

Urban District 10



City of Goodyear
Final PAD
Standards Book
Case # 22-200-00009
October 28, 2022

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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

II. EXECUTIVE SUMMARY

This Final PAD rezones 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.

This Final PAD changes the Property zoning designation from the Airport Gateway at Goodyear Preliminary PAD to Final PAD, to be known as Urban District 10 Final PAD. This will facilitate the development of a large business/commerce park development, which will accommodate a variety of employment, commercial, and flex industrial uses on the Property.

Pursuant to the Airport Gateway at Goodyear Preliminary PAD, the Urban District 10 Final PAD will comply with the General Commercial (C-2) zoning district standards, except as modified by this Final PAD.

III. PURPOSE and INTENT

This Final PAD lists permitted and prohibited uses, zoning district development standards, architectural design guidelines, and landscaping, open space and amenities standards to facilitate the development of Urban District 10.

All administration and procedures shall adhere to Article 1 of the City of Goodyear Zoning Ordinance and other applicable city, state, and federal requirements.

IV. URBAN DISTRICT 10 USE and DEVELOPMENT STANDARDS

Project Summary

A Conceptual Site Plan (*See Exhibit A-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 will allow for commercial 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 an area that will facilitate interaction with co-workers, friends, family, and neighboring properties.

Zoning

Except as expressly modified in this document, development within the property legally described in that certain document titled Legal Description, which document was declared a public record by Resolution 2023-2285 and which is referred to, adopted and

made a part hereof as if fully set forth herein (the Property), shall comply with all requirements, procedures, processes and standards in the Goodyear Zoning Ordinance applicable to development within the C-2 Commercial Zoning District. This includes, by way of example, but not limitation, administrative processes and procedures set forth in Articles 1-2 and 1-3, the Design Guidelines Manual and Design Review Process set forth in Article 1-4; the procedures for evaluations of permitted use permit uses in Article 4-1; the standards in Article 5; the parking requirements in Article 6, the sign regulations in Article 7, the provisions regarding hazardous materials in Article 8-4; and the outdoor lighting standards in Article 10.

Except as expressly modified in this document, development within the Property shall comply with the requirements of Article 3-3 (Commercial Districts) of the City of Goodyear Zoning Ordinance applicable to development in the C-2 General Commercial Zoning District

Principal Permitted Uses, Permitted Accessory Uses and Permitted Use Permit Uses

The following are the Principal Permitted Uses, Accessory Uses, and Uses Permitted with a Use Permit, that can be developed within the Property.

Principal Permitted Uses
Bar/cocktail lounge subject to conditions or limitations set forth in Section 3-3-3(A)(8) of the Goodyear Zoning Ordinance
Brewpub, subject to the provisions of Section 4-2-15 of the Goodyear Zoning Ordinance.
Business and professional offices
Cultural facilities for the arts, such as dance, theater, art, music
Costume rentals
Employment agency
Entertainment establishments and uses, general, including athletic facilities, bowling alleys, electronic game centers and arcades, ice and roller rinks, miniature golf, performing arts centers, pool halls and theaters, excluding adult bookstore, adult theater and adult live entertainment establishment.
Fine arts studios
Food Grade Businesses with Freezer/Cooler Space
Graphic Design Business
Governmental offices, libraries, auditoriums, and museums
Health club
Hospital supplies
Manufacturing, assembling, and processing
Microbrewery, producing 15,000 barrels of beer or less per year subject to the provisions of Section 4-2-16 of the Goodyear Zoning Ordinance

Professional and Medical Office
Professional services including ticket offices, bonding companies, brokerage firms, credit bureaus, credit unions, employment agency, messenger service, delivery services, public relations consultants, real estate office, title insurance companies, copying services and travel bureaus
Private business, professional, and trade schools
Public utility offices
Restaurant, excluding drive-in and drive-through facilities, but including outdoor seating and food trucks
Retail stores with sales only, excluding drive through facilities and convenience uses as defined in Article 4
Sales and Repair Office Related Equipment
Scientific, research, and development laboratories
Trades Wholesales and Sales, including Plumbing, Electrical, Building Materials and HVAC
Travel bureaus
Warehouse, wholesale, or distribution facility
Similar uses as determined by the Zoning Administrator, or his designee
ACCESSORY USES
Outdoor storage, provided it is conducted within an area enclosed and screened from view by a solid masonry wall on all sides and there is no storage taller than the wall
Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded
Day Care for employees
Sign Painting as part of a Graphic Design Business
USES PERMITTED with a USE PERMIT¹
Hospitals and related uses
Institutions of a religious, educational or philanthropic nature

