

C-2 and MF-24 with PAD Overlay Project Narrative

for

Ballpark Village North

Generally located along the east side of Estrella Parkway between Goodyear Boulevard North and Yuma Road.



Case No. 21-200-00022

Final Submittal: April 2022

Table of Contents

I.	INTRODUCTION	1
II.	CONCEPTUAL ILLUSTRATIVE PLANS	2
III.	PROPOSED ZONING	2
IV.	ZONING AMENDMENT CRITERIA.....	2
V.	PLANNED AREA DEVELOPMENT OVERLAY REQUESTED MODIFICATIONS AND JUSTIFICATION.....	5
VI.	DESIGN STANDARDS.....	8
VII.	UTILITIES AND DRAINAGE.....	13
VIII.	SUMMARY	13

C-2 AND MF-24 WITH PAD OVERLAY PROJECT NARRATIVE – BALLPARK VILLAGE NORTH

I. Introduction

The Ballpark Village North rezone brings an exciting, innovative mixed-use project to the long vacant 27 +/- acres at the northeast corner of Yuma Road and Estrella Parkway (the “Property”), which is identified on **Exhibit 1 – Aerial Map**. After careful review of existing entitlements and surrounding development, this rezoning was crafted to replace the existing Goodyear City Center Northeast District PAD with an updated plan to add a variety of uses that will add vibrancy and a pedestrian oriented development to the corner. The uses will complement and support other development in the area, including the 10,000+ seat Goodyear Ballpark, from which the rezoning derives its name, and the Cincinnati Reds and Cleveland Guardians Development Complexes. Activation of the Property and addition of new residents and residential opportunities is critical to support further development in the area, particularly commercial and entertainment uses proximate to the Ballpark.

The project is designed with significant landscaping along all street frontages to enhance the appearance of the intersection and encourage pedestrian use. Ballpark Village theming will be placed at the intersection of Yuma Road and Estrella Parkway to underscore the importance of the development for the overall Ballpark Village area and the connection to the baseball uses at Goodyear Ballpark and the Development Complexes.

The Ballpark Village North development proposes to includes the following uses:

- Within the C-2 (General Commercial) section on the west:
 - A retail component encompassing 7.7 +/- acres will extend from Yuma Road to Hadley Street along Estrella Parkway. The retail site is proposed to have one vehicular access point to Yuma Road, one vehicular access point to Estrella Parkway, and one vehicular access point to Hadley Street.
- A 2.1 +/- acre hotel site on the south side of, and access from, Hadley Street will be behind the retail center. The hotel will include a four-story franchise-branded hotel.
- Within the MF-24 (Multi-Family 24 units per acre) section on the east:
 - Two gated multiple family developments will be developed on the 17.6 +/- acres along Goodyear Boulevard North, Goodyear Boulevard East and Yuma Road. Both projects will front residential units on the adjacent streets and move parking fields away from those frontages. Pedestrian pathways for residents will extend through both apartment sites to the streets and to the commercial development.
 - The northern apartment development, fronting entirely along Goodyear Boulevard, will cover 8.2 +/- acres with an estimated 258 dwelling units in three-story buildings. This site will also have a detached clubhouse and leasing office. Vehicular access to this development will be from one driveway to Hadley Street and one driveway to Goodyear Boulevard (North and East) at the Centerra Drive alignment.
 - The southern apartment development, fronting on Goodyear Boulevard East and Yuma Road, will cover 9.4 +/- acres with 300+ luxury dwelling units in four-story buildings; patios and balconies will front on both street frontages. This multi-family neighborhood

will have a clubhouse and a fitness center attached to the apartment building. The site will have two vehicular access points to Goodyear Boulevard East and no vehicular access to Yuma Road.

The Ballpark Village North rezone establishes a hard zoning of C-2 (General Commercial) and MF-24 (Multi-family 24 units per acre) with a Planned Area Development Overlay to modify certain standards and create enhanced design guidelines for the Property, provided within the PAD Overlay Development Regulations included with this application. Initial Master Site Planning will detail numerous connections from the multi-family sites to the commercial area; there will be further site planning when tenants are identified for the commercial site that will build upon these connections to encourage a robust relationship between the mix of uses on the Ballpark Village North Property.

