

**Narrative**

for

# The Statler at Estrella Parkway

West of Estrella Parkway on the south side of Van Buren Street

Case No: 22-20000011

Submitted: May 5, 2022

Updated: March 3, 2023

Updated: June 21, 2023

Updated: August 9, 2023

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## AMENDED FINAL PAD NARRATIVE

### I. INTRODUCTION

Leon Capital Group (“LCG”) is the owner and proposed developer of approximately 11.37 net acres west of the southwest corner of Estrella Parkway and Van Buren Avenue (the “Site”). ***See Exhibit 1, Site Aerial.*** The Site is part of the Hudson Commons PAD, an approximate 102-acre master-planned development that was zoned in 2015 for a mix of single-family residential, multi-family residential, and commercial uses. LCG seeks to build on its reputation for developing high-quality and successful multi-family communities in the greater Phoenix Metro Area and other parts of the country. The Site is anticipated to be developed as an urban-scale multi-family community with approximately 284 dwellings (a density of 25 net dus/ac) known as “**The Statler at Estrella Parkway.**” The Statler at Estrella Parkway is consistent with the intent of the 2015 Hudson Commons PAD: to provide a high-quality mixed-use development, a mixture of residential uses, and the City’s desire to provide residential density to attract the commercial and entertainment development desired in the area.

Approximately 19.1 gross acres, including the Site, was zoned under the 2015 Hudson Commons PAD for commercial uses (C-2). LCG has filed an application to amend the existing PAD and zoning on the Site from commercial to multi-family and to establish the requirements to increase building height and density and reduce landscape setback along the Site’s western boundary. Specifically, LCG is requesting the Site be rezoned from C-2 PAD to MF-24 PAD within the 2015 Hudson Commons PAD. Rezoning the Site from commercial to multi-family makes good land use sense on this Site. As is described below, there are significant commercial developments within a two-mile radius, including Canyon Trails, Parkway Village, Walmart Supercenter, Goodyear Village Center, Palm Valley Crossing, Canyon Trails Towne Center, and future commercial within the Ballpark Village area. Additional housing opportunities in this area will provide important support to the existing and future commercial developments.

Despite the Site’s commercial zoning since 2015, it has failed to develop consistent with the entitlements notwithstanding the substantial and significant commercial and residential growth that has occurred in the City and Maricopa County. Under the 2015 Hudson Commons PAD this Site was part of a larger area (approximately 19.1 acres) zoned commercial. It was contemplated this commercial area (including the Site) would develop with two hotels and a commercial “anchor” building with a series of restaurants and retail pads along the perimeter street frontage. The Site was under contract with a hotel developer but when the COVID-19 Pandemic occurred in 2020, the developer dropped the Site and hotel developments have struggled to recover. A portion of the Estrella Parkway frontage has been developed with a Culver’s and Someburros restaurant, while the balance of the commercial area along Estrella Parkway is undeveloped but will retain its commercial zoning.

As a result of market conditions, the Site is not viable and sustainable for hotel uses. In the absence of the hotel, a large-scale planned commercial development on this 19± acre site requires a major anchor (e.g., grocery or home improvement store) for it to be sustainable. Although located at the corner of two arterial streets, the 19± acre site faces significant challenges to be a viable and sustainable development with a major anchor. Within a two-mile radius of the Site is a Safeway, Walgreens, Walmart Supercenter, Fry’s, Target, and Ace Hardware. Given these existing “major” tenants in the area it becomes unlikely a “major” tenant of the necessary size and scale will want to locate on the Site.

Additionally, considerable changes have occurred throughout the commercial landscape in a short time since the 2015 approvals. Over the past few decades, e-commerce has been rising rapidly transforming the way people buy and sell goods and services. The widespread adoption of the internet and advancements in technology have paved the way for a convenient online shopping experience, with customers able to browse and purchase products from their homes or on the go. E-commerce logistics and supply chain management also contribute to this rapid expansion. Companies have invested heavily in developing efficient warehousing, inventory management, and delivery solutions. The integration of automation technologies, such as robotics and AI-powered systems, has streamlined order fulfillment processes, reduced delivery times, and enhanced overall customer satisfaction. The COVID-19 pandemic was a significant catalyst for e-commerce growth, further impacting traditional retail developments.

## **II. PROPOSED DEVELOPMENT PLANS**

The Statler at Estrella Parkway is attractively designed, aesthetically landscaped, and provides an appropriate use of this Site. The development will be a gated community that will consist of approximately 284 residences. ***See Exhibit 2, Preliminary Site Plan.*** The design of The Statler at Estrella Parkway implements the requirements from the 2015 Hudson Commons PAD and includes high-quality architectural elements with a modern aesthetic, landscaping palettes consistent with native plantings, walls/fences, monument signage and appropriate building signage, and a color and materials palette that is consistent with the public facilities and architectural intent the City has put forth along the gateway to the Estrella Mountains. The placement of the buildings and horizontal movement of exterior walls provide visual interest by varying the roof lines and orientations and providing a coordinated theme through the amenities, landscape features, and architectural detail. The proposed design and layout also provides intentional, convenient, safe, and attractive pedestrian connections throughout the Site and to the adjacent uses. Particular attention has been given to providing pedestrians with convenient, well shaded access to centrally located amenities and open space areas. In five separate locations throughout the site, the ten-foot fire lane setbacks along each elevation of garage doors, has been repurposed from asphalt hardscape to nearby planted and pedestrian open space.

The design of the buildings and architecture is intended to create a visually pleasing environment for residents and the passing public. ***See Exhibit 3, Perspectives and Exhibit 4, Building Elevations.*** The building features, windows and doors, materials, colors, and massing provide a clean lined modern aesthetic. Carefully composed smooth stucco, masonry veneer, stained look wood grain cementitious siding, stone veneer, metal balcony railing, and metal look cementitious panels provide accent to the visual experience and provide a more permanent material palette with the intent of being difficult to modify in the future. Blue architectural paneling provides a metallic shine and focal point on major elevations, and copper-colored architectural corner pieces provide a local nod toward Arizona copper. The 2-story amenity building includes all materials found on the three larger structures, placing emphasis on quality, differentiating design, and consistency throughout the project.

The building exteriors are strategic toward reducing energy consumption. Eaves along the top of the parapet walls and balcony canopies deflect high midday sun. Private outdoor spaces are stacked so that the unit above shades the unit below, inviting the residents from indoors to outdoors. The perimeter massing of each building includes numerous corners. Each corner assists to shade various portions of each building during varying times of the day, particularly when the sun is low in the morning and end of day.

From the intersection of Van Buren Street and Estrella Parkway, the 4-story building complements the City's desire for an urban edge in this area. In order to be sensitive to the neighbors to the west and address potential concerns, the southwestern building has been reduced from four stories to three stories. This reduced height in combination with the 150-foot setback will lessen any impact on the neighboring single-family neighborhood. The urban edge on the Van Buren and Estrella intersection is further enhanced by a shaded north-eastern corner, public art plaza that will include a large modern metal sculpture and seating for pedestrians to enjoy. The corner units include generous private open balcony space with glass railing. Midway in the building along Van Buren Street, a thin vertical mass of copper-like paneling provides a place for signage and a gated welcome to both the property and the building lobby.

At street level, the stone veneer along the base of the buildings offers a visual foundation to the architecture and a more permanent material and pallet at the pedestrian level. Residents enjoying their private outdoor balcony spaces create an active front porch opportunity for spontaneous social interaction among the residents and the greater community.

The landscaping concept as shown on **Exhibit 5, Landscape Plan**, advocates the use of a planting scheme that will be carefully blended with the responsible use of turf. Drought tolerant plants will be used extensively, except near turf areas where supplemental irrigation is available. Plants will be appropriately sited for best aesthetic value and to provide shade. This applies to all streetscapes, paths, and entry treatments to the development. All plant materials will adhere to or exceed, the City's minimum requirements. Recreational open space is distributed throughout the project in amounts that exceed City of Goodyear requirements. **Recreational Open Space Exhibits, Exhibit 6** further details these areas which are activated with seating nodes, outdoor games, art features, shaded areas, and pet amenities. Improved walkways create seamless connections between these various open spaces, providing residents a serene outdoor retreat to explore. Where connections pass beneath a roof, differential floor material, art, potted plants, and seating are placed to create gathering spaces. Internal to buildings, and located at the end of open-air corridors, are alcoves containing seating, potted plants, and art for residents to relax and enjoy the fresh air within a short walk of their homes. Cyclists will find a creative repair space with tools, workbenches, and a seating lounge to unwind after a long ride. Recreational open space also includes an 8,802 square foot clubhouse with a roughly 1,000 square foot roof deck.

The amenity areas within the development are designed to enhance the community character and quality of life by providing recreational opportunities and connectivity for residents through the integration of effective internal and external open spaces. The amenity and theming elements have been designed to maintain the overall "sense of place" and identity of the community. The gated development offers a variety of amenities including a two-level resident clubhouse with second story view deck and BBQ, resort-style community pool, tuck-under private garages, fitness/studio center, ramada, large dog park with dog wash, bike repair and storage, and a delineated decomposed granite walking path that will encircle the property allowing residents to exercise and track their distances. Additionally, the community has been thoughtfully designed with several gathering spaces and passive seating areas conveniently located throughout the Site where residents can relax and socialize. The majority of the outdoor amenities are located within a centralized area, which will be convenient for residents and screened from off-site areas.

In addition to the City's typical requirements for multi-family developments, the development provides the following additional items that exceed the City's requirements:

- Two accent paved pedestrian pathways provided along the east property line connecting the development to the adjacent retail uses. One will be north of the main gate and one to south. Two pedestrian gates are also provided along Van Buren Street.
- A delineated walking path that will take residents around the interior and exterior (in some instances put them onto the public sidewalks) that will be used as an exercise track. It will be marked with signs indicating distances achieved, this could also be used to walk dogs.
- A larger than typical dog park with shade structures and dog wash area.
- Recreational open space of 406 square feet/unit compared to 400 square feet/unit that is required.
- Second story view deck above the clubhouse.
- Three points of vehicular access.
- Dedicated space for residents to make bike repairs.
- Public Plaza with large sculpture.

### **III. PROPOSED DEVELOPMENT STANDARDS**

Through the amendment to the Hudson Commons PAD, LCG seeks to create a high-quality development that provides additional housing options for the surrounding area, additional support to the substantial amount of existing and planned commercial adjacent to the Site and within a 2-mile radius, and is a viable and sustainable solution on property that faces significant challenges from an ever-changing commercial environment to develop under the current Commercial zoning. The layout and theming reflects LCG's commitment to provide a community that is thoughtfully designed, creating an environment where residents and guests will want to live, socialize, and recreate. Additionally, the scale and design of The Statler at Estrella Parkway is appropriate for the area given the development's proximity to commercial, employment, and recreational opportunities in the Estrella Parkway and I-10 Freeway corridors.

To achieve this, LCG has added requirements in the Amended PAD to increase the density from 24.0 du/ac to 25.0 du/ac, requirements to increase the building height from 40 feet to 50 feet, and reduced the landscape setback along the Site's western boundary from 20 feet to 12 feet:

**Density:** Under the 2015 Hudson Commons PAD, the maximum permitted density for the MF-24 zoning district (applicable to approximately 16.6 acres) was 24.0 du/ac, which would have permitted a maximum number of units that could be developed of 398. Despite this entitlement, the 16.6± acre site at the northwest corner of Estrella Parkway and Harrison Street developed with 183 units, a density of 11.4 du/ac, leaving approximately 215 units that could be developed within the Hudson Commons PAD area. LCG's proposed development will contain approximately 284 units, which is 69 units more than the maximum permitted number of units (398) under the 2015 Hudson Commons PAD, which results in LGC seeking to amend the maximum permitted density from 24.0 du/ac to 25.0 du/ac.