(1) No other Special Uses identified in Section 4-1-2 and 4-1-3 of the Goodyear Zoning Ordinance are permitted

Development Standards

Except as expressly modified in this document, all development within the Property shall comply with the requirements set forth in Section 3-3-6 (Commercial District Standards) of the Goodyear Zoning Ordinance applicable to development in the C-2 (General Commercial) Zoning District. When standards are not provided within this Urban District 10 Final PAD, development standards shall comply with those standards in the C-2 (General Commercial) zoning district of the Goodyear Zoning Ordinance.:

Development Standard	Urban District 10 PAD Modified 3-3-6(A) Standard
Maximum Building Height	56'
Maximum Building Coverage	50%
Building Setback - Front (West - Bullard Avenue)	30' ⁽²⁾ ⁽⁴⁾
Building Setback - Side Yard (North - Private Drive)	N/A ⁽¹⁾
Building Setback - Rear Yard (East – 143 rd Avenue)	N/A ⁽¹⁾
Building Setback – Adjacent Residential (Street Side – Celebrate Life Way)	30' ⁽²⁾ ⁽⁴⁾
Minimum Landscape Setback – Bullard Avenue	50'
Minimum Landscape Setback – Celebrate Life Way	30'
Minimum Landscape Setback – North Boundary, Private Street	N/A

(1) Buildings adjacent to any residential use or district are subject to additional minimum building setbacks as defined in Section 3-3-6(B)(6)(c)

(2) Buildings with heights in excess of 30 ft. shall provide 1 foot of additional setback for each foot of building height over 30 ft.

(4) Except as provided herein, the setback for lots within a unified commercial development, which is intended for three or more businesses with permanent cross access and shared parking easements, shall be measured from the nearest public streets. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum setbacks, this exception shall not apply.

Additional Development Standards and Guidelines

The following guidelines are supplemental to the applicable sections for the City of Goodyear Zoning Ordinance.

1. Landscape

- Perimeter landscaping shall require 1 tree every 30' on center.
- All other landscaping within the development shall meet the applicable Landscaping standards for commercial developments in the Goodyear Zoning Ordinance.

2. Parking

- Parking requirements shall conform to the City of Goodyear Zoning Ordinance.

V. ARCHITECTURAL DESIGN GUIDELINES

The Applicant recognizes that the Airport Gateway at Goodyear Preliminary PAD has minimal architectural design standards. As such, the intent of this Final PAD is to ensure guidelines that will provide a high-quality development. Overall, the City of Goodyear Design Guidelines will apply to this Urban District Final 10 PAD.

The Urban District 10 PAD's design criteria offers a high-quality development that will provide buildings that allow for a variety of employment, commerce, and light industrial uses, but maintain an overall business/commerce park type character and feel. Conceptual Architectural Elevations (*See Exhibit B-Conceptual Architectural Elevations*) and a Building A Rendering (*See Exhibit C-Conceptual Architectural Building A Rendering*) have been provided with this submittal to demonstrate the conceptual buildings design for this project. Urban District 10's final building designs will be determined through the City's Site Plan application process.

Development of the Property shall comply with the City of Goodyear Design Guidelines Manual applicable to commercial development subject to the following additional design requirements:

- Material, textural and color variation shall be used to break up massing to provide variation of large forms.
- Parapets and Rooflines of the buildings on the Property shall include variations to articulate appropriate massing of the building. Roofline articulation can be accomplished by alternating roof or parapet heights, providing variations in materials, texture, and colors
- Changes in vertical plane shall include changes in parapet height.
- The design of the buildings shall emphasize corners and entrances.
- The buildings shall be designed and constructed using high-quality authentic building materials – For example, concrete, CMU or steel shall be utilized to enhance the building's architectural character.
- Building colors, texture, and materials shall reinforce building design, detailing, and architectural form.
- The selection and placement of building materials shall provide visual interest at the pedestrian level.
- Materials, texture, or colors shall be used to enhance buildings and adjacent pedestrian spaces by adding color, shadows, and interesting forms.
- Application of materials, texture, or color in a manner that corresponds to variation in building massing.

