ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

****REVISED**
Staff Report: Z-3-23-8
August 4, 2023

South Mountain Village Planning Committee Hearing Date:	August 8, 2023
Planning Commission Hearing Date:	September 7, 2023
Request From:	R-4 RSIOD (Multifamily Residence District) (Rio Salado Interim Overlay District) (28.32 acres)
Request To:	CP/GCP RSIOD (Commerce Park District/General Commerce Park Option) (Rio Salado Interim Overlay District) (28.32 acres)
Proposal:	Office, industrial, and warehouse
Location:	Northeast corner of 12th Street and Jones Avenue
Owner:	Brow USA Inc., et al.
Applicant:	Trammell Crow Company
Representative:	Jason Morris, Withey Morris Baugh, PLC
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Current: Residential 10 to 15 dwelling units per acre (25.93 acres) and Residential 15+ dwelling units per acre (2.39 acres)	
		Pending (GPA-SM-1-23-8): Commerce/Business Park	
Street Map Classification	12th Street	Minor Collector	33-foot east half street
	Jones Avenue	Local	0-foot north half street
	Encinas Lane	Local	16-foot south half street

General Plan Conformity
BUILD THE SUSTAINABLE CITY; DESERT LANDSCAPE; DESIGN PRINCIPLE: Propose new design standards that address drainage, use of native plants, edge treatment, and access – both visual and physical – for private and public development adjacent to public preserves, parks, washes and open spaces. The proposal, as stipulated, will provide enhanced landscaping, publicly accessible open space on 12th Street, view fencing along the San Francisco Canal, and shaded sidewalk connections for pedestrians to comfortably walk north towards the Rio Salado multiuse path system.
CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans. The proposal will facilitate development of this largely vacant lot in a manner that will be compatible with surrounding developments. The surrounding area includes a mix of residential and industrial uses, and the proposal will allow for a commerce/business park use at an appropriate scale and character as a transition between the surrounding industrial and residential uses. As stipulated, the design and appearance of the development will be promoted through several stipulations that require architectural variation, enhanced landscaping, view fencing along the San Francisco Canal, building elevations that incorporate natural materials, and an open space area in the northwest corner of the development.
CONNECT PEOPLE AND PLACES; BICYCLES; DESIGN PRINCIPLES: Development should include convenient bicycle parking. The proposal, as stipulated, will provide convenient bicycle parking located near building entrances. The provision of bicycle parking will encourage the use cycling and the utilization of nearby bicycle routes along the Rio Salado.
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix The proposal provides trees and shade on 12th Street and Jones Avenue, in the parking area, and over pedestrian pathways which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plans, Overlays and Initiatives
Rio Salado Interim Overlay District – See Background Item No. 6.
Comprehensive Bicycle Master Plan – See Background Item No.7.
Complete Streets Guiding Principles – See Background Item No. 8.
Tree and Shade Master Plan – See Background Item No. 9.
Zero Waste PHX – See Background Item No. 10.
Monarch Butterfly Pledge – See Background Item No. 11.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Vacant and single-family home	R-4 RSIOD
North	Salvage yard and automobile repair	A-1 RSIOD
South	Vacant	R-4 RSIOD
East	Salvage yard	A-1 RSIOD
West (Across 12th Street)	Single-family and multifamily residences	R-4 RSIOD

Commerce Park / General Commerce Park District		
Standards	**Requirements**	**Met or Not Met**
Minimum Building Setbacks		
Perimeter Street (12th Street)	30 feet	96 feet (Met)
Perimeter Street (Jones Avenue)	30 feet	96 feet (Met)
Perimeter Street/Canal (Encinas Lane)	30 feet	96 feet (Met)
Minimum Landscaped Setbacks		
Perimeter Street (12th Street)	30 feet	30 feet (Met)
Perimeter Street (Jones Avenue)	30 feet	30 feet (Met)
Perimeter Street/Canal (Encinas Lane)	30 feet	30 feet (Met)

Commerce Park / General Commerce Park District		
Standards	**Standards**	**Standards**
Maximum Lot Coverage	50%	31.77% (Met)
Maximum Building Height	18-foot maximum height is permitted within 30 feet of the perimeter lot line, then one-foot of additional height is allowed for every 3 feet of additional setback, maximum 56 feet to 80 feet with a use permit and site plan.	40 feet maximum height (Met, requires a 60-foot building setback from the property lines)
Minimum Parking	Unspecified Use (Shell Building): For buildings between 150,001 square feet to 500,000 square feet, 1 space per 2,000 square feet. 183 required spaces	564 spaces provided (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 28.32-acre site located at the northeast corner of 12th Street and Jones Avenue from R-4 RSIOD (Multifamily Residence District, Rio Salado Interim Overlay District) to CP/GCP RSIOD (Commerce Park District, General Commerce Park Option, Rio Salado Interim Overlay District) for office/industrial/warehouse.

   The subject site is within one-half mile of the Rio Salado and across the street from the proposed Arizona Fresh development located to the north. Additionally, the San Francisco Canal (Encinas Lane alignment) runs along the northeast portion of the subject site. The subject site is largely vacant and contains one single-family home.

2. The General Plan Land Use Map designation for this site is Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre. The General Plan Land Use Map designation to the north is Parks/Open space – Privately Owned and to the east is Residential 15+ dwelling units per acre. The area to the south of the subject site is designated Residential 5 to 10 dwelling units per acre and the area to the west is designated Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre. The requested CP/GCP

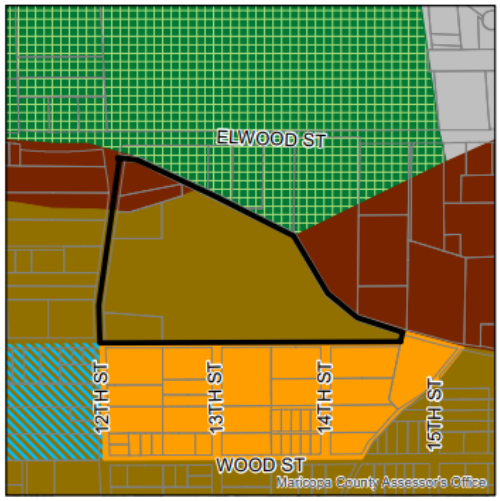
RSIOD zoning district is not consistent with the General Plan Land Use Map designation, a General Plan amendment is required. To ensure consistency with the General Plan, a concurrent General Plan Land Use Map amendment, GPA-SM-1-23-8, is proposed to change the land use map designation to Commerce/Business Park. The requested zoning district is consistent with the proposed General Plan Land Use Map designation.

