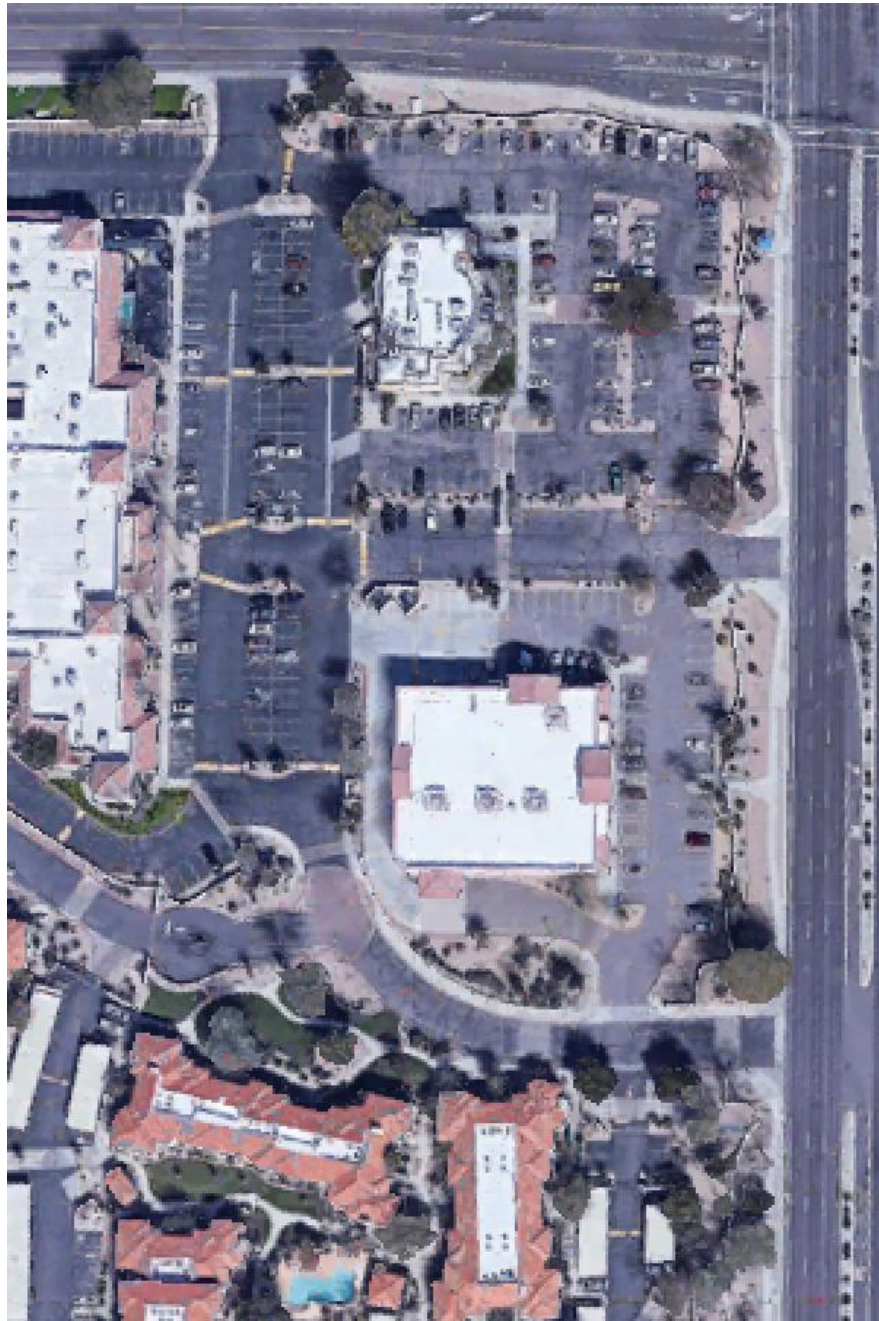




Scottsdale & Lincoln (SEC),
Paradise Valley



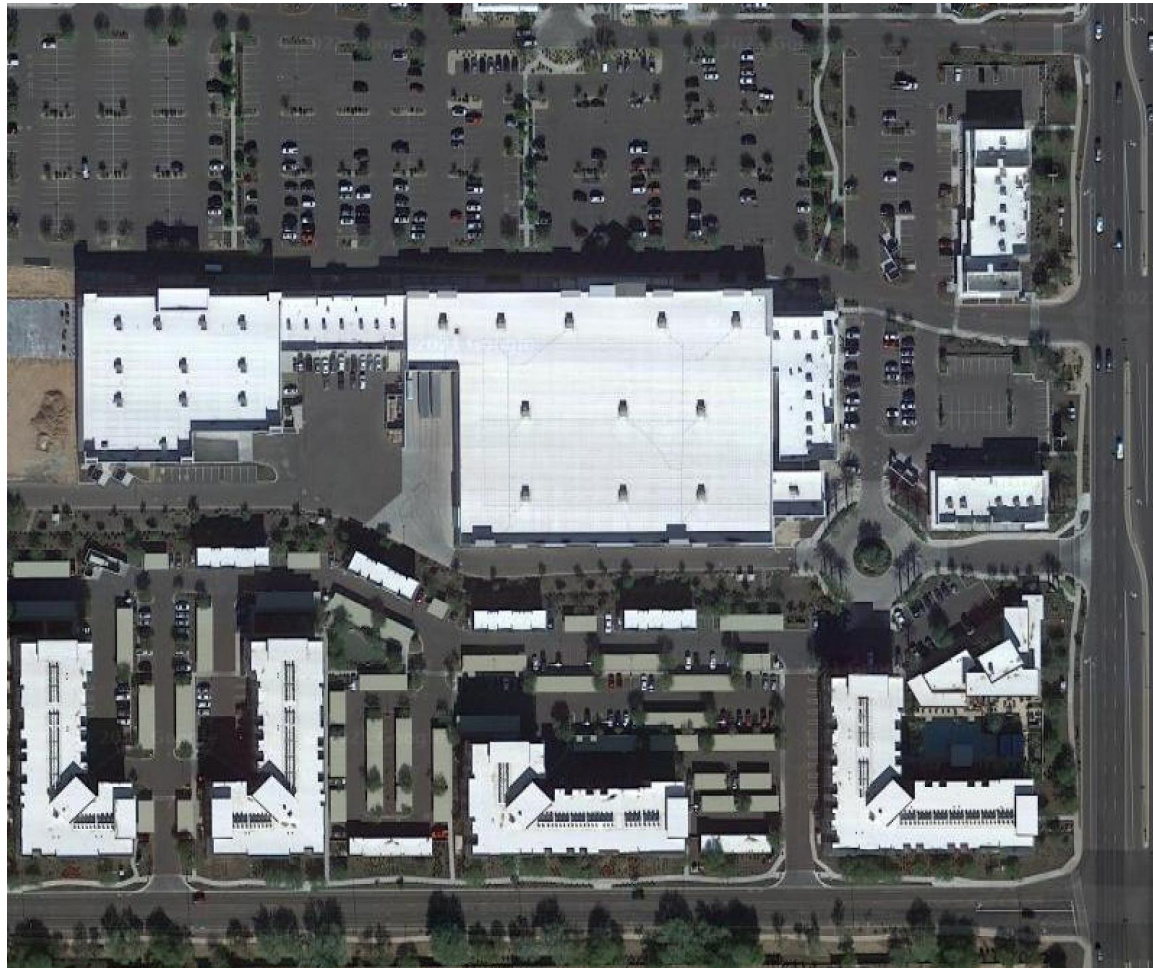
Scottsdale & Gold Dust, Scottsdale





12th Street & Bell,