- Exterior materials for all buildings shall have proven durability under high amounts of sun exposure.
- Exterior building materials and colors shall be compatible with the surrounding context and should be in keeping with the desert earth tones. Changes in color shall be accompanied by a change in plane or reveal.
- Accent colors shall be used to enhance details such as architectural elements.
- Facades visible to the public way shall be emphasized.
- Each building shall have varied recesses to provide variety and signify enhanced entry points. These recessed plane moves shall be emphasized by textured façades.
- Any building on the Property that provides access for truck loading and/or unloading, shall be located and orientated so the front of such buildings face the external boundaries of the Property and all access doors are located on the rear side of the buildings and are concealed.
- All truck loading and unloading access courts shall be located at the rear of buildings on the Property and shall be internally located (i.e. not facing or adjacent to the boundaries of the Property).
- Architectural enhancements shall be required for Building A as reflected on Exhibit A–Conceptual Site Plan attached hereto. The architectural enhancements for Building A shall be determined during the design review process but at a minimum shall include the architectural elements reflected in Exhibit B – Conceptual Elevations – Building A attached hereto.

The development will include at least four (4) different buildings on the Property. The Property will be bookended at the west on Bullard Avenue with a building that will be architecturally enhanced with features that will help break up the aesthetic massing of the building face areas and create opportunities to provide varied architectural elements and color options for the buildings. Building A, facing Bullard Avenue, will require additional enhancements due to it facing Bullard Avenue and being in a strategic location within the City that will be viewed by many people each day.

Overall, the architecture shall reflect a campus style design with a consistent architectural theme throughout the site to provide a modern appearance from all vantage points. The scale of the buildings is managed by movements on the building's façade. Each building have varied recesses to provide variety and signify enhanced entry points. These recessed plane moves are emphasized by textured façades.

The buildings have been strategically placed on the Property, so that any access doors behind the buildings are concealed. This further enhances the aesthetics of the Urban

District 10 development as a business/commerce park type development. All access courts behind the buildings will be internal facing, providing a clean look and feel around the perimeter of the building and development campus.

These design features will bolster the overall aesthetics of the project and create an overall theme that will benefit the project. 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. A Conceptual Trail Plan (*See Exhibit D-Conceptual Trail Plan*) is provided with this submittal to demonstrate the conceptual layout for the connective paths that will ultimately be determined through the City's Site Plan application process

The business park layout style of the development will be the major theme element of Urban District 10. While warehousing and manufacturing could occur as a component of the development, it is important to note that the buildings will be laid out and designed to showcase its function as a business park with service areas that are well integrated in design and internal to the project development. This will provide an attractive project that focuses on the positive attributes of modern office building designs while shielding any warehouse access components from eye sight.

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.

VI. LANDSCAPING, OPEN SPACE, and AMENITIES

Pedestrian Focus

The Urban District 10 development will facilitate pedestrian circulation throughout the project. The layout of the development provides for integrated pedestrian pathways that encourage employees to walk to open space areas, on-site pedestrian refuge areas, and the adjacent use areas. A Conceptual Landscape Plan (*See Exhibit E-Conceptual Landscape Plan*) is provided with this submittal to demonstrate a general layout for the landscape and open space for the development.

Landscaping and Open Space

All landscaping and open space areas will conform to the requirements of the Goodyear Zoning Ordinance and Goodyear Design Guidelines, except as modified in the Development Standards Section of this Final PAD.