To achieve this additional density, LCG has provided certain design elements in the proposed Amended PAD that must be met to achieve a density of 25.0 du/ac. Those elements are:

- Paved pedestrian pathways connecting the development to the adjacent retail uses and two pedestrian gates along Van Buren Street.

- A delineated walking path that will take residents around the interior and exterior (in some instances put them onto the public sidewalks) that will be used as an exercise track. It must be marked with signs indicating distances achieved.
- A large dog park with shade structures and dog wash area.
- Recreational open space of 406 square feet/unit (where 400 square feet/unit is required).
- Bicycle repair area.
- Public Plaza with large sculpture.

**Building Height:** The maximum building height under the 2015 Hudson Commons PAD was 40 feet. Under the proposed Amended PAD, LCG has provided a number of architectural elements and criteria that must be met to achieve a maximum building height of 50 feet. Those elements/criteria are:

- Elevations facing public right-of-way shall consist of no less than three major exterior materials (stucco, cementitious siding, paneling, stone, stone veneer, etc.). No material on these elevations shall exceed 40%.
- All elevations shall have no less than 3 major colors (including material colors) and one accent color. At least one accent color shall represent colors of the desert. Major colors shall avoid grey tones and provide enough contrast to avoid a monolith appearance.
- Building elevations shall include awnings or other shade structures over balconies and patios. The buildings facing public right-of-way shall have horizontal movement of at least 24" every 100 linear feet in order to provide shadow lines and elevation interest.
- Architectural theme shall have a modern aesthetic with clean lines and avoid a side-by-side stacked unit appearance. To assist in reducing the stacked appearance, the first level of the elevations facing the public right-of-way shall consist of no less than 40% of a stone, block, or masonry veneer (stone, brick, or block) to create a base foundation to the elevation.
- Rooflines shall have vertical movement with the use of different parapet heights, equipment screening heights, but be consistent with the modern aesthetic architecture.
- Thoughtful placement of the four-story buildings. Only three-story buildings face the single-family community to the west in order to lessen neighborhood impact.

**Landscape Setback – Western Boundary:** The 2015 Hudson Commons PAD required a 20-foot landscape setback along the western boundary for the multi-family development. The original 20-foot setback included a large north to south public walking path along the western edge of the property behind the back of a non-gated commercial development. The Statler at Estrella Parkway is a gated development, causing a “public” path to become a private one. LCG is requesting under the proposed Amended PAD to reduce the required landscape setback along the western boundary to 12 feet. The reduction of the setback is due to the internalizing the walking path. Relocating the walking path into The Statler at Estrella Parkway provides the residents of the community additional shaded, active open space that is more centrally located near the other amenities. The remaining 12 feet, together with the existing masonry wall and proposed landscaping and shade trees provide adequate horizontal, vertical, and visual separation from the single-family development to the west. Additionally, LCG is providing significant building setbacks from the western boundary; 150 feet for the northern building and 100 feet for the central and southern building.

### **Parking:**

The Statler is providing 495 spaces where 519 are required. In connection with the proposed amendment to the Hudson Commons PAD, LCG is requesting a reduction in the parking required for 1-bedroom units. Specifically, LCG requests that 1-bedroom units be parked at a ratio of 1.35 spaces/unit rather than the 1.5 spaces/unit required by the City's Ordinance. The community will adhere to the City's requirement for 2 and 3-bedroom units. For additional details, see ***Exhibit 7, Parking Reduction Statement***. Through their extensive experience with similar communities, LCG is familiar with the amount of parking that is realistically required and utilized. From their experience and the Parking Reduction Statement, LCG is confident that 495 spaces will provide adequate parking for this community while, importantly, maximizing open space opportunities. Further, not only has LCG focused on providing an ample amount of spaces, they have focused on location of spaces so that each unit has parking that is conveniently located and easily accessible.

### **IV. MISCELLANEOUS**

#### **Utilities.**

Electric: APS

Water: City of Goodyear

Sewer: City of Goodyear

Gas: Southwest Gas Corp.

**Luke Air Force Base.** The Site is located near the edge of, but within the vicinity of a military airport, and is approximately 4-miles from the 65 Ldn noise contour line. Due to the distance and direction of the flight path, the property should not be adversely impacted by the operations of Luke Air Force Base.

**School District.** The Site is located in the Avondale Elementary School District No.44c(AESD). The district operates the Wildflower K-8, located at 325 S. Wildflower Drive, which is located in the adjacent Wildflower Ranch Community. The school is designed to accommodate a maximum 650 students and currently has 604 students enrolled in the 2021-2022 school year. The AESD also operates Centerra Mirage Elementary School, located at 15151 W. Centerra Drive, which is located in the adjacent Centerra Community approximately a ½-mile to the east. Its existing enrollment boundary is located just to the east of the Site. The school currently has 581 students enrolled in the 2013-2014 school year with a design capacity of 900 students.

The Site is also within the the Agua Fria Union High School District. The district operates Desert Edge High School, located at 15778 W. Yuma Road, which is located ¼-mile south of the Site. The school during the 2021-2022 has an enrollment of approximately 1,786 students, with a capacity of approximately 1,900 students.

# **Exhibit 1**

# LMF at Estrella Parkway



Google Earth

Image © 2022 CNES / Airbus

1000 ft

## **Exhibit 2**



# **Exhibit 3**





## **Exhibit 4**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THE STATLER AT ESTRELLA PARKWAY

SW OF ESTRELLA PARKWAY AND VAN BUREN

GOODYEAR, AZ 85338

ISSUE

| DATE     | REV | FOR              |
|----------|-----|------------------|
| 08.09.23 |     | REZONE SUBMITTAL |

Drawn

HM

Checked

BK

Job Number

2152

Drawing

BUILDING 1 -

EXTERIOR

ELEVATIONS

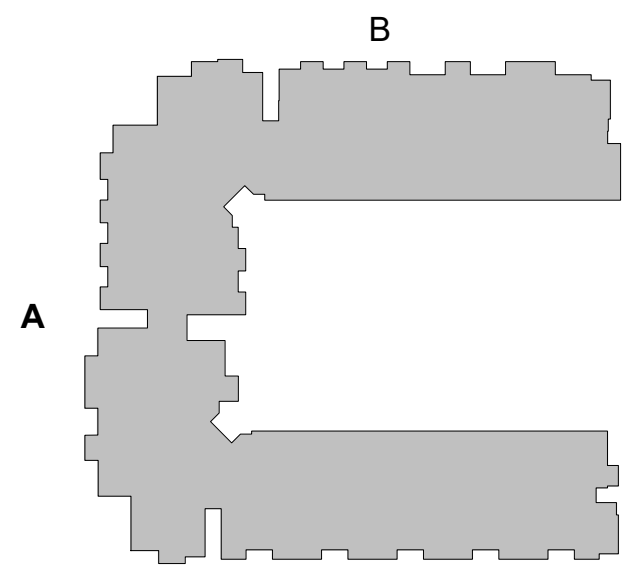
Sheet

A1.5

MATERIAL KEY

|   |                                                                            |    |                                                                          |
|---|----------------------------------------------------------------------------|----|--------------------------------------------------------------------------|
| 1 | STUCCO, PAINTED, OFF-WHITE                                                 | 9  | EXTERIOR CORRIDORS AND STAIRS MESH, PAINTED GLOSS, CHARCOAL              |
| 2 | STUCCO, PAINTED, LIGHT BROWN                                               | 10 | WINDOW AND DOOR FRAMING, PRE MANUFACTURED COLOR, BLACK                   |
| 3 | SIMULATED STAINED WOOD SIDING, PAINTED, BROWN                              | 11 | BALCONY, CEMENTITIOUS FASCIA, PAINTED, CHARCOAL                          |
| 4 | ARCHITECTURAL FEATURE, CEMENTITIOUS PANELS, PAINTEDG GLOSS, COPPER COLOR   | 12 | EAVE, CEMENTITIOUS FASCIA, PAINTED, CHARCOAL                             |
| 5 | ARCHITECTURAL FEATURE, CEMENTITIOUS PANELS, PAINTED GLOSS, DARK BLUE COLOR | 13 | ARTICULATED TOP OF PARAPET (HAT), CEMENTITIOUS FASCIA, PAINTED, CHARCOAL |
| 6 | STONE VENEER, MODULAR STONE, OFF-WHITE COLOR                               | 14 | BALCONY RAILING, GLASS                                                   |
| 7 | MASONRY BLOCK VENEER WITH HORIZONTAL JOINTS RAKED, PAINTED, MID-TONE GRAY  |    |                                                                          |
| 8 | BALCONY RAILING, PAINTED GLOSS, CHARCOAL                                   |    |                                                                          |

KEY PLAN



ELEVATION B - EAST

3/32" = 1'-0"

2



NORTH ELEVATION A - VAN BUREN STREET

3/32" = 1'-0"

1

# **Exhibit 5**

# The Statler at Estrella Park

## Conceptual Landscape Plan

S Estrella Parkway

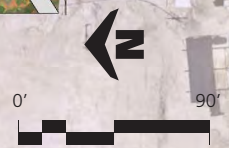
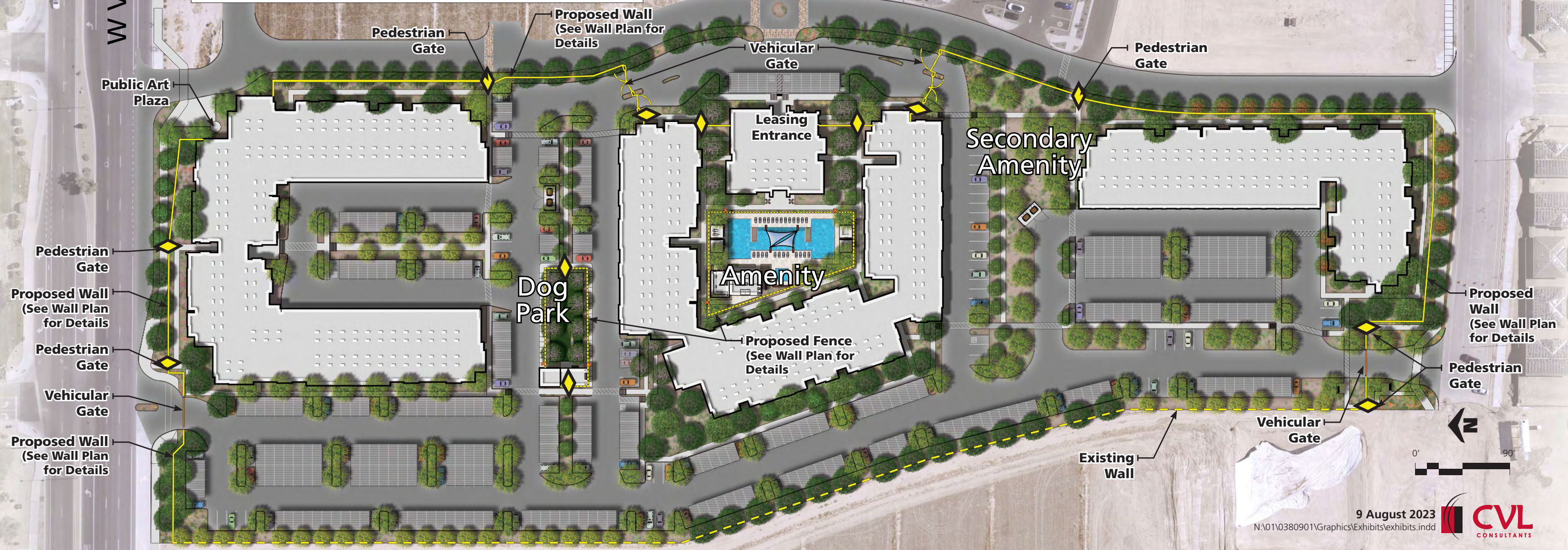
W Hudson Way