Phoenix



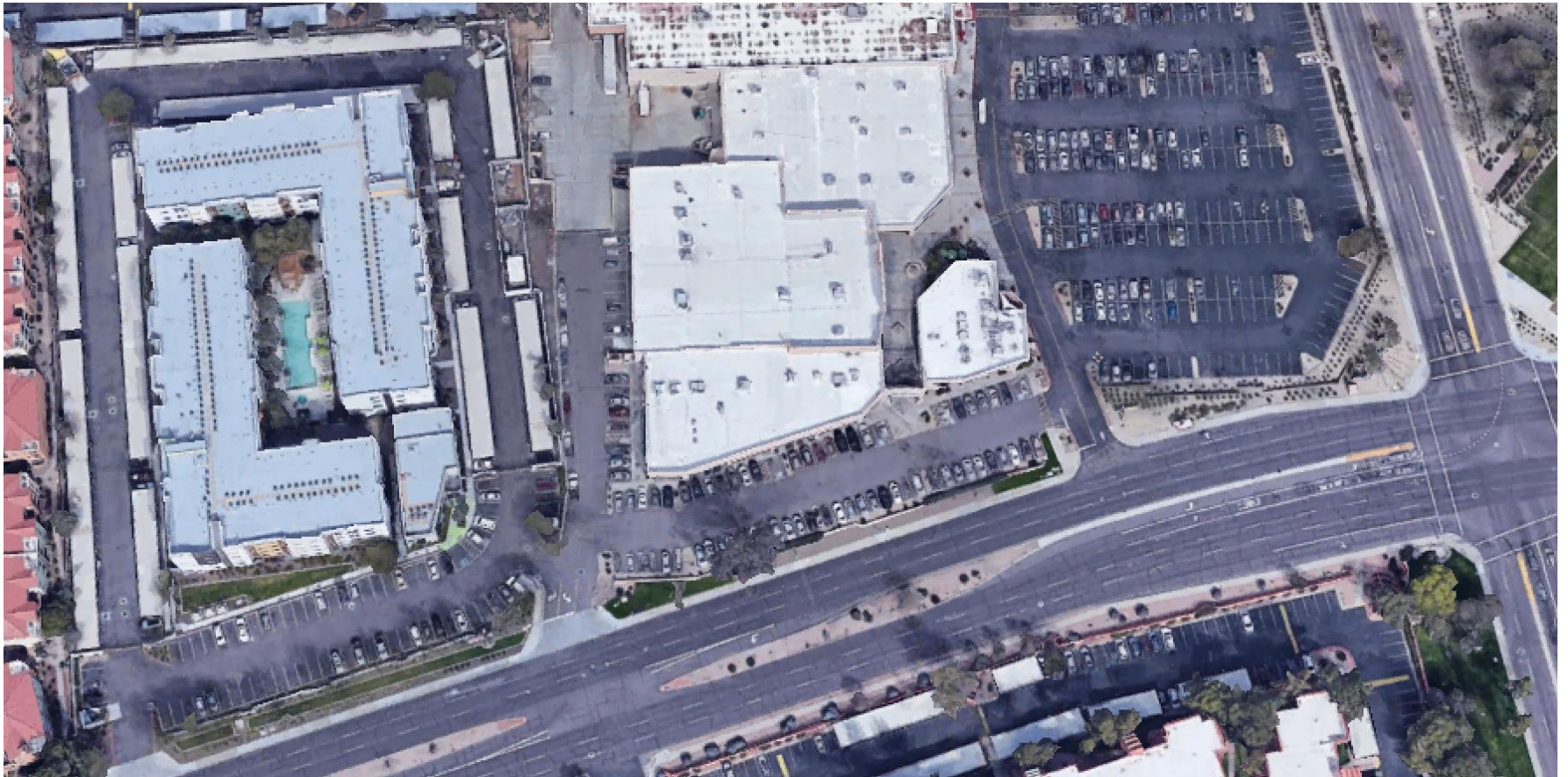


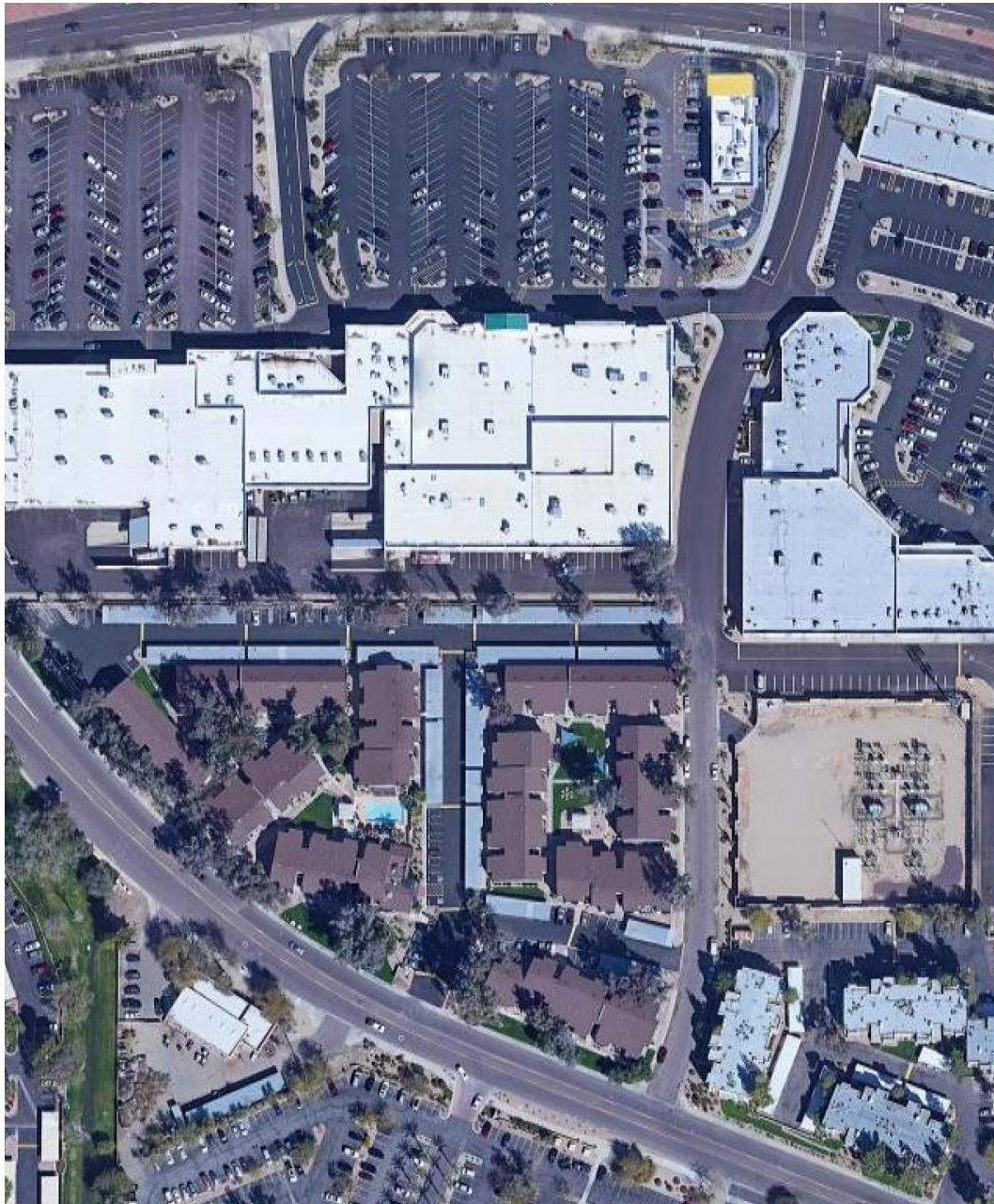
SanTan Pkwy & Boston,
Gilbert





Cactus & Tatum (NWC),
Phoenix

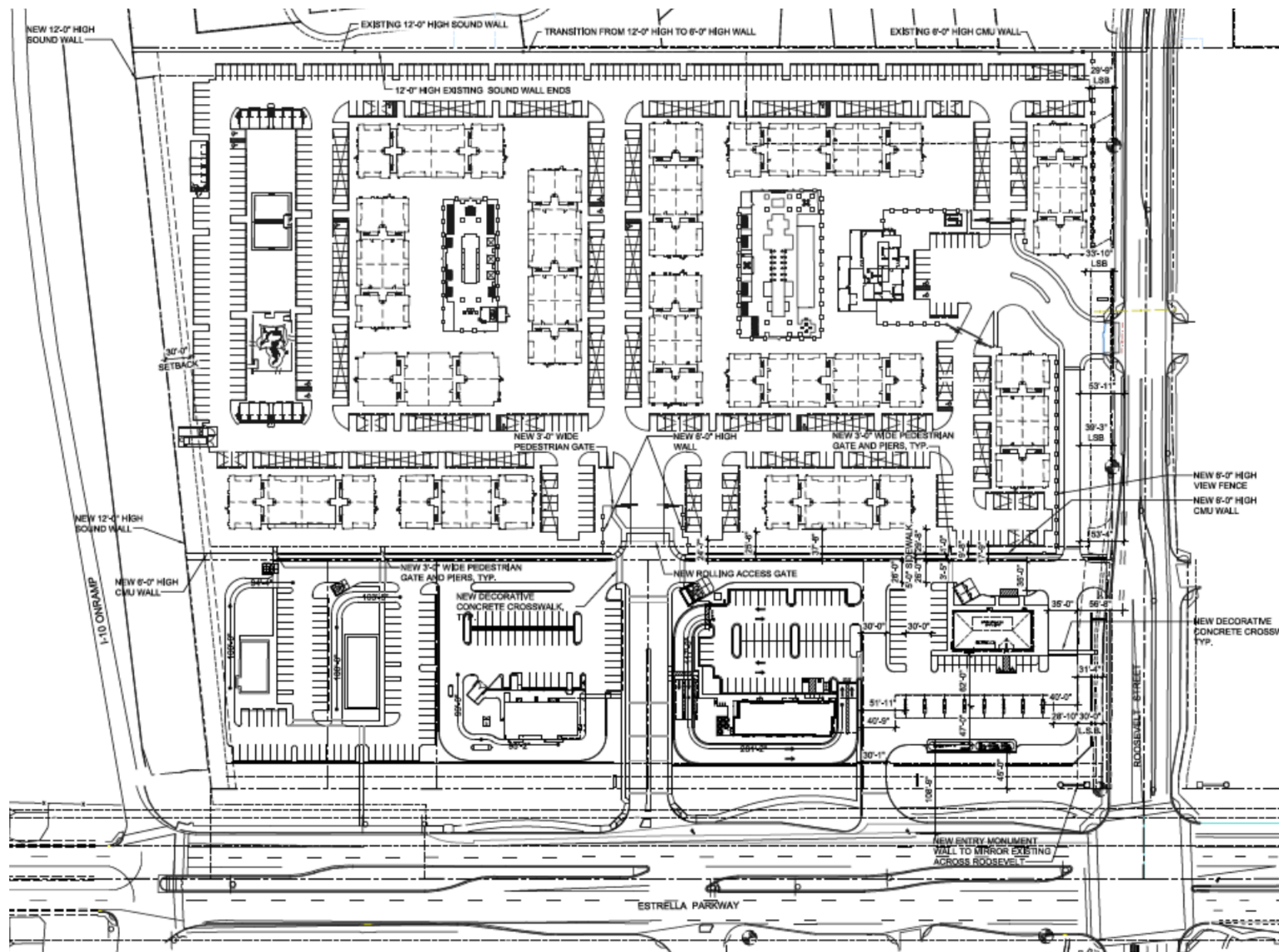




Cactus & Tatum (SEC),
Phoenix









N. ESTRELLA PKWY.

W. ROOSEVELT RD.

I-10 ON RAMP

LEGEND

-  PHASE A
-  PHASE B
MULTI-FAMILY
DEVELOPMENT
-  PHASE C PADS 1-5
(BY INDIVIDUAL
PAD TENANTS)

NOTES

1. PHASE A IMPROVEMENTS INCLUDE: PAVING, OFFSITE IMPROVEMENTS, SEWER AND WATER EXTENSIONS PLUS ROUGH GRADING OF PADS P1 THROUGH P5 TO BE PROVIDED BY RETAIL DEVELOPER. ALL MONUMENT SIGNAGE FOR THE ENTIRE PROJECT SHALL BE CONSTRUCTED UNDER THIS PLAN.
2. PHASE B - M.F. DEVELOPMENT BY OTHERS ALL INCLUSIVE.
3. PHASE C - BY EACH INDIVIDUAL PAD TENANT IN NO PARTICULAR ORDER.