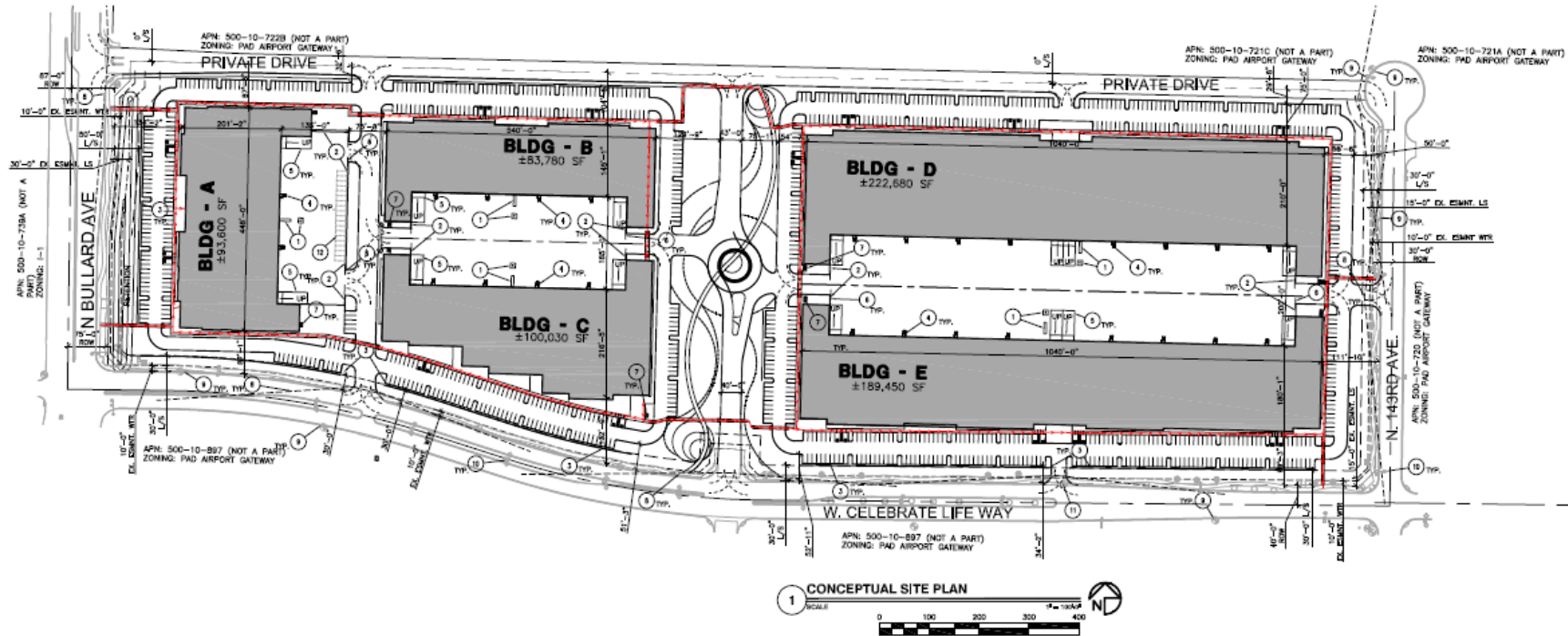
Overall, the landscaping will include

- A connected trail network, featuring the following:
 - Primary trails shall be concrete, asphalt, or decomposed granite trail and shall be a minimum of 8' minimum width sidewalk
 - Secondary trails will be defined as a 5' minimum width sidewalk
- Landscaping along Bullard Ave to comply with the Bullard Avenue Corridor Design Treatment Strategies

The centralized Oasis gathering area will include:

- Open lawn area or activity lawn for gathering and socializing, "The Oasis"
- Amenities focused on gathering areas that include benches, tables, and wayfinding elements.

The increased and enhanced open space areas are unusual for this scale of development. However, it is an important aspect of enhancing the aesthetics and appeal of Urban District 10. The open space areas will provide opportunities for a mixture of desert-themed landscaping, shade trees, grass turf areas for relaxation and pedestrian refuge areas. These features will provide shade and comfort to pedestrians and users of the open space areas. The purpose of the landscaped and open space areas will be to complement and enhance the pedestrian scale of the development. Pedestrian pathways will provide linkage throughout the Property as well as providing a sense of place for the on-site employees and visitors.



