

Urban District 10



City of Goodyear
**Final Planned Area Development
Narrative**

Case # 22-200-00009

August 31, 2022

Table of Contents

I.	Project Profile	2
II.	Executive Summary	3
III.	Property Conditions and Surrounding Conditions	5
IV.	Project Description	7
V.	Infrastructure and Utilities	11
VI.	Conformance with Goodyear General Plan	13
VII.	PAD Review and Analysis	17
VIII.	Conclusion and Summary	22

Table of Exhibits

Exhibit A – Regional Aerial Context Map
Exhibit B – Aerial Context Map
Exhibit C – Existing Goodyear General Plan Map
Exhibit D – Conceptual Site Plan
Exhibit E – Conceptual Landscape Plan and Imagery
Exhibit F – Conceptual Trail and Connectivity Plan
Exhibit G – Conceptual Architectural Elevations
Exhibit H – Conceptual Architectural Building Rendering

I. PROJECT PROFILE

Project Name	Urban District 10
Property Owner	Filmore 143, LLC
Assessor Parcel Numbers	500-10-721B and 500-10-722A
Project Location	Generally located at the northeast corner of N. Bullard Avenue and W. Celebrate Life Way, Goodyear, Arizona
Project Area	43.93 Acres
Current Zoning	Airport Gateway at Goodyear (Preliminary Planned Area Development)
General Plan	Business & Commerce
Development Team	<u>Developer</u> Urban Logistics Realty Mike Gilbert 2801 E. Camelback Road, Suite 200 Phoenix, Arizona 85016 <u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 <u>Architecture</u> Deutsch Architecture Group David Calcaterra 4600 E. Indian School Road Phoenix, Arizona 85018 <u>Engineering</u> Kimley-Horn Eric Whitehurst 7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020

II. EXECUTIVE SUMMARY

The proposed Final PAD Rezoning Application request is to rezone approximately 43.93 Acres currently owned by Fillmore 143 LLC and generally located at the northeast corner of N. Bullard Avenue and W. Celebrate Life Way, Goodyear, Arizona 85338 (the "Property"). The Property is identified by the Maricopa County Assessors as parcel numbers 500-10-721B and 500-10-722A. Generally, the proposal is to develop the Property with uses and standards that are in conformance with the currently approved Airport Gateway at Goodyear Preliminary PAD for the Property.

The Property will be developed by Urban Logistics Realty ("ULR"), www.urbanlogisticsrealty.com, which is a Dallas-based real estate investment firm with a regional office in Phoenix, Arizona. ULR focuses exclusively on urban development throughout the southwest United States and has developed, or is developing, fifty-three (53) buildings totaling more than 6.8 million square feet of multi-building neighborhood service center and corporate campus.

ULR is committed to the communities it develops in and believes it is its social responsibility to be good stewards of the land that they develop, to be good neighbors to the community they are integrated into, and are committed to creating legacy assets that stand the test of time for generations to come.

ULR has a proven record of accomplishment in collaborating with local municipalities and is aware of the City of Goodyear's (the "City") goals for the surrounding area to bring employment opportunities and economic vitality to the City. The proposed development will provide a Class A employment/business park development that will support the economic activity of the City and the surrounding area.

This Application is for a PAD Rezoning that will change the Property zoning designation from Airport Gateway at Goodyear Preliminary PAD to a Final PAD. This will allow for the development of a large business/commerce park themed development, which will accommodate a variety of employment, commercial, and flex industrial uses on the Property.

The Applicant is aware of the City's goals for the surrounding area of the Property and its desire to promote uses that will bring development and economic vitality, employment opportunities, quality architectural character, and provide an appropriate balance of uses.

This proposed request is aimed at providing development flexibility to support land uses that promote a business/commerce park environment, allowing a variety of employment, flex industrial, and commercial uses. Urban District 10 will redefine business park districts through a unique and comprehensive design that will balance the best use of space with the diverse needs of the local Goodyear community. By creating a sense of place that

promotes and supports healthy lifestyles and well-being, Urban District 10 will create a wholesome workplace environment that will allow businesses to experience an attractive place to work, play and grow.

The Urban District 10 PAD utilizes the General Commercial (C-2) zoning development standards as a baseline, while also seeking flexibility for certain land uses to be allowed in the development (in conformance with the Airport Gateway at Goodyear Preliminary PAD), while also providing conceptual architectural details for the buildings and landscape areas. This will ensure a development process to ensure that the standards and land uses of the PAD request provide a compatible development for current and future users in the area.

ULR intends to pursue immediate development of the Property as soon as possible. The proposed land use, development standards, and architectural theming will create a framework for ULR to develop a unique business/commerce park type development that will accent the design and development goals for the Property.

The prime location of the Property provides the opportunity to bring a beautiful development adjacent to the prominent Bullard Avenue thoroughfare, near the Interstate 10 Freeway and the vital transportation connections that will make the City of Goodyear proud.

III. PROPERTY DESCRIPTION and SURROUNDING CONDITIONS

Site Description

The Urban District 10 PAD location provides an ideal opportunity for a development that will accommodate a business/commerce park themed project. The Property is mostly surrounded by vacant parcels with the Cancer Treatment Centers of America being established to the east of the Property. (*Please see Exhibit A–Regional Aerial Context Map*).

As illustrated in *Exhibit B–Aerial Context Map*, the Property is comprised of two (2) vacant parcels that are contiguous to one another. The Property was historically used for Agricultural uses.

The Property currently contains a Goodyear General Plan land use designation of Business and Commerce (*Please See Exhibit C–Existing Goodyear General Plan Map*). The Property is currently zoned with the Airport Gateway at Goodyear Preliminary Planned Area Development.

Relationship to Surrounding Properties

As noted, the Property is mostly surrounded by vacant property and agricultural uses with some light industrial/commerce uses to the west of Bullard Avenue. The following is a summary of the surrounding land use context:

- North:
 - o Jurisdiction - City of Goodyear
 - o North of the Property are vacant agricultural parcels that are designated with "Regional Retail" uses under The Airport Gateway at Goodyear Preliminary PAD approved by the City on October 9, 2007.
 - o The Goodyear 2025 General Plan designates these parcels with "Business & Commerce."
- East:
 - o Jurisdiction – City of Goodyear
 - o East of the Property is the Cancer Treatment Centers of America, which has been established on the parcels for several years.
- South:
 - o Jurisdiction - City of Goodyear

- o South of the Property are vacant agricultural parcels that are designated with "Business Park" uses under The Airport Gateway at Goodyear Preliminary PAD approved by the City on October 9, 2007.
 - o The Goodyear 2025 General Plan designates these parcels with "Business & Commerce."
- West:
 - o Jurisdiction - City of Goodyear
 - o West of the Property is the Ass Kickin' Gift Shop and the Bullard Commerce Center. These parcels are zoned with a variety of C-2, I-1, and PAD zoning categories and allow for a myriad of light industrial, business, and commerce uses.
 - o The Goodyear 2025 General Plan designates these parcels with "Business & Commerce."