II. Conceptual Illustrative Plans

The following conceptual illustrative plans show the intent for development of Ballpark Village North. As the Property develops and final site plans are reviewed and approved, the final site plans shall refine these concepts and shall satisfy the standards of the MF-24 and C-2 districts except as modified herein.

- A. Conceptual Mixed-Use Development Site plan – **Exhibit 2**
- B. Conceptual Overall Site Plan Rendering – **Exhibit 3**
- C. Conceptual Multi-Family Elevations – **Exhibit 4**

III. General Plan and Zoning Designations

The site is classified on the Goodyear General Plan Land Use Map as “Business and Commerce” and within the Transit Oriented Development Overlay and a Village Center Overlay; it is zoned PAD – Goodyear City Center Northeast District PAD. The two zoning designations included in the Ballpark Village North rezone are: 1) MF-24 (Multi-Family 24 units per acre) and 2) C-2 (General Commercial). The locations of the zoning designations are shown on **Exhibit 5 – Ballpark Village North Zoning Map**. The MF-24 area of the Property has frontage on Yuma Road and Goodyear Boulevard East and Goodyear Boulevard North; this area is approximately the eastern half of the site. The C-2 portion of the Property has frontage on Yuma Road and Estrella Parkway, between the US Post Office on the north and Yuma Road on the south; this area is approximately the western half of the site.

IV. Zoning Amendment Criteria (Section 1-3-1D)

1. **Consistency with the goals, objectives, policies and future land use map of City’s General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;**

The applicant’s proposal for a walkable, pedestrian-friendly, mixed-use development advances several policies of the City of Goodyear General Plan. The high-density residential component supports the commercial element of the proposal, and other development in the area, including the 10,000+ seat Goodyear Ballpark. Below is a summary documenting consistency of the project with

the General Plan.

Objective CC-5-1. *Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.*

Physical Growth and Development

Goal GD-1 - *A compatible mix of land uses that fosters a quality community, with livable and safe neighborhoods, a healthy population, a strong economy, and a sustainable environment.*

Policies: (b) *Provide for and encourage a wide variety of housing products to suit the needs of existing and future residents;* (f) *High density residential should locate near commercial uses.*

The proposed development should complement existing uses in the area. A US Post Office is on the north side of Hadley Street adjacent to the project site. Across Goodyear Boulevard North, north and northeast of the site, is the Serafina Apartments development. The Lunaire Apartments are on the east side of Goodyear Boulevard East. The parcels on the other three corners of the Yuma Road and Estrella Parkway intersection are in various stages of planning for development.

The proposed rezone is compatible with the ultimate vision for the area. High quality, diverse developments, such as the proposed project, help the city improve quality of life and promote economic healthy communities. The proposed development will serve as an excellent addition to the area. This mixed-use development provides a logical transition of land uses from a commercial intersection to existing multi-family residential in the area. In addition, residents of the high-density residential component of the project will be a short walk or bike ride away from commercial opportunities provided by the project.

Physical Growth and Development

Goal GD-2 – *Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.*

Objective GD-2-3. *Redevelop, revitalize, or enhance Goodyear's older areas.*

Policies: (b) *Encourage infill development with the Transit Oriented Development Overlay to increase density within this area to support an efficient transit system.*

The proposed project will develop a vacant parcel within Ballpark Village, a key development area for the City. The Property falls within the Transit Oriented Development (TOD) Overlay; the City of Goodyear General Plan encourages the development of mixed-use projects with greater intensity and residential density than would otherwise be permitted. More specifically, standards 56 and 58 specifically encourage

the development of mixed-use projects anywhere within the TOD. The proposed project fuels development in an area specifically identified for growth and does so with a level of intensity and mix of complementary uses envisioned by the City of Goodyear.

Community and Cultural Development

Goal CC-2 – A diverse stock of high-quality housing that meets the needs of all residents.

Objective CC-2-1. Provide diverse and quality housing products.

Policy: (a) Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

The high-density residential component of the proposed project will provide the City of Goodyear with much-needed multi-family housing inventory. High-quality leased housing options are an essential component of any serious effort by a municipality to expand its employment base.

Although the City of Goodyear has a substantial stock of single-family housing, younger generations of job seekers that cities often attempt to attract do not yet have the means to afford homes of their own, especially in the current market. As a result, purchasing a home is becoming less and less attainable for the younger generations within the workforce and the demand for multi-family housing is reaching historic highs. The proposed project addresses this need, providing high-quality, urban-designed residences for prospective employees in the market for leased housing.

2. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;

The Property's physical and natural features are perfectly suited for the proposed uses. The Property has no major topographical features that limit its development potential.

3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;

The proposal is very compatible with the surrounding area because it is an extension of Ballpark Village, which anticipates greater densities and intensity of land uses. A high-quality development like this will support existing property values because of the amenities and offerings it provides. All required improvements will be constructed with this project, as required.

4. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;

The Property is suitable for the proposed project as it is located within the larger Ballpark Village,

which is planned for higher levels of density and intensity.

5. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;

Over the past decade, the City of Goodyear has welcomed new, exciting developments at a rapid pace. Unfortunately, this large, infill Property has continued to remain vacant for decades. In recognition of the area's planned developments, surrounding demographics, and evolving retail patterns, the applicant has re-envisioned the Property as a blend of commercial and multi-family uses that creates synergy to support one another.

6. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;

The types of uses proposed are generally expected on parcels of this size within a Transit Oriented Development and Village Center as denoted by the General Plan.

The project is located within the Goodyear Service Area for water and sewer; necessary improvements will be constructed, as required.

Overhead power lines run along the north side of Yuma Road at the southern edge of the Property, as they do along the southern edge of the Lunaire Apartments. No impacts are anticipated from this arrangement.

The proposed 558-unit +/- project is anticipated to generate the following number of students, based upon the city's criteria:

School Type	No. of Units	Student Ratio	No. of Students
Elementary (K-8) Avondale Elementary School District	558	0.30 Students/Unit	167.4
High School Agua Fria Union #216 High School District	558	0.19 Students/Unit	106.02
Total Number of Students			273.42

V. Planned Area Development Overlay Requested Modifications and Justification

The Ballpark Village North will utilize the C-2 Zoning District on the west and MF-24 Zoning District on the east. The development will utilize the associated development standards except that the below described modifications are requested as part of this PAD Overlay. The use of a PAD Overlay is justified as the current development standards for the C-2 and MF-24 zoning districts do not address the desire to create an

integrated, higher density, and cohesive development as is planned within this horizontally mixed-use development. The requested modifications and their justifications are more fully set forth below:

DEVELOPMENT STANDARDS

The Development Standards for MF-24 Multi-family Residential Zoning District shall apply to this Property, except as modified below:

Development Standard	MF-24	Ballpark Village North– MF-24
Maximum Density (dwelling units per acre)	24	35
Maximum Height (feet)	40	60
Minimum Side Setbacks Other (feet)	20	15
Minimum Rear Setback (feet.)	30	15
Private Outdoor Open Space (square feet/dwelling unit) ⁽¹⁾	60	50 ⁽¹⁾
Recreational Open Space (square feet/dwelling unit)	400	440
Minimum Parking Spaces		⁽²⁾
Studio	1 Space per Unit	1 Space per Unit
1-Bedroom	1.5 Spaces per Unit	1.4 Spaces per Unit
2-Bedroom	2.0 Spaces per Unit	1.8 Spaces per Unit
3-Bedroom	2.0 Spaces per Unit	2.0 Spaces per Unit
Guest Parking	1 guest space per 10 units	1 guest space per 10 units

(1) Private outdoor open space is that portion of the unit devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor open space shall be provided in the form of private yards, patios, or balconies. The minimum length and the minimum width of patios and balconies shall be five (5) feet.

(2) Article 6 of the Goodyear Zoning Ordinance shall apply to any multi-family community within Ballpark Village North – MF-24 unless a parking plan addressing parking management is approved by the Director of Development Services or designee. If a parking plan addressing parking management is approved, then the reduced parking requirements in the Ballpark Village North – MF-24 Modified Development Standards table above shall apply. The Owner of the multi-family development within Ballpark Village North shall be responsible

for ensuring compliance with all terms of the approved parking management plan and the failure to do so constitutes a zoning violation.