W Van Buren Street

| Trees                        |                                                 |                 |
|------------------------------|-------------------------------------------------|-----------------|
| Common                       | Botanical Name                                  | Size            |
| Mulga                        | <i>Acacia aneura</i>                            | 24" Box         |
| Desert Willow                | <i>Chilopsis linearis</i>                       | 24" Box         |
| Desert Ironwood              | <i>Olneya tesota</i>                            | 24" Box         |
| Date Palm                    | <i>Phoenix dactylifera</i>                      | 18' Brown Trunk |
| Red Push Chinese Pistache    | <i>Pistacia chinensis 'Red Push'</i>            | 24" Box         |
| Thornless Chilean Mesquite   | <i>Prosopis chilensis 'Thornless'</i>           | 24" Box         |
| Southern Live Oak            | <i>Quercus virginiana</i>                       | 24" Box         |
| Texas Mountain Laurel        | <i>Sophora secundiflora</i>                     | 15 Gal          |
| Shrubs                       |                                                 |                 |
| Common                       | Botanical Name                                  | Size            |
| Green Hopseed Bush           | <i>Dodonaea viscosa 'Green'</i>                 | 15 Gal          |
| Winter Blaze Emu Bush        | <i>Eremophila glabra carnea 'Winter Blaze'™</i> | 5 Gal           |
| Blue Bells Emu Bush          | <i>Eremophila hygrophana 'Blue Bells'</i>       | 5 Gal           |
| Emu Bush                     | <i>Eremophila prostrata 'Outback Sunrise'</i>   | 5 Gal           |
| Giant Hesperaloe             | <i>Hesperaloe funifera</i>                      | 5 Gal           |
| Brakelights Red Yucca        | <i>Hesperaloe parviflora 'Perpa'™</i>           | 5 Gal           |
| Purple Trailing Lantana      | <i>Lantana montevidensis</i>                    | 5 Gal           |
| New Gold Lantana             | <i>Lantana x 'New Gold'</i>                     | 5 Gal           |
| Compact Texas Ranger         | <i>Leucophyllum frutescens 'Compacta'</i>       | 5 Gal           |
| Lynn's Legacy Langman's Sage | <i>Leucophyllum langmaniae 'Lynn's Legacy'</i>  | 5 Gal           |
| Rio Bravo Langman's Sage     | <i>Leucophyllum langmaniae 'Rio Bravo'™</i>     | 5 Gal           |
| Pink Muhly Grass             | <i>Muhlenbergia capillaris</i>                  | 5 Gal           |
| Lindheimer's Muhly           | <i>Muhlenbergia lindheimeri</i>                 | 5 Gal           |
| Purple Muhly                 | <i>Muhlenbergia rigida 'Nashville'™</i>         | 5 Gal           |
| Slipper                      | <i>Pedilanthus macrocarpus</i>                  | 5 Gal           |
| Yellow Bells                 | <i>Tecoma stans</i>                             | 15 Gal          |
| Germander                    | <i>Teucrium chamaedrys</i>                      | 5 Gal           |
| Prostrate Germander          | <i>Teucrium chamaedrys 'Prostratum'</i>         | 5 Gal           |
| Arizona Rosewood             | <i>Vauquelinia californica</i>                  | 15 Gal          |
| Groundcover                  |                                                 |                 |
| Common                       | Botanical Name                                  | Size            |
| Bermuda Grass                | <i>Cynodon dactylon</i>                         | Sod             |

Provided Open Space Area  
(Included LS Setbacks)

138,498 SF



# **Exhibit 6**

# The Statler at Estrella Park

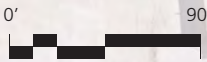
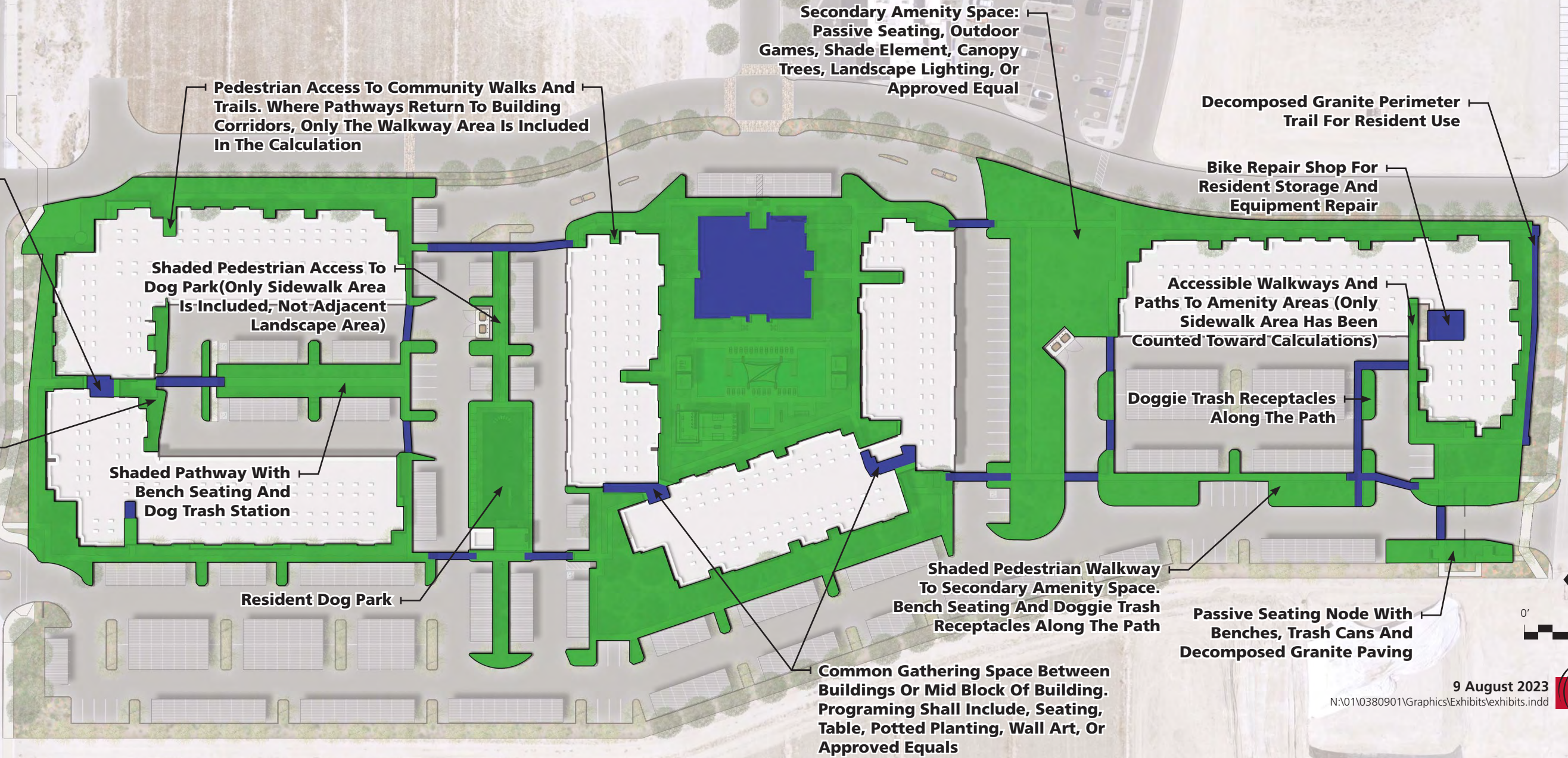
## Recreation Open Space Areas

S Estrella Parkway

W Van Buren Street

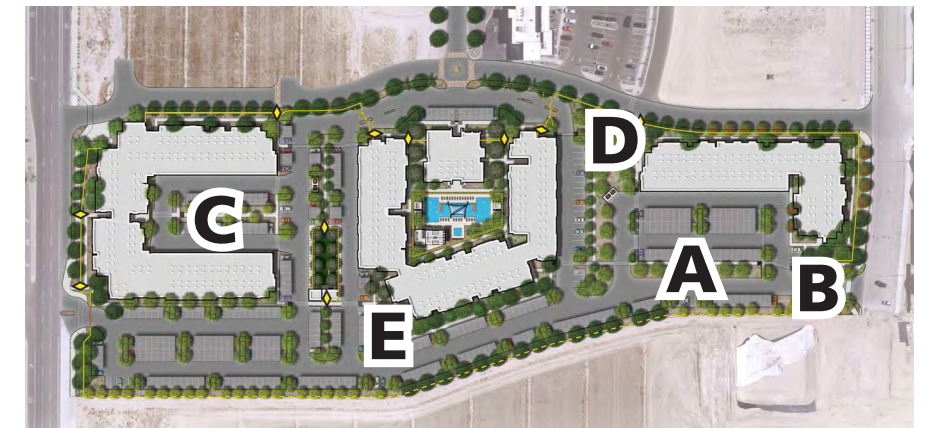
W Hudson Way

| LEGEND                           |                                           |            |
|----------------------------------|-------------------------------------------|------------|
| <div></div>                      | Landscaped Open Space                     | 96,927 SF  |
| <div></div>                      | Walking Paths                             | 4,750SF    |
| Interior Recreational Open Space |                                           |            |
|                                  | Clubhouse                                 | 8,802 SF   |
|                                  | Clubhouse Roof Deck                       | 999 SF     |
|                                  | Building 3 Bike Room                      | 635 SF     |
|                                  | Building Ground Floor Lobbies             | 1,225 SF   |
|                                  | Building Lobbies Upper Levels             | 2,000 SF   |
| <hr/>                            |                                           |            |
|                                  | Required Landscape Recreation Open Space  | 113,600 SF |
| <hr/>                            |                                           |            |
|                                  | Provided Landscaped Recreation Open Space | 115,338 SF |