The nearest major roadway is located directly adjacent to the west of the Property with N. Bullard Avenue. The Interstate 10 Freeway is located approximately 1,500 feet to the north of the Property with an off-ramp/on-ramp at Bullard Road. Adequate water and sewer facilities for the proposed uses currently exist in the surrounding roadways.

Topography

There are no significant topographical or natural features of the property and the Property is relatively flat.

Current Circulation

The developed streets adjacent to the Property are Bullard Avenue to the west and Celebrate Life Way to the south. These right of ways provide a great opportunity for providing an excellent opportunity to interact with them in such a way that accentuates aesthetics and theming for these important entryways into the City.

Summary

Based on the current Property conditions and location, the Urban District 10 development is appropriate for the location and character of the general area. Currently, the vacant Property lies near important thoroughfares (Bullard Avenue and Celebrate Life Way) and the Interstate 10 Freeway providing a unique location and orientation for the development of high quality building design and a business/commerce park type setting with generous landscaping and open spaces to enhance the Property and create an iconic landmark bringing positive impacts to the surrounding properties and the City.

IV. PROJECT DESCRIPTION

Proposed Development Request

ULR intends to develop the Property to be in general conformance with the Airport Gateway at Goodyear Preliminary PAD that was approved on the Property on October 9, 2007. This Preliminary PAD envisioned the Property to be developed using the General Commercial (C-2) development standards (subject to exception) and designated the Property with "Business Park Parcel 1," which allows the following from the Preliminary PAD Allowed Uses list:

Business Park Parcels

Allowed Uses

- 1) Professional and Medical Office Buildings.
- 2) Commercial Trade Schools and Business Colleges.
- 3) Employment Agencies excluding day labor centers.
- 4) Day Care.
- 5) Health Club.
- 6) Hotels and Motels located adjacent to an arterial street.
- 7) Restaurants including drive-throughs located adjacent to an arterial street.
- 8) Light Manufacturing.
- 9) Assembly of Products.
- 10) Scientific and Research Laboratories.
- 11) Wholesale Activities and Warehousing.
- 12) Distribution of goods, materials and products.
- 13) Residential design center for new home construction and remodeling.
- 14) Plumbing, heating and air-conditioning, and appliance sales and service.
- 15) Retail commercial operations directly related to the primary use, provided it does not exceed 25 percent of the gross floor area of the primary use.
- 16) Retail sales and service of custom cabinets, custom materials for homes or offices such as countertops/floors/ceilings/walls, custom windows or doors, custom or specialized electronics for home or office, custom furniture for home or office, and custom or specialized parts or equipment for vehicles.
- 17) Similar uses as determined by the Zoning Administrator, or his designee.

Uses Requiring a Use Permit

- 1) Freeway Pylon Signs
- 2) Similar uses as determined by the Zoning Administrator, or his designee.

As such, the proposed development request for Urban District 10 is to rezone the Property to a Final PAD that will use the C-2 zoning standards as a base and will allow for uses similar to those already contemplated in the Airport Gateway at Goodyear Preliminary PAD as provided in the Urban District Final PAD.

Project Summary

A Conceptual Site Plan (*Please see Exhibit D-Conceptual Site Plan*) is provided with this submittal to demonstrate a general layout for the land uses, open space, and access points

for the project. Overall, the proposed development will be a state-of-the-art, master planned business and employment district that envisions a myriad of neighborhood services, businesses, and employment uses in a campus setting that will cater to a variety of businesses. Once developed, the proposed development will seamlessly integrate into the existing and proposed Goodyear community surrounding the Property.

The image below provides additional context to the proposed layout and design of the site and the opportunities that will be available to the employers, employees, and visitors to the project.



As shown, the layout provides an exciting opportunity to provide landscaping that matches corridor standards along Bullard Avenue and enhanced throughout with a connected pathway network throughout the site. These connected pathways will be enhanced with courtyard plazas to serve as refuge areas and a large park gathering area that is centralized on the Property to provide further gathering and refuge spaces ("The Oasis"). Specific details regarding the Oasis will be provided at the site plan review phase. However, it is intended that the Oasis at Urban District 10 will provide a central gathering space that aims to promote a strong sense of community and include energized experiences that encourage interaction with co-workers, friends, family, and neighboring properties.

These design features will bolster the overall aesthetics of the project and create a theme that will benefit the project (*Please see Exhibit E-Conceptual Landscape Plan and Imagery*). These open space areas will provide well connected pedestrian paths and trails throughout the development and will be a unique part of the development that will soften and enhance the aesthetics of the development. These areas will be well connected to all areas and buildings of the Property, so that employees and visitors have places to relax, recreate, and gather together. The trails and pathways will also be terminated at strategic location boundaries to provide further connectivity for those walking or biking to the development. (*Please see Exhibit F-Conceptual Trail and Connectivity Plan Imagery*)

The business park layout style of the development will be the major theme element of Urban District 10 and will accentuate a modern design pattern. The goal of the development is to provide an attractive facility that focuses on the positive attributes of modern building designs while shielding any warehouse access components from eye sight.

In addition to the Conceptual Site Plan, ULR has also found inspiration from other developments that will accentuate and showcase the architectural and aesthetic possibilities for this development (*Please see Exhibit G-Conceptual Architectural Elevations and Exhibit H-Conceptual Architectural Building Rendering*). The proposed architecture will mirror state of the art business parks, giving the Property an urban and modern look.

Consideration of the local Goodyear community and a long-term view of success and impact is important to ULR. Urban District 10's enhanced architectural design and standards will create a Class A development that will uphold value and attract successful business that strive to offer the best in class experience to their employees, the community, and stakeholders alike. As with the Conceptual Site Plan, ULR is eager to receive feedback from the City regarding architectural design and aesthetic to ensure that it seamlessly integrates into the surrounding development and future land uses.

ULR also understands the importance of the integration of open space and landscaping to further enhance the overall success of the Property. This includes providing connective walking paths and refuge areas for employees to enjoy while working at the Property. These open space and landscape enhancements are especially important with the Property being located adjacent to W. Celebrate Life Way and the opportunities to beautify this important entryway to the surrounding area.

The primary access point to the development will be from W. Celebrate Life Way that will begin and end with a spectacular view of The Oasis Park. Secondary access points are strategically located on the south and north Property boundaries to encourage adequate traffic circulation throughout the Property.

