

Project Narrative Plainfield Innovation Park - Building II

Rock Creek Partners, LLC, the Petitioner, proposes the development and construction of an approximately 218,400 SF distribution/warehouse/flex building (Building II) on approximately 17.77 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 II will be provided by a new north/south road, Road A, to be constructed along the east side 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 Buildings II. 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 II will face proposed Road A. Four (4) pedestrian entrances will be provided, with sidewalk connectivity to Road A. Auto parking is proposed on the north, east, and south sides of the building. Loading docks for the building will be on the west façade, not visible from Road A.

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. 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.