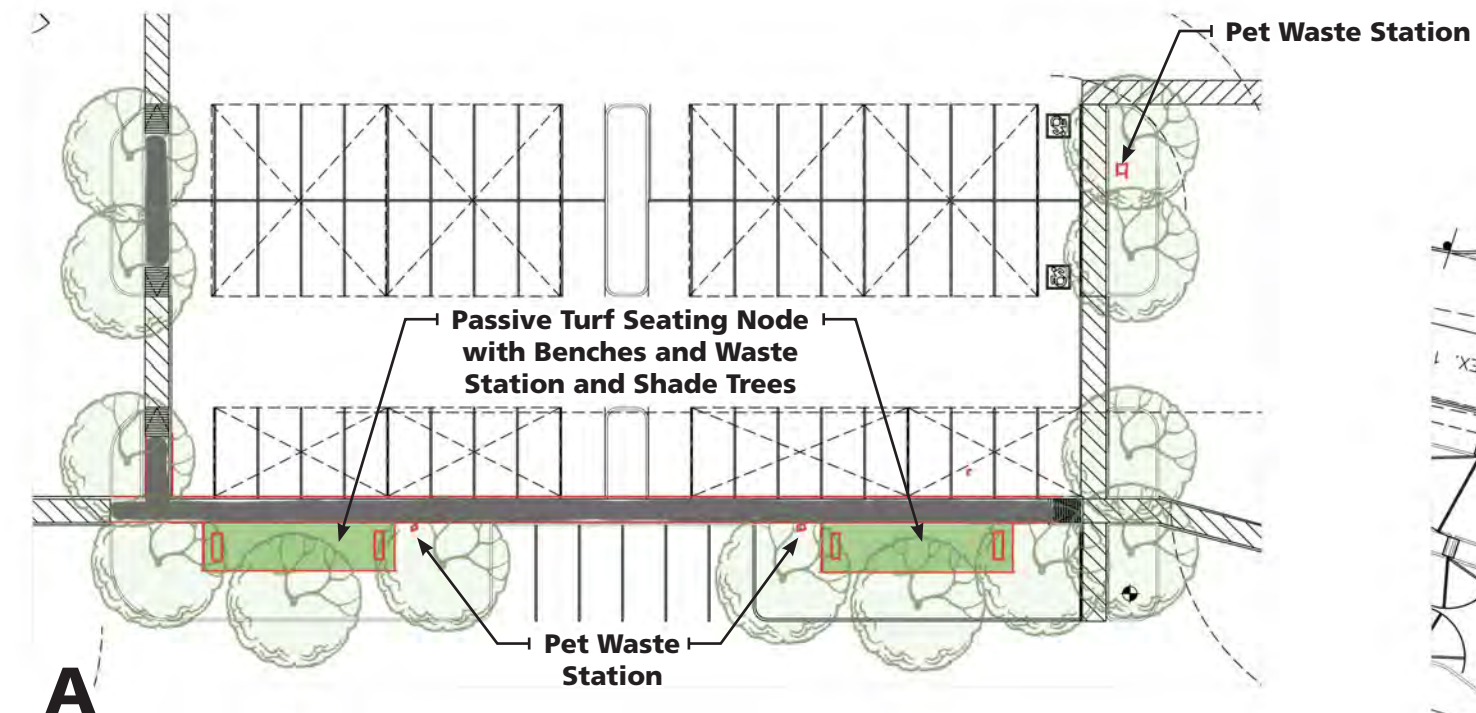


# The Statler at Estrella Park

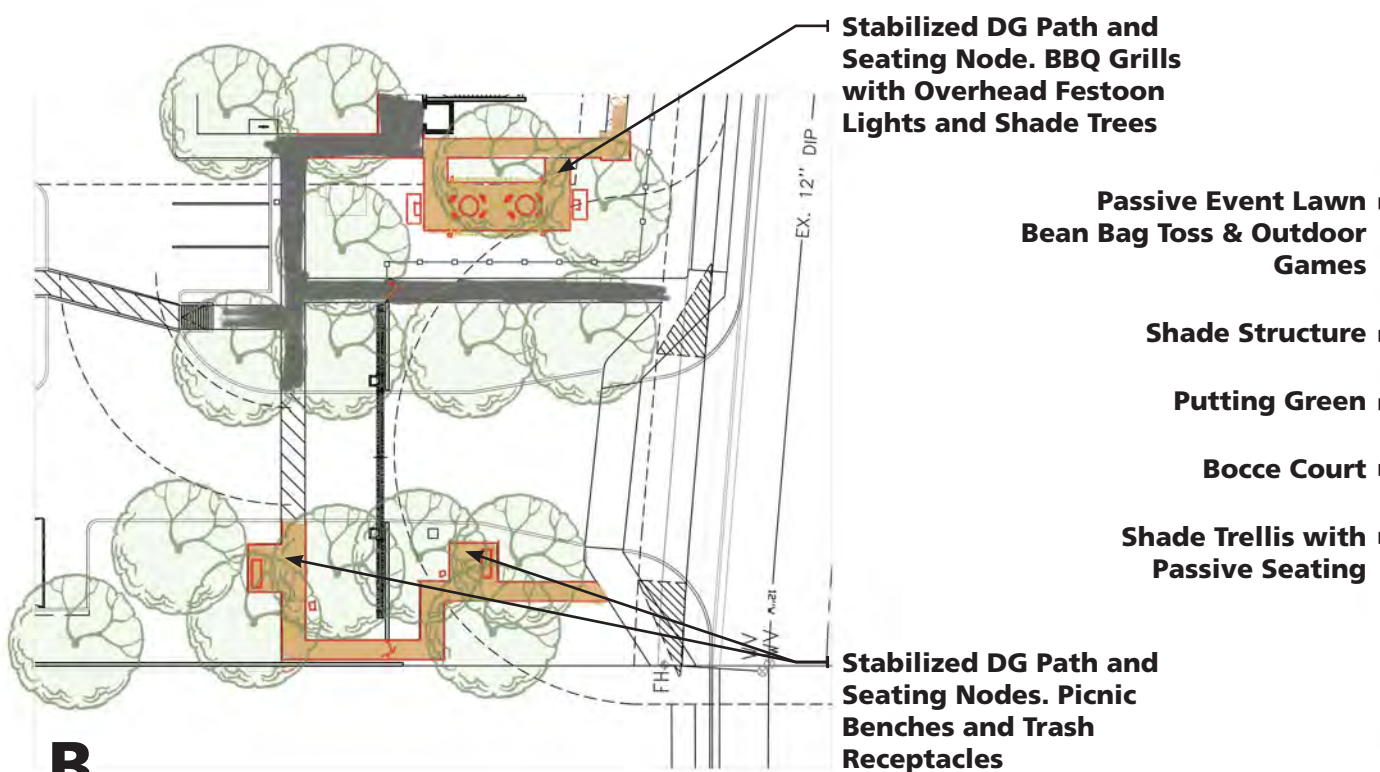
## Amenities



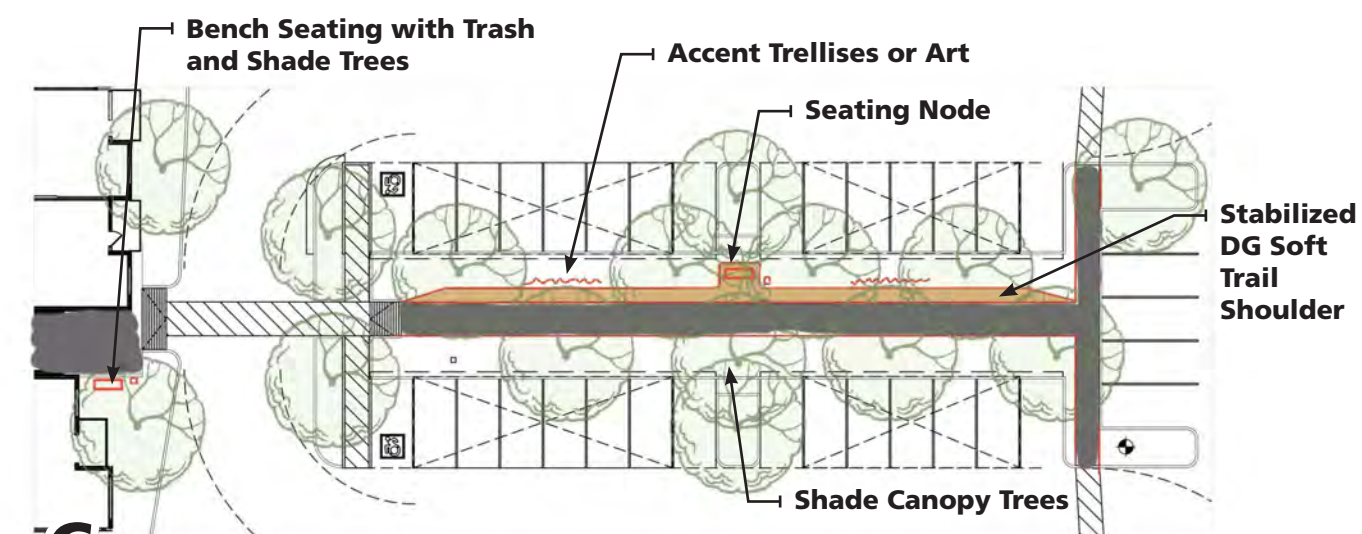
Location Map



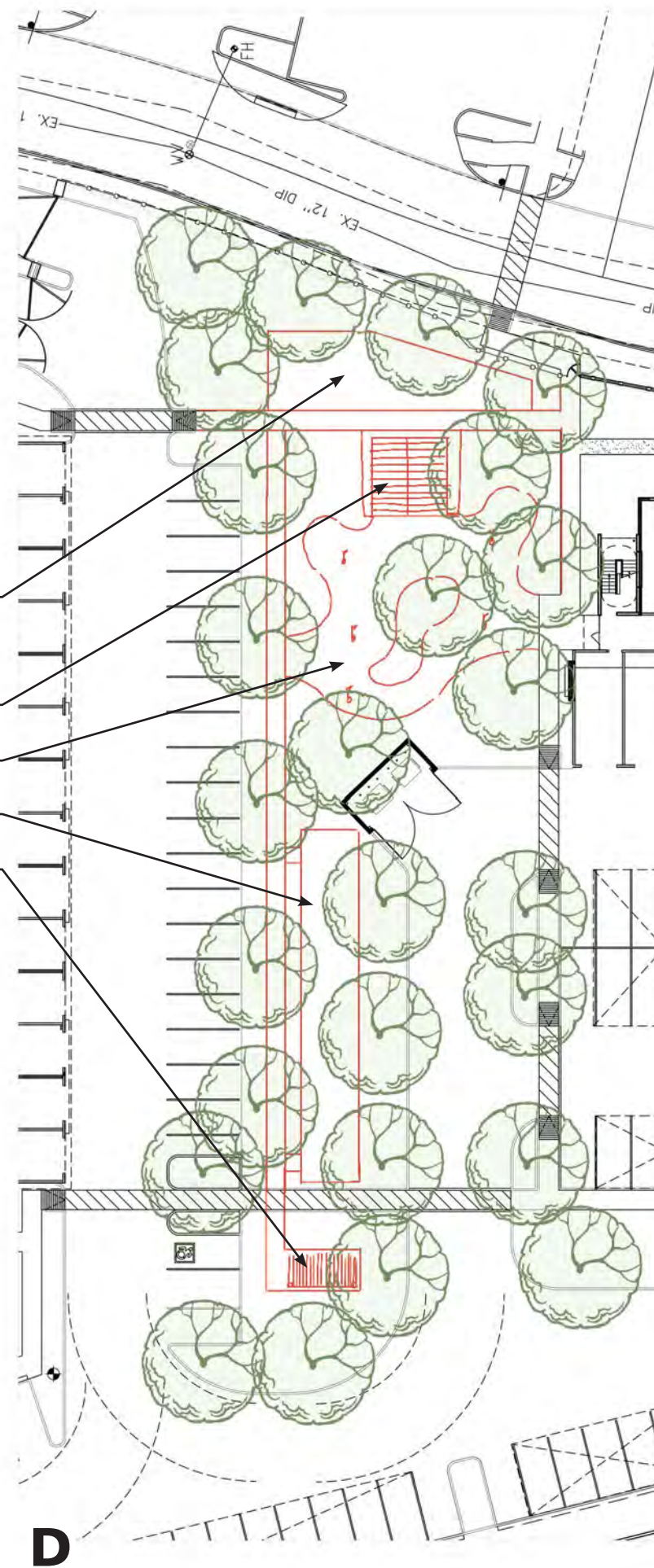
A



B



C



D



E

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THE STATLER AT ESTRELLA PARKWAY

WEST VAN BUREN STREET & NORTH ESTRELLA PARKWAY  
GOODYEAR, AZ 85338

| ISSUE      |     |                  |
|------------|-----|------------------|
| DATE       | REV | FOR              |
| 08.09.2023 |     | REZONE SUBMITTAL |

|                                                 |
|-------------------------------------------------|
| Drawn                                           |
| BK, JB, HM                                      |
| Checked                                         |
| BK                                              |
| Job Number                                      |
| 2152                                            |
| Drawing                                         |
| BUILDING 2 - INTERIOR<br>RECREATIONAL<br>SPACES |
| Sheet                                           |

