

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

Item # 4 a

HEARING DATE: October 18, 2023

ACTION REQUESTED: Z-23-10 - A request to rezone approximately 276.68 acres located at approximately the east side of the St. George Airport and to the west of the Southern Parkway (Highway 7), from the current General Commercial (C-3) zoning, to a proposed Planned Unit Development - Commercial (PUD-C) zoning designation.

APPLICANT: Bush & Gudgell

OWNER: V & S Railway LLC, and Freeport West - Daybreak LLC

ENGINEER: Bush & Gudgell

REVIEWED BY: Eldon Gibb, City Planner

Background

The applicant is requesting approval to change the zoning of approximately 276.68 acres, located at approximately the east side of the St. George Regional Airport and to the west of the Southern Parkway (Highway 7). The requested change is from the current zoning of General Commercial (C-3), to a proposed Planned Unit Development - Commercial (PUD-C) zoning designation. The name of the proposed development is ARA Southwest Logistics Center.

The General Plan Land Use designation was approved several months back to the PUD-C category. The surrounding zoning is C-3 to the east and west, and St. George City zoning to the north and south.

The PUD-C request is for the purpose of developing the acreage into a commercial/industrial distribution center consisting of 15 very large warehouse type buildings of varying size. The buildings will range anywhere from 186,000 +/- square feet up to 500,000 +/- square feet in size, with a proposed 4,646,602 square feet of total building coverage. This project will look a lot like the new commercial/industrial development that is being built on the far east end of Las Vegas right off of Interstate 15.

The exterior finishes are attractive and well designed, along with attractive landscaping being proposed as shown in the exhibits attached to the report.

Parking is an issue with a project of this size, but only in the sense that if the standards as outlined in the current city code were to be strictly followed, there would be an unnecessary ocean of asphalt associated with this development. The applicant along with staff is proposing a more acceptable proposal due to the nature of the use of the overall project. These buildings will be only used as distribution type centers for a variety of different businesses, which means much less employees than normal type businesses. There will be a large number of semi-trucks coming and going on a regular basis (which has been addressed as shown in the exhibits), but employee parking needs will be very small in number. The city's required parking for these 15 buildings would be 6,841 stalls, but again, due to the nature of the business types we are proposing a reduction of stalls with a total of 4,542. Aerial pictures have been provided in your packets showing an average day of parking at another location owned and operated by the applicant in West Valley City, Utah. It is very clear that the proposed 4,542 stalls will be more than adequate for this Washington City development. Staff has no concerns at all.

Staff has spent a good amount of time working with the applicant to bring this project forward at this time. A development agreement will be provided/proposed to the city council in conjunction with this zone change request.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-23-10, for the zone change request from General Commercial (C-3), to the proposed Planned Unit Development - Commercial (PUD-C) onto the City Council, based on the following findings and subject to the conditions below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Commercial Zone, and all the exhibits as shown and approved as part of this application. There is a "List of Uses" being made part of this zone change request and attached hereto.
2. A traffic study shall be submitted to the public works department for review and approval, prior to submitting construction drawings.

3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
4. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any units.
5. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
6. A Post Construction Maintenance Agreement must be recorded prior to any plat recordings.
7. All lighting will be directed inward to the project site. No spill-over into the residential developments surrounding the project.
8. Dumpster designs will be block walls with a screen gate(s). Each dumpster will reflect the colors and finishes used on the buildings in the development.
9. All signage will be in accordance with the Sign Regulations of the City.
10. The building heights will be allowed to be fifty-five feet (55') high, with all roof mounted equipment screened from view.
11. There shall be provided a Development Agreement between the applicant and the City, with detailed language concerning timing of improvements, phasing of uses and build-out, and any other items that need special or specific consideration.

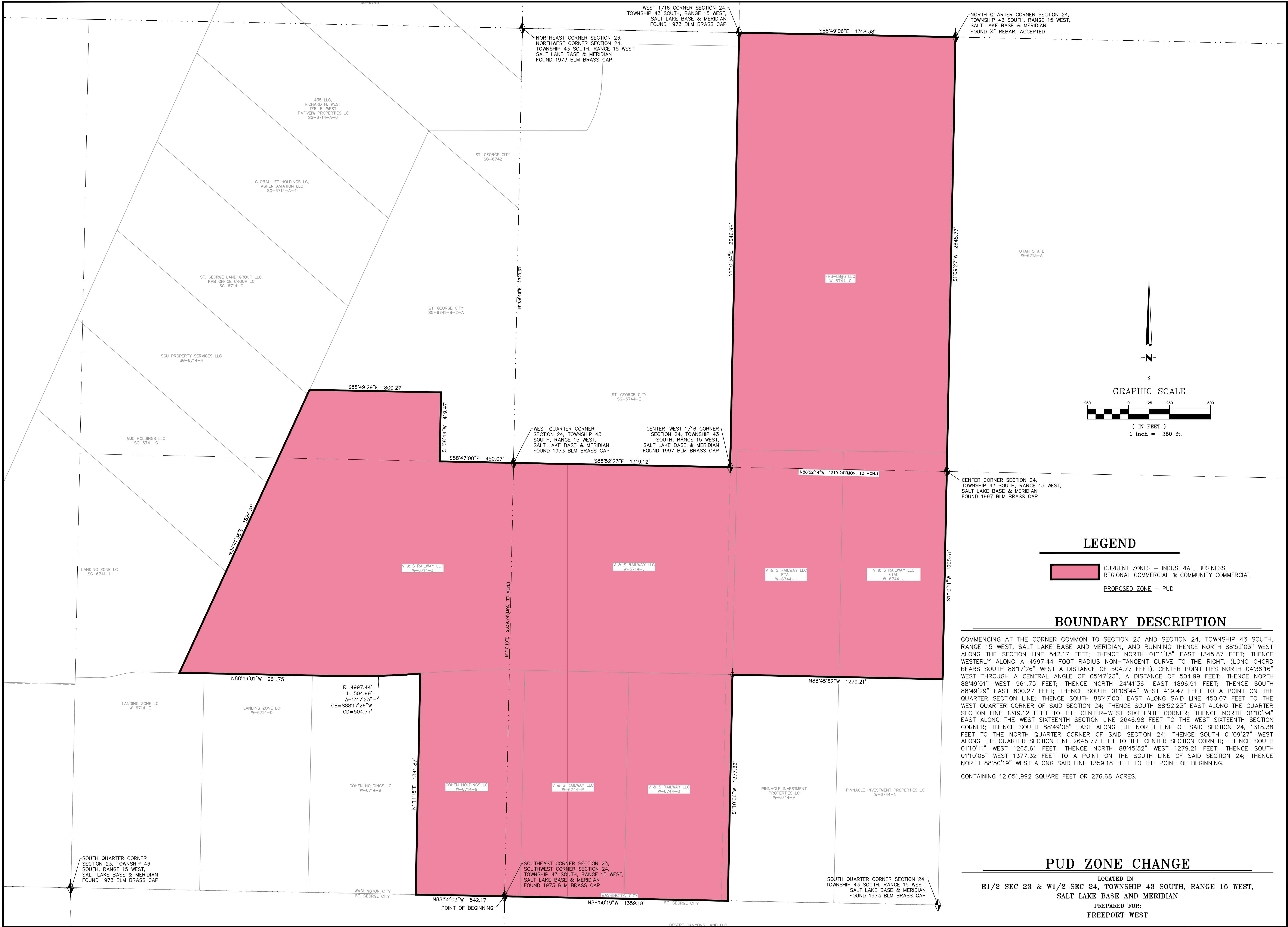


PROJECT FLOW CARD
MEETING DATE

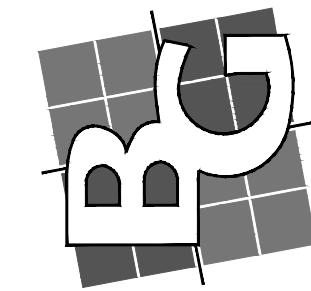
Z-23-10 Zone Change ARA Logistics
8/2/23 PC 8/9/23 CC

Planning	Reviewed - no comments	
Hillside	NA	
Public Works	Reviewed- no comments JH	
Engineer	No comments - PBM	
Fire Dept.	NA	
Parks/Trails	This site contains a master planned 10' meandering asphalt trail that will run through the project.	
Building dept	I have no concerns at this time	
Washington Power	NA	
Dixie Power	Reviewed, no concern	
Economic Dev.	Reviewed. This project aligns with the City's economic priorities, addressing the high demand for industrial/warehouse space in Washington County, where less than 1% inventory is available. As the largest project of its kind in the county, it also introduces infrastructure to an underdeveloped area near St. George Regional Airport, expectedly catalyzing regional growth. Anticipated benefits include increased property tax revenue, reduced residential tax burden, and increased access to goods, services, and jobs. RH	
Administrative	Okay to notice for the Planning Commission. Applicant submitted new Development Agreement draft 9/26/2023. DA is in queue for staff review of the new draft. Zone change will be continued pending DA if not ready in time for City Council review. RH for TS	

Additional Comments:



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: MAY 2023
DRAWN: DRAWN
APPROVED:
SCALE: 1" = 300'
JOB NO. 221206

OVERALL ZONE CHANGE
ARA INDUSTRIAL PARK
LOCATED IN WASHINGTON, UT

SHEET 1 OF 1 SHEETS
FILE: ARA INDUSTRIAL



BUSH & GUDGELL, INC.

Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

Drew Ellerman
Director: Community Development
Washington City Planning and Zoning
Washington City, UT

October 5, 2023

RE: Height Variance Request – ARA Southwest Logistics Center

Dear Mr. Ellerman,

We respectfully request a variance to allow building heights to a maximum of 55' for this entire project. This variance is necessary in order to accommodate the uses of the project.

Your consideration of this request is greatly appreciated.

Sincerely,

Bob Hermandson
President
Bush & Gudgell, Inc.



BUSH & GUDGELL, INC.

Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

Drew Ellerman
Director: Community Development
Washington City Planning and Zoning
Washington City, UT

June 28, 2023

RE: PUD-C Zone Change Request – ARA Southwest Logistics Center

Dear Mr. Ellerman,

We are excited to submit a PUD-C Zone Change application for the ARA Southwest Logistics Center. This project encompasses approximately 275 acres lying east of the St. George Regional Airport and west of the Southern Parkway. It is planned to have 14 large industrial warehouse type buildings that range in size from +/-186,000 to +/-495,000 square feet.

We are submitting this application along with an application for a Preliminary Plat on this property. Currently, the Washington City code allows maximum building heights of 35'. The large-scale industrial buildings in this development and the tenants that occupy them need the building heights to be 55' to suit their purposes. As part of this PUD-C Zone Change request, we respectfully request that the city grant us a variance that will allow buildings within the PUD to have a maximum height of 55'.

Your consideration of these requests is greatly appreciated.

Sincerely,

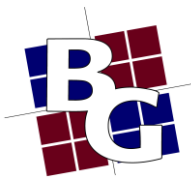
Bob Hermandson
President
Bush & Gudgell, Inc.