The existing location of this proposal provides a unique opportunity for diverse land uses that will improve the area economically and serve as a catalyst for further attracting future commercial, employment, and business related land uses to the area. Due to the proposed business, commerce, and flex industrial uses, the Final PAD development standards will be based on the General Commercial (C-2) Zoning District within the Goodyear Zoning Ordinance. Using the development standards offered by the C-2 zoning district and the opportunities of PAD zoning will allow ULR the flexibility to build the necessary structures for a high-quality development. The Applicant is aware that the aesthetics and design of the buildings and campus grounds are important to overall development of the Property.

Overall, the physical design of the Urban District 10 development is intended to foster connectivity and relationships among the various businesses and employees that will be on the Property. The open space locations are located and oriented to provide patterns designed to focus eyes on communal areas and to open spaces, creating a sense of place and security for the development.

V. INFRASTRUCTURE AND UTILITIES

Road improvements, Right-of-Ways, Easements

The Urban District 10 developer will construct any remaining adjacent half-street improvements, as required. This will include the necessary landscaping installments to further accentuate the overall aesthetics of the Property.

A Traffic Impact Study has been provided with this Final PAD Application from Stanley Consultants dated July 2022. This Study provides further details, data, and information related to the future circulations impacts of the area.

Utilities - Water

The City is the water service provider for the Property. Generally, the Urban District 10 development will provide an on-site fire line loop which will connect to the existing 16" DIP water main in Bullard Avenue. The fire line will connect at two water source points to create a looped onsite system. There is a 12" DIP water main in West Celebrate Life Way and 143rd Avenue available for the second water source point which will be determined during final design.

Separate connections to the existing public water main will be made for domestic and irrigation services for the five buildings and site. The Urban District 10 development will size the internal waterlines per the City of Goodyear fire flow requirements. In addition, fire hydrant spacing for the development will follow the City of Goodyear Engineering Design Standards and Policies Manual (EDS & PM) for hydrant spacing with a maximum of 300 feet.

Precise locations for connections and networks shall be determined as required in future development submittals. A Preliminary Water Report has been provided with this Final PAD Application from Kimley Horn date April 15, 2022. This Report provides further details, data, and information related to the water infrastructure for the Property.

Utilities - Sanitary Sewer

The City is the sewer service provider for the Property. Generally, the Urban District 10 development has availability to be serviced by an existing 8" PVC sewer main in Bullard Avenue, an 8" and 12" PVC sewer main in Celebrate Life Way, and a 12" sewer main in 143rd Avenue. Several 8" PVC sewer laterals exist along the project frontage.

There are three existing 8" PVC sewer laterals located along N Bullard Avenue, four existing 8" PVC laterals along Celebrate Life Way, and one existing 8" PVC lateral along 143rd Avenue. Each of these existing sewer laterals will be evaluated to connect the private on-site sewer main that will service the proposed five buildings. The sewer system will be within the City of Goodyear 157th Ave Wastewater Treatment Facility which has a

rated plant capacity of 6.0 MGD, with a 2014 current plant treatment of 3.3 MGD. There are no immediate projects to increase the wastewater treatment facilities capacity.

Precise locations for connections and networks shall be determined as required in future development submittals. A Preliminary Sewer Report has been provided with this Final PAD Application from Kimley Horn dated April 15, 2022. This Report provides further details, data, and information related to the sewer infrastructure for the Property.

Grading and Drainage

The proposed site and adjacent streets are located within flood Zone X. This flood zone indicates areas subject to 0.2-percent-annual-chance flood hazard and 1-percent chance flood with average depth less than one foot or with drainage area of less than one square mile (See FEMA Firmette). Building finished floors will be set to a minimum of 18 inches above the low outfall and 12 inches above the calculated adjacent highwater elevation to ensure the building is safe during storm events.

The proposed site has existing concrete lined private irrigation ditches in addition to an active surface lateral owned by Roosevelt Irrigation District that will be removed as a part of the proposed development.

The Urban District 10 development will collect the storm water from site (APN 500-10-721B) and the half streets on the east side of Bullard Avenue, north side of West Celebrate Life Way, west side of 143rd Avenue, and the south side of the new Private Drive adjacent to the development site. Temporary surface retention basins will be provided on the north side of the new Private Drive to capture runoff as needed. The development will utilize catch basins to collect the runoff from the site. Off-site drainage will be collected by existing concrete scuppers that will be piped from catch basins to onsite retention or routed directly to the proposed surface retention along the west side of the site. The Urban District 10 Development will be designed to retain the 100-year, 6-hour storm event volume from the site and adjacent half street right of way.

A Preliminary Drainage Report has been provided with this Final PAD Application from Kimley Horn dated April 15, 2022. This Report provides further details, data, and information related to the drainage infrastructure for the Property.

VI. CONFORMANCE WITH GOODYEAR GENERAL PLAN

The Property is designated with a “Business and Commerce” land use category within the City of Goodyear 2025 General Plan (the “General Plan”. The Business and Commerce land use category is intended to accommodate areas for the growth and development of Goodyear’s economic base, which include uses such as business parks, offices, light industrial warehouses, and service oriented businesses that are regionally significant (See page 124 of the General Plan).

This land use category also envisions attractive streetscapes with landscaped setbacks, plazas for public use integral to the development, and contribute to the sense of plan (See page 83 of the General Plan). This results in appropriate screening, pedestrian connectivity, efficient circulation, and refuge areas for active and passive activities that promote a healthy lifestyle for employees, which is what the Urban District 10 PAD aims to provide.

The Applicant is aware of the City’s desire to bring high quality design and development in this area, which will be aesthetically unique. This development is in a prime location with adjacent employment uses and the nearby established and future development proposed surrounding the Property. This will further attract those who want to live, work, and play in the City of Goodyear. Urban District 10 is poised to become a unique development that will provide employment and economic opportunities for the City and will establish an aesthetic and development standard for other users coming to this area that will further improve the City’s development appearance in the area.

The following summary provides additional information regarding how the Urban District 10 PAD will achieve the policies and goals found within the General Plan. The specific goals and policies of the General Plan are provided in ***bold/italics***, followed by an explanation of how the Urban District 10 is in conformance.

The City of Goodyear 2025 General Plan

The Urban District 10 PAD is consistent with a number of elements within the General Plan as follows.

Physical Growth and Development – Goal GD-1, Land Use

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.

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.

***Objective CC-5-3.** Create an appropriate jobs-to-housing ratio within the community to provide new opportunities to residents and increase sales tax revenue.*

The proposed Urban District 10 PAD will provide a high quality project that will encourage the vitalization of a large vacant portion of land within the City of Goodyear. The development is positioned to provide a catalyst and standard for an area that will become the most desirous employment and commerce corridor in the City. With the addition of overall connectivity and highly usable open space and refuge areas, the development will promote healthy lifestyles and a sustainable environment for the employers and employees.