Deviation Justifications

Maximum Density – The Ballpark Village North requests an increase in maximum density to help ensure the project is a true, successful mixed-use development. As noted above, the proposal is to provide another housing option that complements the area, including the lower density apartments to the north and east. The proposed densities will be a small increase in intensity close to the intersection of the two arterial streets and adjacent to the planned commercial center. With the other proposed housing in the vicinity, the new multi-family units at Ballpark Village North will help support the new commercial uses at the corner and the development at the Goodyear Ballpark and surrounding uses. Each of the two planned apartment communities will be fully amenitized, as discussed below, and will be brought “to the street” to enhance the pedestrian experience for residents and others in the area. The landscaping, pathways, and building designs are intended to add an exciting, attractive element to Ballpark Village.

Maximum Height – The Ballpark Village North requests an increase in building height from the MF-24 standard of 40 feet to 60 feet to allow development of a more urban, pedestrian-friendly product. Although taller than the standard height, the proposed 60 feet is significantly less than current PAD’s allowance of 78 feet on the eastern portion of the Property and 150 feet on the western portion of the Property. The proposed height will allow an appropriate transition from the commercial development on the Property and the existing apartments to the north and east of the site.

Minimum Side Setbacks - The Ballpark Village North proposes a small decrease in the minimum side setback from 20 to 15 feet to allow a larger area on the sites for both apartment neighborhoods for a generous amenities package. The resort-style look and feel of the projects and the amenity areas will enhance the value of the apartments and their appearance. These amenities, which are detailed in the Amenities section of this Narrative, below. In addition, the side setbacks are internal to the Property and not along the street frontages so will have little impact on passersby views of the project.

Minimum Rear Setbacks - The Ballpark Village North proposes a decrease in the minimum rear setback from 30 to 15 feet to allow a larger area on the sites for both apartment neighborhoods for a generous amenities package. The resort-style look and feel of the projects and the amenity areas will enhance the value of the apartments and their appearance. These amenities, which are detailed in the Amenities section of this Narrative, below. In addition, the rear setbacks are internal to the Property and not along the street frontages so will have little impact on passersby views of the project.

Private Outdoor Open Space – Pursuant to Article 3-2-5(Table 3-2-5), each MF-24 residential unit is required to have a dedicated private outdoor open space in the form of a yard, patio, or balcony with a minimum aggregate overall size of 60 square feet. Within Ballpark Village North, the minimum aggregate overall size of the yard, patio, or balcony may be reduced below 60 square feet to a minimum of 50 square feet. As discussed in this narrative, extensive common open space and recreation amenities will be provided, including improvements of a trail in the City owned Bullard wash to offset this minimum reduction in private outdoor space.

In order to promote additional connectivity and resident access to adjacent commercial centers, recreational open space and the Maricopa Trail, all ground floor patios adjacent to Yuma Road, Goodyear Boulevard East

and Goodyear Boulevard North will have gates that lead from their private open spaces to a minimum of six (6) pedestrian connections to the adjacent public sidewalks of Major pedestrian connections. This will allow residents to gain access to the surrounding commercial and recreational opportunities. The residential portions of the development are also within 1/8th – 1/4th of a miles walk to and from the 40-acre Goodyear Recreation Campus; and will be in close proximity to the plaza and commercial amenities found within the commercial portion of this development. The development will also complete the Maricopa Trail along the projects frontage of Yuma Road which will allow residents access to the Bullard Wash Trail.

The apartment developments will have extensive common areas/amenities for all residents to enjoy. The northern apartments will have approximately 42,000 square feet more common area than required; the southern apartments will have approximately 28,000 square feet more common area than required. This zoning case will increase the minimum Residential Open Space from a minimum of 400 square feet per unit to 440 square feet per unit. The resort style look and feel of the projects and the extensive amenities, detailed in the Amenities section of this Narrative, below, will provide outstanding opportunities for residents to enjoy outdoor spaces.

Parking - The Ballpark Village North proposes use of tandem parking in a multi-family/apartment setting to provide some garage parking stalls for residents and to reduce the outdoor parking footprint on the Property. This parking, will be available only for vehicles from the same apartment unit. This PAD Overlay also provides minor deviations for one (1) and two (2) bedroom unit parking ratios from 1.5 spaces to is 1.4 spaces per unit and 2.0 spaces to 1.8 spaces per unit, respectively. These minor departures from the zoning ordinance, create an opportunity for a larger amenity/outdoor common space for residents' use. Additionally, due to the mixed-use nature of the development, it is anticipated that other modes of transportation will be used to access nearby commercial amenities. Further, the site is located within a Transit Oriented Development Overlay, thus multi-modal transportation is encouraged for the area and with this development, given the proximity of future and existing commercial, employment and entertainment uses in the general area.

