

# Town of Youngtown Commerce Park Feasibility Study

June 2013



# Purpose

Investigate the potential and feasibility of the Town of Youngtown to partner in the development of a commerce and business park on privately owned property north of Olive Avenue at 114<sup>th</sup> Avenue.

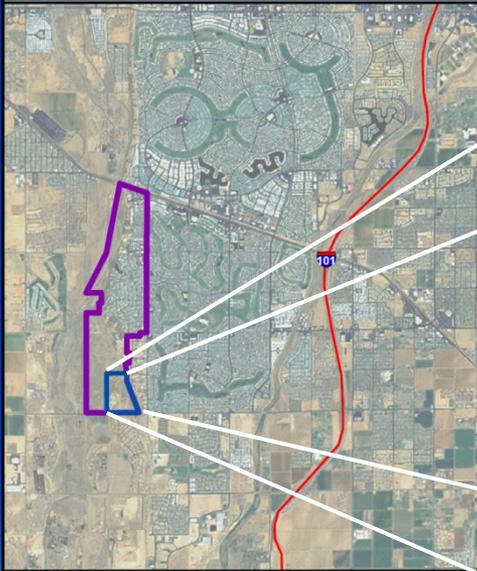


# The Site

- Two development parcels Total 33.12 Acres
  - Grimes @ 827,600 sq. ft. (19 acres) (Parcel A)
  - Schamadan @ 614,900 sq. ft. (14 acres) (Parcel B)
- Obscured from direct view from Olive Avenue
- Disturbed by general grading and landfill including significant vertical grade change on Northern-most Parcel A
- Access across APS property approved by MOU
- Existing wells on SWC of APS parcel and SWC of the Parcel A



# Vicinity Map



*Uniquely*  
**YOUNGTOWN**  
*Arizona*

# Opportunities

- Creation of zoning district for optimum use of site
- Partnership with Arizona Public Service
- Wet utilities available
- Private property owner participation
- Access option from Olive Avenue
- Potential connection to Peoria Avenue
- Signalized Entry off of Olive Avenue
- Neighborhood Participation Plan



# Challenges

- Landfill on APS Property
- Aesthetics from APS substation and power lines
- Geotechnical survey needed for APN 142-70-007C and 007D (Grimes and Schamadan)



# Sample Target Uses

- Focus on “Second Tier” Commercial and Light Industrial Use
- Current C-2 Zoning (possible new Light Industrial) Permits:
  - Any use from C-1
  - Garage Repair
  - Cabinet Shop or Store
  - Nursery and Greenhouse
  - Plumbing Shop
  - Tire Sales
  - Upholstery Shop



# Sample Target Uses (cont.)

- Uses to Consider Adding:
  - Metal Fabrication
  - Electrical Machinery, Equipment and Supplies
  - Solar Components Manufacturing
  - Laundry, Dry Cleaning: Retail and Wholesale
  - Medical and Dental Laboratories
  - Recreational Vehicle Storage
  - Contract Construction
  - Sign Fabrication
  - Countertop Fabrication
  - Other Specialized Building Trades



# Phase 1 – Light Intensity

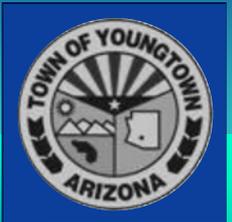
- Ingress/egress driveway along west property line with surface treatment to sustain limited traffic and meet County Air Quality requirements
- Provide landscape buffer to Agua Fria Ranch Development
- Simple entry monument sign
- Surface uses for Parcel A such as plant nursery



# Phase 1 (cont.)

- Paved Parking for Dust control
- Meet ADA requirements
- Office/warehouse flex space on Parcel B
- Screened outdoor storage on Parcel A





# Phase 2 – Moderate Intensity

- New ingress/egress at 114<sup>th</sup> Avenue with modification to traffic signal
- Paved 2-lane entry drive with landscaping and lighting
- Formal entry feature
- Maintain Phase 1 ingress/egress driveway as emergency access



# Phase 2 (cont.)

- Expand office/warehouse flex space on Parcel B
- Adding additional paved parking as required
- Minimal landscape enhancements
- Continue surface uses on Parcel A





# Phase 3 – Heavy Intensity

- Enhance entry feature
- Enhance ingress/egress drive / landscaping
- Maintain Phase 1 ingress/egress driveway as emergency access
- Maximize flex office/warehouse space on Parcel B
- Reduce outdoor storage on Parcel B



# Phase 3 (cont.)

- Enhance on-site landscaping
- Provide engineered stabilization to landfill on Parcel A to allow structures
- Provide flex space along outer perimeter of Parcel A, internalizing outdoor storage and parking
- Concept layout demonstrates approximately 275,000 sq. ft. of building space





# Feasibility Discussion

## Historic Industrial Development Patterns

- Industrial development has historically been associated with transportation infrastructure
- Development patterns initially followed rail and roads. Airports have become key factor in last 30 years
- In Greater Phoenix, US 60 was the first industrial corridor, stretching from the Northwest Valley (Grand Avenue) to Mesa
- Freeways are now the preferred location choice for modern industrial development



# Feasibility Discussion

## Youngtown Commerce Center Site

- Located three miles west of Loop 101, six miles east of Loop 303
- Due to lack of close proximity to freeways, site is considered a “2<sup>nd</sup> Tier”, non-prime industrial site
- Competition for industrial sites is extensive in market area due to Luke AFB noise/over-flight impacts



# Feasibility Discussion

## Opportunities

- Planning effort for property results in master planned theme
- Project will need to stand out against the competition
- Utilities available to or near the site
- Site best suited to medium-intensity industrial uses (such as outlined on pages 7 and 8 of presentation)
- Willing and cooperative owners
- Cooperation from APS



# Feasibility Discussion

## Challenges

- Status of landfill and fill property for construction of buildings
- Potential environmental hazards related to landfills
- Cost of access to property in Phase 2
- Ability to obtain financing for development given proximity to landfills
- Current high vacancy rates in industrial market could delay implementation for a few years
- Lack of visibility to site



# Feasibility Discussion

## Conclusions

- Some risks associated with the site, primarily potential landfill impacts
- If Town provides funds or financing for development, need to consider gift clause impacts
- With the future cost of the street access to the property, prospective developers may be looking for incentives from property owners and/or Town
- Project has potential for success
- Proceed with RFP to determine interest