SITE DATA

APNs: 500-10-721B AND 500-10-723A	SITE: 41N1W	ADDITIONAL SITE INFORMATION
REQUIRED ZONING: AMENDMENT TO PAD AIRPORT GATEWAY	AT: GOODPASTER	
SITE AREA		
NET SITE = 1,801,845 SQUARE FEET (41.666 ACRES)		
GROSS SITE = 2,091,088 SQUARE FEET (48.000 ACRES)		
LOT COVERAGE		
BUILDING A: 83,600 SF		
BUILDING B: 83,780 SF		
BUILDING C: 100,030 SF		
BUILDING D: 222,880 SF		
BUILDING E: 189,450 SF		
TOTAL COVER: 689,540 SF		
GROSS AREA COVERAGE = 36% (SIDE WALK)		

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE PROVIDED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE ORIGINAL DESIGN PROCESS THAT USUALLY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION IDENTIFIED 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.

PARKING CALCULATIONS	PROJECT TEAM	KEYNOTES	SITE PLAN LEGEND	VICINITY MAP
PROV BUILDING A: 141 BUILDING B: 133 BUILDING C: 132 BUILDING D: 232 BUILDING E: 239 TOTAL: 677 * ACCESSIBLE PARKING PROVIDED = 27 ** PARKING CALCULATIONS WILL COMPLY WITH CITY OF GOODPASTER STANDARDS BIKE/PARKING SPACES: BUILDING A: 6 BUILDING B: 6 BUILDING C: 6 BUILDING D: 12 BUILDING E: 12 TOTAL BIKE/PARKING SPACES PROVIDED: 42 **BIKE/CALS. WILL COMPLY WITH CITY OF GOODPASTER STANDARDS	OWNER: URBAN LOGISTICS REALTY 3100 E. CHANDLER RD. SUITE 100 PHOENIX, AZ 85018 PHONE: 602-438-2383 E-MAIL: info@urbanlogistics.com CONTACT: GARY SITE DESIGNER: STANLEY CONSULTANTS 3100 E. CHANDLER RD. SUITE 100 PHOENIX, AZ 85018 PHONE: 602-438-2383 E-MAIL: info@stanley.com CONTACT: GARY ARCHITECT: DEUTSCH ASSOCIATES 3100 E. CHANDLER RD. SUITE 100 PHOENIX, AZ 85018 PHONE: 602-438-2383 E-MAIL: info@deutsch.com CONTACT: GARY LANDSCAPE ARCHITECT: HANLEY-HORN 3100 E. CHANDLER RD. SUITE 100 PHOENIX, AZ 85018 PHONE: 602-438-2383 E-MAIL: info@hanley-horn.com CONTACT: GARY	1. PROPOSED SED AND TRANSFORMER LOCATIONS 2. MINORITY 8'-0" SCREEN WALL 3. 3'-0" PARKING ONLY SCREEN WALL 4. FIRE ACCESS / STAIRS 5. CONCRETE BUILDING ACCESS RAMPS WITH CONCRETE GUARDRAILS 6. 8'-0" MANUAL SECURITY SCREEN GATES 7. PROPOSED LOCATION FOR BIKE/PARKING 8. SITE VISIBILITY TRIANGLES 9. EXISTING STREET LIGHTS 10. EXISTING FIRE HYDRANT TO BE RELOCATED 12. FUTURE POTENTIAL PARKING	B/S - BUILDING SETBACK L/S - LANDSCAPE SETBACK R/W - RIGHT OF WAY O/E - COUNTY EASEMENT EX. EXIST. WTR. - EXISTING WATER EX. EXIST. LS - EXISTING LANDSCAPE SB - SETBACK EXISTING FIRE HYDRANT LOCATIONS ADA ACCESSIBLE WALKWAYS FIRE TRUCK TURNING RADIUS	M. McDONNELL RD. I-10 Fwy CELEBRATE LIFE WAY M. VAN BUREN ST N. ESTRELLA PKWY N. BULLARD AVE N. LUCIFER RD PROJECT NO: 21195.00 DRAWN BY: ET, AB CHECKED BY: GARY CONTR. BY: DEUTSCH ASSOCIATES