Ballpark Village North will provide the following Development Design Guidelines and Regulations as a way to ensure the development is high quality, cohesive, walkable and is constructed in line with a Village Center and transit-oriented development. The following design guidelines and regulations shall apply to all developments within Ballpark Village North.

DEVELOPMENT DESIGN GUIDELINES AND REGULATIONS

The following design guidelines and regulations shall apply to all developments within Ballpark Village North.

DEVELOPMENT DESIGN REGULATIONS

General

1. There shall be a significant number of pedestrian connections (both major and minor) within the Property, providing multiple pedestrian connections between the various uses within the Property. The location and types of pedestrian connections from the MF-24 to the C-2 areas shall be established with the Master Site Plan. Major pedestrian connections will be a minimum of 8-feet-wide and include a paved path with a combination of shade structures and/or shade trees. Where the connection crosses a roadway, drive-aisle, drive- way or drive-through it will contain decorative pavers and the drive-aisle will narrow, contain a landscape median, contain a raised crossing or other features to calm traffic and provide for safe pedestrian passage (note: example concepts of a

major pedestrian connection (not including width) can be found in Westgate, Desert Ridge, Park West and Mountain Ranch). Minor pedestrian connections will be a minimum of 5-feet-wide and contain a paved path. Shade elements such as shade trees and/or shade structures should be included.

2. A major plaza (pedestrian plaza/greenspace) shall be constructed within the property adjacent to Estrella Parkway and Yuma Road. The plaza should be a minimum of 8,400 sq. ft and include a major shade amenity and seating. Up to 50% of the plaza may be designed within the street side landscape setback right-of-way. The major plaza will be flanked on either side by a large pedestrian path, store fronts, patios and/or have a pedestrian loop surrounding it. The plaza shall connect to pedestrian connections established by the Master Site Plan.
3. A Master Site Plan shall be submitted with the submittal of the first site plan. The Master Site Plan shall be approved by the Zoning Administrator and shall determine the location of the pedestrian connections, pedestrian plaza/greenspace, trails, walls, and other community features; determine the design, materials, and colors of these features; and to determine the phasing of construction of these improvements. The Master Site Plan shall indicate pedestrian connection(s) for residents of the multi-family development to the C-2 area and through to Estrella Parkway and Yuma Road; refinement of these details regarding the C-2 area and minor interconnections within the C-2 area shall be included in an overall site plan for the C-2 development, which is required before any commercial development on the Property.
4. If walls or fencing are constructed, view fencing shall be used between the multi-family and commercial center, except where screening of mechanical equipment and trash enclosures is necessary.
5. An ungated north-south pedestrian connection shall be made from Goodyear Boulevard North (east of the post office and west of Centerra Drive) to the commercial area south of Hadley Street.
6. A Ballpark Village Gateway Monument Sign shall be installed at the northeast corner of Estrella Parkway and Yuma Road. The size and scale of this monument shall be similar in nature to the attached **Exhibit 1** which will match the character and theme being established in the greater Ballpark Village.

MULTI-FAMILY (MF-24) DESIGN GUIDELINES AND REGULATIONS

General

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance and City of Goodyear Design Guidelines.
2. All permitted uses are subject to Administrative Site Plan review.
3. Off-street parking and loading shall comply with Goodyear Zoning Ordinance Article 6, with the following exceptions and standards:
 - a. Tandem parking may be provided on site.
 - b. Each of the two (2) parking spaces within each tandem parking space shall be reserved to the same dwelling unit.
 - c. A Parking Plan addressing parking management shall be submitted and approved with the Site Plan. All parking shall adhere to the approved Parking Plan.