The proposed development will help transform underutilized parcels of land into a new modern high-end business and light industrial park themed development that is compatible with the land use goals and objectives outlined above. The development will not only be aesthetically pleasing, but will also provide high quality jobs and economic stability for this area, bringing employment opportunities to allow citizens to live, work, and play in Goodyear.

Physical Growth and Development – Goal GD-2, Growth

***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-2-5.** Enhance, protect, and build-upon Goodyear’s unique identity and character.*

The Urban District 10 PAD provides enhanced open space, landscaping, and building architecture that exceeds the quality of development expected for the Property. This will further Goodyear’s unique identity and character by establishing a standard and precedent for all future development in the area.

Physical Growth and Development – Goal GD-7, Public Safety

***Goal GD-2:** A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environment.*

***Objective GD-7-3.** Ensure the built (i.e., man-made) environment fosters safety.*

***Objective GD-7-4.** Encourage resident-led safety.*

The design of the Urban District 10 PAD fosters and promote traffic calming and safety with the addition of a large open space park area and connectivity that brings to the mind of those visiting of the preeminent pedestrian environment that is uniquely integrated

into the project. This also fosters an “eyes on the street” mentality and promotes further safety to the Property.

Those visiting the property will quickly understand the high quality development and the pedestrian nature of the site, which will lead to more watchfulness and the desire to respect a well-kept environment. As noted in the General Plan, “well-kept neighborhoods (developments) are generally thought of as safer.

Community and Cultural Development – Goal CC-3, Parks and Recreation

Goal CC-3: A parks, trails, open spaces, and recreation facilities system that is regionally and locally linked and accessible, that serves existing and future residents and contributes to the community’s social, economic, and environmental quality.

Objective CC-3-3. Leverage joint use opportunities and partnerships to provide park, open space, and recreational opportunities.

While the proposed Oasis Park and refuge areas are private amenity and open space areas for Urban District 10 project, it, nonetheless, provides a precedent for future development to the north and south to continue the development of a potential “park corridor” that becomes an integrative spine network of the overall future development of the area.

The open space areas provided by Urban District 10 have the potential to provide this area catalyst for further park amenities. However, even on its own, the open space and trail programming of the project contributes to the community’s social, economic, and environmental quality as requested by the General Plan.

Community and Cultural Development – Goal CC-7, Healthy Lifestyles

Goal CC-7: A community with access to healthy eating and active lifestyle opportunities.

Objective CC-7-2. Promote a physically active community.

The overall connective pathways and green spaces of Urban District 10 provide a unique amenity that is not typically found in other business and commerce-type developments. The design and layout of the open space and trails of the project will encourage walking, biking, and physical activity of the employees.

The ample usable and active open space are designed with circulation trails, connectivity corridors, and common areas that will incorporate natural vegetation consistent with surrounding developments. The common open space areas are linked with pedestrian connection internally and will provide opportunities to externally connect to other developments, supporting a healthy lifestyle and promoting connectivity.

Economic Development – Goal ED-1, Economy & Goal ED-2, Local Opportunity that Nurtures Small Businesses

Goal ED-1: A resilient and diversified economy.

Objective ED-1-1. Encourage development to attract businesses to Goodyear that offer good wages and benefits and positively contribute to the community and economy.

Objective ED-1-3. Create a built- environment that fosters economic development.

Goal ED-2: An environment that nurtures locally based employment and economic opportunity.

Objective ED-2-1. Foster the creation of small business within Goodyear.

Objective ED-2-3. Seek unique and distinctive opportunities to foster small and/or local business in Goodyear.

The employment and economic benefits that Urban District 10 will provide will play an important role in realizing Goodyear's economic goals and policies. Given the variety of uses that are allowed through the Urban District 10 PAD and deliberate layout and design of the buildings, there are great opportunities to bring a variety of businesses, market, industries, and employment opportunities to the area that should include smaller and local businesses. The layout of a business park setting will also attract this variety of economic opportunities that will be available in the development.

Urban District 10 will create employment opportunities for this area and promote the opportunity for current and future residential areas to have efficient access to this development for employment. This project will bring local employment opportunities to Goodyear citizens, which will be needed to meet the City's goals of providing work opportunities for its own citizens.

Summary

Overall, Urban District 10 is in a unique location that provides the opportunity to develop a vacant site located in a growing area and near the Interstate 10 Freeway corridor. This development will be compatible with existing development, supports current and future commercial, residential, and mixed uses in the development area, and synergizes with other current and future adjacent employment areas. With the increase of other development opportunities that will come in the future near the Property, the location of this property will provide a prime location for creating employment opportunities for Goodyear citizens. This adjacency will be a positive addition to ensuring that economic opportunities provided by these employment areas will stay with Goodyear's residents.

VII. PAD REVIEW AND ANALYSIS

As stated previously, the purpose of the Urban District 10 PAD is to provide a high-quality development that consists of a business/commerce park design and layout with uses that are compatible with the adjacent Interstate 10 Freeway and envision high intensity uses in the area.

The following is a summary of how the Urban District 10 PAD meets the intent of the guiding considerations for Rezoning Applications as provided in Article 1-3-1.D.3 of the Goodyear Zoning Ordinance.

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

Section "Conformance with Goodyear General Plan" of this PAD describes how the Urban District 10 project is in compliance with the goals and objectives of the City's General Plan. This conformance will provide the framework for developing a consistent pattern of a business commerce park themed development that allows a variety of employment, flex industrial, and business uses on the Property.

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

The proposed Urban District 10 PAD will provide a high quality project that will encourage the vitalization of a large vacant portion of land within the City of Goodyear. The development is positioned to provide a catalyst and standard for an area that will become the most desirous employment and commerce corridor in the City. With the addition of overall connectivity and highly usable open space and refuge areas, the development will promote healthy lifestyles and a sustainable environment for the employers and employees.

The proposed development will help transform underutilized parcels of land into a new modern high-end business and light industrial park themed development that is compatible with the current and proposed land uses in the area. The development will not only be aesthetically pleasing, but will also provide high quality jobs and economic stability for this area, bringing employment opportunities to allow citizens to live, work, and play in Goodyear.

C. 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.

As demonstrated within the Urban District 10 PAD Application documents, it meets all the requirements of the Goodyear Zoning Ordinance for PAD rezoning applications by conforming to, and exceeding, all of the regulations and standards, as required. It will also meet or exceed the applicable design review guidelines for the development. Subsequent applications for future building design will be subject to the Site Plan or Design Review process where necessary. This will create a unique and high quality development that will contribute to the positive aesthetics for the area.