General Plan Land Use Map, Source: Planning and Development Department

EXISTING:

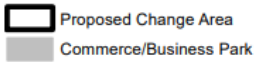
Residential 10 to15 du/ac (25.93 +/- Acres)
Residential 15+ du/ac (2.39 +/- Acres)

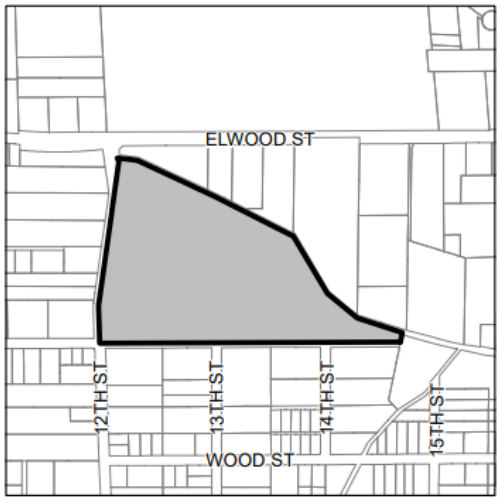




PROPOSED CHANGE:

Commerce/Business Park (28.32 +/- Acres)





EXISTING CONDITIONS AND SURROUNDING ZONING

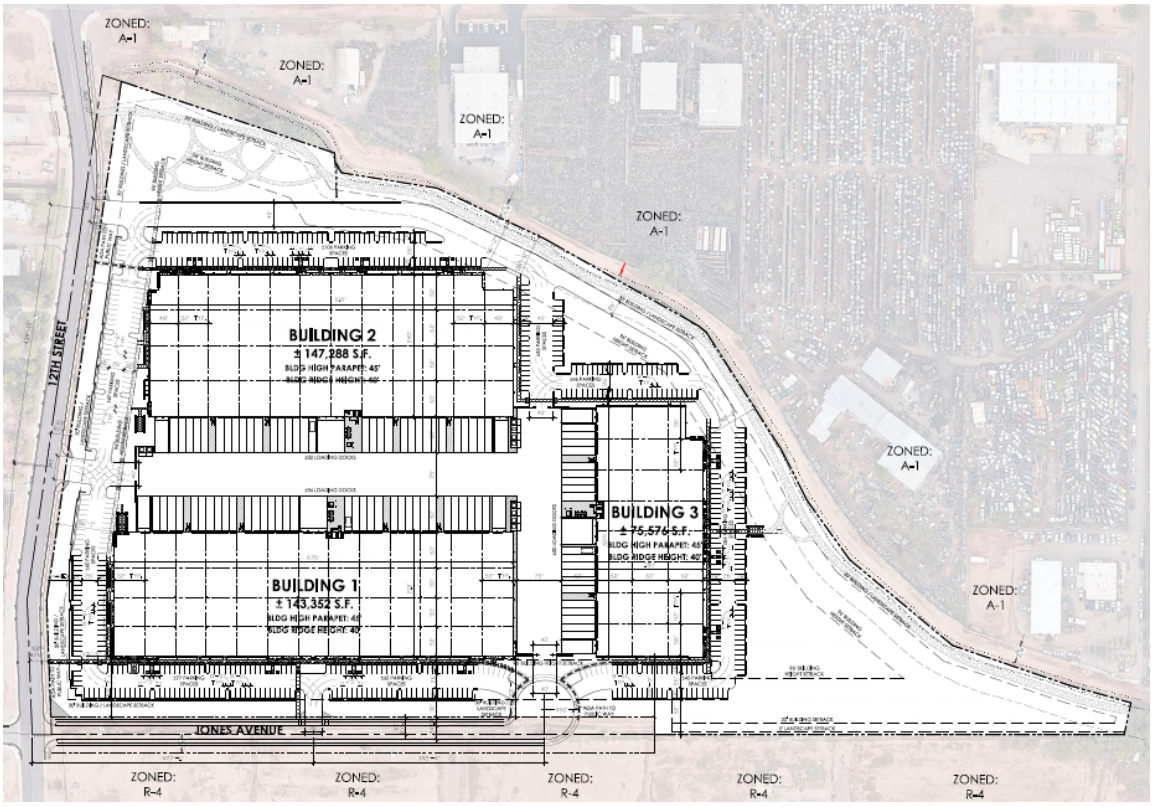
3. The subject site is zoned R-4 RSIOD and is currently vacant. To north of the subject site are salvage yards and automobile repair uses zoned A-1 RSIOD (Light Industrial District, Rio Salado Interim Overlay District) and to the south of the subject site are vacant parcels zoned R-4 RSIOD (Multifamily Residence District, Rio Salado Interim Overlay District). To the east of the subject site are salvage yards zoned A-1 RSIOD (Light Industrial District, Rio Salado Interim

Overlay District) and to the west of the subject site, across 12th Street, are single-family and multifamily residences zoned R-4 RSIOD (Multifamily Residence District, Rio Salado Interim Overlay District). The subject site and surrounding properties are all with the Rio Salado Interim Overlay District (RSIOD). More information about this overlay district is provided in Background Item No. 5.

PROPOSAL

4. As shown on the conceptual site plan attached as an exhibit, the proposal is for three buildings that are 40 feet tall to the building ridge and 45 feet tall to the top of the parapet. The applicant states that the structures will be used for office, industrial, and warehouse uses. Parking is located along the borders of the development with a 30-foot landscape setback separating the parking from 12th Street. There is an open space area on the northwest corner of the development (Stipulation No. 1) that includes pedestrian pathways that connect to a pedestrian network encircling the site. The pedestrian network runs along the San Francisco Canal (Encinas Lane alignment) and ties back into the sidewalk along 12th Street. Bicycle parking is located on the west side of Building 1 and 2 and the trash enclosure is located between Buildings 1 and 2.