**PHASE A
PROPOSED ROADS**

MULTI-FAMILY

PHASE B
LOT 6

COMMERCIAL

LOT 1

PHASE C

LOT 2

PHASE A

LOT 3

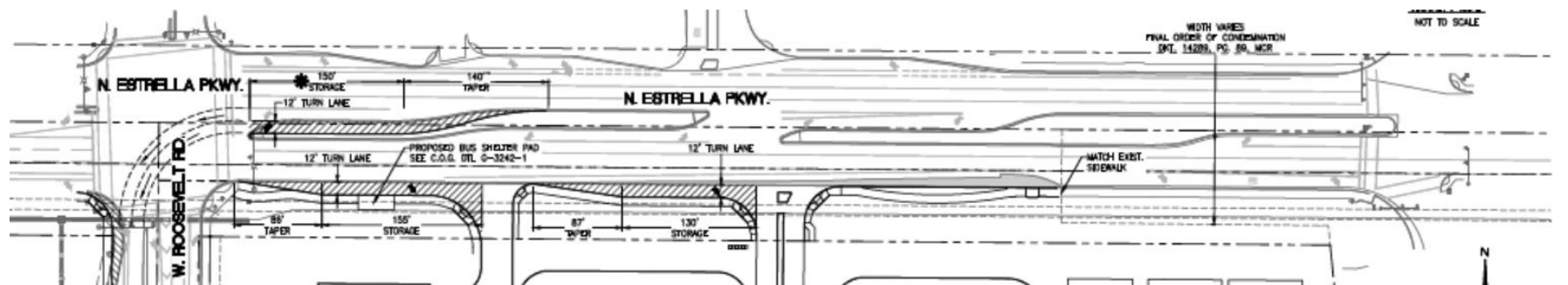
COMMERCIAL

LOT 4

PHASE C

LOT 5

PHASE B

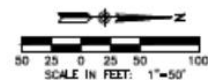
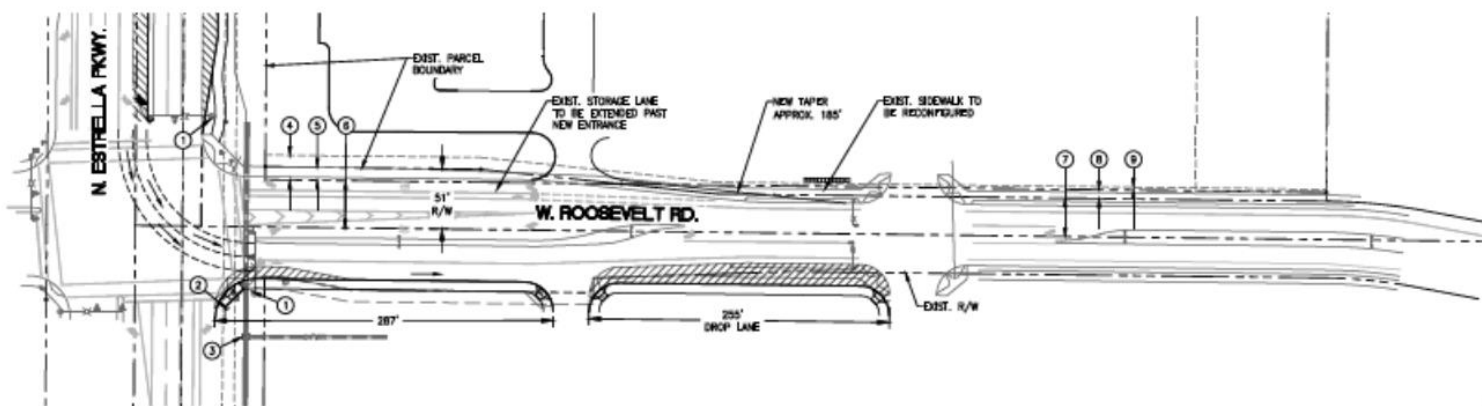
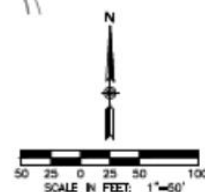