4. Site wall styles shall complement existing walls and materials used within in the Ballpark Village area.
5. If walls or fencing are constructed, full view fencing shall be used between the multi-family apartments and Yuma Road, Goodyear Boulevard East and Goodyear Boulevard South, except where screening of mechanical equipment and trash enclosures are necessary.
6. Ground floor patios of units that are located adjacent to Yuma Road, Goodyear Boulevard East and/or Goodyear Boulevard South shall have gates and sidewalks/paths to provide direct access to at least one (1) of the five (6) required pedestrian connections to Yuma Road and Goodyear Boulevard East (Described in MF-24 Connectivity #16 and #17).
7. Each residential building shall provide a minimum of one (1) pedestrian connection from the building to an adjacent public sidewalk or Major pedestrian connection.
8. Site lighting, pavers, landscaping, signage design, and other community features shall complement the character and themes established within the Ballpark Village area.
9. The multi-family residential apartment development shall bear the name of the master plan such as "<Multi-family Project Name> at Ballpark Village."

Architecture and Building Design

10. Color schemes should add interest and variation to buildings on the site.
 - a. If developed as one large multi-family development, at least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of 4 (four) unique building schemes throughout the site. A variation in roof height is encouraged.
 - i. A minimum of two distinctive roof styles/elevations and heights shall be utilized across the site.
 - b. If developed as two or more separate multi-family developments, at least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of 2 (two) unique building schemes throughout the site. A variation in roof height is encouraged.
 - i. A minimum of two distinctive roof styles/elevations and heights shall be utilized across the site.
11. All multi-family residential apartment building design shall incorporate four-sided architecture.
12. Ground floor facades facing Yuma Road, Goodyear Boulevard East, Goodyear Boulevard North, Goodyear Boulevard East, OR adjacent to the commercial portions of the center, shall not extend for more than thirty (30) feet without being interrupted by a change in color, material, texture, or an architectural feature such as, but not limited to, a window, shade awning, or pop-out.
13. As the multi-family residential parcel interfaces with the commercial center, it should not be fronted with "back of house" type features such as carriage garages or largely walled off patios. It should be pedestrian oriented or fronted by the narrowest section of the apartment buildings or ground level pedestrian accessible patios thus providing gaps in which residents of the multi-family development can traverse between the two parcels at keyed and gated access points.
14. At least one (1) of the multi-family residential building on the north half of the multi-family zoning

shall front or side the west side of the development, be located adjacent to the commercial zoning district and provide visual and pedestrian connectivity to the commercial center AND one (1) of the multi-family residential buildings on the south side of the multi-family zoning shall front or side the west of the development, be located adjacent to the commercial zoning district and provide visual and pedestrian connectivity to the commercial center.

15. Architecture Elements on the residential buildings shall include all of the following features:

- Articulated parapet line including variation in height
- Expressed window heads and sills
- Variety of Reglet stucco patterning (horizontal and vertical)
- Flat metal shading elements and awnings
- Variety in window articulation
- Stepped cornice detailing
- Celebrated entries
- Complementary color palette
- Metal accent detailing where appropriate

Connectivity

16. A minimum of two (2) pedestrian connections to the perimeter sidewalks shall be provided along the east portions of the multi-family parcel(s), creating at least one (1) pedestrian connectivity with the adjacent Goodyear Boulevard North and at least one (1) pedestrian connection with Goodyear Boulevard East.
17. A minimum of four (4) total pedestrian connections to the perimeter sidewalks shall be provided along the southern portions of the multi-family parcel(s), creating pedestrian connectivity with the adjacent Yuma Road.
18. A minimum of two (2) pedestrian connections shall be provided to the commercial center along the western edge of the multi-family parcel.
 - a. If the multi-family areas are developed as two or more separate multi-family communities, the above listed at least one (1) connection shall be made from each multi-family community to the commercial center along the western edge of the multi-family parcel.
19. Pedestrian connections through the parking lot or drive aisles shall be clearly marked with enhanced paving such as pavers, colored concrete or other approved material.
20. Parking fields, with the exception of limited visitor/guest parking shall not be placed adjacent to Goodyear Boulevard North, Goodyear Boulevard East or Yuma Road. Instead, buildings, activity centers and amenities should be placed along roadways to allow residents of the multi-family development pedestrian access to and through the site(s).