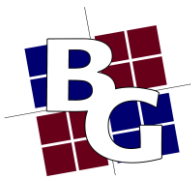
ARA Southwest Logistics Center

Use List

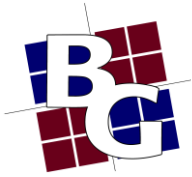
1. Accessory use, except those that are otherwise specifically regulated elsewhere in this title
2. Accessory uses and buildings, customarily incidental and subordinate to an approved conditional use
3. Accessory uses and buildings, customarily incidental and subordinate to an approved permitted use
4. Adaptive reuse of a landmark site
5. Ambulance services (indoor and/or outdoor)
6. Antenna, communication tower, exceeding the maximum building height
7. Appliance, electric, and electronic equipment maintenance, manufacture, and repair
8. Art needlework, handweaving and tapestries
9. Assembly and fabrication of goods (bookbinding, electronic appliance and/or electronic instrument assembly, printing, engraving and similar type uses)
10. Automobile fuel stations with or without convenience stores and/or automobile wash facilities
11. Bio-medical facility
12. Blueprint and duplicating services
13. Books, hand binding and tooling
14. Brewery
15. Building materials distribution
16. Cabinet, laminating and woodworking shops
17. Caretakers' quarters, incidental to the use of the land
18. Coils, tubes, semiconductors and similar components
19. Cold storage facilities
20. Commercial food preparation with low water use only
21. Communication, navigation control, transmission and reception equipment, control transmission and reception equipment, control equipment and systems, guidance equipment and systems
22. Communications and microwave installations
23. Compounding of cosmetics and pharmaceutical products
24. Control devices and gauges
25. Data center with low water use only
26. Data processing equipment and systems
27. Emergency shelters
28. Engineering and Scientific Instruments:
29. Engineering, survey, and drafting instruments
30. Equipment sales, rental and storage
31. Fire and police stations
32. Flammable liquids or gases, heating fuel distribution and storage as a light industrial use



33. Food processing, wholesale (excluding mills, the processing of fat, vinegar and yeast, and the slaughter of animals) with low water use only
34. Food, Lumber, Wood, and Paper products
35. Foundries, lightweight casting and nonferrous, without causing noxious fumes or odors
36. Furniture upholstery
37. Gas station
38. Glassblowing, pressing, cutting, and other glassware products
39. Government facility requiring special design features for security purposes
40. Government/public buildings and offices (not otherwise listed)
41. Government/public maintenance and service facilities
42. Grain and bakery products
43. Hospitals, human
44. Ice storage
45. Industrial assembly
46. Insulation sales and service
47. Jewelry, manufacture from precious metals and minerals
48. Laboratories, film, medical, research, or testing centers
49. Laboratories, research, experimental and testing, and Marijuana Testing Facilities
50. Laboratory, medical related
51. Laundry and linen service facilities
52. Laundry, commercial
53. Light manufacturing
54. Machine shops as a light industrial use
55. Maintenance and repair of goods not otherwise listed
56. Manufacture and assembly of clay, leather, metal and glass products of a handicraft nature
57. Manufacture and assembly of electrical or electronic apparatus, musical instruments, games and toys
58. Manufacture and assembly of optical goods and equipment, watches, clocks and other similar precision instruments
59. Manufacture and repair of engineering, scientific, and medical instrumentation as a light industrial use
60. Manufacture of furniture and fixtures including cabinets, partitions, and similar items
61. Manufacture of handbags, luggage, footwear, and other personal leather goods
62. Manufacture of lighting fixtures, and supplies
63. Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature as a light industrial use
64. Manufacturing, Light: An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing
65. Measuring devices, watches, clocks, and related items



66. Medical cannabis cultivation or processing, Utah licensed
67. Medical cannabis pharmacy, Utah licensed
68. Medical, and dental instruments
69. Metal, Machinery, and Electrical Products as a light industrial use
70. Metering instruments, equipment and systems
71. Mills (cereal, feed, flour, knitting, planing, etc)
72. Mobile food vendor
73. Motion picture producing
74. Municipal services uses including City utility uses and police and fire stations
75. Musical and recording equipment
76. Nonalcoholic beverages
77. Office and computing machine manufacture, repair, and sales
78. Office, publishing company
79. Optical goods
80. Other uses not listed as permitted in other zones, determined by the planning commission to be compatible and in harmony with the character and intent of these zones, according to their designated and approved development plans
81. Packaging, processing and treating of goods not otherwise listed as a light industrial use
82. Parcel delivery services
83. Pharmaceutical research and manufacture
84. Phonographs and audio units
85. Photographic equipment
86. Post offices
87. Printing and publishing or newspapers, periodicals, books, forms, cards, and similar items
88. Public utility substations and storage buildings
89. Radar, infrared and ultraviolet equipment and systems
90. Radio and television broadcasting stations and studios, but not including transmitter towers and transmitter stations
91. Recycling collection facilities
92. Research and development facilities, including manufacturing processes
93. Restaurant with or without drive-through facilities
94. Restaurants and other eating establishments
95. Sandblasting facilities
96. Scientific and mechanical instruments
97. Sheet metal shops (including re-tinning)
98. Sign shops (manufacturing, maintenance, paint, etc.
99. Sugar and confectionary products
100. Technology facility
101. Telemarketing centers, restricted in size based on available parking
102. Telephone exchanges and switching equipment
103. Television and radio equipment and systems as a light industrial use



Bush and Gudgell, Inc.

Engineers • Planners • Surveyors

www.bushandgudgell.com

- 104. Textile and Leather Products as a light industrial use
- 105. Tire distribution retail/wholesale
- 106. Truck freight terminal
- 107. Truck fuel stations (with or without convenience stores)
- 108. Truck terminals
- 109. Warehouse
- 110. Warehousing and distribution, including mini-warehouses
- 111. Warehousing, storage and wholesale distribution facilities
- 112. Water and gas company service facilities
- 113. Wearing apparel and accessory products
- 114. Wholesale distributing and warehousing

LANDSCAPE LEGEND

TREES

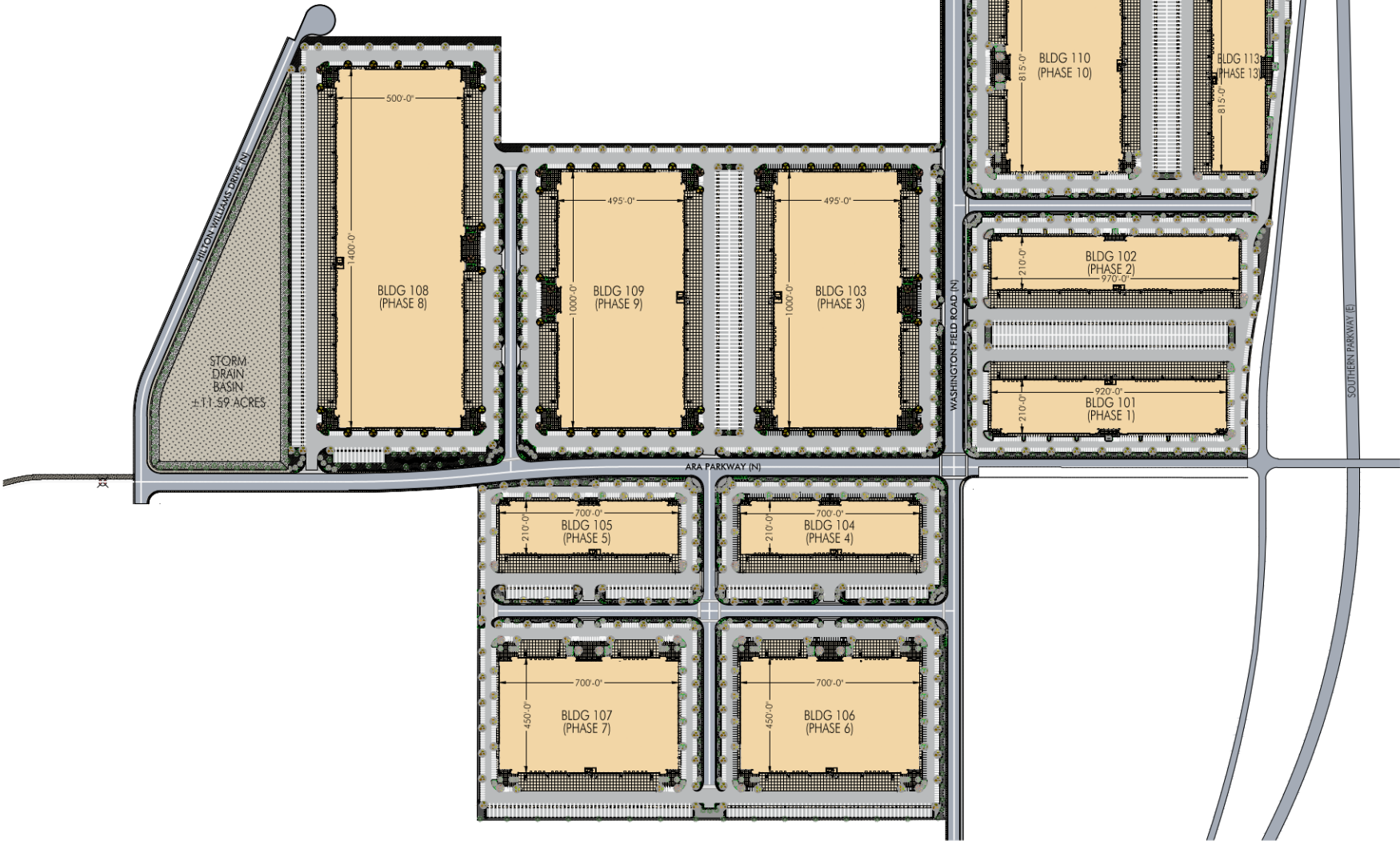
- CERCIS RENIFORMIS / OKLAHOMA REDBUD (20'-25' HIGH AND 15'-20' WIDE)
- PISTACHE X 'RED PUSH' / RED PISTACHE (25'-40' HIGH AND 20'-30' WIDE)
- KOELREUTERIA PANICULATA / GOLDEN RAIN TREE (30'-40' HIGH AND 15'-35' WIDE)
- PINUS ELДАРICA / MONDELL PINE (30'-40' HIGH AND 25'-30' WIDE)

SHRUBS

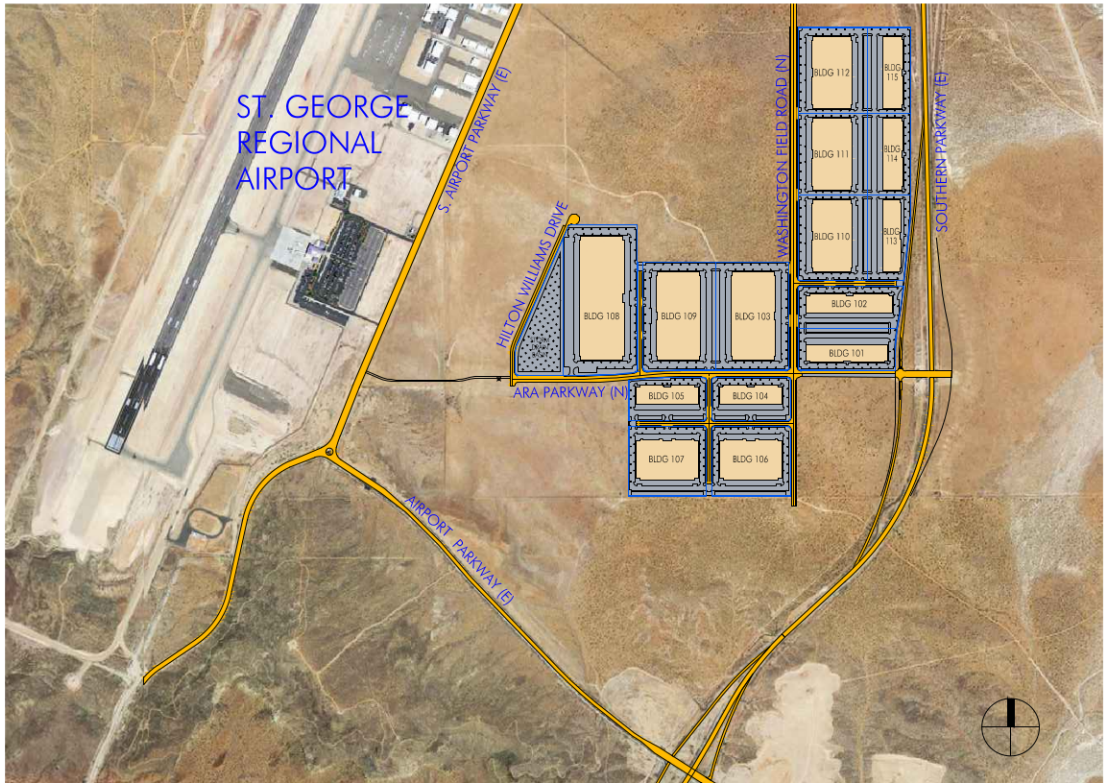
- BERBERIS THUNBERGI 'ROSE GLOW' / ROSY GLOW BARBERRY
- NASSELLA (FORMERLY STIPA) TENUISSIMA / MEXICAN FEATHER GRASS
- MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS
- JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER
- YUCCA FILAMENTOSA 'COLOR GUARD' / ADAMS NEEDLE