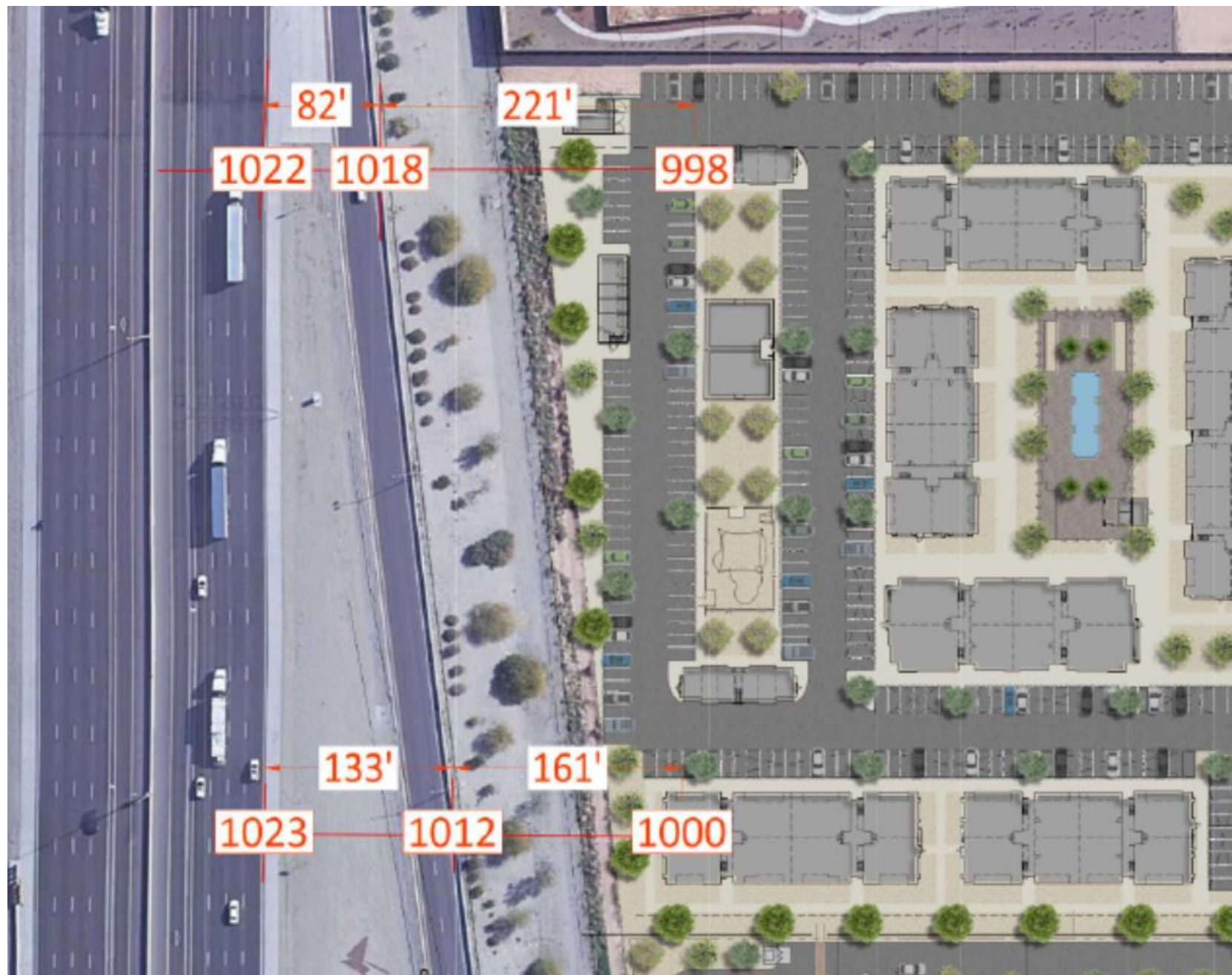
LEGEND

-  PROPOSED OFFSITE IMPROVEMENTS
-  3rd LANE COMPLETION BY CITY OF GOODYEAR
-  150' STORAGE PROVIDED FOR EACH OF THE 2 (TWO) EASTBOUND LEFT TURN LANES, AS PER THE TIA REPORT.

KEY NOTES

- ① EXIST. TRAFFIC SIGNAL POLE TO REMAIN
- ② EXIST. TRAFFIC SIGNAL POLE ('A' TYPE) TO BE RELOCATED
- ③ EXIST. RWCD STRUCTURE TO REMAIN
- ④ 10' PUE BK. 1413, PG. 15, MCR
- ⑤ 11' R/W BK. 1413, PG. 15, MCR
- ⑥ 40' R/W BK. 1413, PG. 7, MCR
- ⑦ 32.5' R/W BK. 1413, PG. 7, MCR
- ⑧ 7.5' PUE BK. 1413, PG. 7, MCR
- ⑨ 2.5' PUE BK. 1413, PG. 15, MCR







LINE OF SIGHT STUDY - SECTION B

SCALE: 1" = 40'-0"



