

April 14, 2022

Attn:  
Nick Klimek, AICP  
Village Planner – Central City and Encanto  
City of Phoenix Planning & Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003

## **RE: U-Haul Maintenance Facility**

U-Haul International is proposing a two story +/- 9,744 s.f. warehouse, offices and maintenance building to complement the existing campus at their corporate headquarters in central Phoenix, AZ. This facility will be situated in the middle of the U-Haul campus on East Roanoke Avenue just east of Central Avenue and south of Thomas Road in the Midtown area of Phoenix and will be primarily used by current employees as part of the company's support of their existing facilities. The proposed facility will be a centralized hub to store spare parts such as carpet tiles, ceiling acoustic tiles, pipe fittings and general parts to maintain the buildings on campus.

### **Proposed Rezoning Designation**

The existing landlocked parcel is zoned R-4 HRI and will be combined with the north lot of the recently completed Conference and Fitness Center and will be rezoned to match the zoning of that parcel – WUT-5:7. The site is also within the Midtown Transit Overlay District (TOD-1) and is within 1,200 feet of the Central Ave/ Thomas Rd. light rail stop. As part of this development and lot combination, the Development Team proposes to re-zone the property from three separate zones to a single zoning designation of Walkable Urban Code Transect designation of T5:7 as recommended by the City Planners at the rezoning pre-application meeting on November 9, 2021. The primary reason for this re-zoning request is to allow the use to be built as an accessory building to the primary building of the Conference and Fitness Center. The WU T5:7 designation will allow accessory structures and use. As part of this rezoning, we are also proposing to rezone parcels 118-44-050 and 118-44-051 directly north of the maintenance facility parcel described above from R-4 HRI to P-1 TOD-1. The existing parking lot will remain as such and will receive landscape improvements along Roanoke Ave.

### **Ground Level Features:**

+/-6,075 GSF

### **Exterior**

There is one building entrance on the northwest side of the building will face the parking lot with direct pedestrian connection to the main building on Roanoke. We propose approximately 17 parking spaces on the parcel, which will work in conjunction with the rest of the campus adding to the more than 1,700 parking spaces campus wide. We also propose the south side of this parking lot as pedestrian / vehicle access to the other parts of the U-Haul campus. Our parking strategy will rely on the entire block of U-Haul properties and shared uses. We believe the driveway pass through to adjacent facilities will be functional to control access and enhance the landscaping aesthetics of all U-Haul facilities and become the "welcome" mat /recognizable front door identity for all U-Haul properties.

### **Interior Spaces**



The ground floor will consist of office space, workshop area for wood working, welding, electrical and mechanical maintenance, and some parts storage. It will also have a break room and access to the back covered patio for additional outdoor workspaces.

**Second Level Features:**

+/-600 GSF will consist mainly of storage shelving and warehouse space.

**Building Structural Concept:**

The primary structure will be masonry exterior walls with steel beams and columns. Composite concrete slab for the 2<sup>nd</sup> floor and steel decking for the roof.

**Parking Facilities Available**

A brief summary of AMERCO Realty Co's (U-Haul's property holder) existing facilities within 600' of the proposed building are as follows:

Gross Office Area:

U-Haul Conference and Fitness Center – 2 story building = 59,394 g.s.f.

U-Haul Office Towers on Central - (2) 11-story and (1) 2-story buildings = 239,555 g.s.f.

U-Haul (2) 4-story office buildings at 3rd St = 148,044 g.s.f.

Total Building GSF = 446,993

There are a total of 1,747 parking spaces on the overall campus available for approximately 1,500 employees within 600' of the proposed building.

The main parking garage on Roanoke has 700 spaces, while the remaining stalls are made up between the various parking lots and 2 level parking garage for the two office buildings on 3rd Street.

The Owner requests that the approximately 400 required parking spaces for this facility be shared with entire U-Haul campus as most users will already be parked nearby and walk to the facility. As such, we plan on issuing a mixed use parking calculation for the entire campus block, if the City Planning Dept is agreeable to that approach.

**Next Steps**

We look forward to the City's Planning comments and concerns on this building, re-zoning application and land use concept and working together to create a unique and exciting facility in the middle of central Phoenix. We also look forward to sitting down with City staff ASAP to carve out the best path to entitling this property for the intended uses. We wish to address the rezoning process with the adjacent neighbors and local stake holders. U-Haul is committed to building this facility as soon as possible as well as committing to being a responsible development partner with the City and residents.

Very truly yours,

Philip A. Carhuff, AIA.