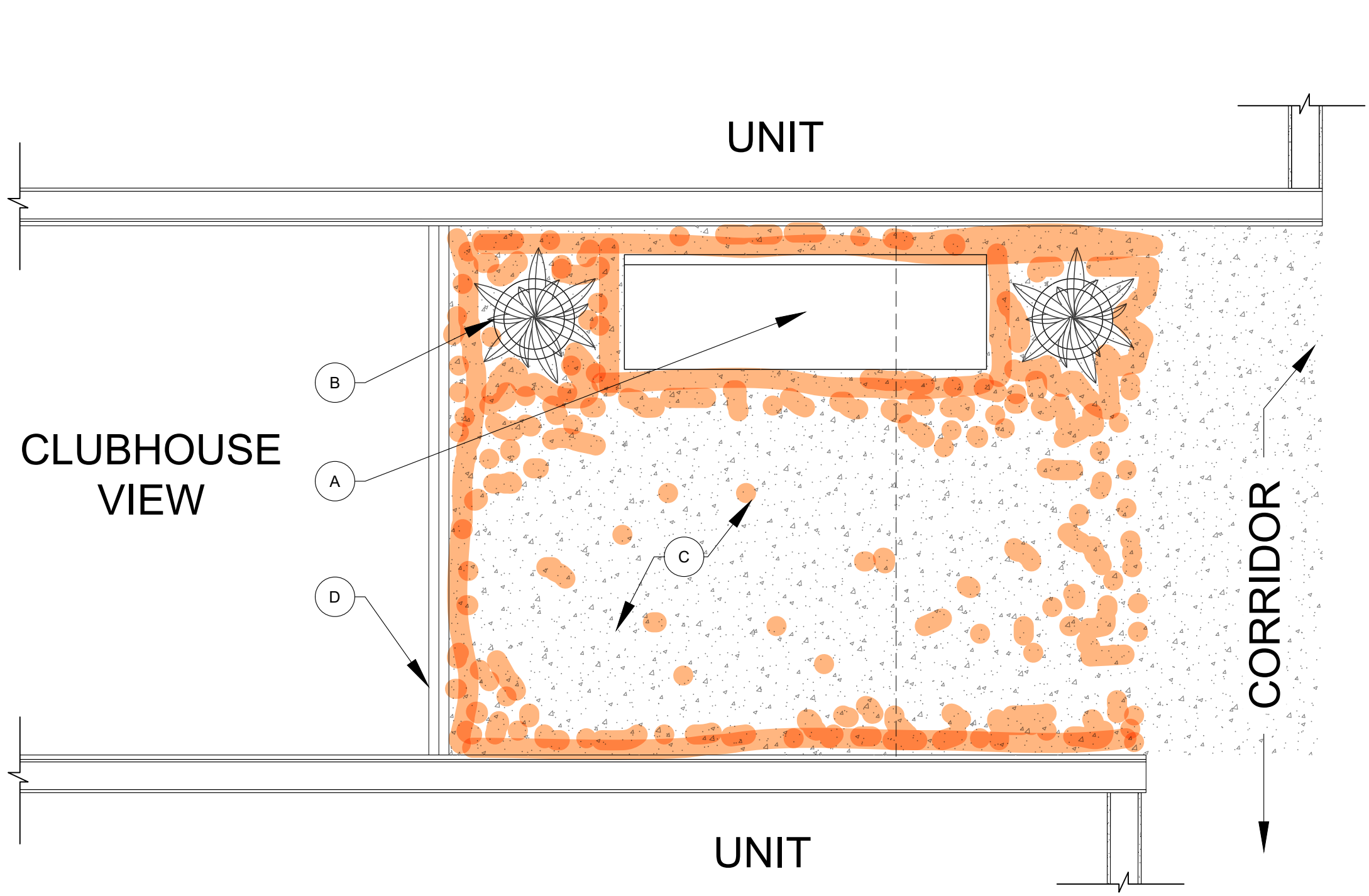
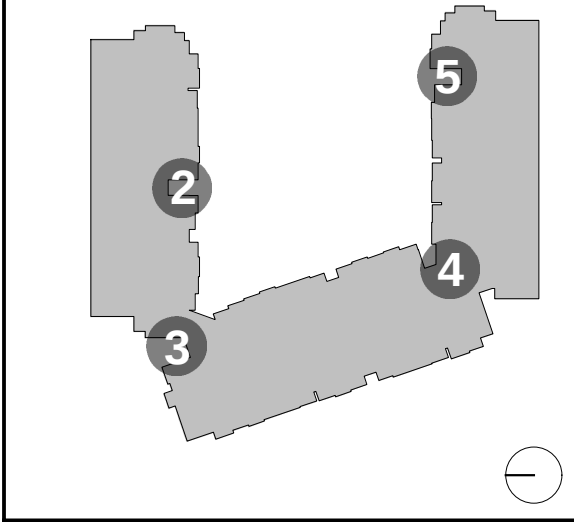
XX

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KEY NOTES: #

- A. BENCH
- B. PLANTS
- C. SPECIAL FLOORING FINISH
- D. RAILING
- E. WALL ART

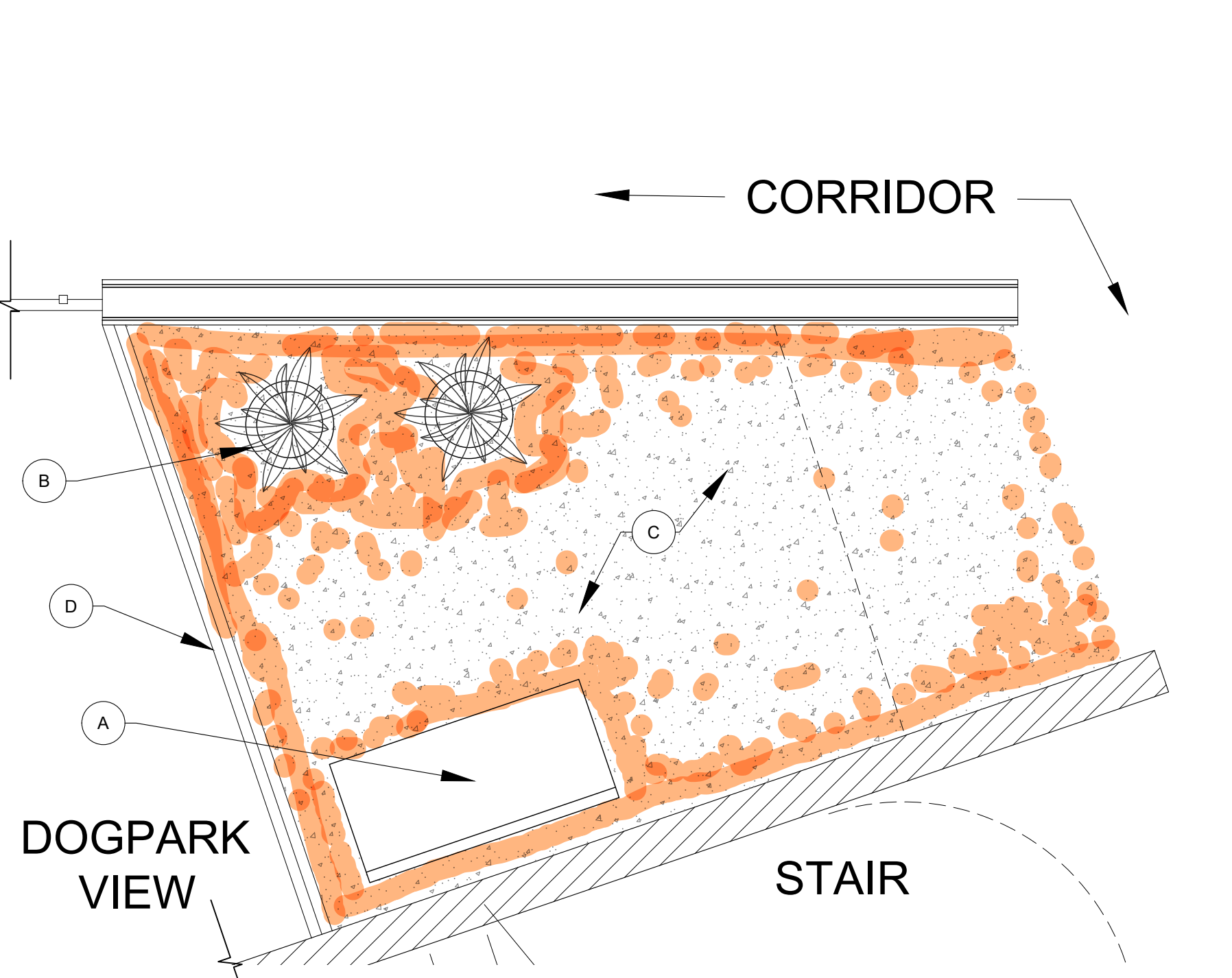
KEY PLAN



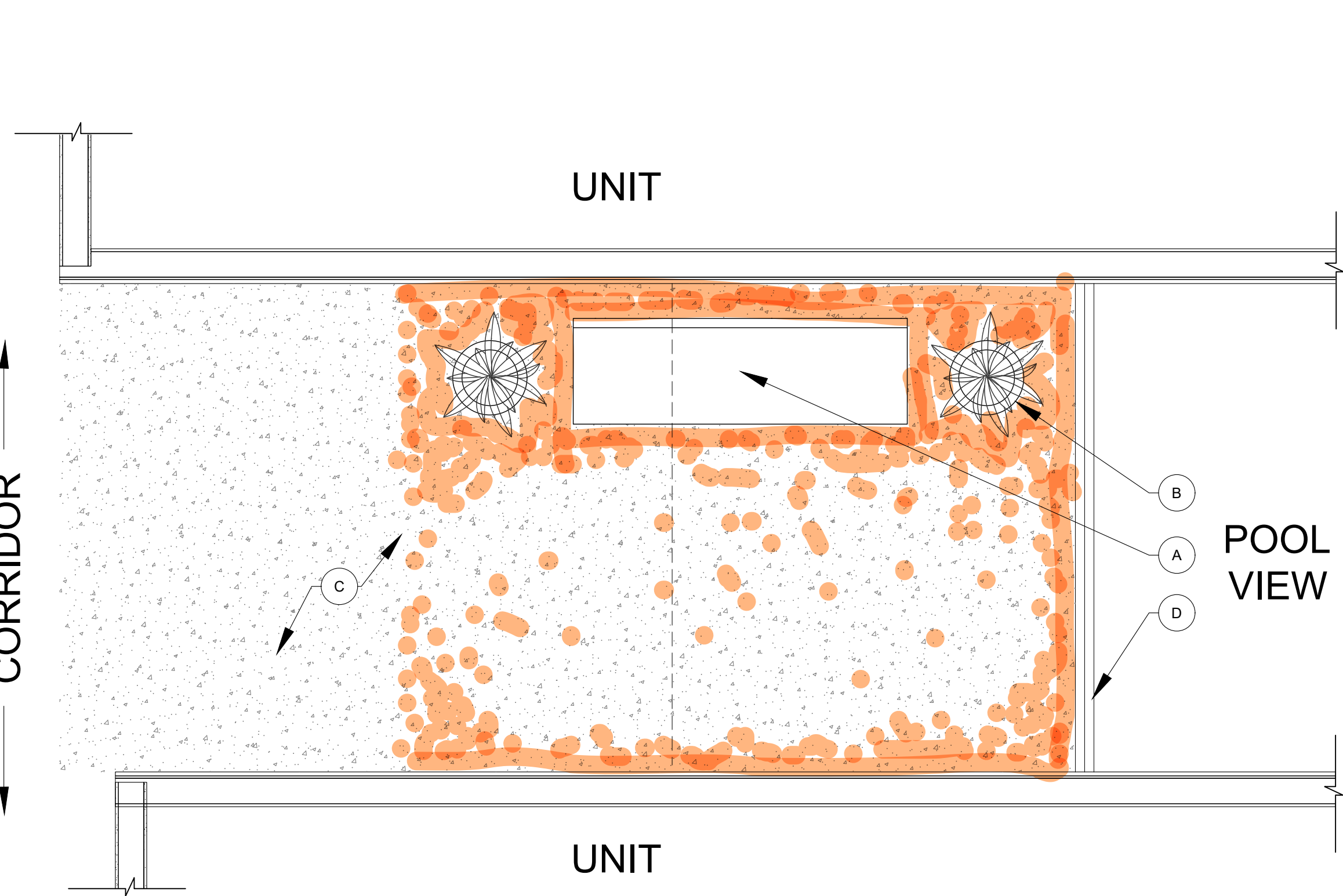
ENLARGED SOUTH POOLSIDE LOBBY - LEVEL 2-3  
MIN: 100 SF  
1/2" = 1'-0" 5