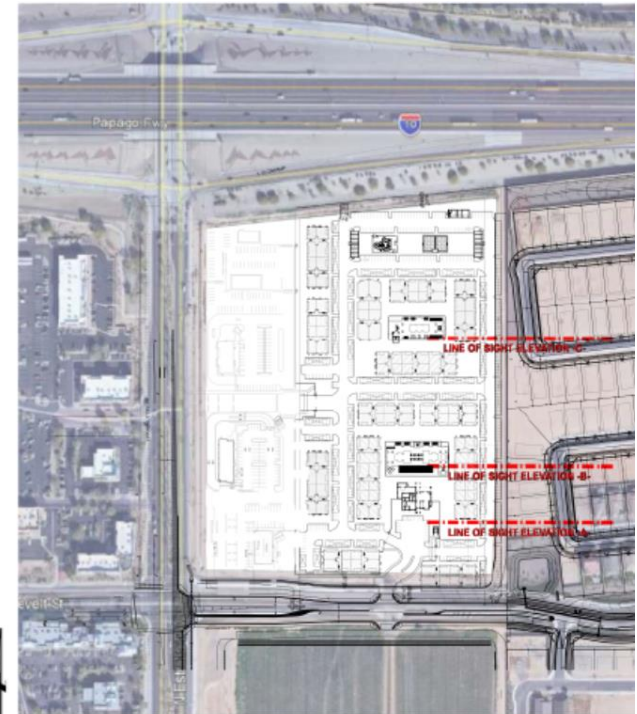
LINE OF SIGHT STUDY - SECTION C

SCALE: 1" = 40'-0"



LINE OF SIGHT STUDY - SECTION A

SCALE: 1" = 40'-0"



VICINITY MAP

APN NUMBER: -
SITE AREA (GROSS): 17.00 ACRES (740,520 S.F.)
CURRENT ZONING: PAD
PROPOSED ZONING: PAD (MF-24)
PROPOSED USE: MULTIFAMILY - APARTMENTS

DENSITY:
ALLOWED: 24 DU / ACRE
PROVIDED: 352 UNITS/17.00 ACRES = 20.7 D.U./ACRE

MAX BUILDING HT MAXIMUM PROVIDED
40' 40'

ACCESSORY BUILDING MAXIMUM PROVIDED
12' 20'

MAX BUILDING COVERAGE
MAXIMUM 50%
PROVIDED: 21.6% (159,953 SF / 740,520 SF)

PERIMETER BUILDING SETBACKS REQUIRED PROVIDED
FRONT (ROOSEVELT ST) 30' 30'
STREET SIDE 30' 30'
SIDE EXCEPT FOR STREET 20' 20'
REAR 30' 30'

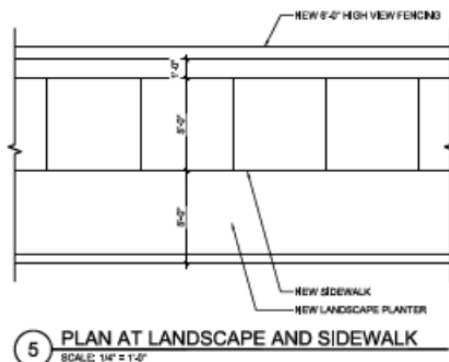
SETBACK FROM SINGLE FAMILY RESIDENTIAL REQUIRED PROVIDED
BUILDING HT 20 OR LESS 30' 30'
BUILDING HT GREATER THAN 30' 50' + 5' FOR EVERY 1' OVER 30' 65' (33' BLD HT)

PRIVATE OPEN SPACE PER UNIT
MIN REQUIRED 60 SF (MIN 6' WIDTH)
MIN PROVIDED 87 SF (MIN 6' WIDTH)

GROSS UNIT MIX UNIT TYPE	# OF UNITS	% OF UNITS
A1 - 1 BEDROOM	48 UNITS	14 %
A2 - 1 BEDROOM	90 UNITS	26 %
L1 - 1 BEDROOM	4 UNITS	1 %
B1 - 2 BEDROOM	90 UNITS	26 %
B2 - 2 BEDROOM	108 UNITS	30 %
C1 - 3 BEDROOM	12 UNITS	3 %
TOTAL	352 UNITS	100 %

GROSS PARKING	# UNITS	SPACES REQ'D
REQUIRED:		
GUEST	352 x 1/10 =	35 P.S.
1 BEDROOM	142 x 1.5 =	213 P.S.
2 BEDROOM	198 x 2.0 =	396 P.S.
3 BEDROOM	12 x 2.0 =	24 P.S.
REQUIRED TOTAL:		668 P.S.

PROVIDED:
OPEN STALL = 309 P.S.
CARPORT STALL = 348 P.S.
GARAGE = 14 P.S.
PROVIDED TOTAL: (1.90 :1) 671 P.S.



Bethany Home

1850 W Bethany Home Rd, Phoenix, AZ 85015

Cross Streets: N 19th Ave & Bethany Home Rd

Note: This store has the drive-drive thru door



405 & Avalon

20501 Avalon Blvd, Carson, CA 90746

Cross Streets: S Avalon Blvd & Carson Plaza Dr

Note: This store has a dual-lane OMD canopy, as proposed at the Estrella Commons.

