



2555 E. Camelback Road
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www.majesticrealty.com

To: City of Goodyear - Development Services Department

From: Majestic Realty Co.

Date: Friday, October 15, 2021

Re: Majestic 303 – PAD Amendment – Project Narrative

Majestic 303 is a planned industrial development located at the northwest corner of W. Indian School Road and recently constructed Minnezona Avenue. The subject land parcel (APN: 502-31-009L) is approximately 55 acres, zoned I-1 with PAD overlay (the "Property" or "Project"), and is currently being utilized for agriculture.

On April 29, 2021, Majestic Realty Co. took part in a pre-application meeting with the City of Goodyear for a proposed industrial development encompassing a single building of approximately 1,000,000 SF to be developed on the Property. As a result of this meeting, Majestic better understands the details of the development constraints and the future residential adjacency of the site. As such, we had revised our submittal accordingly.

On July 7, 2021, Majestic Realty Co. formally submitted a two building plan totaling approximately 874,705 SF and a Use Permit to allow for buildings greater than 250,000 SF and for the maximum building height for Light Industrial to be increased to 50 ft. Upon receiving and reviewing staff comments, we have adjusted our building plans accordingly. In addition to modifying our plans, following the recommendations from the City, we have revised our submittal from a Use Permit to a PAD Amendment.

Majestic Realty Co. submitted plans to build two (2) industrial buildings that, when combined, will total approximately 851,943 SF, with Building 1 and Building 2 measuring approximately 391,639 SF and 460,304 SF, respectively. This plan will have a site coverage of $\pm 35\%$; see attached proposed site plan.

This Class-A development will feature best-in-class construction consistent with other industrial developments along the Arizona State Loop 303 corridor. Each building at Majestic 303 is designed to accommodate single or multi-tenant occupants, which could include a variety of industrial uses, including, but not be limited to, general warehousing/distribution, assembly, and light manufacturing. The Project will incorporate three ingress/egress points, with access to W. Indian School Road and W. Minnezona Avenue. Access off W. Indian School Road will accommodate a $\frac{3}{4}$ access drive – with left-in, right-in, and right-out for standard auto traffic and **ingress only on the right-in for industrial access**. Industrial access off W Indian School Road follows the precedence set by the adjacent Amazon Development (APN: 502-31-006E). The Project's general features include the following:

- 36' to 40' Interior Clear Height (6" inside the first column)
- 56' x 50' Bays
- 7" to 8" Concrete Floor Slab
- Cross-Dock Loading Configuration
- Hybrid Panelized Roof System with Single Ply White 60 mil TPO Roofing
- R-38 Under Deck Roof Insulation
- Insulated Dock Doors



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- ESFR Overhead Fire Sprinkler Systems
- Eight 3,600 AMP Electrical Panels (based on APS service)
- Ample On-Site Trailer Storage
- Concrete Truck Courts

We are submitting this application for a PAD Amendment ("PA") to adjust select requirements under Ordinance No. 07-1082 and the Ten 303 Business Park PAD. We are requesting the following changes:

- a) Allow for Buildings 250,000 sq. ft. or greater adjacent to the West Boundary
- b) Allow for Screened Dock-Level Bay Doors on the West Side of an Industrial Building
- c) Maximum building height of 50 ft. in 'Light Industrial Park' (I-1) Zoning

Majestic Realty Co. formally requests a PAD Amendment for the above requirements. This PA will allow Majestic to design and build an industrial development that is optimal for future corporate tenants in the City of Goodyear. Having these restrictions waived on the Project will have minimal to no impact on adjacent properties and is consistent with the surrounding developments in the area. Please see the explanations below:

Allow for Buildings 250,000 sq. ft. or Greater Adjacent to the West Boundary

The area within the Ten 303 Business Park PAD area, the general PV|303 Industrial Park area, and the entire Loop 303 Corridor have drastically changed since these zoning ordinances were implemented. The immediate area has transitioned to a logistical and employment hub for the Greater Phoenix MSA. Within a one-mile radius of the Project, many existing buildings are similar to the proposed Project. The following buildings are some of the similar projects within a 1.5-mile radius of Majestic 303:

- i) 650,000 SF – Amazon Distribution Center
- ii) 244,676 SF – Microsoft Data Center
- iii) 263,606 SF – Daimler Trucks North America
- iv) 643,798 SF – Ferrero USA
- v) 643,798 SF – MLILY
- vi) 280,000 SF – Fairlife
- vii) 687,682 SF – Sub-Zero/Wolf Appliance
- viii) 160,140 SF – Ball Metal Beverage Container Corp
- ix) 600,000 SF – Dick's Sporting Goods Distribution
- x) 400,000 SF – REI Distribution
- xi) 643,798 SF – XPO Logistics
- xii) 970,000 SF – UPS
- xiii) 750,000 SF – XPO Logistics

Within 1.5 miles of the Project, there is 6.7 Million SF of existing industrial space, with an additional 1.7 Million SF of product under construction and multiple large-scale distribution/manufacturing centers being planned. Some of the new developments being built in the area are over 1 Million SF in size. Our



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proposed buildings are sized to be smaller than the average building in the immediate vicinity; this will soften the overall feel of the Project compared to the surrounding larger developments.