GROUND COVER

- 6" DEPTH OF 3" - 6" ROWLAND STONE, JACKSON VALLEY ROCK OR EQ OVER WEED BARRIER. COBBLES TO BE WASHED OR SCREENED CLEAN OF EXCESS SILTS, CLAYS, AND FINES.
- 4" DEPTH OF 1" - 2" ROWLAND STONE, BLACK LAVA CINDERS OR EQ OVER DEWITT PROSS WEED BARRIER. WASHED OR CRUSHED CLEAN OF EXCESS SILTS, CLAYS, AND FINES



VICINITY MAP



PROJECT RESUME

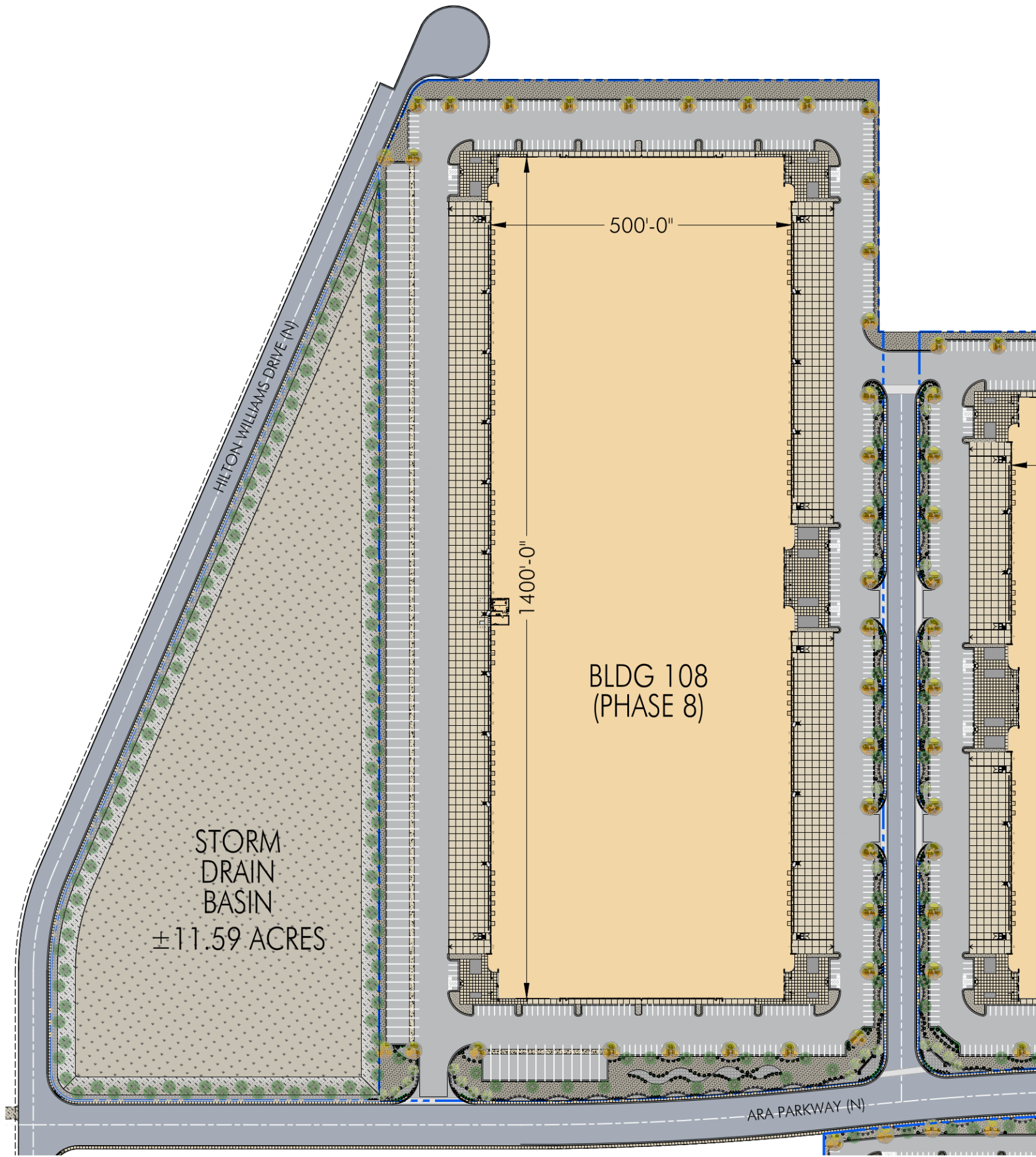
• BUILDING SUMMARY

BUILDING		PARCEL SITE AREA	BUILDING AREA	DOCK DOOR		LANDSCAPE	
NUMBER	PHASE			GRADE LEVEL	DOCK HIGH (48")	AREA	PERCENT
BLDG 101	PHASE 1	12.02 ACRES	192,156 GSF	2	41	35,267 SF	6.74%
BLDG 102	PHASE 2	12.63 ACRES	202,733 GSF	2	44	41,246 SF	7.50%
BLDG 103	PHASE 3	23.16 ACRES	494,904 GSF	6	63	73,905 SF	7.33%
BLDG 104	PHASE 4	10.06 ACRES	145,617 GSF	2	29	54,497 SF	12.44%
BLDG 105	PHASE 5	9.73 ACRES	145,617 GSF	2	29	50,101 SF	11.82%
BLDG 106	PHASE 6	16.11 ACRES	314,373 GSF	6	34	67,037 SF	9.55%
BLDG 107	PHASE 7	15.79 ACRES	314,373 GSF	6	34	54,678 SF	7.95%
BLDG 108	PHASE 8	32.35 ACRES	700,528 GSF	6	106	122,598 SF	8.70%
BLDG 109	PHASE 9	23.00 ACRES	494,904 GSF	6	63	59,608 SF	5.95%
BLDG 110	PHASE 10	17.32 ACRES	366,301 GSF	6	47	38,550 SF	5.11%
BLDG 111	PHASE 11	16.46 ACRES	366,301 GSF	6	47	26,332 SF	3.67%
BLDG 112	PHASE 12	17.30 ACRES	366,301 GSF	6	47	34,768 SF	4.61%
BLDG 113	PHASE 13	10.23 ACRES	169,944 GSF	2	36	22,031 SF	4.94%
BLDG 114	PHASE 14	10.30 ACRES	186,275 GSF	2	36	13,144 SF	2.93%
BLDG 115	PHASE 15	10.83 ACRES	186,275 GSF	2	36	18,377 SF	3.90%
TOTAL		237.29 ACRES	4,646,602 GSF	62	692	712,139 SF	6.89%

MASTER SITE PLAN

DATED: 10/06/23

PROJECT: WASHINGTON CITY (TRAFFIC DEVELOPMENT) PRESENTATION DRAWINGS (WCU BOOKLET) BOOKLET 2023 (10/06/2023) 4.03 MASTER SITE PLAN (DWG) 10/06/2023 4.03



LANDSCAPE LEGEND

TREES

- CERCIS RENIFORMIS / OKLAHOMA REDBUD (20'-25' HIGH AND 15'-20' WIDE)
- PISTACHE X 'RED PUSH' / RED PISTACHE (25'-40' HIGH AND 20'-30' WIDE)
- KOELREUTERIA PANICULATA / GOLDEN RAIN TREE (30'-40' HIGH AND 15'-35' WIDE)
- PINUS ELДАРICA / MONDELL PINE (30'-40' HIGH AND 25'-30' WIDE)

SHRUBS

- BERBERIS THUNBERGI 'ROSE GLOW' / ROSY GLOW BARBERRY
- NASSELLA (FORMERLY STIPA) TENUISSIMA / MEXICAN FEATHER GRASS
- MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS
- JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER
- YUCCA FILAMENTOSA 'COLOR GUARD' / ADAM'S NEEDLE

GROUND COVER

- 6" DEPTH OF 3" - 6" ROWLAND STONE, JACKSON VALLEY ROCK OR EQ OVER WEED BARRIER. COBBLES TO BE WASHED OR SCREENED CLEAN OF EXCESS SILTS, CLAYS, AND FINES.
- 4" DEPTH OF 1" - 2" ROWLAND STONE, BLACK LAVA CINDERS OR EQ OVER DEWITT PROS5 WEED BARRIER. WASHED OR CRUSHED CLEAN OF EXCESS SILTS, CLAYS, AND FINES

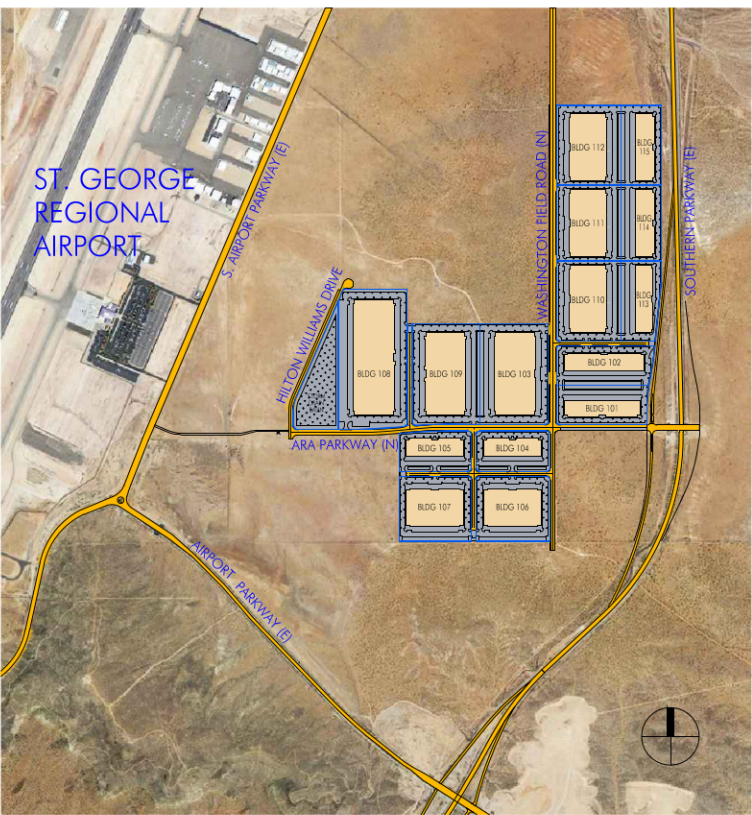
BUILDINGS SUMMARY

- BUILDING: 108**
 - SITE AREA: ±32.35 ACRES
 - BUILDING SHELL: 700,528 GSF
 - LANDSCAPE AREA: 122,598 SF
 - LANDSCAPE TO SITE COVERAGE RATIO: 8.7%