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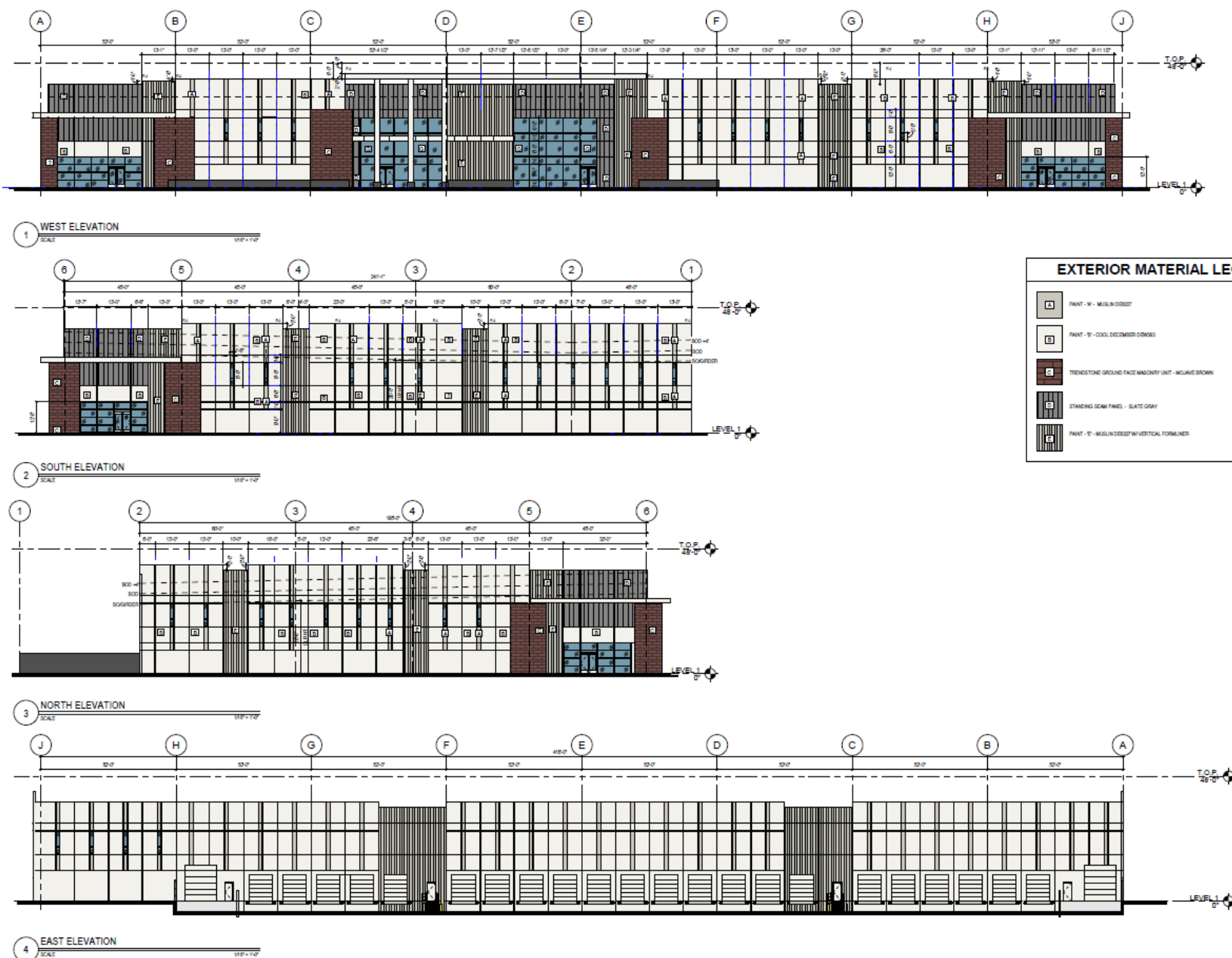
URBAN DISTRICT 10

NEC BULLARD AVE & CELEBRATE LIFE WAY

GOODPASTER, AZ 85338

Exhibit A – Conceptual Site Plan

Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue



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URBAN DISTRICT 10
NEC OF BULLARD AVE AND CELEBRATE
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Urban
LOGISTICS REALTY