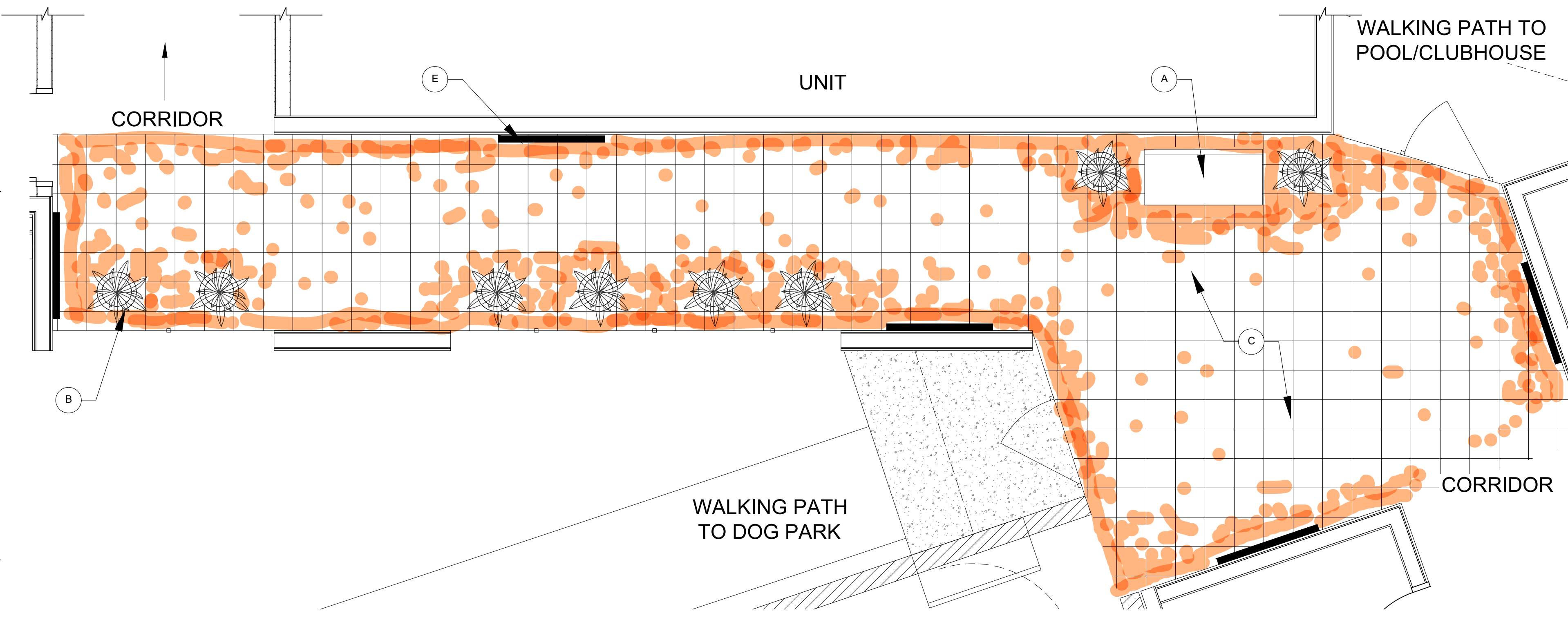
ENLARGED SOUTHWEST POOLSIDE LOBBY - LEVEL 2-3  
MIN: 100 SF  
1/2" = 1'-0" 4