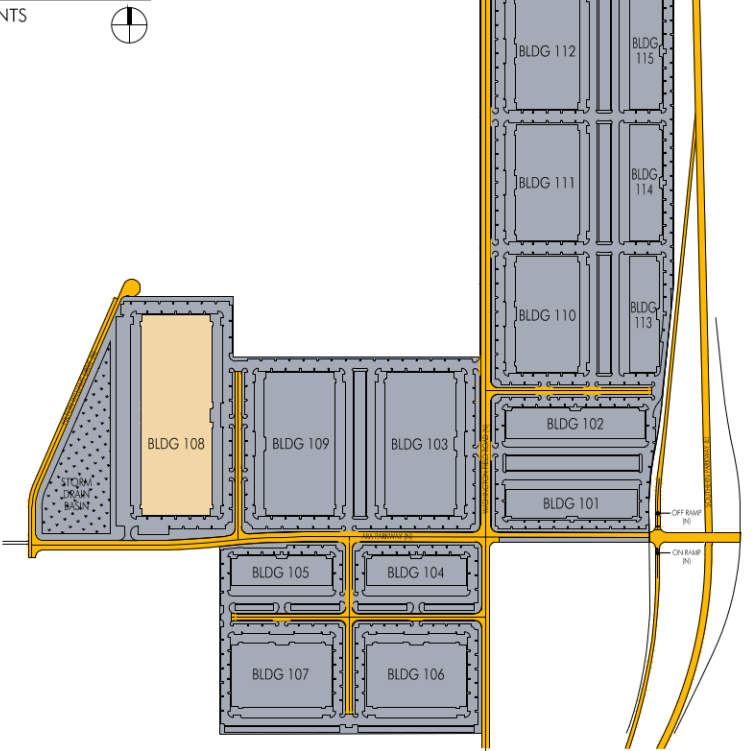
LOADING DOORS

- GRADE LEVEL: 6
- DOCK LEVEL: 106
- TOTAL: 112

VICINITY MAP



KEY PLAN



BUILDING 108: SITE PLAN

DATED: 10/06/23
P:\PROJECTS\WASHINGTON CITY STAFF DEVELOPMENT\PRESENTATIONS\DRAWINGS\WCU BOOKS\BOOKLET 2023 10-06\WCU A-A1.01 BLDG 108 SITE PLAN.DWG 10/06/2023 4:37 PM BY VEA/JM



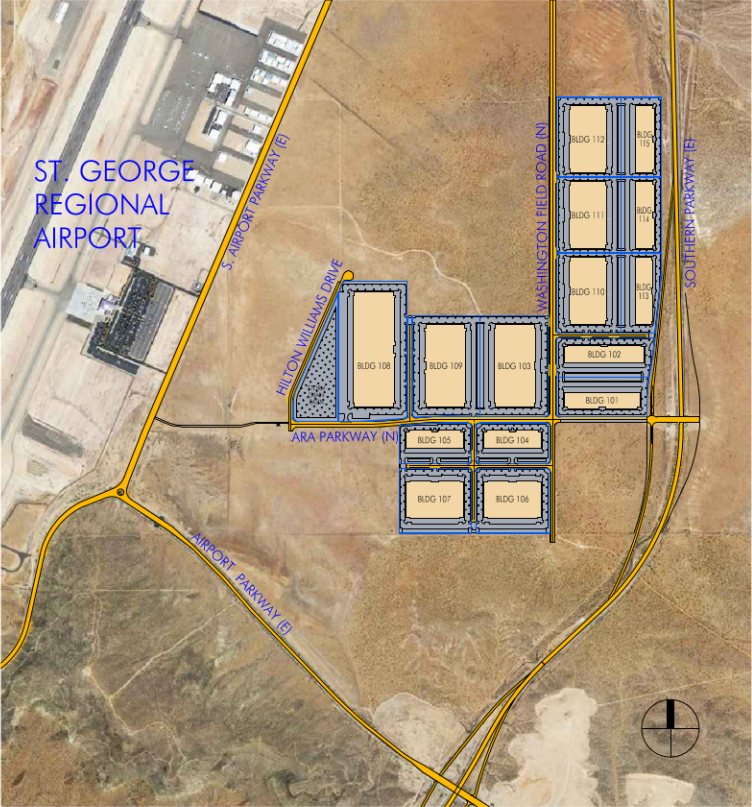
BUILDING SUMMARY

• BUILDING: 103	
▪ SITE AREA	±23.16 ACRES
▪ BUILDING SHELL	494,904 GSF
▪ LANDSCAPE AREA	73,905 SF
▪ LANDSCAPE TO SITE COVERAGE RATIO	7.33 %
LOADING DOORS	
▪ GRADE LEVEL	6
▪ DOCK LEVEL	63
▪ TOTAL	69
• BUILDING: 109	
▪ SITE AREA	±23.00 ACRES
▪ BUILDING SHELL	494,904 GSF
▪ LANDSCAPE AREA	59,608 SF
▪ LANDSCAPE TO SITE COVERAGE RATIO	5.95 %
LOADING DOORS	
▪ GRADE LEVEL	6
▪ DOCK LEVEL	63
▪ TOTAL	69

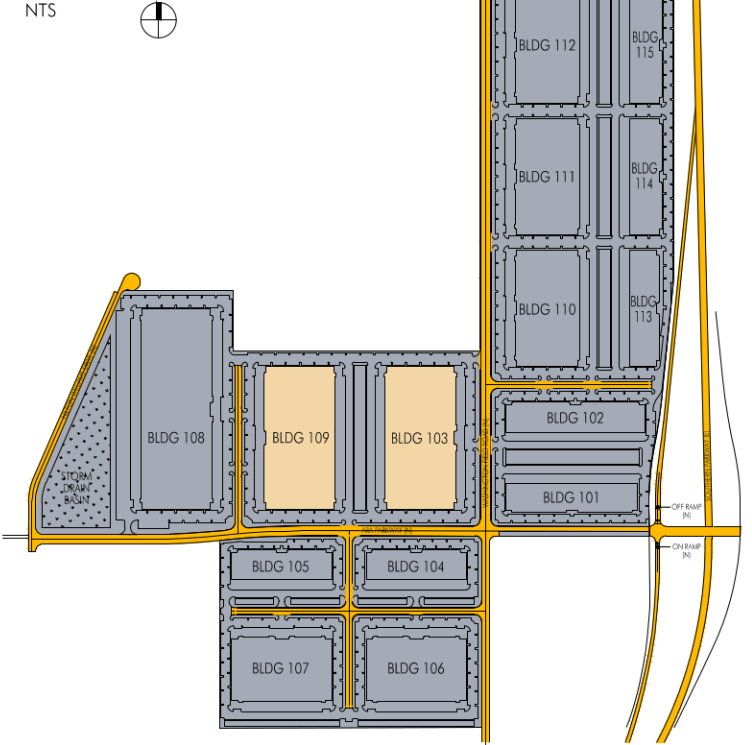
LANDSCAPE LEGEND

- TREES**
- CERCIS RENIFORMIS / OKLAHOMA REDBUD (20'-25' HIGH AND 15'-20' WIDE)
 - PISTACHE X 'RED PUSH' / RED PISTACHE (25'-40' HIGH AND 20'-30' WIDE)
 - KOELREUTERIA PANICULATA / GOLDEN RAIN TREE (30'-40' HIGH AND 15'-35' WIDE)
 - PINUS ELDARICA / MONDELL PINE (30'-40' HIGH AND 25'-30' WIDE)
- SHRUBS**
- BERBERIS THUNBERGI 'ROSE GLOW' / ROSY GLOW BARBERRY
 - NASSELLA (FORMERLY STIPA) TENUISSIMA / MEXICAN FEATHER GRASS
 - MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS
 - JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER
 - YUCCA FILAMENTOSA 'COLOR GUARD' / ADAM'S NEEDLE
- GROUND COVER**
- 6" DEPTH OF 3" - 6" ROWLAND STONE, JACKSON VALLEY ROCK OR EQ OVER WEED BARRIER. COBBLES TO BE WASHED OR SCREENED CLEAN OF EXCESS SILTS, CLAYS, AND FINES.
 - 4" DEPTH OF 1" - 2" ROWLAND STONE, BLACK LAVA CINDERS OR EQ OVER DEWITT PROS5 WEED BARRIER. WASHED OR CRUSHED CLEAN OF EXCESS SILTS, CLAYS, AND FINES

VICINITY MAP



KEY PLAN



BUILDINGS 103 & 109: SITE PLAN

LANDSCAPE LEGEND

TREES

- CERCIS RENIFORMIS / OKLAHOMA REDBUD (20'-25' HIGH AND 15'-20' WIDE)
- PISTACHE X 'RED PUSH' / RED PISTACHE (25'-40' HIGH AND 20'-30' WIDE)
- KOELREUTERIA PANICULATA / GOLDEN RAIN TREE (30'-40' HIGH AND 15'-35' WIDE)
- PINUS ELДАРICA / MONDELL PINE (30'-40' HIGH AND 25'-30' WIDE)

SHRUBS

- BERBERIS THUNBERGI 'ROSE GLOW' / ROSY GLOW BARBERRY
- NASSELLA (FORMERLY STIPA) TENUISSIMA / MEXICAN FEATHER GRASS
- MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS
- JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER
- YUCCA FILAMENTOSA 'COLOR GUARD' / ADAM'S NEEDLE

GROUND COVER

- 6" DEPTH OF 3" - 6" ROWLAND STONE, JACKSON VALLEY ROCK OR EQ OVER WEED BARRIER. COBBLES TO BE WASHED OR SCREENED CLEAN OF EXCESS SILTS, CLAYS, AND FINES.
- 4" DEPTH OF 1" - 2" ROWLAND STONE, BLACK LAVA CINDERS OR EQ OVER DEWITT PROSS' WEED BARRIER. WASHED OR CRUSHED CLEAN OF EXCESS SILTS, CLAYS, AND FINES

BUILDING SUMMARY

- BUILDING: 104**
 - SITE AREA: ±10.06 ACRES
 - BUILDING SHELL: 145,617 GSF
 - LANDSCAPE AREA: 54,497 SF
 - LANDSCAPE TO SITE COVERAGE RATIO: 12.44 %

LOADING DOORS

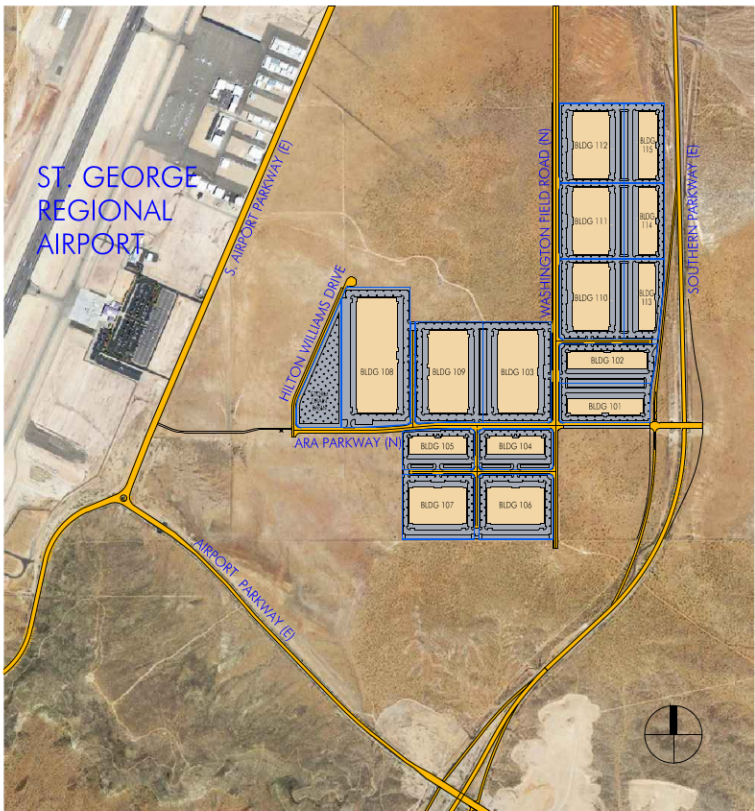
GRADE LEVEL	2
DOCK LEVEL	29
TOTAL	31

- BUILDING: 105**
 - SITE AREA: ±9.73 ACRES
 - BUILDING SHELL: 145,617 GSF
 - LANDSCAPE AREA: 50,101 SF
 - LANDSCAPE TO SITE COVERAGE RATIO: 11.82 %