Additionally, the engineering reports and traffic impact study demonstrate that there are no negative environmental, infrastructure, or traffic impacts that will negatively affect the project or surrounding area.

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

The surrounding area has been envisioned by the City of Goodyear as providing uses that are compatible with the general area and being located adjacent to the Interstate 10 Freeway. Based on the Airport Gateway at Goodyear Preliminary PAD, this has included high intensity uses, employment uses, office park configurations, regional commercial and other related uses. The uses to the east of the Property have also been envisioned to be high intensity uses that could bring retail, employment, and additional residents (i.e. employees for the development). The proposed Urban District 10 project is aimed at being consistent with the original vision

The Airport Gateway at Goodyear Preliminary PAD envisioned the Property to be developed using the General Commercial (C-2) development standards and designated the Property with "Business Park Parcel 1," which allows a variety of business, commerce, and flex industrial uses. As such, the proposed development request for Urban District 10 is to rezone the Property to a Final PAD that will use the C-2 zoning standards as a base and will allow for uses similar to those already contemplated in the Airport Gateway at Goodyear Preliminary PAD. Also, the Applicant recognizes that the Preliminary PAD has minimal architectural design standards, so this Final PAD will provide additional standards and guidelines that will ensure a high-quality development.

As such, the Applicant has carefully determined the appropriate site plan configuration, architectural design, and the proposed uses for the Property, which will capitalize on the

unique location of the Property. The Urban District 10 PAD provides the perfect opportunity for the proposed development to bring a high quality development with complementary uses that will be designed in a way that is harmonious with the surrounding neighborhoods and is supported by current market conditions.

This is further supported by the Goodyear General Plan, which designates the Property as a Business & Commerce land use category that is intended to accommodate areas for the growth and development of Goodyear's economic base, which include uses such as business parks, offices, industrial warehouses, and service oriented businesses that are regionally significant (See page 124 of the General Plan).

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

ULR has undertaken market demand research for the proposed uses and has determined that the Property is uniquely poised to develop a commerce park, flex industrial project that brings quality development and businesses. This distinctive class of development fosters a different type of business user that is geared towards having spaces that are a mixture of office space, showroom areas, and storage/warehouse components. The strength of the market for these types of users is high and demands higher quality of architecture and building layout.

While there are other areas of the City of Goodyear that are currently zoned and available for "industrial"-type uses, ULR developments do not necessarily fall into this category or into a straight commercial office use. It is more of a hybrid of those land uses. As such, the Property provide a very strategic and favorable use for this market, while also provide an aesthetic landmark that will be positive for Goodyear in this part of the City.

F. Demand 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.

As demonstrated in the Urban District 10 PAD and the accompanying engineering plans and reports, the development has adequate public infrastructure and services to serve the proposed development. All future development will comply with all development and engineering standards and regulations as required. Road circulation, water, drainage and other utility access infrastructures will be improved, as required.

Other public utilities are adequate to serve the Property and are summarized below:

Utility	Provider
Water and Wastewater	City of Goodyear
Refuse	City of Goodyear
Gas	Southwest Gas
Electric	Arizona Public Service
Police, Fire and Emergency	City of Goodyear
Telephone	Cox or CenturyLink
Cable	Cox or CenturyLink

G. Potential adverse fiscal impacts that will result from providing services to the area not in proximity to where existing public services are provided.

There are no known adverse fiscal impacts from the project. To the contrary, the employment and economic benefits that Urban District 10 will provide will play an important role in realizing Goodyear's economic goals and policies. Given the variety of uses that are allowed through the Urban District 10 PAD and deliberate layout and design of the buildings, there are great opportunities to bring a variety of businesses, market, industries, and employment opportunities to the area that should include smaller and local businesses. The layout of a business park setting will also attract this variety of economic opportunities that will be available in the development.

Urban District 10 will create employment opportunities for this area and promote the opportunity for current and future residential areas to have efficient access to this development for employment. This project will bring local employment opportunities to Goodyear citizens, which will be needed to meet the City's goals of providing work opportunities for its own citizens.

H. General public's concerns.

As outlined within the PAD, the Urban District 10 project will be a benefit for the general public with its broad range of employment opportunities, building architecture, open space amenities, and infrastructure improvements.

The Applicant and ULR are not aware of any other public concerns for this development.

I. whether the proposed amendment promotes orderly growth and development.

The development is located in a premiere location that will greatly serve the proposed development. The layout and design of the project also provides a positive precedent for future development in the area whereby development will need to match the quality and design proposed by Urban District 10.

The developer is willing to pay for required infrastructure and provide its “fair share” of the necessary services for the development. Thus, adverse fiscal impacts should not be an issue regarding orderly growth and development of Urban District 10.

J. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the city and the general public.

The Urban District 10 PAD creates the development standards and regulations to provide a unique development that accommodates a strong character and sophisticated aesthetics for the surrounding area. It also provides appropriate open space, connectivity, and buffering that will add to the aesthetics of the development to look more like a commerce/office park type setting.

VIII. CONCLUSION AND SUMMARY

The Urban District 10 project is in a unique location adjacent to other exciting future developments and major transportation corridors in Goodyear. The Applicant is aware of the great economic and development opportunities that exist here and that are recognized by the City of Goodyear. As a high quality developer, ULR intends to work in partnership with the City to ensure that its goals and policies are met. ULR desires to create a legacy development that will provide a catalyst for future quality development on this Property and the surrounding area, which has remained planned and undeveloped for many years. ULR is confident that the proposed Urban District 10 PAD will provide the foundation for moving forward with a high quality development at this location.

The PAD creates a development scenario to complement the surrounding existing uses and the anticipation of future complementing use. The design and layout of the Concept Plan demonstrates the unique design and open space elements that will be an important part of creating this unique developments.

As discussed herein, the proposed PAD is consistent with many of the goals and objectives of the City of Goodyear's 2025 General Plan and ensures that development will follow design standards and guidelines that will continue the tradition of quality development in the City of Goodyear. The Applicant and ULR look forward to continuing to work in partnership with the City to bring a development that all will be proud of for years to come.