FIRST ISSUED: 04/14/22

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 21105.00
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CHECK BY:
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**BUILDING A
EXTERIOR
ELEVATIONS**

A-200

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





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



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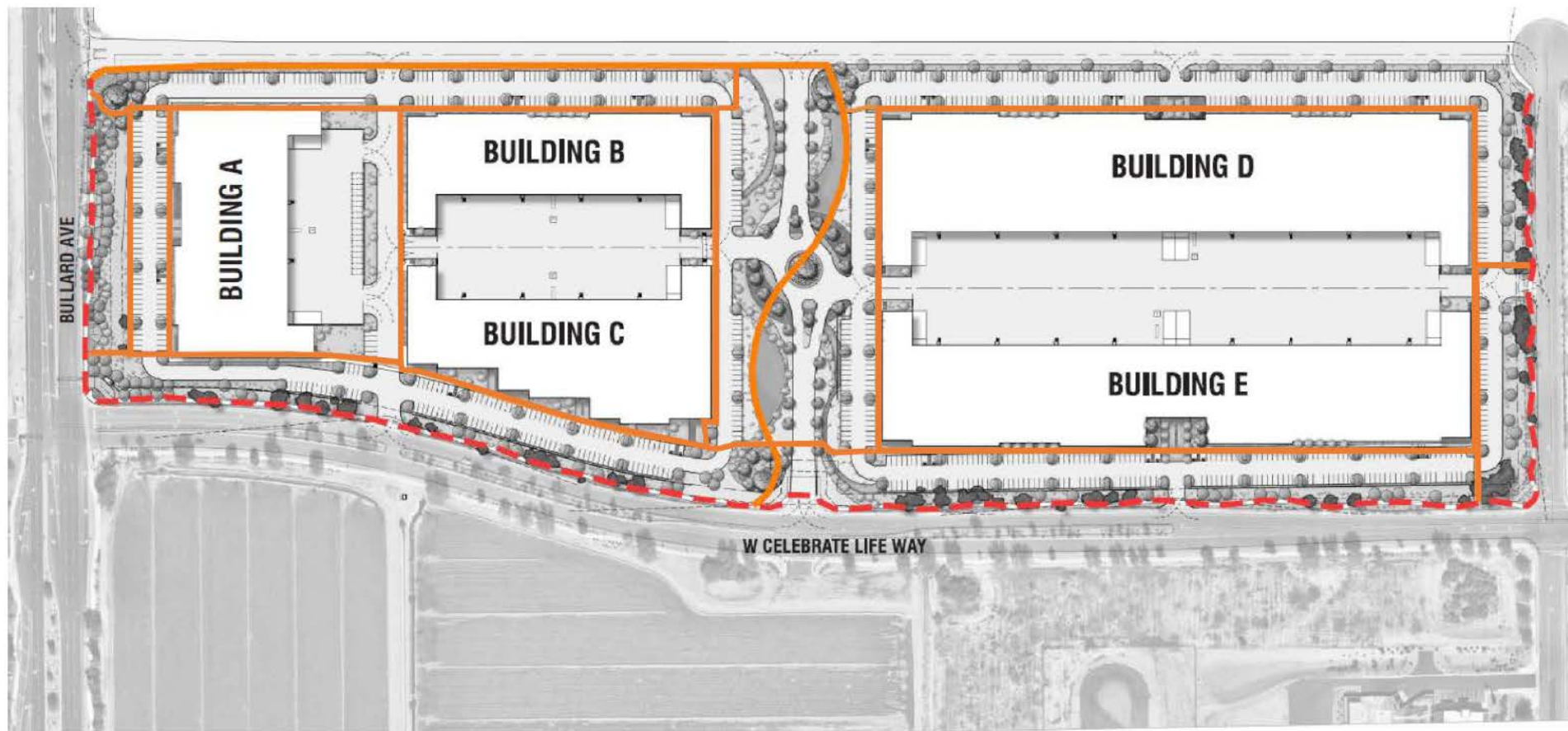