LOADING DOORS

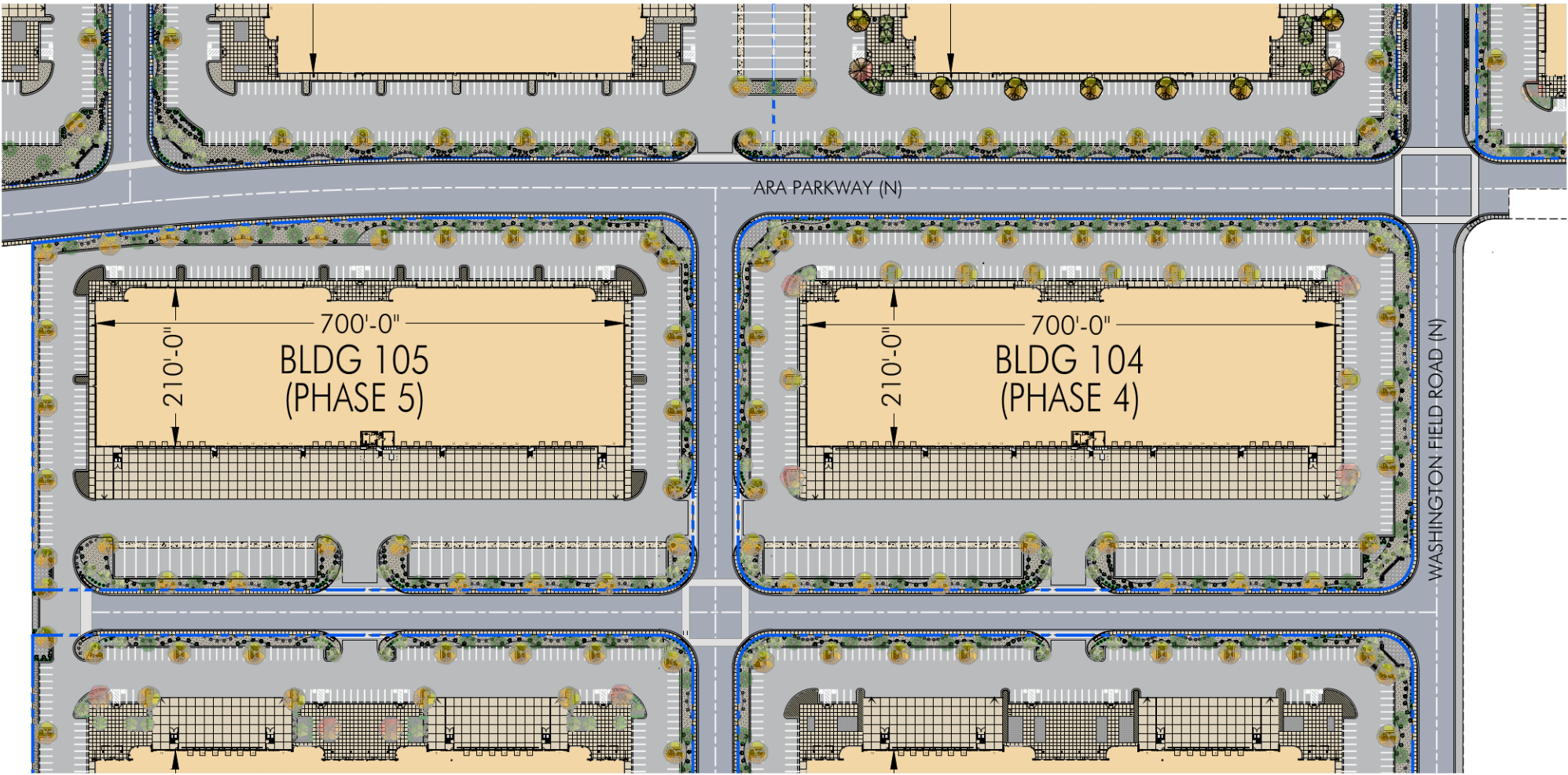
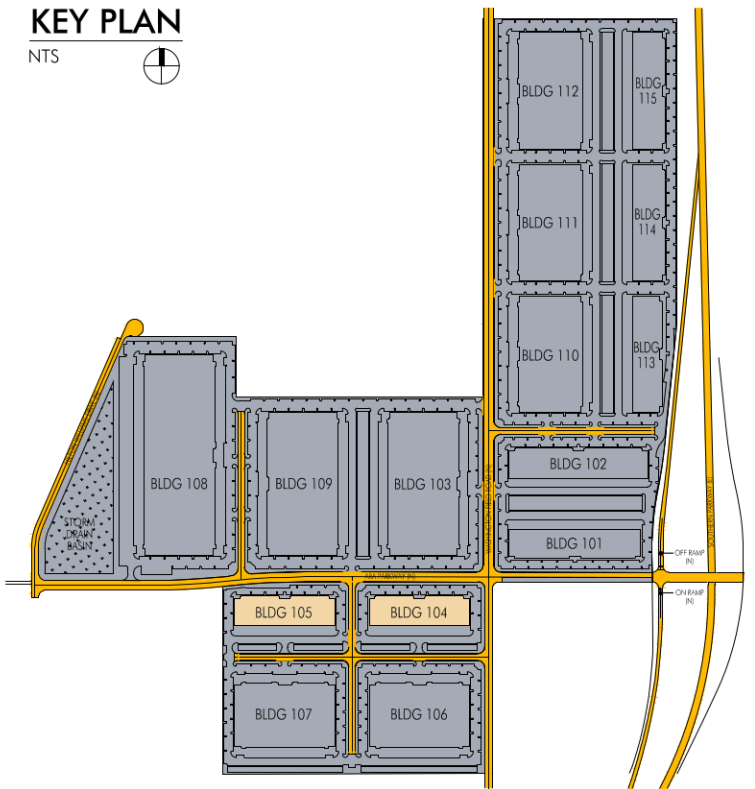
GRADE LEVEL	2
DOCK LEVEL	29
TOTAL	31

VICINITY MAP



KEY PLAN

NTS



BUILDINGS 104 & 105: SITE PLAN

DATED: 10/06/23



SHEET NO. C-A1.1

JOB NO. WCU.21004

LANDSCAPE LEGEND

TREES

- CERCIS RENIFORMIS / OKLAHOMA REDBUD (20'-25' HIGH AND 15'-20' WIDE)
- PISTACHE X 'RED PUSH' / RED PISTACHE (25'-40' HIGH AND 20'-30' WIDE)
- KOELREUTERIA PANICULATA / GOLDEN RAIN TREE (30'-40' HIGH AND 15'-35' WIDE)
- PINUS ELДАРICA / MONDELL PINE (30'-40' HIGH AND 25'-30' WIDE)

SHRUBS

- BERBERIS THUNBERGI 'ROSE GLOW' / ROSY GLOW BARBERRY
- NASSELLA (FORMERLY STIPA) TENUISSIMA / MEXICAN FEATHER GRASS
- MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS
- JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER
- YUCCA FILAMENTOSA 'COLOR GUARD' / ADAM'S NEEDLE

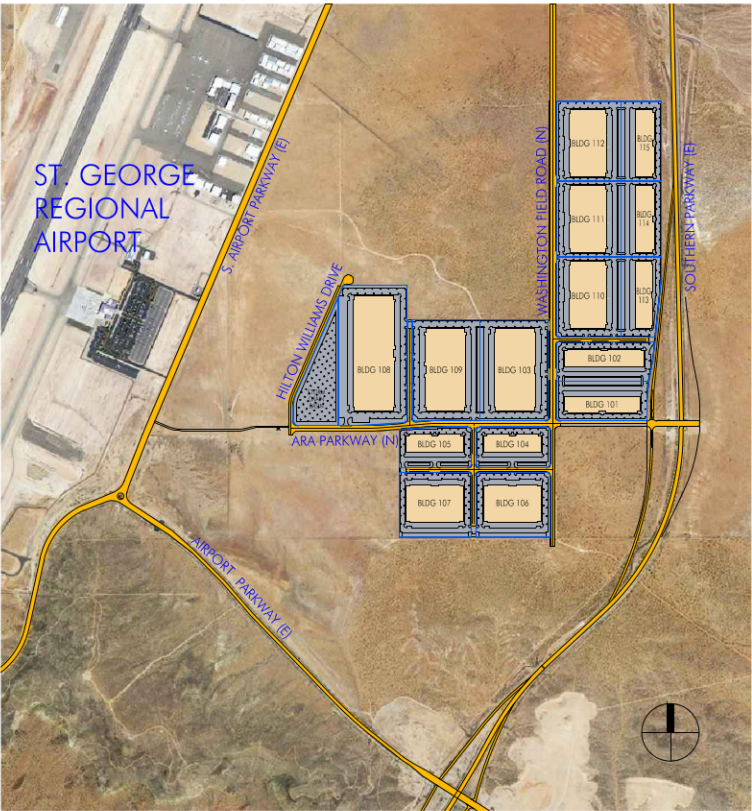
GROUND COVER

- 6" DEPTH OF 3" - 6" ROWLAND STONE, JACKSON VALLEY ROCK OR EQ OVER WEED BARRIER. COBBLES TO BE WASHED OR SCREENED CLEAN OF EXCESS SILTS, CLAYS, AND FINES.
- 4" DEPTH OF 1" - 2" ROWLAND STONE, BLACK LAVA CINDERS OR EQ OVER DEWITT PROSS WEED BARRIER. WASHED OR CRUSHED CLEAN OF EXCESS SILTS, CLAYS, AND FINES