Conceptual Site Plan, Source: DLR Group



The conceptual rendering, attached as an exhibit, demonstrates the three buildings' elevations, and illustrates the structures' architectural variation, earth tone colors, and glazing. The conceptual rendering also demonstrates the open space area in the northwest corner of the development that provides pedestrians paths, seating, and structural shade.

Conceptual Rendering, Source: DLR Group



The proposal will provide bicycle infrastructure, will enhance the streetscape along 12th Street, and will be integrated into the natural environment. Staff recommends Stipulation No. 6 which requires the development to provide a minimum of one bicycle space per 25 vehicle parking spaces, for a maximum of 25 spaces. Furthermore, Stipulation Nos. 2 and 3 require the building elevations to incorporate accent materials consistent with the natural environment and that elements such as architectural variation and glazing on the building frontages along 12th Street be provided. Stipulation No. 4 limits the maximum building height to 42 feet and to enhance pedestrian safety. Stipulation No. 5 requires pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path. Stipulation No. 7 requires a minimum of three employee resting areas located along the north and northeastern portions of the site. To promote activation along the canal, Stipulation No. 8 requires that, if fencing is proposed along the San Francisco Canal, it shall be a minimum of 75 percent view fencing. To provide enhanced shade Stipulation Nos. 9 and 12 require C-2 streetscape standards along 12th Street and Jones Avenue and require a detached sidewalk along 12th Street with a five-foot-wide landscape strip.

RIO REIMAGINE PROJECT

5. To support and enhance the RioReimagine Project the proposal is required to provide enhanced landscaping along 12th Street and Jones Avenue, architectural variation, view fencing along the San Francisco Canal (if fencing is proposed), an enhanced pedestrian network, detached sidewalks along 12th Street, parking lot shade, and Milkweed Shrubs. These are addressed in Stipulation Nos. 2, 3, and 7 through 12.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

6. **Rio Salado Interim Overlay District**
The subject site is located within the Rio Salado Interim Overlay District (RSIOD). The district is designed to "control open, outdoor land uses and other uses in order to have a positive impact on the Rio Salado Habitat Restoration Project and add to the long-term value of adjacent land." The Rio Salado Interim Overlay District does not restrict business/commerce park uses, and requires that the CP/GCP development standards apply to sites 10 acres or larger zoned A-1 and A-2. The proposal is consistent with the intent of the Rio Salado Interim Overlay District.

7. **Comprehensive Bicycle Master Plan**
The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. To create a bike-supportive environment for residents, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation No. 6 which will require one bicycle space per 25 vehicle parking spaces, up to 25 bicycle spaces.

8. **Complete Streets Guiding Principles**
In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Per Stipulation No. 12, the proposal includes shaded, detached sidewalks along 12th Street, which will increase the thermal comfort and usability for those walking to and from the adjacent neighborhood, the Rio Salado multiuse trail network, and the Arizona Fresh Development. The proposal also includes bicycle parking spaces as required in Stipulation No. 6.

9. **Tree and Shade Master Plan**
The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to

provide thermal comfort for pedestrians and to reduce the urban heat island effect. Stipulation No. 11 will limit the impact of the urban heat island effect by requiring all uncovered parking lot areas to be shaded to a minimum of 25 percent. Additionally, Stipulation Nos. 9 and 12 require C-2 streetscape standards along 12th Street and Jones Avenue and require a detached sidewalks along 12th Street with a five-foot-wide landscape strip.

10. **Zero Waste PHX**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. Recycling has not been addressed as part of this proposal.

11. Monarch Butterfly Pledge
In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 10 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

COMMUNITY INPUT SUMMARY

12. As of the writing of this report, 18 letters of support have been received for the request.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department requested that all streets be constructed with the required improvements and comply with current ADA standards and that the developer dedicate 30 feet of right-of-way along the north side of Jones Avenue. The developer will also be required to construct detached sidewalks along 12th Street and submit a Traffic Impact Study. Additionally, the Street Transportation Department requested that no truck access be permitted along Jones Avenue. These are addressed in Stipulation Nos. 12, 13, 14, 15, and 16.

OTHER

14. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is

recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 17, 18, and 19.

15. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 20.

16. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The proposal will develop a largely vacant property and as stipulated, will be compatible with the surrounding land uses.

2. The proposal is consistent with the proposed General Plan Land Use Map designation of Commerce/Business Park and provides a compatible transitional use between the adjacent industrial land uses to the north and east, and the residential uses to the south and west.

3. The stipulated landscape and building elevation standards are above the required minimum Zoning Ordinance standards and will make the proposal a compatible addition to the neighboring area.

Stipulations

1. A minimum of 1.7% of the gross site area shall be provided as publicly-accessible open space, located in the northwest corner of the subject site as shown on the site plan date stamped April 11, 2023, as approved by the Planning and Development Department

2. The ground floor storefront area (the first 10 feet from grade) of the southern façade of Building 1 and northern façade of Building 2, as shown on the site plan date stamped April 11, 2023, shall incorporate a minimum of 25% of

accent materials. The accent materials may include adobe, glass, metal (including rusted metal), stone, stone veneer, and/or wood, as approved by Planning and Development Department**.**

3. The elevation facade facing 12th Street shall be in general conformance with the renderings date stamped April 11, 2023, with specific regard to the mix of materials, glazing, entry features, and accent colors. Glazing at the ground floor storefront area (the first 10 feet from grade) shall be a minimum of 50% of the western façade facing 12th Street.

4. The maximum building height shall be 42 feet.

5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

6. One bicycle space per 25 vehicle parking spaces, for a maximum of 25 spaces, shall be provided through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

7. A minimum of three outdoor employee resting areas shall be provided along the north and northeastern portions of the site. The following elements shall be provided, as approved by the Planning and Development Department:

    a. Each resting area shall be a minimum of 200 square feet.

    b. A pathway shall be provided to connect the buildings to these resting areas and to the public sidewalk.

    c. Each resting area shall contain a minimum of two seating benches constructed of quality and durable materials.

    c. Each resting area shall be shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade.

8. If a perimeter fencing is proposed adjacent to the San Francisco Canal, the fencing shall be a minimum of 75% view fencing, as approved by the Planning and Development Department. Any perimeter fencing requirement by the City of Phoenix are subject to review and approval of SRP.