ENLARGED NORTHWEST LOBBY - LEVEL 2-3  
MIN: 100 SF  
1/2" = 1'-0" 3

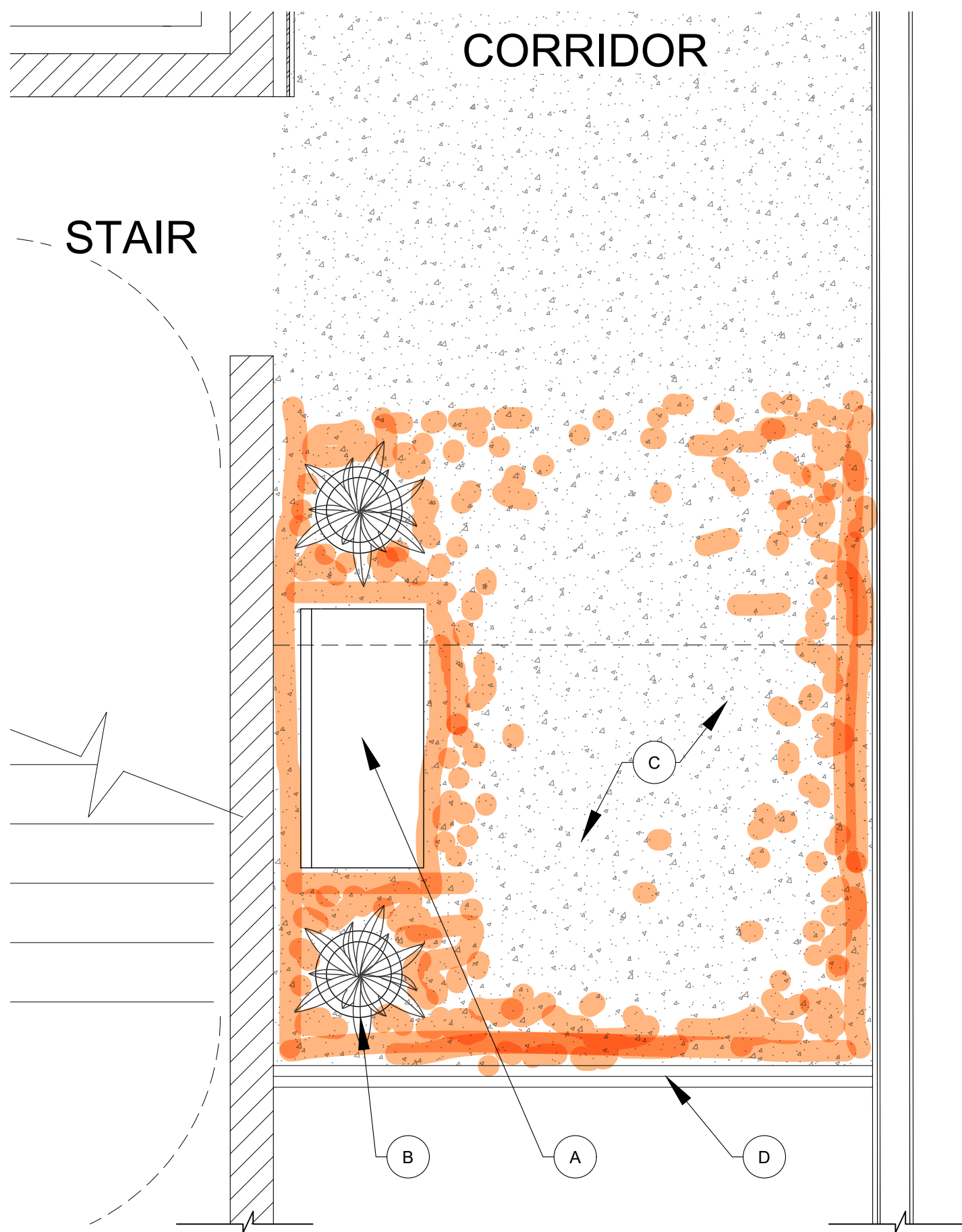


ENLARGED NORTH POOLSIDE LOBBY - LEVEL 2-3  
MIN: 100 SF  
1/2" = 1'-0" 2

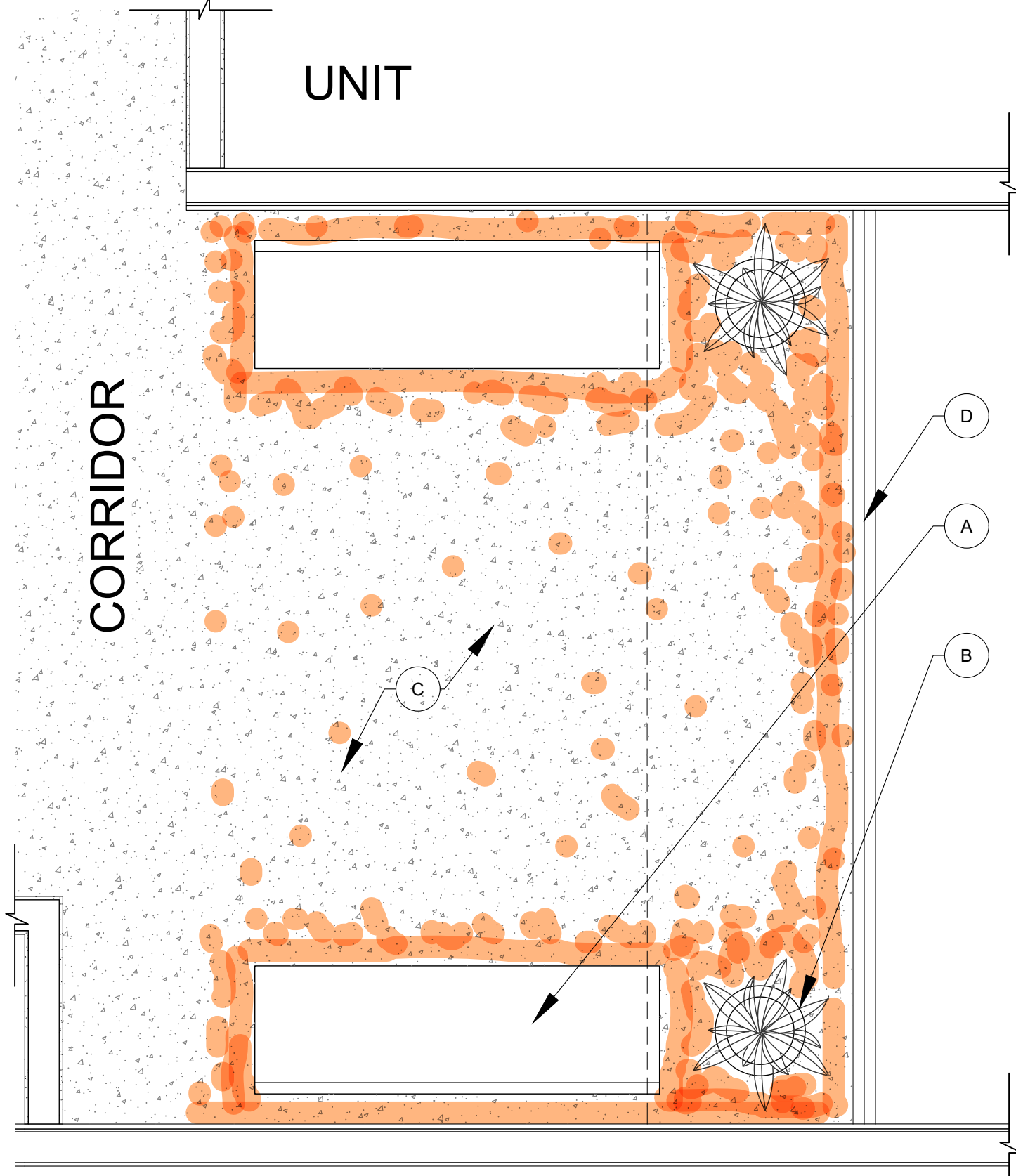


ENLARGED NORTHWEST LOBBY  
3/8" = 1'-0" 1

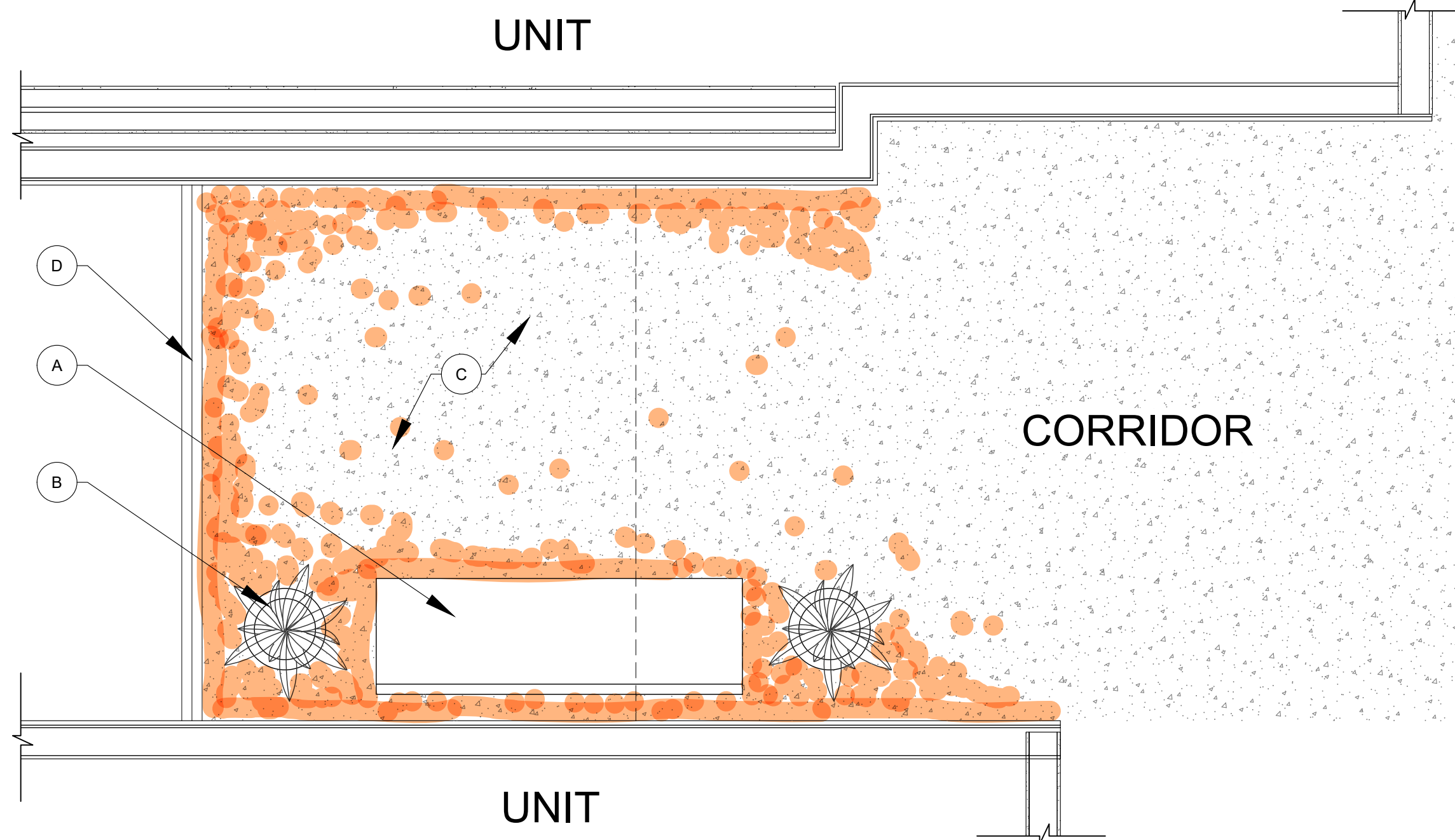
X:\2152 LEON CAPITAL GROUP GOODYEAR\2152 DRAWING\A01 PROJECT HERE\LEON CAPITAL GROUP - GOODYEAR\2152 ENLARGED PLANS - BLDG 2.DWG Plotted by: JOEL BLANCO on 8/9/2023 2:15:14 PM



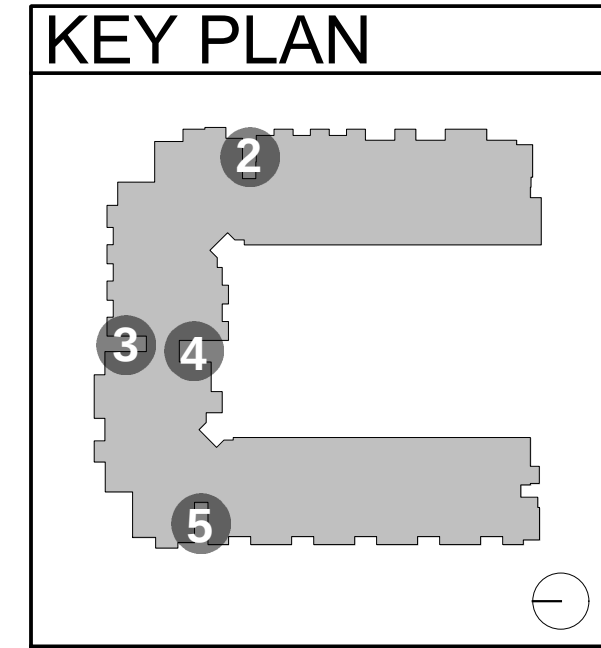
ENLARGED UPPER WEST LOBBY - LEVEL 2,3,4  
MIN: 100 SF  
1/2" = 1'-0" 5