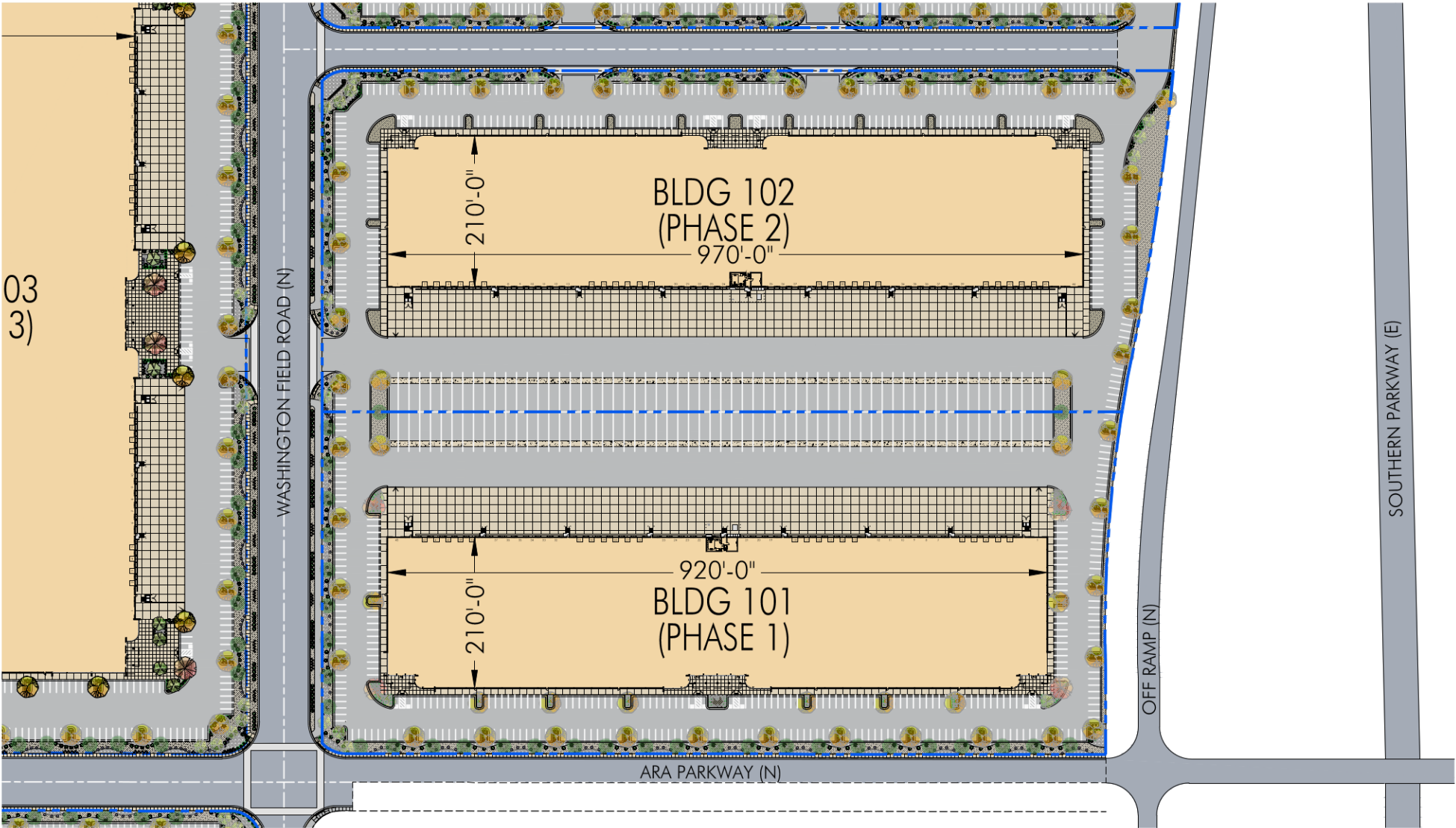
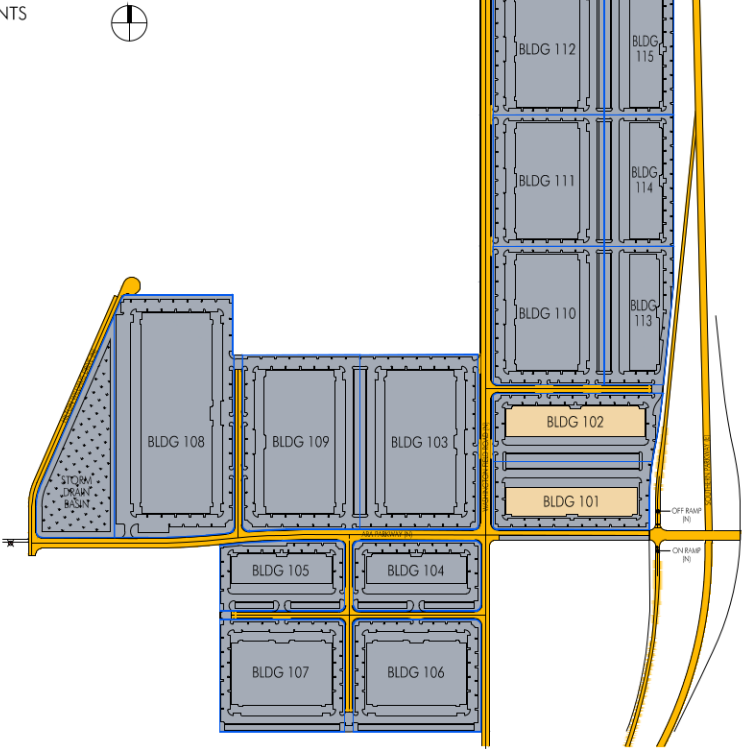
BUILDING SUMMARY

- BUILDING: 101**
 - SITE AREA: ±12.02 ACRES
 - BUILDING SHELL: 192,156 GSF
 - LANDSCAPE AREA: 35,267 SF
 - LANDSCAPE TO SITE COVERAGE RATIO: 6.74%
- LOADING DOORS
 - GRADE LEVEL: 2
 - DOCK LEVEL: 41
 - TOTAL: 43
- BUILDING: 102**
 - SITE AREA: ±12.63 ACRES
 - BUILDING SHELL: 202,733 GSF
 - LANDSCAPE AREA: 41,246 SF
 - LANDSCAPE TO SITE COVERAGE RATIO: 7.50%
- LOADING DOORS
 - GRADE LEVEL: 2
 - DOCK LEVEL: 44
 - TOTAL: 46

VICINITY MAP



KEY PLAN



BUILDINGS 101 & 102: SITE PLAN

DATED: 10/06/23
P:\ARC01 - WASHINGTON CITY (STAFF DEVELOPMENT)\PRESENTATIONS\DRAWINGS\WCU BOOKSHELF\BOOKSHELF 2023 10-06\WCU E-A101 BLDG 101 & 102 SITE PLAN.DWG 10/06/2023 4:17 PM BY HWA-LHM

LANDSCAPE LEGEND

TREES

- CERCIS RENIFORMIS / OKLAHOMA REDBUD (20'-25' HIGH AND 15'-20' WIDE)
- PISTACHE X 'RED PUSH' / RED PISTACHE (25'-40' HIGH AND 20'-30' WIDE)
- KOELREUTERIA PANICULATA / GOLDEN RAIN TREE (30'-40' HIGH AND 15'-35' WIDE)
- PINUS ELДАРICA / MONDELL PINE (30'-40' HIGH AND 25'-30' WIDE)

SHRUBS

- BERBERIS THUNBERGI 'ROSE GLOW' / ROSY GLOW BARBERRY
- NASSELLA (FORMERLY STIPA) TENUISSIMA / MEXICAN FEATHER GRASS
- MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS
- JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER
- YUCCA FILAMENTOSA 'COLOR GUARD' / ADAM'S NEEDLE

GROUND COVER

- 6" DEPTH OF 3" - 6" ROWLAND STONE, JACKSON VALLEY ROCK OR EQ OVER WEED BARRIER. COBBLES TO BE WASHED OR SCREENED CLEAN OF EXCESS SILTS, CLAYS, AND FINES.
- 4" DEPTH OF 1" - 2" ROWLAND STONE, BLACK LAVA CINDERS OR EQ OVER DEWITT PROSS WEED BARRIER. WASHED OR CRUSHED CLEAN OF EXCESS SILTS, CLAYS, AND FINES

BUILDING SUMMARY

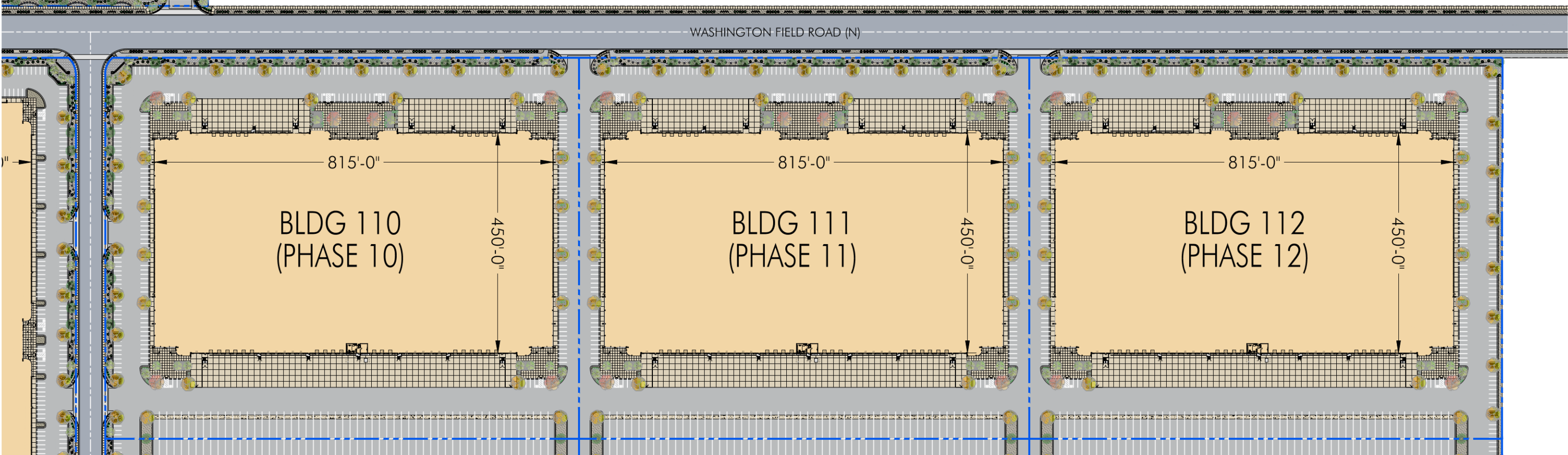
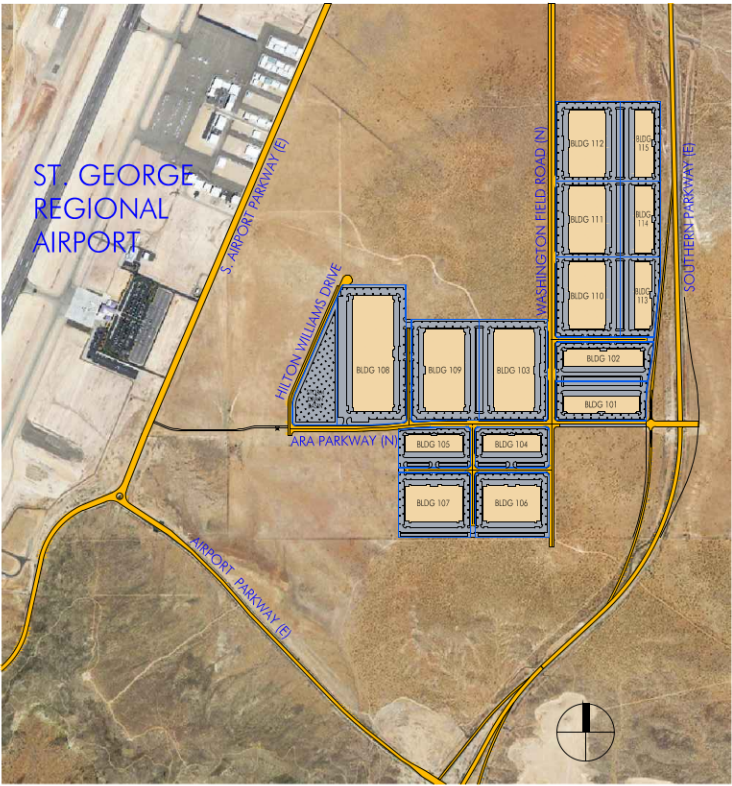
- BUILDING: 110**
 - SITE AREA: ±17.32 ACRES
 - BUILDING SHELL: 366,301 GSF
 - LANDSCAPE AREA: 38,550 SF
 - LANDSCAPE TO SITE COVERAGE RATIO: 5.11%
 - LOADING DOORS
 - GRADE LEVEL: -6
 - DOCK LEVEL: -47
 - TOTAL: 53
- BUILDING: 111**
 - SITE AREA: ±16.46 ACRES
 - BUILDING SHELL: 366,301 GSF
 - LANDSCAPE AREA: 26,332 SF
 - LANDSCAPE TO SITE COVERAGE RATIO: 3.67%
 - LOADING DOORS
 - GRADE LEVEL: -6
 - DOCK LEVEL: 47
 - TOTAL: 53
- BUILDING: 112**
 - SITE AREA: ±17.30 ACRES
 - BUILDING SHELL: 366,301 GSF
 - LANDSCAPE AREA: 34,768 SF
 - LANDSCAPE TO SITE COVERAGE RATIO: 4.61%
 - LOADING DOORS
 - GRADE LEVEL: -6
 - DOCK LEVEL: 47
 - TOTAL: 53