9. The development shall utilize the C-2 streetscape landscape standards for

planting type, size and quantity within the required landscape setbacks along the 12th Street and Jones Avenue frontages, as approved by the Planning and Development Department.

10. A minimum of one milkweed shrub, or other native nectar species, shall be planted for every required tree in addition to the required shrubs, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

11. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.

12. A minimum 5-foot-wide detached sidewalk and minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be provided along the east side of 12th Street, as approved by the Planning and Development Department and planted to the following standards:

    a. A watering drip system to sustain trees within the right-of-way and/or sidewalk easement shall be provided and maintained along 12th Street.

    b. Fifty percent of the trees shall be minimum 2-inch caliper and 50 percent of the trees shall be minimum 3-inch caliper, with five 5-gallon shrubs per tree.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

13. A minimum 30 feet of right-of-way shall be dedicated along the north side of Jones Avenue for the length of the development to the western boundary of APN 113-26-019, as approved by the Planning and Development Department.

14. Trucks shall be prohibited from exiting onto Jones Avenue. This shall be implemented through the design of the site, signage, a combination thereof, or other methods, as approved by the Planning and Development Department.

15. The developer shall submit a traffic impact study for this development. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City.

16. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by

the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

17. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

18. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

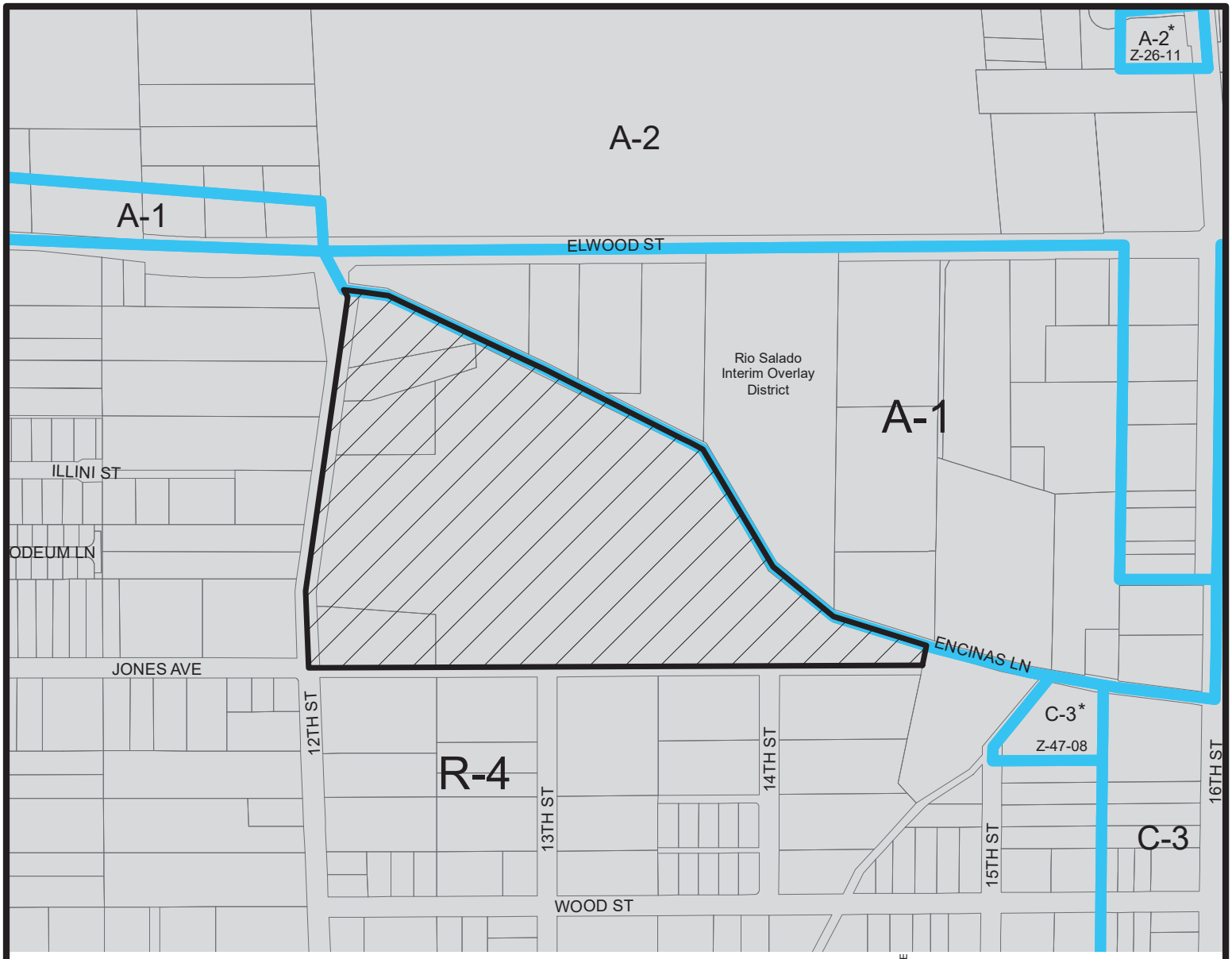
19. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

20. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer
Samuel Rogers
August 4, 2023

Team Leader
Racelle Escolar

Exhibits
Sketch Map
Aerial Map
Conceptual Site Plan Date Stamped April 11, 2023
Conceptual Elevation Renderings Date Stamped April 11, 2023 (6 pages)
Correspondence (20 pages)



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SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: TrammellCrow Company

REQUESTED CHANGE:

FROM: R-4 RSIO (28.32 a.c.)

TO: CP/GCP RSIO (28.32 a.c.)