Majestic 303 will fit within the immediate surrounding properties. To the south, Microsoft is working on the 244,676 SF data center. To the south-east, ALDI is planning their $\pm 600,000$ SF distribution center. Directly to the east, Amazon completed its new 650,000 SF distribution center. To the north, Prologis owns land that will become future industrial buildings. Thus, the area surrounding the Project is already proven large-scale Industrial. The area surrounding Majestic 303 is industrial, and as the metropolitan area continues to grow, there will continue to be a growing demand for large-scale industrial buildings greater than 250,000 SF.

Allow for Screened Dock-Level Bay Doors on the Predominantly West Side of an Industrial Building

Majestic Realty Co. has orientated the Project with the shortest sides of the buildings face the potential adjacent residential community. Orientating the buildings in this manner is ideal for the neighboring residential development's future residents and minimizes the visual impacts of the building's dock-level bay doors and truck loading areas. Majestic 303 has no dock-level bay doors facing the potential adjacent residential community on the northwestern property line. Building 1's dock-level doors face southwest and are set back an average of ± 593 feet from W. Indian School Road. Dock-level bay doors are screened by an 8' high concrete screen wall to further screen industrial activities to the future commercial development on the adjacent property along the western property line (502-31-009D), currently zoned C-2.

Majestic 303's street and residential frontage will be further softened by enhanced landscaping against the exterior of the buildings and in the setback between the buildings and the property lines. Within the setback, we have designed 8' high screen walls and water quality basins with additional landscaping to enhance the corporate identity of the Project.

Maximum Height of 50 ft. in 'Light Industrial Park' (I-1) Zoning

Per the *Ten 303 Business Park Planned Area Development (PAD) document dated June 8, 2007*, "Lot area, setbacks, height, building coverage, and related standards for each of the various land uses within TEN303 are as follows...[in the chart below] Maximum Height - 40 ft."

Majestic requests that the maximum allowed height be updated to the current Light Industrial (I-1) standard of 50 ft. Per City of Goodyear *Zoning Ordinance Section 3-4-3, Subsection A – Figure 9*, the updated maximum height for I-1 districts is 50 ft. We are currently exploring having a 40' internal clear height for our buildings. This would have the total height of the building ranging from 46' to 50' in height from the ground to the top of the parapet walls. This range of total height is standard for modern Class-A industrial buildings in the area. To be consistent with the market's development standards and deliver



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a best-in-class project in the City of Goodyear, we request a PA to allow for a maximum building height of 50'.

Majestic Realty Co. looks forward to working with the City of Goodyear to work through the design elements above and create a mutually beneficial solution for all stakeholders involved. Please do not hesitate to reach out to our team if you have any questions. We thank you for your consideration of the PAD Amendment for Majestic 303.

A handwritten signature in blue ink, reading "Brett Tremaine".

Brett Tremaine
Executive Vice President
Majestic Realty Co.



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About Majestic Realty Co.:

Founded in 1948 by Edward P. Roski, Sr., Majestic Realty Co. is the largest, privately-held developer and owner of master-planned business parks in the United States. The vision, integrity and work ethic instilled by Mr. Roski over 70 years ago has been passed down through his son, Edward P. Roski, Jr., and are at the core of the company's approach to each and every project.

Today, Majestic has an 87-million square-foot portfolio that includes industrial, office, and retail space, as well as sports, entertainment, and hospitality projects. Headquartered in Southern California, Majestic has regional offices in Atlanta, Dallas/Ft. Worth, Denver, Las Vegas, Laredo, Phoenix, Portland, and Bethlehem, Penn.

As true portfolio developers that retain virtually every Project undertaken, Majestic's "fully-integrated services" approach serves as the foundation of our success. Fully-Integrated Services include:

- Land Acquisition/Entitlement
- Master Planning/Development
- Environmental Assessment
- Design/Construction
- Financing
- Leasing
- Project Financial Reporting/Variance Analysis
- Property Management

Working with businesses of all sizes, including many Fortune 500 companies, Majestic enjoys one of the highest tenant retention rates in the industry with relationships that often span multiple projects and locations throughout the United States.

In addition, we strongly believe in both a financial and participatory investment in every community in which we operate. This core philosophy is an integral value, impacting how we do business and helping to create sustainable communities with measurable benefits and long-term success. As a team of dedicated professionals, sharing a common vision – the Majestic team is not just focused on making a deal but also making a difference.

Select Representative Tenant List

- Amazon
- Wal-Mart
- Dollar General
- L'Oréal
- Bed, Bath, & Beyond
- DHL Global
- CIGNA
- Wal-Mart
- IKEA Distribution
- Kraft Foods Global
- Mercedes-Benz USA
- Nike
- Penske Logistics
- Red Bull Distribution
- Shamrock Foods
- ThyssenKrupp Materials
- Union Pacific Railroad
- UPS
- United Cargo