URBAN DISTRICT 10
BUILDING A EXTERIOR PERSPECTIVE
 21195.00
 08/31/22

Exhibit C – Conceptual Architectural Building A Rendering

Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue





PRIMARY TRAIL
SECONDARY PATHWAYS

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

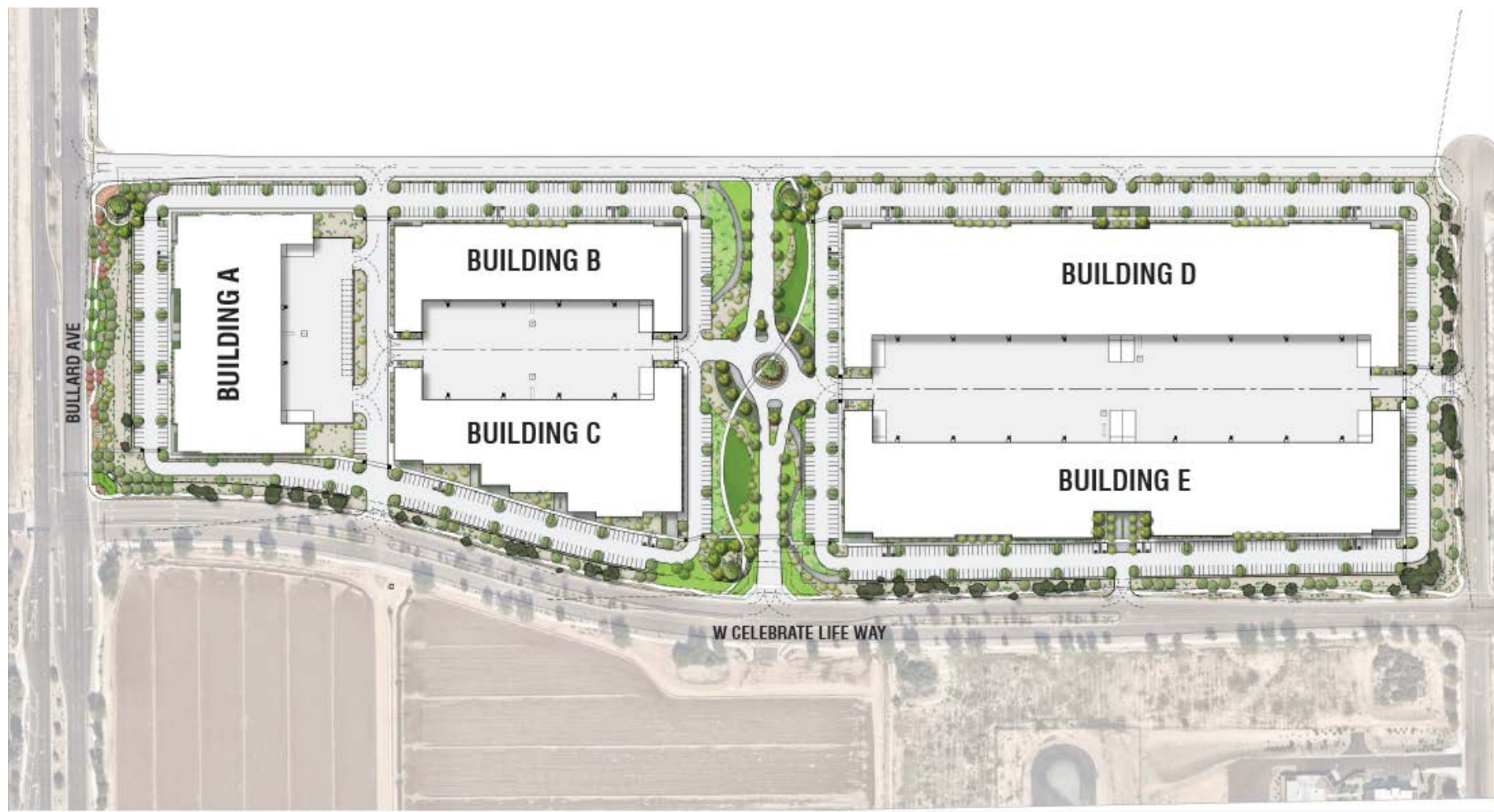


Exhibit E – Conceptual Landscape Plan
Urban District 10 - NEC of Celebrate Life Way & Bullard Avenue