APPLICATION NO. Z-3-23

DATE: 2/01/2023
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

28.32 Acres

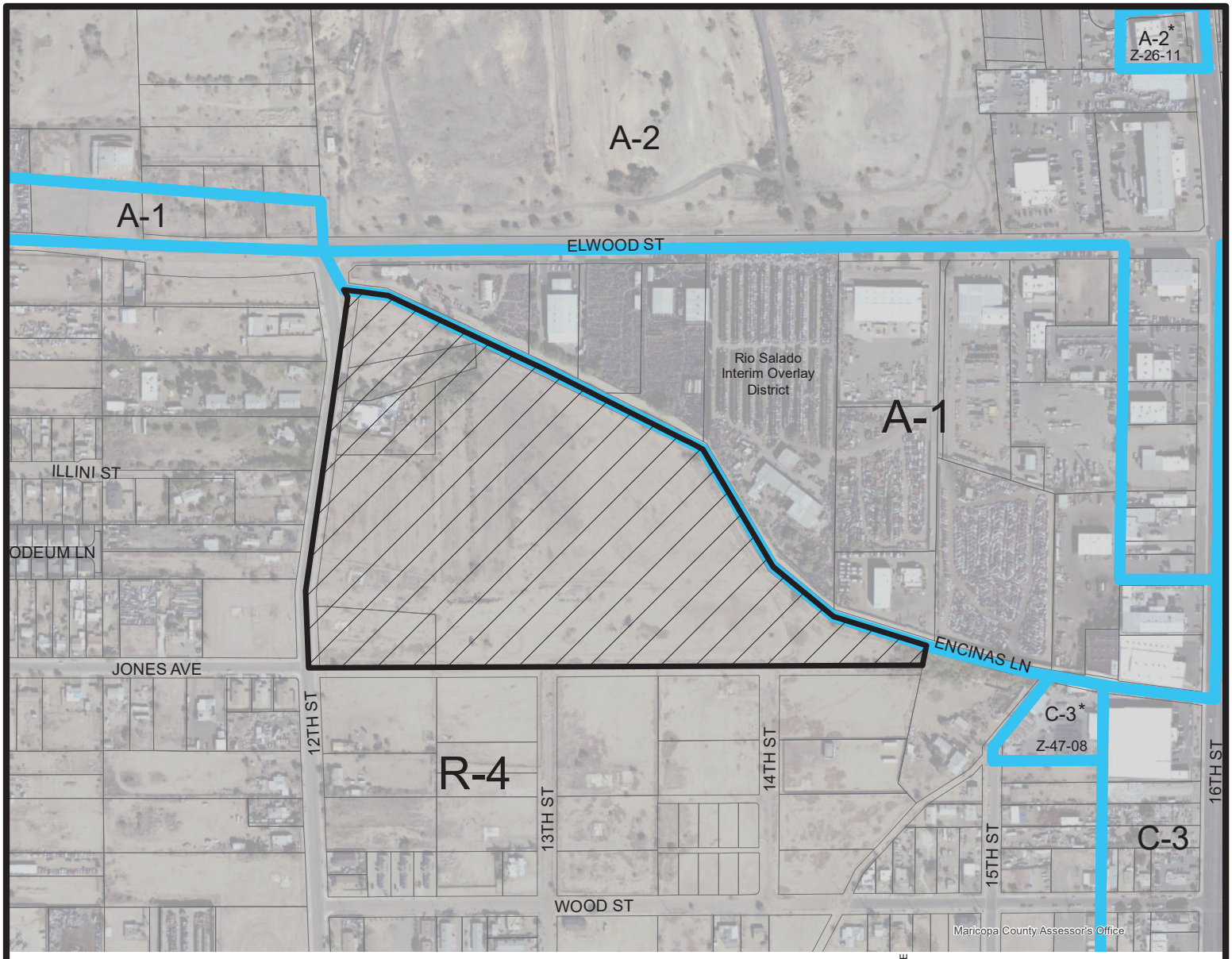
AERIAL PHOTO & QUARTER SEC. NO.: QS 5-29, QS 5-30

ZONING MAP: E-8, E-9

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
R-4 RSIO	821	985
CP/GCP RSIO	N/A	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

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SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	TrammellCrow Company
APPLICATION NO.	Z-3-23
DATE:	2/01/2023
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	28.32 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 5-29, QS 5-30
ZONING MAP	E-8, E-9

REQUESTED CHANGE:

FROM: R-4 RSIO (28.32 a.c.)

TO: CP/GCP RSIO (28.32 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
R-4 RSIO	821	985
CP/GCP RSIO	N/A	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

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PROJECT INFORMATION

PROJECT NAME:	12TH & ELWOOD
PROJECT ADDRESS:	12TH STREET AND ELWOOD STREET, PHOENIX, AZ
OWNER:	TRAMMELL CROW COMPANY 2575 E CAMELBACK ROAD, SUITE 400 PHOENIX, AZ 852016 PHONE: 602-635-4462 CONTACT: COLLIN WEISENBURGER
ARCHITECT:	DLR GROUP 6225 N 24TH STREET, SUITE 250 PHOENIX, AZ 85016 PHONE: 480-206-7727 CONTACT: TIM THIELKE EMAIL: TTHIELKE@DLRGROUP.COM
ASSESSOR'S PARCEL NUMBER:	113-23-003B, 113-23-003C, 113-23-003D, 113-23-004, 113-23-005
EXISTING ZONING:	R-4
PROPOSED ZONING:	CP/GCP
PROPOSED USE:	OFFICE/INDUSTRIAL/WAREHOUSE/DISTRIBUTION
ALLOWED BUILDING HEIGHT:	18' WITHIN 30' OF PERIMETER, 1' INCREASE PER 3' ADDITIONAL SETBACK, MAXIMUM 56', TO 80' WITH USE PERMIT & SITE PLAN
PROPOSED BUILDING HEIGHT:	HIGH PARAPET HEIGHT: 45' RIDGE HEIGHT: 40'
STORIES:	1-STORY
CONSTRUCTION TYPE:	V-B
MINIMUM LOT WIDTH:	NA
MINIMUM LOT DEPTH:	NA
BUILDING SETBACKS :	PERIMETER STREET: 30' MIN INTERIOR (CP/GCP ZONING): 0' MIN PERIMETER NON-STREET: 20' MIN
LANDSCAPED SETBACK:	PERIMETER STREET: 30' MIN INTERIOR (CP/GCP ZONING): 0' MIN PERIMETER NON-STREET ABUTS RES.: 5' MIN
GROSS SITE AREA:	± 1,220,502 S.F. (± 28.02 ACRES)
NET SITE AREA:	± 1,152,782 S.F. (± 26.46 ACRES)
PROPOSED BUILDING AREA:	± 366,216 S.F. (GROSS)
LOT COVERAGE:	± 31.77% (50% MAXIMUM ALLOWED) [366,216 SF / 1,152,782 SF = .3177]
PARKING LOT AREA:	±171,971 S.F.
PARKING LOT LANDSCAPE REQ.:	5% (±8,599 S.F.)
PARKING LOT LANDSCAPE PROV.:	7.9% (±13,612 S.F. / 171,971 S.F. = .0792)

