

## **Project Narrative Plainfield Innovation Park - Building I**

Rock Creek Partners, LLC, the Petitioner, proposes the development and construction of an approximately 182,520 SF distribution/warehouse/flex building (Building I) on approximately 17.04 acres located near the southeast corner of Camby Road and Quaker Boulevard (SR 267).

The land parcel is currently zoned AG. Rock Creek Partners, LLC is currently moving through the rezoning process with the Town of Plainfield to rezone the parcel to I2.

Access to Building I will be provided by a new north/south road, Road A, to be constructed east of the Site. As approximately depicted on the Site Plan, the proposed Road A will initially terminate at the southern lot line of the parcel for Building II, a project running concurrent with Building I. In the future, Road A may be extended to the south in order to connect to E CR 750 E through the real estate south of the Site, which is currently owned by the Town of Plainfield. Finally, relocated Willsee Lane, depicted on the proposed Site Plan as terminating by cul-de-sac, may be extended to Quaker Boulevard (SR 267) for emergency access only.

To provide for connection to the remaining portion of Willsee Lane (CR 875 E) that is located south of and adjacent to the Site (which may or may not be vacated), Petitioner proposes to install a connection from the proposed cul-de-sac to the remaining Willsee Lane right-of-way as approximately depicted on the Site Plan.

The front façade of Building I will face Quaker Boulevard. Four (4) pedestrian entrances will be provided, with sidewalk connectivity to Road A. Auto parking is proposed on the north, west, and south sides of the building. Loading docks for the building will be on the east façade, not visible from Quaker Boulevard.

An 8-ft multi-use path is proposed along the east side of Quaker Blvd and will be constructed within the existing road R/W. This multi-use path is proposed to be located as close to the eastern R/W limits as is possible and will tie into the relocated Willsee Lane corridor.

Additionally, an existing wooded area of approximately 200 feet in width will be maintained to the north of the buildings to provide visual screening of the building from the north. Existing trees will also be maintained within the 60' front building setback along Quaker Boulevard, west of Building I. There will be a wet detention pond located north of the building.

The proposed building exterior will utilize a combination of architectural metal panels, glass, and painted precast concrete. Formliner will be used on a majority of the painted precast panels to add visual interest and earn façade points to comply with the newly adopted Architectural Standards. The Petitioner would like to reserve the right to further study the percentage of formliner used on the elevations while maintaining the required façade points.