Exhibit A – Regional Aerial Context Aerial
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

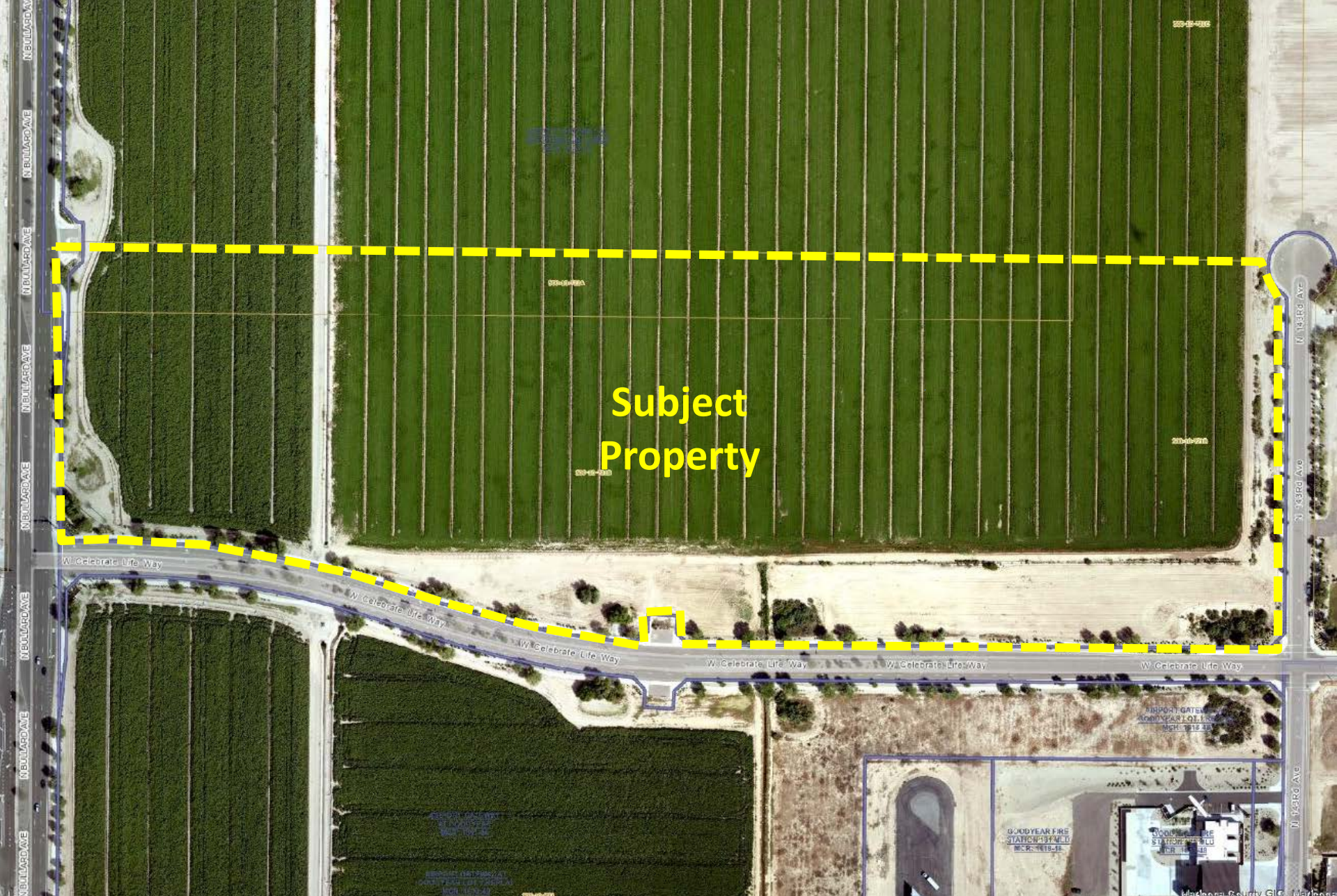


Exhibit B – Aerial Context Map
 Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue



Exhibit C – Existing Goodyear General Plan Map
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

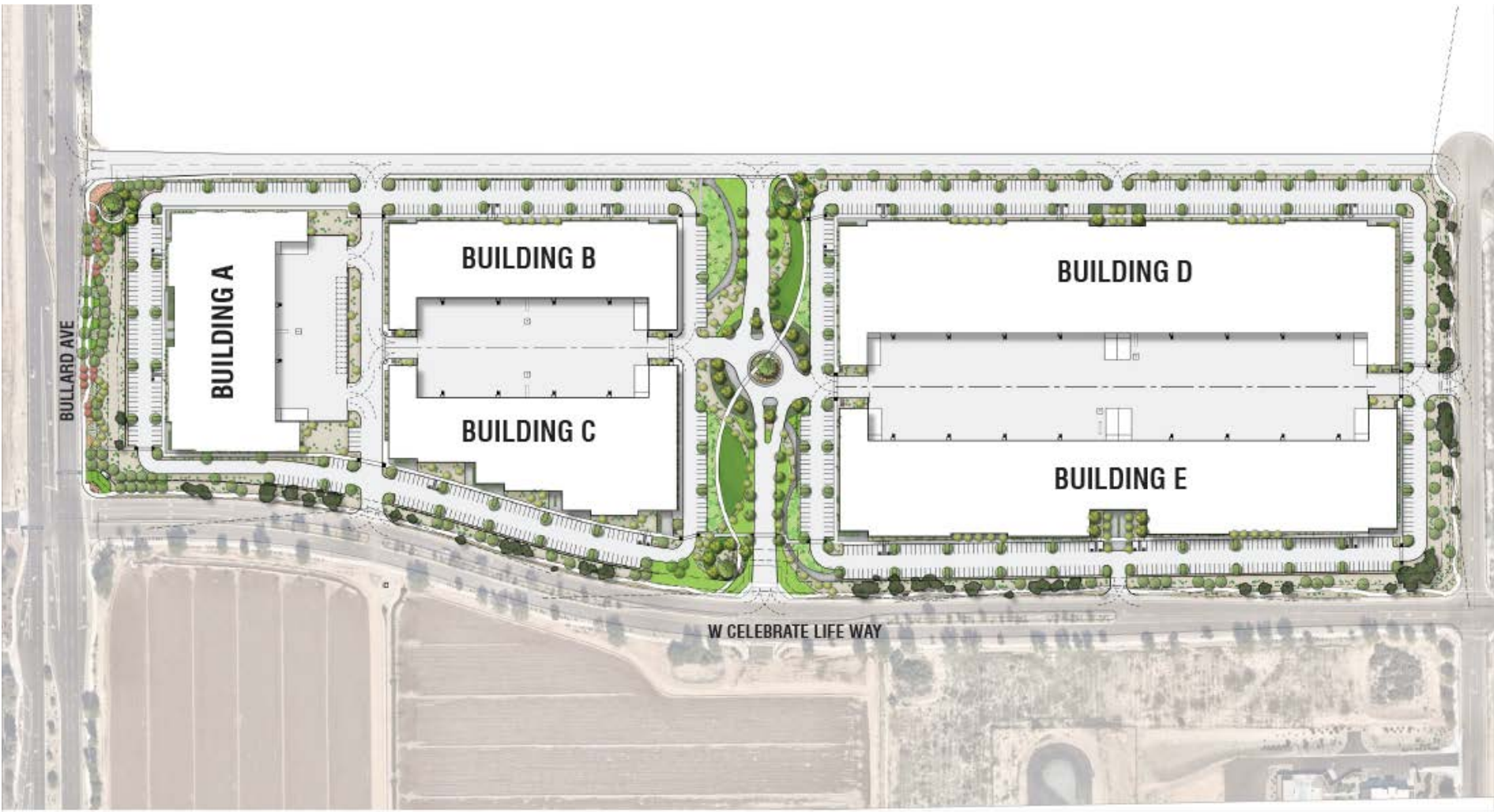


Exhibit E – Conceptual Landscape Plan and Imagery
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