PARKING REQUIRED:

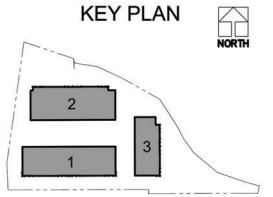
UNSPECIFIED INDUSTRIAL USE:	± 330,216 SF @ 1 SPACE/2,500 G.S.F.	= 132.1 SPACES
ADMINISTRATIVE OFFICE:	± 36,000 SF @ 1 SPACE/300 G.S.F.	= 120 SPACES
TOTAL PARKING REQUIRED:		253 SPACES

TOTAL PARKING PROVIDED:	578 SPACES
ADA PARKING REQUIRED (2% OF TOTAL SPACES):	12 SPACES
ADA PARKING PROVIDED:	22 SPACES
TOTAL TRAILER PARKING:	88 SPACES

*TRAILERS SHALL NOT BE PARKED MORE THAN 48 HOURS

CITY OF PHOENIX
APR 11 2023
Planning & Development Department

KEY PLAN



NORTH

OVERALL SITE PLAN

SCALE: 1" = 80'
20' 80' 320'
0' 40' 160'

DLR Group

12TH STREET & ELWOOD STREET
TRAMMELL CROW COMPANY
SE Corner of 12th Street & Elwood Street
Phoenix, Arizona

CONCEPTUAL DESIGN
(Date)
1.05.2022
(Revisions)

(Project Number)

(Sheet Title)
OVERALL SITE PLAN

(Sheet Number)
AS1.1


CITY OF PHOENIX
APR 11 2023
Planning & Development
Department


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APR 11 2023
Planning & Development
Department

Cowley Companies
1242 East Jackson Street
Phoenix AZ 85034
Phone 602.385.4200
Fax 602.385.4210

To Whom it May Concern,

Cowley Companies, Inc. is excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12th Street and Elwood. We support this high quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our organization is headquartered just up the street at 1242 E. Jackson St. Over the last 20 years we have been active in the redevelopment of the Warehouse District and in south Phoenix through the purchase and refurbishment of numerous, historic industrial warehouses. It is great to see a quality developer such as Trammell Crow be willing to make an investment in a neighborhood that has historically been overlooked by the development community.

The current property has been vacant for years and in great need of revitalization. The proposal of the a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The design of the buildings is attractive and includes windows and entryways that look like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street that will create a pedestrian friendly and attractive street. Furthermore, the project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area.

Sincerely,

Monson S. Cowley
Cowley Companies, Inc.

CITY OF PHOENIX
JUL 19 2023
Planning & Development Department

July 17, 2023

To Whom it May Concern,

CLF Kierland Holdings, LLC is excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12th Street and Elwood. We support this high quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our organization and our sister company (Grand Canyon Telecom, LLC) have commercial properties on East Jones and East Broadway Roads. We have seen the improvement in the neighborhoods with the new commercial and industrial properties built in recent years.

The current property has been vacant for years and in great need of revitalization. The proposal of the high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The design of the buildings are attractive and include windows and entryways that looks like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street will create a pedestrian friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area.

Respectfully Submitted,

Scott Weisenburger

Managing Member

CLF Kierland Holdings, LLC

Grand Canyon Telecom, LLC

July 11, 2023

RE: Letter of Support for Trammel Crow

To whom it may concern,

This letter is being written in support of Trammel Crow for the development project that is being proposed for District 8. I had the pleasure of meeting with Trammel Crow leadership in 2022 to discuss the proposed project. Over the past several months, we have been able to develop a relationship that is centered around community wellness. Through our discussions, Trammel Crow has demonstrated a commitment to an improved quality of life for our residents. We have discussed workforce development and other opportunities that could arise as a result of their proposed development.

It is my intention to continue building on an already positive relationship. I am confident in my recommendation to move forward with the proposed project.

Feel free to contact me directly if additional information is needed.

Sincerely,

Shawn M Pearson, CEO

Acero Industries, LLC
304 E. Pioneer Street
Phoenix, AZ 85040

480-226-2168
martin@aceroindustries.com
www.aceroindustries.com

07/17/2023

To Whom it May Concern,

Acero Industries is excited about the Trammell Crow commerce park development located on 28 acres near the southeast corner of 12th Street and Elwood. We support this high-quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our organization has supported this Phoenix community over the past year by providing employment to 6 employees in the industrial pipe support manufacturing industry. We are proud to be part of the Phoenix community and work for many state municipalities and private companies.

The current property has been vacant for years and in great need of revitalization. The proposal of the high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The design of the buildings is attractive and includes windows and entryways that look like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street will create a pedestrian friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area.

Regards,

Martin Martinez

CEO

Acero Industries

WAXY MOBILE DETAILING

10645 E. Mercer Ln
Scottsdale, AZ 85259

480-440-0904
info@waxymobiledetailing.com
WWW.WAXYYMOBILEDETAILING.COM

To Whom it May Concern,

Waxy Mobile Detailing is excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12th Street and Elwood. We support this high quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our organization works throughout the entire neighborhood by providing mobile vehicle detailing and window cleaning services. We provide work for 5 crews in the valley everyday of the week. Our vehicle storage and company office is located within the district of this complex. We work with individuals and companies that are in this district everyday and feel that this will greatly help our business as well.

The current property has been vacant for years and in great need of revitalization. The proposal of the a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The design of the buildings are attractive and include windows and entryways that looks like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street will create a pedestrian friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area.