Amenities

21. Amenities shall comply with Article 3-5-5 of the Goodyear Zoning Ordinance; each of the following additional enhanced amenities shall also be provided:
 - Minimum 6,500 square foot clubhouse/leasing office (may be located in separate buildings)
 - Resort-style pool

- Shaded seating areas
 - Dog park
 - Fitness center (may be located in clubhouse)
 - Outdoor barbeque area
 - Outdoor kitchen
 - Turf area(s)
22. If the multi-family areas are developed as two or more separate multi-family communities, the above listed amenities or amenities of commensurate quality shall be provided for or made available to all residents residing within any given multi-family community within Ballpark Village North.
23. If the multi-family areas are developed as two or more separate multi-family communities and the main entrance(s) are located off Goodyear Boulevard East or Goodyear Boulevard North, the activity center for at least one of the multi-family developments shall be located to be aligned with Centerra Drive. Amenities should be included along the western and eastern boundary of the property or within view of the entrance of the multi-family development, as this brings more pedestrian activity to the areas within view of the commercial center or creates prominent view corridors of activity into the center.

COMMERCIAL (C-2) DESIGN GUIDELINES AND REGULATIONS

General

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance and City of Goodyear Design Guidelines.
2. All permitted uses are subject to Administrative Site Plan review.
3. Off-street parking and loading shall comply with Goodyear Zoning Ordinance Article 6.
4. Site wall style shall complement existing walls in the Ballpark Village area.
5. If walls or fencing are constructed, full view fencing shall be used between the multi-family apartments and commercial center, except where screening of mechanical equipment and trash enclosures are necessary.
6. Site lighting, pavers, landscaping, signage design, and other community features shall complement the character and themes established within the Ballpark Village area.
7. The commercial development shall bear the name of the master plan such as "<Project Name> at Ballpark Village."

Architecture and Building Design

8. Color schemes should add interest and variation to buildings on the site.
9. All commercial building design shall incorporate four-sided architecture.
10. Commercial Buildings adjacent to Estrella Parkway and Yuma Road are encouraged to include pedestrian entrances from the arterial roadways

Connectivity

11. All pad sites and shop building sites shall have continuous pedestrian connections to Estrella

Parkway, Yuma Road and connect to one another internally as established through the Master Site Plan.

VI. Utilities and Drainage

Wastewater

The proposed use of this site compares very well to the uses shown in the City of Goodyear Integrated Water Master Plan (IWMP). The IWMP lists the land use of this site to be 'City Center'. This allows for a multitude of uses including retail, commercial and high density residential. The IWMP also shows this project as Entitlement Level 2, which includes lands with preliminary entitlements. The IWMP shows this site as part of Water Planning Area 2 (WPA2).

This site proposes a mixed use of retail, hotel and apartments, which is consistent with the land uses as envisioned for the area. The site intends to drain to the south and remain part of WPA2. The timing and purposed use of the site aligns well with the IWMP.

Water

The proposed use of this site compares very well to the uses shown in the City of Goodyear Integrated Water Master Plan (IWMP). The IWMP lists the land use of this site to be 'City Center'. This allows for a multitude of uses including retail, commercial and high density residential. This site resided in the LPSCO Pressure Zone. The storage and booster locations closest to this site is Site 11. IWMP Table 5-2 shows that the facility has an existing water storage reservoir of 2 MG. IWMP Table 5-3 shows that the existing pump station has an installed capacity of 8.4 MGD and a Firm Capacity of 4.8 MGD.

The site preliminary water report shows the proposed water average day, maximum day and peak day demands. These demands align with the IWMP and based on the use and preliminary calculations there are no concerns dealing with pressure and capacity of the existing system.

Drainage

The proposed site will retain the 100-year 6-hour storm event onsite for both the onsite runoff and the runoff from the adjacent half streets. The retention will be provided in underground retention tanks and above ground retention, where available. The proposed basins and underground tanks will be drained by drywells in a maximum of 36 hours as required by code.

The only offsite flows that affect the site will be the adjacent half street retention. No major drainage ways exist across the site and no impacts will be made to downstream adjacent properties.

VII. Summary

The Ballpark Village North rezone to C-2 and MF-24 with a PAD Overlay brings an exciting, innovative mixed-

use project to the long vacant northeast corner of Yuma Road and Estrella Parkway. The new residents and businesses will add vibrancy to the corner and will complement and support other development in the area, including the Goodyear Ballpark and the Cincinnati Reds and Cleveland Guardians Development Complexes. This new development is both appropriate for the Property and critical to support further development in the area, particularly commercial and entertainment uses proximate to the Goodyear Ballpark.