CONCEPT INSPIRATION



Exhibit E – Conceptual Landscape Plan and Imagery
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

CONCEPT INSPIRATION

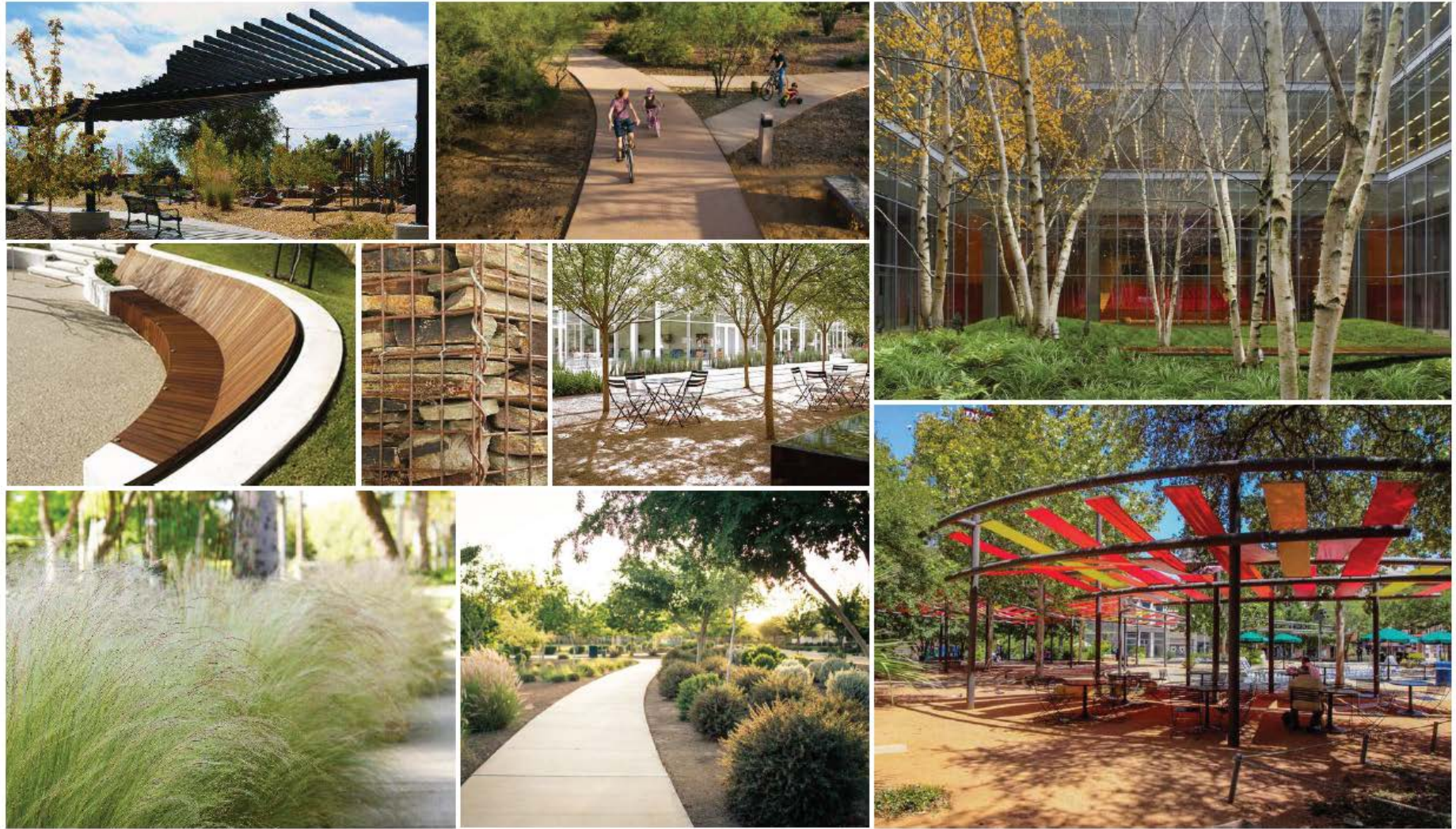


Exhibit E – Conceptual Landscape Plan and Imagery
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue

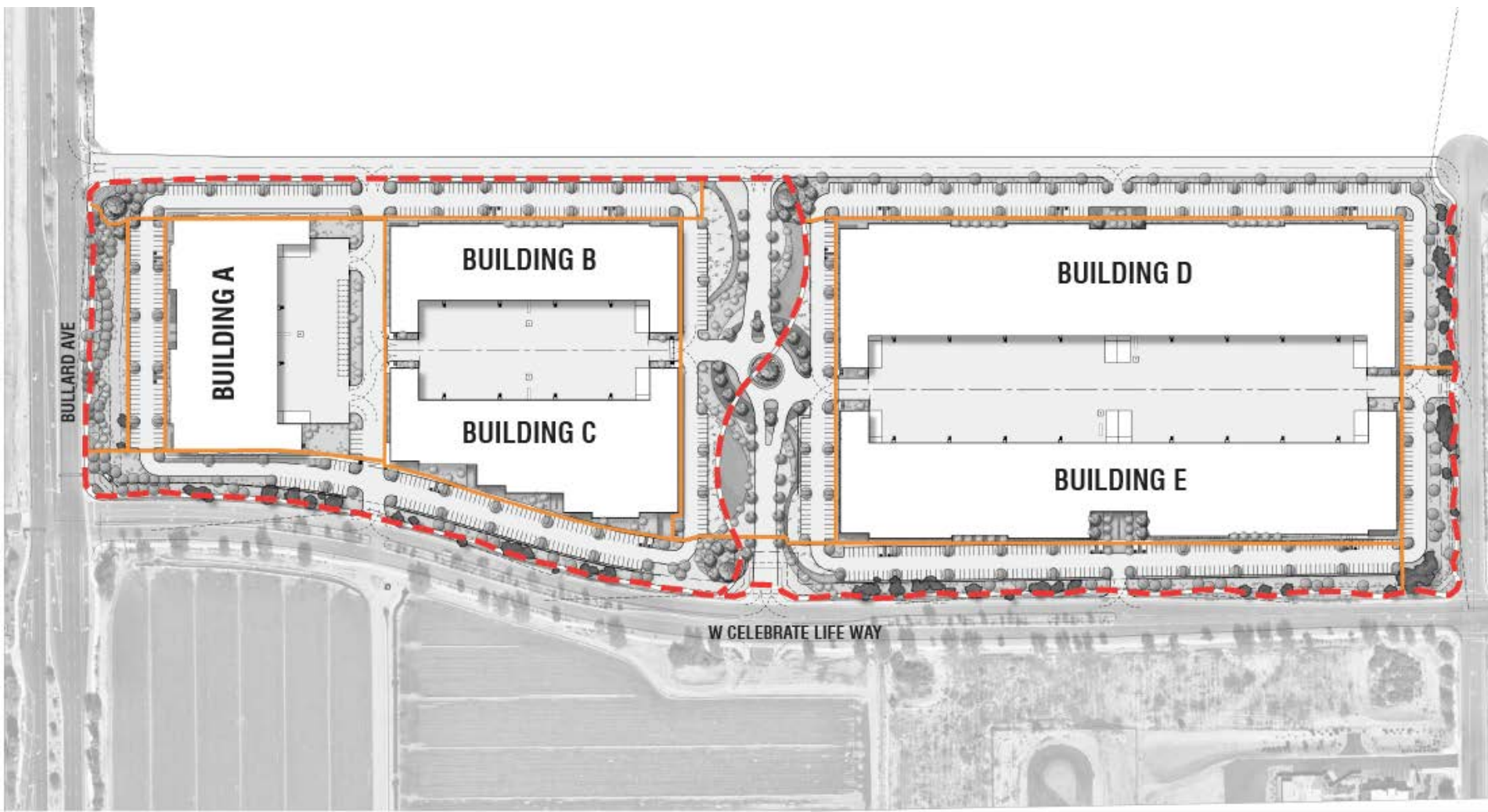
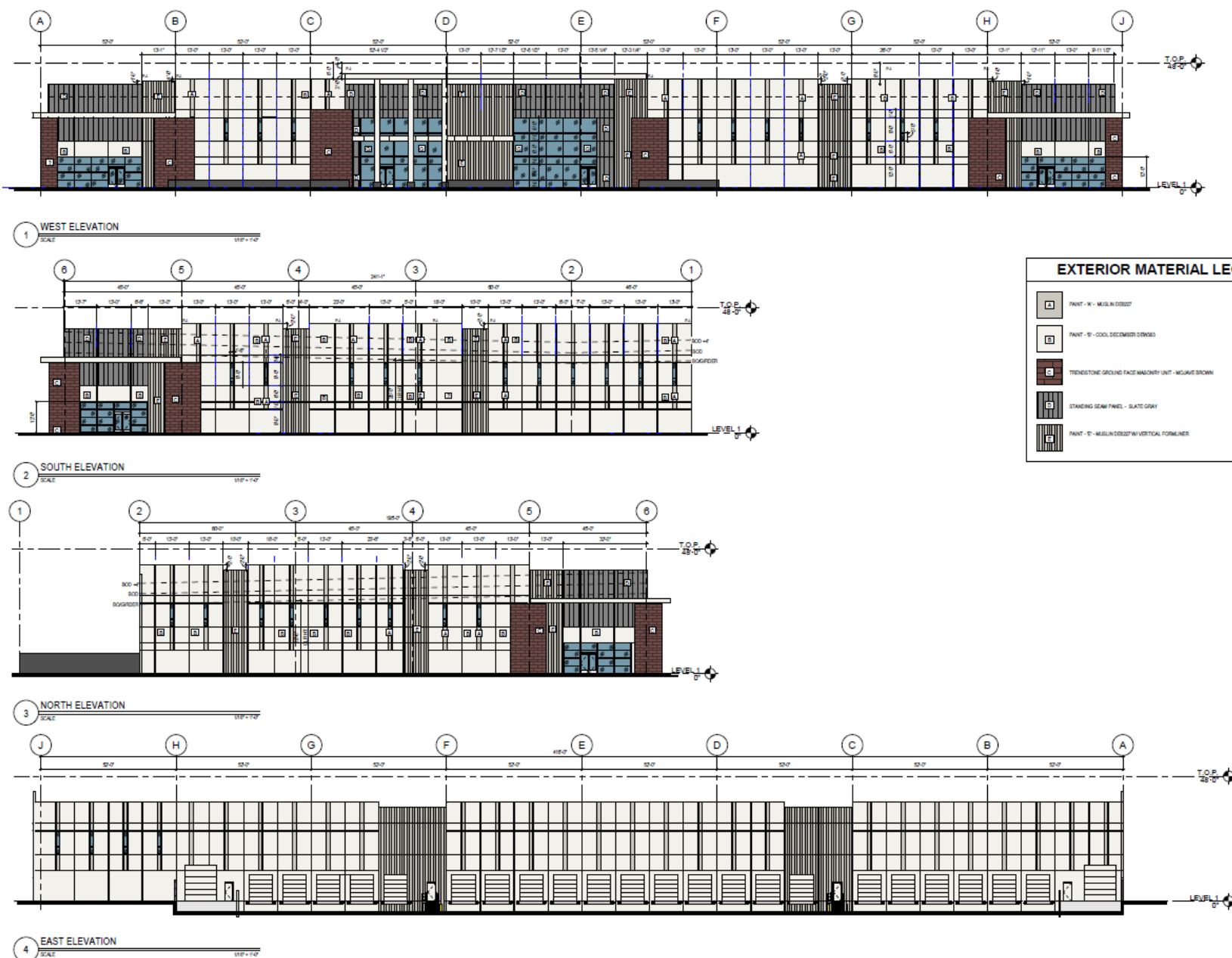


Exhibit F – Conceptual Trail and Connectivity Plan
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue



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URBAN DISTRICT 10
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Urban
LOGISTICS REALTY

FIRST ISSUED: 04/14/22

REVISIONS

NO. DATE DESCRIPTION

PROJECT NO: 21195.00

DRAWN BY: RJ

CHECK BY: OOP VIKRANT 2022 DBLUTSCH ARCHITECTURE GROUP

**BUILDING A
EXTERIOR
ELEVATIONS**

A-200

Exhibit G – Conceptual Architectural Elevations – BUILDING A
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue





Exhibit G – Conceptual Architectural Elevations – BUILDING D
 Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue



CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.



URBAN DISTRICT 10
BUILDING A EXTERIOR PERSPECTIVE
 21195.00
 08/31/22

Exhibit H – Conceptual Architectural Building Rendering, BUILDING A
 Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue



**TIFFANY
& BOSCO**
 P.A.