KEY PLAN

NTS



VICINITY MAP



BUILDINGS 110, 111, & 112: SITE PLAN

DATED: 10/06/23

PROJECT: WASHINGTON CITY (STAFF DEVELOPMENT/PRESENTATION) DRAWING: WCU BOOKLET BOOKLET 2023 (10/06/23) F-A1.1 BLDG 108, 111 & 112 SITE PLAN DWG

10/06/2023 4:22 PM BY HEA.LAM

LANDSCAPE LEGEND

TREES

- CERCIS RENIFORMIS / OKLAHOMA REDBUD (20'-25' HIGH AND 15'-20' WIDE)
- PISTACHE X 'RED PUSH' / RED PISTACHE (25'-40' HIGH AND 20'-30' WIDE)
- KOELREUTERIA PANICULATA / GOLDEN RAIN TREE (30'-40' HIGH AND 15'-35' WIDE)
- PINUS ELДАРICA / MONDELL PINE (30'-40' HIGH AND 25'-30' WIDE)

SHRUBS

- BERBERIS THUNBERGI 'ROSE GLOW' / ROSY GLOW BARBERRY
- NASSELLA (FORMERLY STIPA) TENUISSIMA / MEXICAN FEATHER GRASS
- MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS
- JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER
- YUCCA FILAMENTOSA 'COLOR GUARD' / ADAM'S NEEDLE

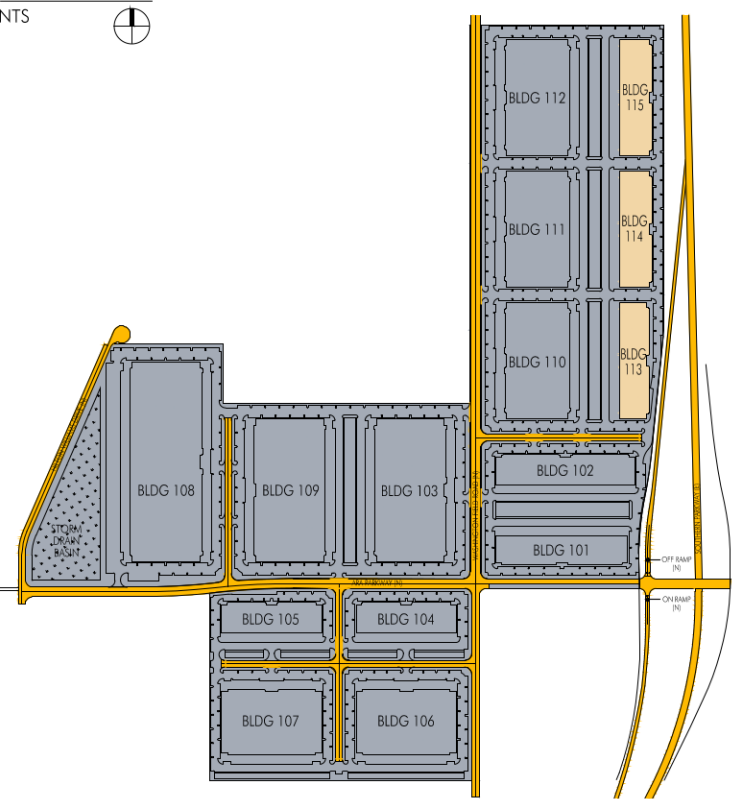
GROUND COVER

- 6" DEPTH OF 3" - 6" ROWLAND STONE, JACKSON VALLEY ROCK OR EQ OVER WEED BARRIER. COBBLES TO BE WASHED OR SCREENED CLEAN OF EXCESS SILTS, CLAYS, AND FINES.
- 4" DEPTH OF 1" - 2" ROWLAND STONE, BLACK LAVA CINDERS OR EQ OVER DEWITT PROSS WEED BARRIER. WASHED OR CRUSHED CLEAN OF EXCESS SILTS, CLAYS, AND FINES

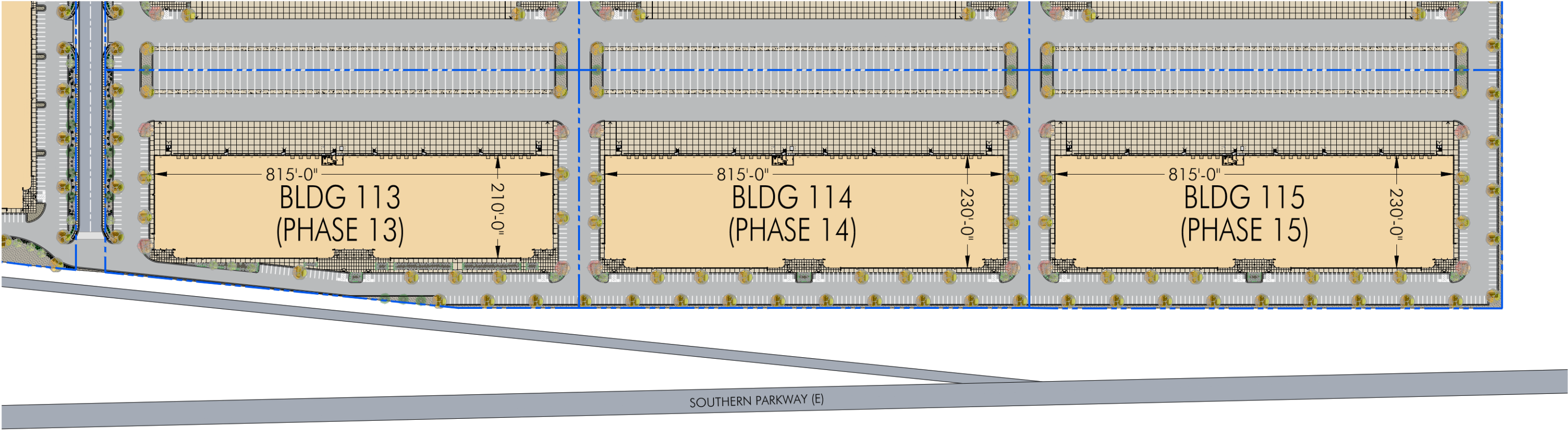
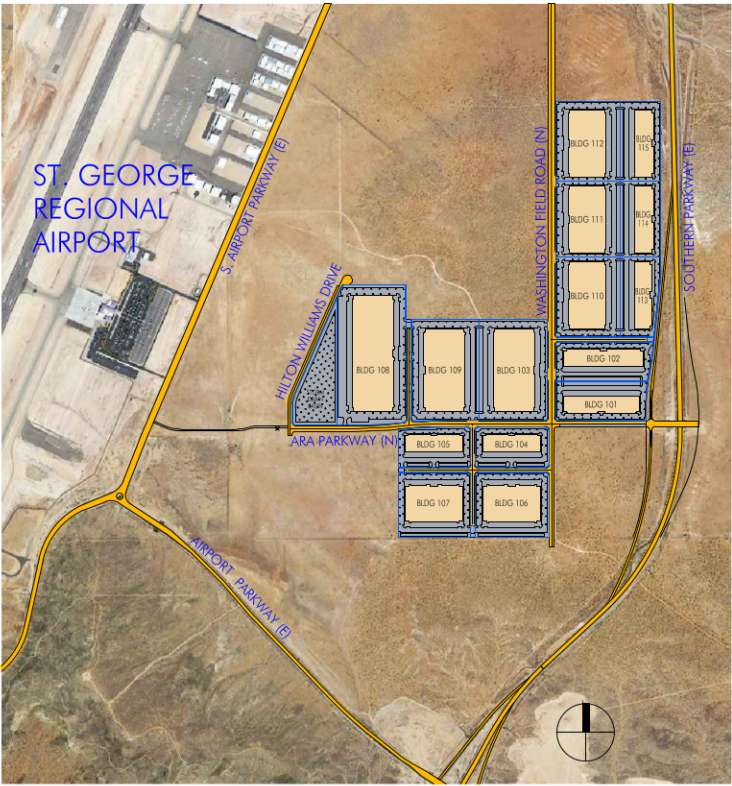
BUILDING SUMMARY

- BUILDING: 113**
 - SITE AREA: ±10.23 ACRES
 - BUILDING SHELL: ±169,944 GSF
 - LANDSCAPE AREA: 22,031 SF
 - LANDSCAPE TO SITE COVERAGE RATIO: 4.94%LOADING DOORS
 - GRADE LEVEL: .2
 - DOCK LEVEL: .36
 - TOTAL: .38
- BUILDING: 114**
 - SITE AREA: ±10.30 ACRES
 - BUILDING SHELL: ±186,275 GSF
 - LANDSCAPE AREA: 13,144 SF
 - LANDSCAPE TO SITE COVERAGE RATIO: 2.93%LOADING DOORS
 - GRADE LEVEL: .2
 - DOCK LEVEL: .36
 - TOTAL: .38
- BUILDING: 115**
 - SITE AREA: ±10.83 ACRES
 - BUILDING SHELL: ±186,275 GSF
 - LANDSCAPE AREA: 18,377 SF
 - LANDSCAPE TO SITE COVERAGE RATIO: 3.90%LOADING DOORS
 - GRADE LEVEL: .2
 - DOCK LEVEL: .36
 - TOTAL: .38