Regards,

Tanner Tignini
Waxy Mobile Detailing

CITY OF PHOENIX

JUL 19 2023

Planning & Development
Department

THE SALVATION ARMY RAY & JOAN
KROC CORPS
COMMUNITY CENTER
PHOENIX SOUTH MOUNTAIN

The Salvation Army Ray & Joan Kroc
Corps Community Center
1375 E. Broadway Road, Phoenix, AZ 85040
602-425-5000 | Fax 602-232-2425
www.krocphoenix.org

April 13, 2023

RE: Letter of Support: Trammell Crow Company

To Whom it May Concern:

Over the past couple of months, we have had the privilege of meeting with Mr. Cullen Mahoney. He has taken an interest in our mission and is actively looking for ways to support our efforts. Here at the Phoenix Kroc Center, we serve over 6000 people, and many of the citizens are from South Mountain, and are on scholarship dollars. We distribute $400,000 annually in scholarships to this neighborhood. The support from Trammell Crow Company could have a significant impact on the services we provide and allow us to offer scholarships to hundreds of additional individuals in need.

In addition to the scholarships, we are also in discussions on ways to partner around job training and career advancement. Assuring that the community has access to proper job training and growing the employment opportunities in the South Mountain area are critical initiatives to the sustainability of the community.

In the area of zoning and development, we cannot speak specifically to. However, in the area of ethical responsibility from a corporation to a community in need, we have seen in past locations that this company has been faithful and intentional to make a difference. We anticipate that they will impact the health of several nonprofits in our community for the better.

I am here to answer any questions you may have.

Blessings,

Captain Dustin Rowe
Corps Officer/Administrator
Office: (620) 425-5001

William & Catherine Booth
Founders
Brian Peddle
General

Commissioners Doug & Colleen Riley
Territorial Leaders
Lieutenant Colonel Ivan and Jennifer Wild
Divisional Leaders

Captains Caroline & Dustin Rowe
Corps Officers

To Whom it May Concern,

My name is Rory Blakemore and I am a south Phoenix resident, residing at 1328 E. Piedmont Rd. I am excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12th Street and Elwood. I support this high quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23) as it is the type of economic development that our neighborhood needs.

The current property has been vacant for years and is in great need of revitalization. The proposal of a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The design of the buildings are attractive and include windows and entryways that looks like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street will create a pedestrian friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

I am in full support of Trammell Crow's project and am excited to see this develop that will revitalize the property and area.

Sincerely,

Rory Blakemore
1328 E. Piedmont Rd.
Phoenix, AZ 85042

CITY OF PHOENIX
JUL 19 2023
Planning & Development
Department

To Whom it May Concern,

Phoenix Heat Treating is excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12th Street and Elwood. We support this high quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our family owned and operated company has been in south Phoenix since 1963. We provide metal processing services to all industries including aerospace and defense, energy, semiconductor, and mining to name a few. Our company relies on manufacturing and industrial growth in the greater Phoenix area.

The current property has been vacant for years and in great need of revitalization. The proposal of the a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The design of the buildings are attractive and include windows and entryways that looks like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street will create a pedestrian friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

I believe that it is this intentional effort and attention to detail that will make this project a success for the city of Phoenix. We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area.

Sincerely,



Charlie Hushek
General Manager

CITY OF PHOENIX
JUL 13 2023
Planning & Development
Department

Eric Bromenshenkel
1580 E. Riverview Drive
Phoenix, AZ 85034

602.229.8590 Office
602.618.9209 Cell
480.718.7877 Fax

To Whom it May Concern,

USD is excited about the Trammell Crow Commerce Park development located on the 28 acres near the southeast corner of 12th Street and Elwood. We support this high- quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our organization has owned property and operated our auto parts distribution business in this area for over 50 years, including parcels that border the proposed development.

The current property has been vacant for years. The property, and the area in general, are in great need of revitalization. The proposal of a high-quality commerce park development will enhance the property and is very appropriate given the above ground storage, salvage yards and industrial uses to the north as well as the planned Arizona Fresh development across Elwood. This proposed development will provide a buffer between these industrial uses and the residential parcels located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support Arizona Fresh and other light manufacturing and distribution operations in the area.

In my opinion, the design of the buildings are attractive and include windows and entryways that look like welcoming storefronts. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the development will bring much needed improvements including detached sidewalks, enhanced landscaping and trees along 12th Street which will create a pedestrian friendly and attractive street. Lastly, the project includes a community park area in the northwest corner of the property to be used for neighbors to relax and recreate.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the area generally and that property specifically.

Sincerely,

Eric Bromenshenkel
President/CEO

CITY OF PHOENIX
JUL 18 2023
Planning & Development Department

Dear Mr. Rogers,

Weems Asphalt is excited about the Trammell Crow commerce park development located on 28 acres near the southeast corner of 12th Street and Elwood. We support this high quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our organization **owns three industrial parcels located at approximately 12th Street and Elwood (North and South sides of Elwood Street).**

The current property has been vacant for years and in great need of revitalization. The proposal of a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The design of the buildings are attractive and include windows and entryways that looks like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. The project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street, which will create a pedestrian friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area.

Respectfully,

Craig Weems
President – Weems Asphalt

CITY OF PHOENIX

JUL 13 2023

Planning & Development
Department

SOUTHGATE CHURCH
LOVE.CONNECT.SERVE

July 12, 2023

RE: Support Letter for the Trammell Crow Company Project

To Whom It May Concern,

As a long time South Mountain Village Community member and leader I had the privilege of being a part of the development and implementation of the Baseline Area Master Plan and along with many other developments and projects while serving on the South Mountain Village Planning Committee.

During those many years of reviewing 100's of applications it was a rarity to discover a developer who sincerely and honestly showed concern for the needs of the community in which they were hoping to profit and at the same time be willing to invest the resources to meet that need. I believe Cullen Mahoney and Trammel Crow are one of those unique developers.

I have seen the development under review and I believe this would be a very positive impacting solution to an area that desperately needs improvement.

Sincerely,

Andrew Cunningham
Senior Pastor
SouthGate Church/ 91st Psalm Christian School

SOUTHGATE CHURCH
LOVE.CONNECT.SERVE

2020 East Baseline Road, Phoenix, AZ 85042 | Office: 602.243.1900 | Fax: 602.243.3161 | sglife.org

SPEEDIE AND ASSOCIATES
Geotechnical • Environmental • Materials Engineers
A UES Company

www.speedie.net

July 18, 2023

To Whom it May Concern,

Speedie & Associates, LLC – A UES Company excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12th Street and Elwood. We support this high quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23).