ENLARGED UPPER SOUTH LOBBY - LEVEL 2,3,4  
MIN: 100 SF  
1/2" = 1'-0" 4

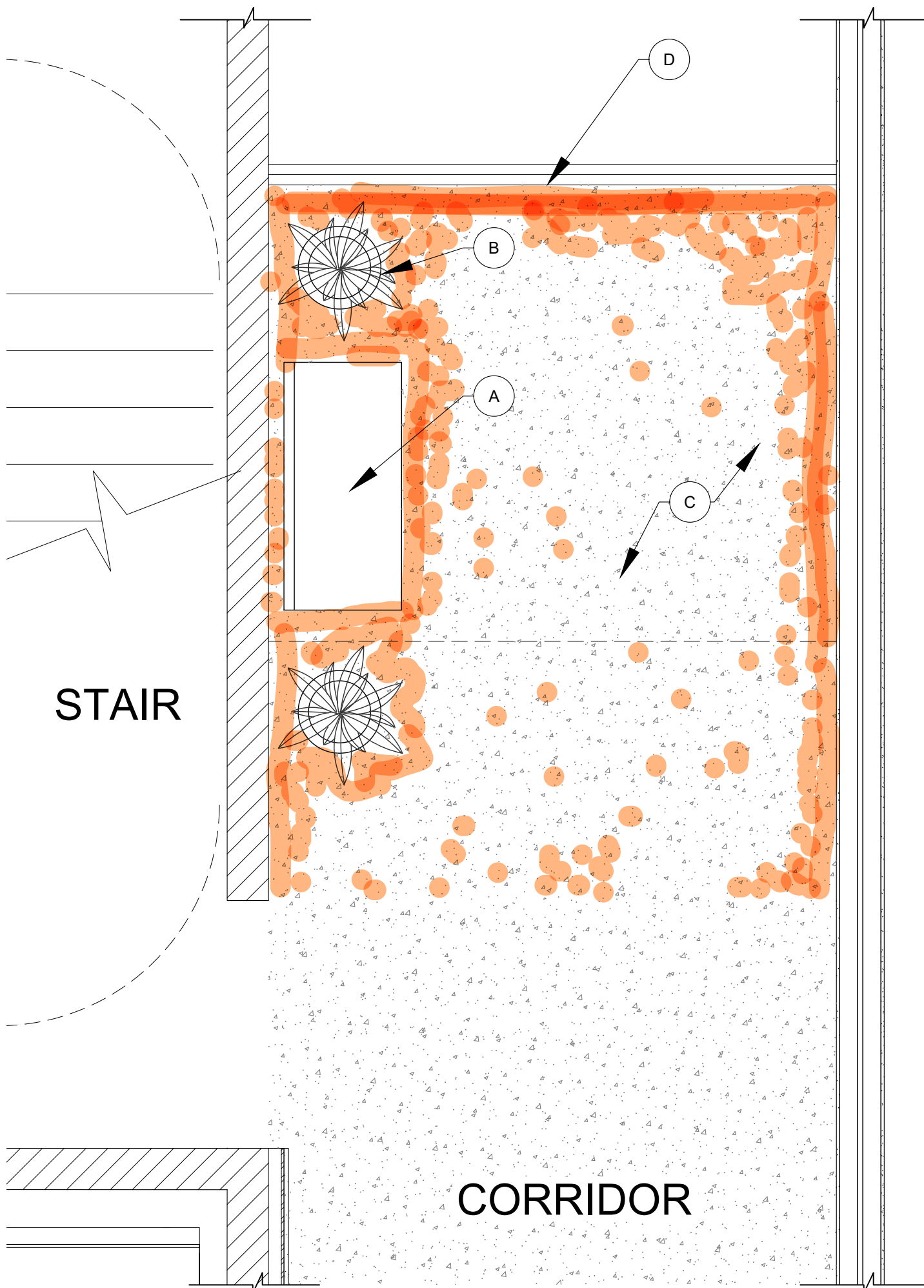


ENLARGED UPPER NORTH LOBBY - LEVEL 2,3,4  
MIN: 100 SF  
1/2" = 1'-0" 3

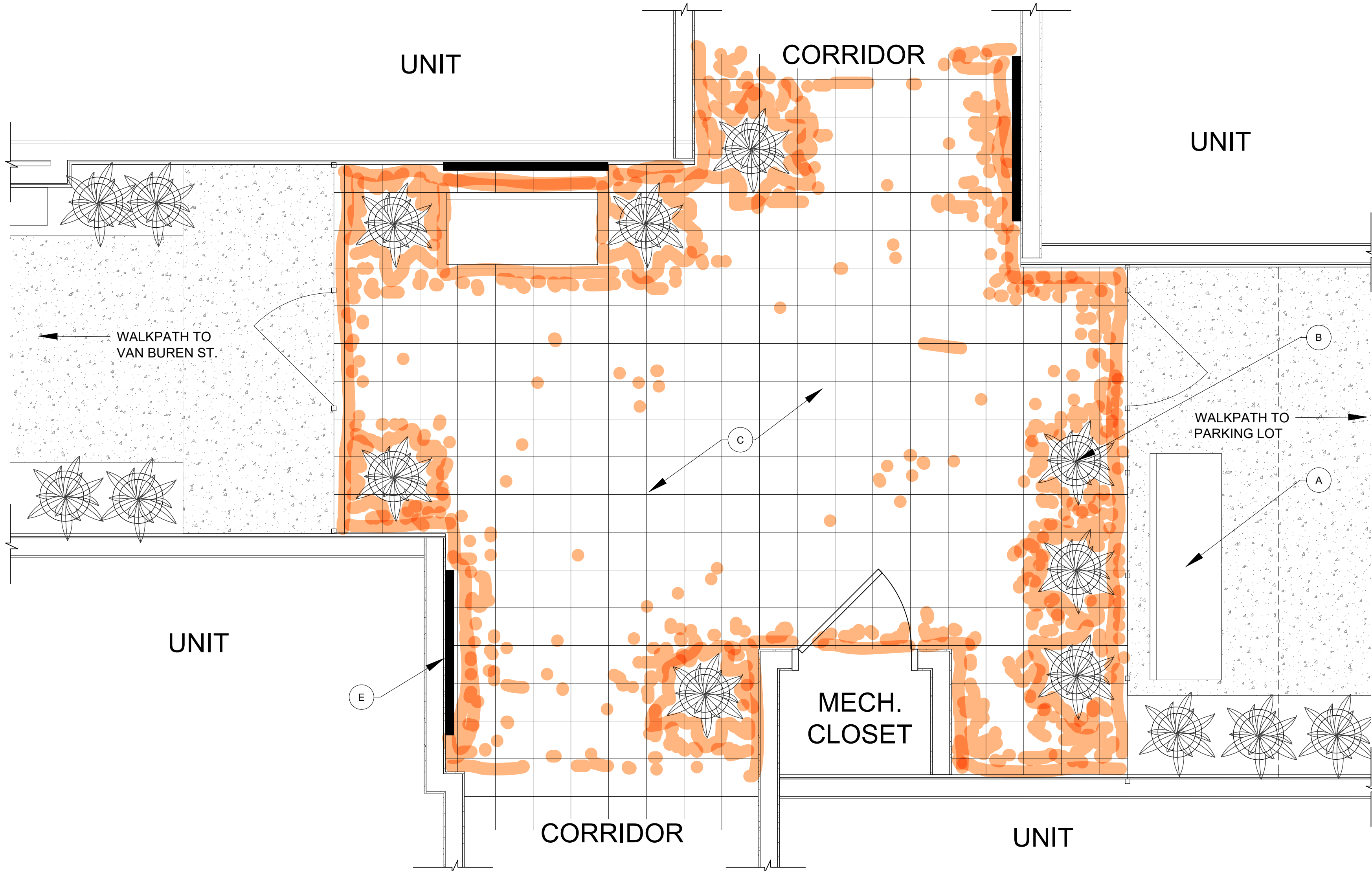


KEY PLAN

- KEY NOTES: #
- A. BENCH
  - B. PLANTS
  - C. SPECIAL FLOORING FINISH
  - D. RAILING
  - E. WALL ART



ENLARGED UPPER EAST LOBBY - LEVEL 2,3,4  
MIN: 100 SF  
1/2" = 1'-0" 2



ENLARGED FIRST FLOOR - LOBBY  
1/2" = 1'-0" 1

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THE STATLER AT ESTRELLA PARKWAY

WEST VAN BUREN STREET & NORTH ESTRELLA PARKWAY  
GOODYEAR, AZ 85338

| ISSUE      |     |                  |
|------------|-----|------------------|
| DATE       | REV | FOR              |
| 08.09.2023 |     | REZONE SUBMITTAL |

|                                                 |
|-------------------------------------------------|
| Drawn                                           |
| BK, JB, HM                                      |
| Checked                                         |
| BK                                              |
| Job Number                                      |
| 2152                                            |
| Drawing                                         |
| BUILDING 1 - INTERIOR<br>RECREATIONAL<br>SPACES |
| Sheet                                           |

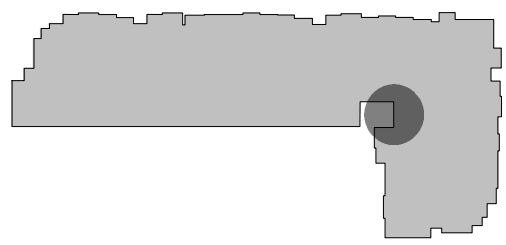
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X:\2152 - LEON CAPITAL GROUP - GOODYEAR\2152 DRAWINGS\AUT PROJECT - GOODYEAR\SHEETS\A3.11 BUILDING 3 - ENLARGED PLANS\DWG P00203 3.01.dwg P00203 3.01.dwg PM

KEY NOTES: #

- BIKE RACKS
- PARTITION
- TV
- MAKER SURFACES

KEY PLAN



PRELIMINARY  
NOT FOR  
CONSTRUCTION

THE STATLER AT ESTRELLA PARKWAY

WEST VAN BUREN STREET & NORTH ESTRELLA PARKWAY  
GOODYEAR, AZ 85338

| ISSUE      |     |                  |  |
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| 08.09.2023 |     | REZONE SUBMITTAL |  |

|                               |
|-------------------------------|
| Drawn                         |
| BK. JB                        |
| Checked                       |
| BK                            |
| Job Number                    |
| 2152                          |
| Drawing                       |
| BUILDING 3 -<br>ENLARGED PLAN |

A3.11

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## **Exhibit 7**



August 7, 2023

Ms. Karen Craver, Principal Planner  
City of Goodyear  
1900 North Civic Square  
Goodyear, Arizona 85395



**RE: PARKING REDUCTION STATEMENT FOR LMF AT ESTRELLA PARKWAY – GOODYEAR, ARIZONA**

Dear Ms. Craver:

CivTech has been engaged to prepare this letter to analyze and summarize its findings related to the City's current parking ratio for multi-family homes to determine if can be reduced as described below.

**BACKGROUND AND PURPOSE**

Several sources which are commonly accepted by agencies in Arizona and nationally provide alternate parking demand rates for various land uses including multi-family. CivTech has reviewed these rates along with City of Goodyear standards in an effort to determine a reasonable and realistic rate to represent actual parking demand at the LMF at Estrella multi-family housing development proposed for the southwest corner of Estrella Parkway and Van Buren Street in Goodyear, Arizona.

**CITY AND ALTERNATE PARKING RATIOS**

City of Goodyear Parking Ratio. Within Section 6-4-2 Parking Requirements of the City of Goodyear Zoning Ordinance (December 2017) the parking ratios per dwelling unit (DU) for Multi-family homes are listed. Unique rates based on the number of bedrooms in each DU are listed. A note is provided which states the ratio for guest parking to be provided. The first row of **Table 1**, which can be found at the top of the next page, presents the City requirements. The City's ratios do not include guest parking.

Dominium. Estrella Springs and Suncrest Vista by Dominion are proposed developments of 658 combined multi-family units in the City of Goodyear, Arizona. Dominion produced a "Request for Reduction in Parking Ratio for Estrella Springs" document which considered parking utilization of other rental communities in the Phoenix metropolitan area. Unique rates based on the number of bedrooms in each DU are listed. The Dominion study included guest parking ratios of 0.10.

ULI. The Urban Land Institute published a 3<sup>rd</sup> Edition Shared Parking book (2020) which provides a methodology and ratios to determine parking demand for developments of various types, including multi-family. Before shared parking reductions are applied, and they are not applied in the case of LMF at Estrella due to the single land use nature of the project, base parking ratios are provided. Parking ratios per dwelling unit (DU) for Multi-family homes are listed. Unique rates based on the number of bedrooms in each DU are listed. The peak ratio column is utilized to provide a more conservative analysis. A column is provided which states the ratio for guest parking to be provided. The ULI ratios do not include guest parking.

*ITE*. The Institute of Transportation Engineers periodically updates and publishes its *Parking Generation Manual*. The latest (5<sup>th</sup>) Edition is dated January 2019. In the manual, peak period parking demand rates are provided. The ITE Land Use Code 220 for Multifamily House (Low-Rise) in the General Urban/Suburban (no nearby rail transit) setting/location for a Weekday (Monday – Friday) was used considering Bedrooms as the demand variable. The ratios shown in **Table 1** are the per bedroom rate multiplied by the number of bedrooms in the DU. The ITE ratios do not include guest parking.

**Table 1: Parking Ratios Per Agency and Study**

| Agency/Entity                                                                                                     | Source (Year Last Updated)                           | 1 Bedroom* |               | 2 Bedrooms |               | 3 or More Bedrooms |               |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|------------|---------------|------------|---------------|--------------------|---------------|
| City of Goodyear                                                                                                  | Zoning Ordinance (2022) <sup>†</sup>                 | 1.5        | spaces per DU | 2          | spaces per DU | 2                  | spaces per DU |
| LMF at Estrella                                                                                                   |                                                      | 1.35       | spaces per DU | 2          | spaces per DU | 2                  | spaces per DU |
| Dominium                                                                                                          | Survey of Goodyear Properties (2021)                 | 1.1        | spaces per DU | 1.45       | spaces per DU | 2                  | spaces per DU |
| ULI - *                                                                                                           | Shared Parking 3 <sup>rd</sup> ed. (2020)            | 1.15       | spaces per DU | 1.9        | spaces per DU | 2.8                | spaces per DU |
| ITE - **                                                                                                          | <i>Parking Generation Manual</i> (2019) <sup>‡</sup> | 0.86       | spaces per DU | 1.72       | spaces per DU | 2.6                | spaces per DU |
|                                                                                                                   |                                                      |            |               |            |               |                    |               |
| * DU = Dwelling Unit.                                                                                             |                                                      |            |               |            |               |                    |               |
| <sup>‡</sup> 85 <sup>th</sup> Percentile based on per Multifamily Housing (Low Rise), per Bedroom, Weekday rates. |                                                      |            |               |            |               |                    |               |
| * - Urban Land Institute                                                                                          |                                                      |            |               |            |               |                    |               |
| ** - Institute of Transportation Engineers                                                                        |                                                      |            |               |            |               |                    |               |

As noted above in **Table 1**, CivTech recommends a 1.35 ratio per DU be utilized for the 1-bedroom units in the LMF at Estrella project. For the 2- and 3- bedroom units, the City's ratio of 2.0 spaces per DU is recommended. The resulting parking demand from each ratio and the recommended ratios are provided in **Table 2**.

**Table 2: Parking Demand Per Agency and Study**

| Unit Type                                                                                    | Quantity   | Occupancy % | Goodyear   | LMF at Estrella | Dominium   | ULI        | ITE        |
|----------------------------------------------------------------------------------------------|------------|-------------|------------|-----------------|------------|------------|------------|
| 1 Bedroom                                                                                    | 156        | 100%        | 234        | 211             | 172        | 179        | 134        |
| 2 Bedroom                                                                                    | 118        | 100%        | 236        | 236             | 171        | 224        | 203        |
| 3 Bedroom                                                                                    | 10         | 100%        | 20         | 20              | 20         | 28         | 26         |
| <b>Total</b>                                                                                 | <b>284</b> | 100%        | <b>490</b> | <b>467</b>      | <b>363</b> | <b>432</b> | <b>363</b> |
| <b>Reduction from City</b>                                                                   |            |             | 0          | <b>23</b>       | <b>127</b> | <b>58</b>  | <b>127</b> |
| Guest Parking - 10% of the Total No. of Units                                                | <b>284</b> |             | <b>28</b>  | <b>28</b>       |            | <b>28</b>  | <b>28</b>  |
| <b>Total Number of Parking Spaces</b>                                                        |            |             | <b>518</b> | <b>495</b>      | <b>363</b> | <b>460</b> | <b>391</b> |
| * All total values rounded up to the next integer.                                           |            |             |            |                 |            |            |            |
| ** All totals do not include the 5 staff and 4 future resident spaces (9 additional spaces). |            |             |            |                 |            |            |            |

A review of the parking demand calculations for the LMF at Estrella development show that the recommended rates would result in 495 parking spaces including guest parking spaces, 23 less than would otherwise be required the City of Goodyear standards.

CivTech expects this reduction in the number of parking spaces for the proposed LMF At Estrella development will reduce the amount of land area that would be set aside for paved for parking, thus increasing the amount open space that could be used by the future residents of the development.

## **CONCLUSIONS**

Based on the foregoing, CivTech draws the following conclusions:

- CivTech recommends that a ratio of 1.35 spaces per DU be utilized for 1-bedroom units of the LMF at Estrella property. For the 2- and 3-bedroom units, the City provided ratio of 2.0 spaces per DU is recommended.
- A review of the parking demand calculations for the LMF at Estrella development show that the recommended rates would result in 495 parking spaces including guest parking spaces, 23 less than would otherwise be required by the City of Goodyear standards
- CivTech expects this reduction in the number of parking spaces required for the LMF at Estrella development will reduce the amount of land that would be area set aside for parking, thus increasing the amount open space that could be used by the future residents of the development.

Thank you for your time in considering this recommendation. Should you have any questions or wish to discuss this study further or require additional information, please contact me at 1(520) 405-9798 or at [mmathieu@civtech.com](mailto:mmathieu@civtech.com).

Sincerely,

**CivTech**



Mick Mathieu, P.E., Fellow- ASCE  
Senior Project Manager/Senior Traffic Engineer

Attachments (4)