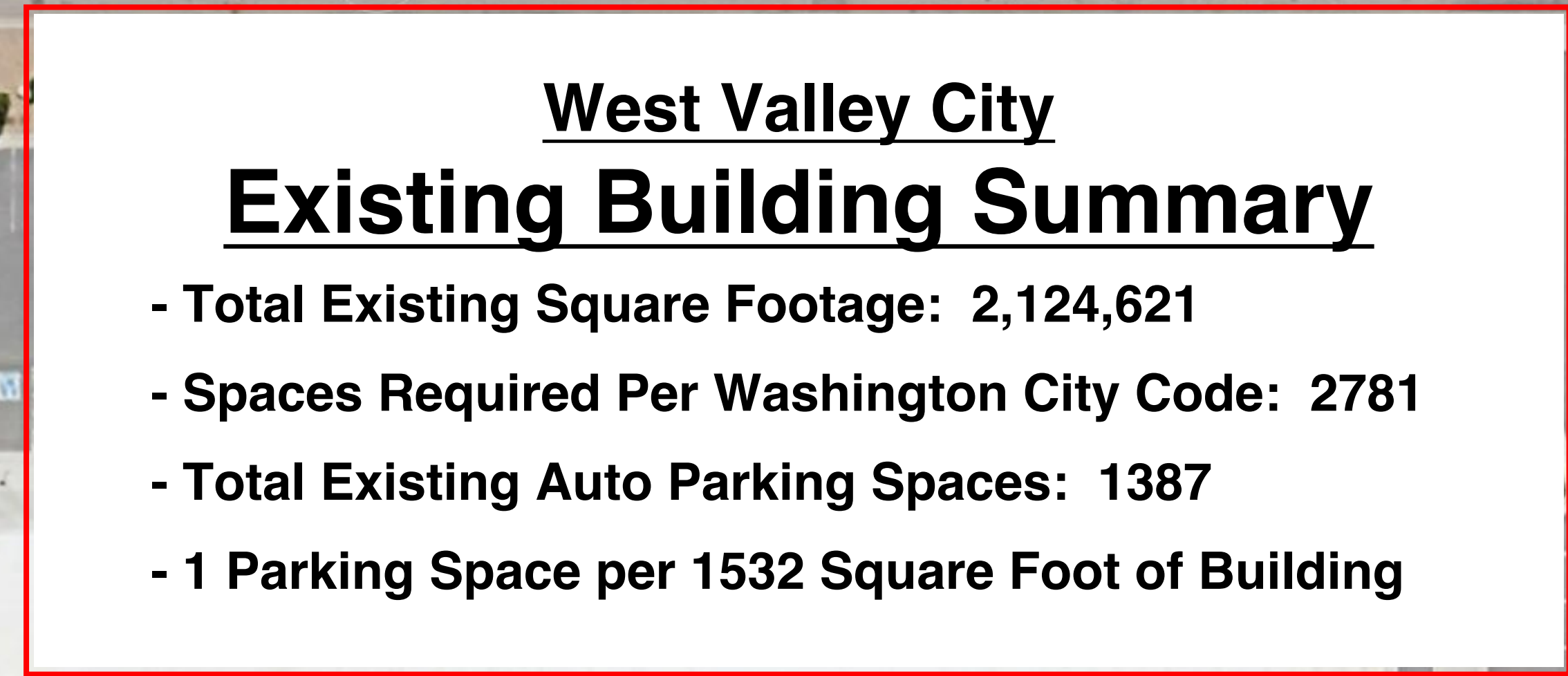
KEY PLAN



VICINITY MAP



BUILDINGS 113, 114, & 115: SITE PLAN



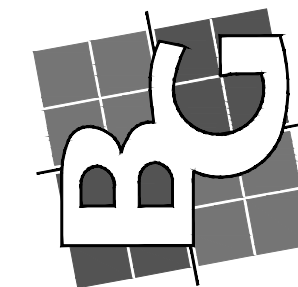
Landmark 10

- Total Building Area: 151,229**
- Auto Parking Spaces Provided: 173**
- Auto Spaces Required per Washington City Code: 189**
- Trailer Parking Spaces: 33**

Building Location: West Valley City, UT

- Total Building Area: 151,229
- Auto Parking Spaces Provided: 173
- Auto Spaces Required per Washington City Code: 189
- Trailer Parking Spaces: 33

Building Location: West Valley City, UT



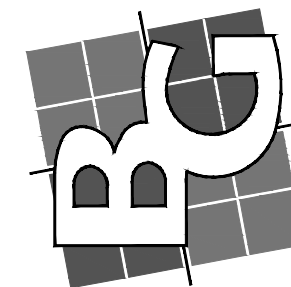


Landmark 12

- Total Building Area: 199,396
- Auto Parking Spaces Provided: 179
- Auto Spaces Required per Washington City Code: 286
- Trailer Parking Spaces: 35

Building Location: West Valley City, UT

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: 2023
DRAWN:
APPROVED: APPROVED
SCALE:
JOB NO.

EXISTING BUILDINGS
ARA INDUSTRIAL
LANDMARK 12



Landmark 5

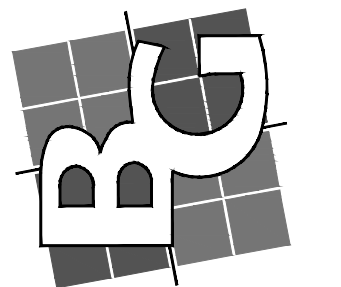
- Total Building Area: 484,500
- Auto Parking Spaces Provided: 393
- Auto Spaces Required per Washington City Code: 631
- Trailer Parking Spaces: 69

Building Location: West Valley City, UT

EXISTING BUILDINGS

ARA INDUSTRIAL LANDMARK 5

DATE: 2023
DRAWN: _____
APPROVED: APPROVED
SCALE: _____
JOB NO. _____



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

205 East Tabernade Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

[illegible]



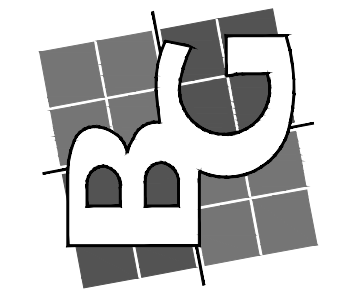
Landmark 8

- Total Building Area: 507,007
- Auto Parking Spaces Provided: 392
- Auto Spaces Required per Washington City Code: 758
- Trailer Parking Spaces: 74

Building Location: West Valley City, UT

EXISTING BUILDINGS
ARA INDUSTRIAL
LANDMARK 8

DATE: 2023
DRAWN:
APPROVED: APPROVED
SCALE:
JOB NO.

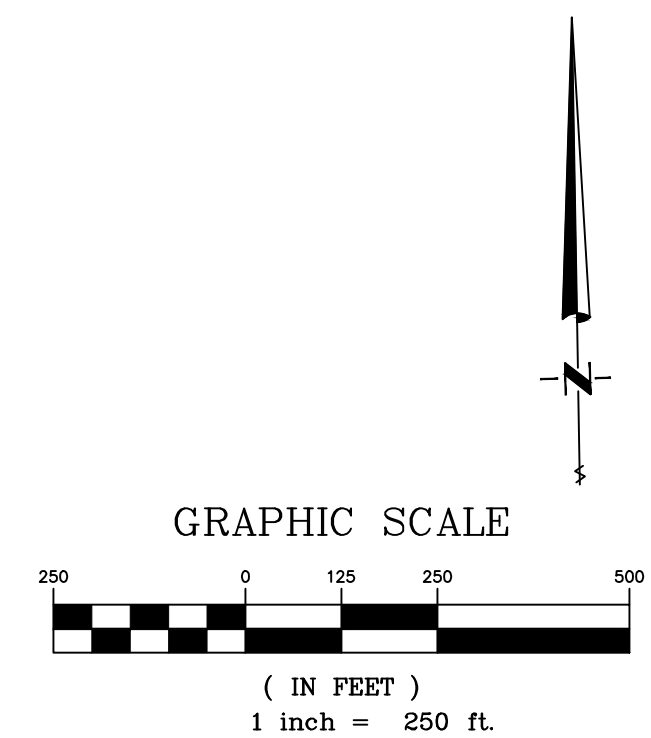
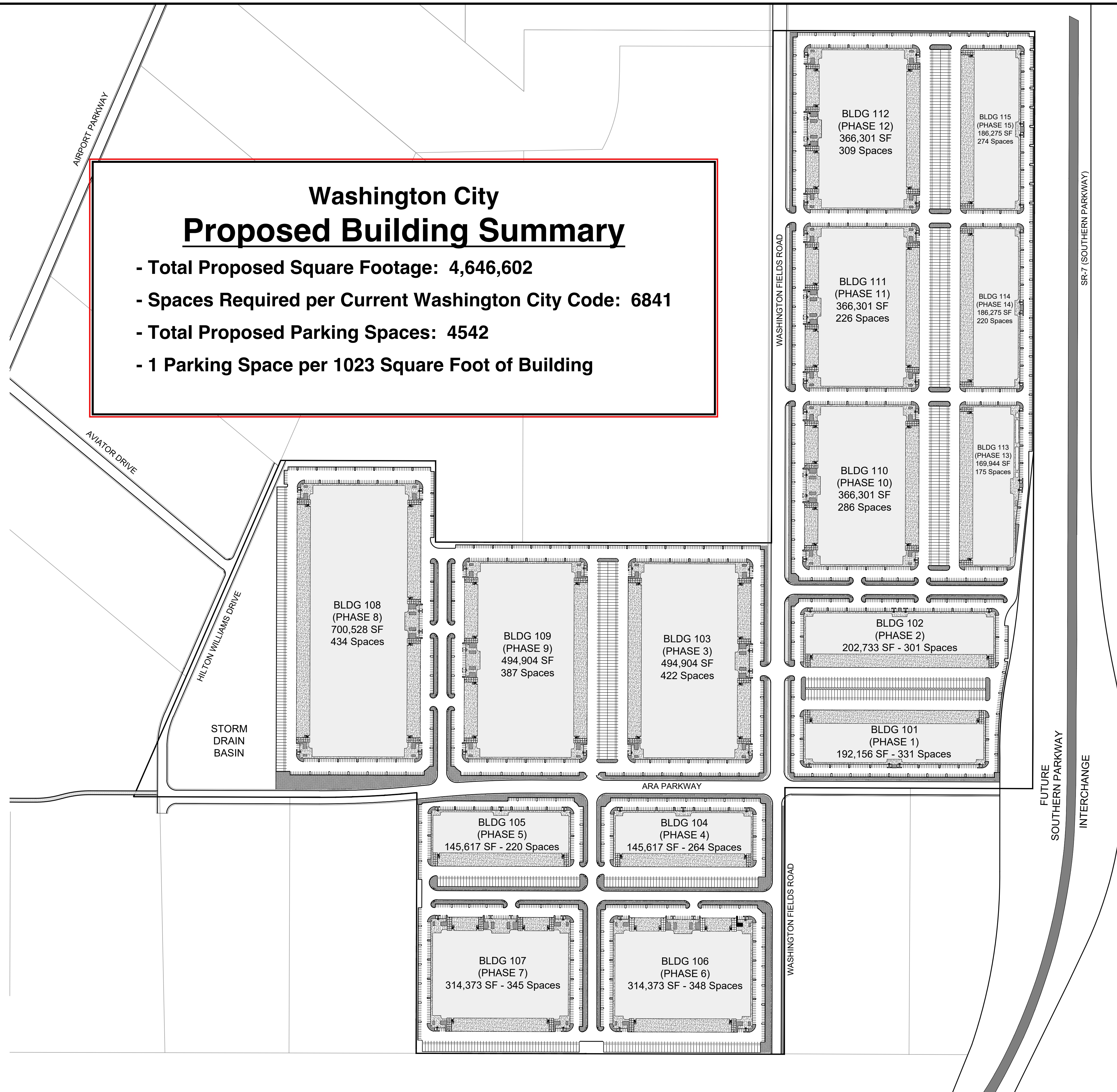


BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

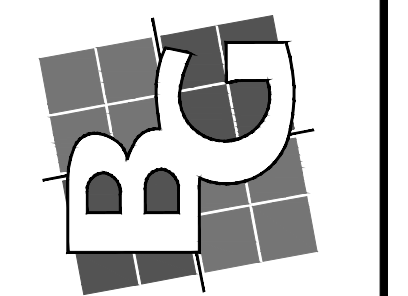
No.	Date	By	Revision

Washington City Proposed Building Summary

- ## **Washington City Proposed Building Summary**



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-161
www.bushandgudgell.com



DATE: SEP 2023
DRAWN: TDP
APPROVED: _____
SCALE: 1" = 250'
JOB NO. 221206

PARKING PLAN

ARA SOUTHWEST LOGISTICS CENTER LOCATED IN WASHINGTON, UT

SHEET 7 OF 7 SHEETS
FILE:221206