Our organization was established in Arizona in 1980 and we moved to our current office location in 2001. Speedie & Associates, LLC is an engineering consulting company that specializes in geotechnical and environmental engineering. We also provide construction materials testing and special inspection services. We provide engineering services for a wide range of projects, including commercial, industrial, retail, and residential. We have three offices in the State of Arizona with the main office located in Phoenix at 3331 E Wood Street.

The current property has been vacant for years and in great need of revitalization. The proposal of the a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The design of the buildings are attractive and include windows and entryways that looks like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street will create a pedestrian friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area.

Respectfully submitted,
SPEEDIE & ASSOCIATES, LLC

Todd B. Hanke, P.E.
Vice President

INDUSTRIAL COATING DIVISION
PROTECTIVE COATING & LINING SERVICES

PPS COATINGS
406 E. Pioneer Street
Phoenix, AZ 85040

602-497-4997
info@ppscoatings.com
WWW.PPSCOATINGS.COM

To Whom it May Concern,

[NAME OF ORGANIZATION] PPS Coatings is excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12th Street and Elwood. We support this high quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our organization **[INFORMATION ABOUT ORGANIZATION WITHIN THE NEIGHBORHOOD]** has supported this Phoenix community over the past 4 years by providing employment to 75 employees in the industrial coatings application services industry. We are proud to be part of the Phoenix community and work for many state municipalities and private companies.

The current property has been vacant for years and in great need of revitalization. The proposal of the a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The design of the buildings are attractive and include windows and entryways that looks like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street will create a pedestrian friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area.

Regards,

Andrew Goodwin
PPS Coatings

CITY OF PHOENIX
JUL 19 2023
Planning & Development
Department

To Whom it May Concern,

Trademark Visual is excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12th Street and Elwood. We support this high quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our organization has headquartered our operation in the area for 14 years, including 5 in our current location at 3825 S. 36th St. We currently have 98 full and part time employees at our headquarters. We have seen new commercial development around our headquarters spur significant residual investment in nearby corporate and residential amenities.

The current property has been vacant for years and in great need of revitalization. The proposal of a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The design of the buildings are attractive and include windows and entryways that looks like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street will create a pedestrian friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area like we have seen around our business.

7/18/23

Dan Kronenberg
Vice President
Trademark Visual
3825 S. 36th Street
Phoenix, AZ 85040

Date

7/18/2023

To Whom it May Concern,

WaCo Contracting is excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12th Street and Elwood. We support this high-quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our organization has been performing local construction services since 2016. We are proud to be part of the Phoenix community and work for many state municipalities and private companies.

The current property has been vacant for years and in great need of revitalization. A high-quality commerce park development will enhance the property and is very appropriate given the outdoor salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The design of the buildings are attractive and includes windows and entryways that look like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street will create a pedestrian friendly and attractive street. The project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area.

Chad Watkins
WaCo Contracting

MOUNTAIN STATES CONTRACTING

www.mscrr.com

July 18, 2023

To Whom it May Concern:

Mountain States Contracting, Inc. is excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12th Street and Elwood. We support this high-quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our organization has headquartered our operation in our current location at 4001 S. 34th St. for 12 years. We currently have 45 full-time employees at our headquarters. We have seen new commercial development around our headquarters spur significant residual investment in nearby corporate and residential amenities.

The current property has been vacant for years and in great need of revitalization. The proposal of a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

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We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area like we have seen around our business.

Sincerely,

Vern Van de Loo
President
623.910.0622 – cell
vern@mscrr.com

1230 W Gila Bend Hwy

Casa Grande, AZ 85122

To Whom it May Concern,

R&J Manufacturing is excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12th Street and Elwood. We support this high quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our organization has supported businesses in this Phoenix community over the past 4 years by providing support and workforce in the industrial coatings application services industry. We are proud to be part of the Phoenix community and work for many state municipalities and private companies.

The current property has been vacant for years and in great need of revitalization. The proposal of the a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The design of the buildings are attractive and include windows and entryways that looks like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street will create a pedestrian friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area.

Regards,

Ron Richards

R&J Manufacturing Inc

CITY OF PHOENIX

JUL 19 2023

Planning & Development Department

PPS
602-497-4997
PROFESSIONAL PIPING SYSTEMS LLC

Professional Piping Systems, LLC
319 E. Pioneer Street
Phoenix, AZ 85040

602-497-4997
KRISTA@ppsphx.com
WWW.PPSPHX.COM

To Whom it May Concern,

Professional Piping Systems, LLC is excited about the Trammell Crow commerce park development located on the 28 acres near the southeast corner of 12th Street and Elwood. We support this high-quality proposal, including the rezoning and general plan amendment (Z-3-23 and GPA-SM-1-23). Our organization has supported this Phoenix community over the past 10 years by providing employment to 200 employees in the industrial piping industry. We are proud to be part of the Phoenix community and work for many state municipalities and private companies.

The current property has been vacant for years and in great need of revitalization. The proposal of a high-quality commerce park development will enhance the property and is very appropriate given the outdoor, salvage yards and industrial uses to the north and future Arizona Fresh development across Elwood. This proposal will provide a buffer from these industrial uses to the residential located to the west and south. In addition, this development will provide employment and in demand space for smaller commerce park uses that can support AZ fresh and other assembly and light manufacturing.

The designs of the buildings are attractive and include windows and entryways that looks like a welcoming storefront. In addition, the development is LEED certified from the U.S. Green Building Council, which will enhance the sustainability of the project. In addition, the project will bring much needed improvements of a detached sidewalk, enhanced landscaping and trees along 12th Street will create a pedestrian friendly and attractive street. In addition, the project will bring a community park to the northwest corner of the property to be used for neighbors to relax and recreate.

We are in full support of Trammell Crow's project and are excited to see this develop and revitalize the property and area.

Regards,

Brian Grindel
Professional Piping Systems, LLC

CITY OF PHOENIX
JUL 19 2023
Planning & Development Department