

Resource Innovation Campus, Phoenix

S. 27th Ave & W. Lower Buckeye Rd, Phoenix, AZ 85009

The Resource Innovation Campus (RIC) is approximately 40 acres of land allocated in a strategic area near Phoenix's southern transfer station, material recovery facility, compost facility, and closed landfill site. In 2015, Phoenix City Council approved development of the RIC, a conceptual design was submitted in 2017, and a Master Plan was submitted in 2019, but were never implemented. The site aims to be dedicated to the creation and growth of the circular economy in Phoenix and to help fulfil Phoenix's goal of achieving 50% waste diversion by 2030 and zero waste by 2050.

The RIC is envisioned as a hub for attracting manufacturing processes, conversion technologies to transform waste into resources, and serve as a test bed for the creation of valuable public-private partnerships and growth of circular companies. Through this competition, Phoenix is looking for development of up to 20 acres using carbon-neutral, energy efficient,

heat-resilient solutions that ensure sustainable water usage and meet federal air quality standards.

The RIC is situated just a few miles south of the downtown area/central business district in the Estrella Village (EV) community. EV has been a major industrial, commercial, and agricultural hub for Phoenix over the past 50 years and contains historic neighborhoods in need of regeneration to foster a more thriving environment. The area is also seen as a distressed region of the city (an opportunity zone) situated near other villages with a history of redlining. Furthermore, the RIC connects into the Rio Reimagined Project — a county wide green infrastructure project to spearhead revitalization of public land along the Rio Salado River and promote sustainable, equitable and inclusive commerce and job growth. This is a unique opportunity of generating a new sustainability hub focused on circularity and waste management in a growing area of the city.



Plot Area:

Up to 20 acres of land south of Phoenix's downtown area/central business district. The location is approximately 5 miles away from Phoenix City Hall.

Expected Land Use:

Creation of a resource cluster focused on circular economy waste management strategies, including innovative waste reduction and repair initiatives. Expected programming includes space for research and development labs, designated incubation/acceleration space workforce training and development program opportunities, offices and/or workstations, shared collaborative workspaces; as well as utility, infrastructure, support spaces and designated land use for resource clustering focusing on circular economy and by-product synergies. An

open gallery space for displays/education/entertainment purposes, and space for potential inclusion of a public facing café environment can also be included. The overall facility should be designed for flexibility and adaptability, target Petal Certification within the Living Building Challenge program (net zero energy being mandatory), and promote diversity, equity, and inclusion.

Site Ownership: City of Phoenix

Type of Property transfer intended:

The City intends to do a long-term lease for the site. Terms are open for the teams to propose.

Deadline for the submission of the Expression of Interest: Thursday 1 November 2022 11am Phoenix time (UTC-7)

Presentation of the site and development expectations

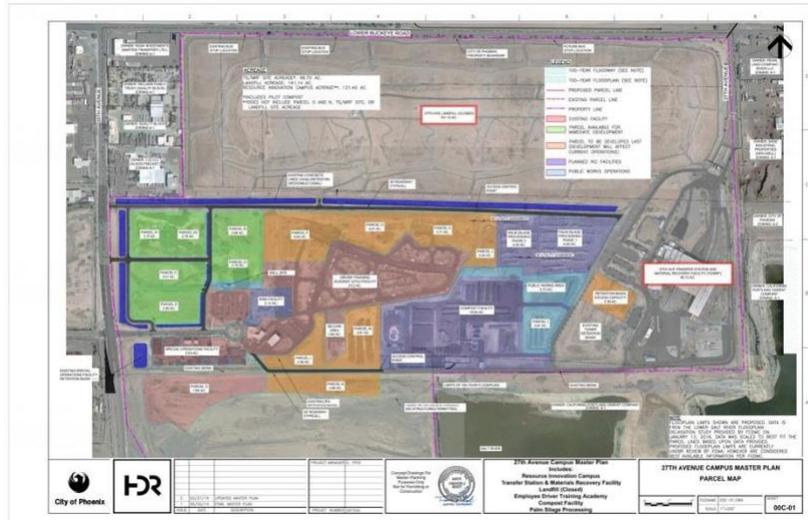
The RIC is located approximately 5 miles south of Phoenix's downtown area/central business district in the Estrella Village community. Estrella Village is comprised of hubs for industrial, commercial, and agricultural activities including a major corporate employment center, numerous warehouses, transportation, logistics, shipping, and other similar businesses. Recent redevelopments of agricultural and vacant land in the area have led to a growing number of residential communities and commercial centers. Population in 2018 was approximately 87,780 and is projected to reach 111,450 by 2030. The RIC site is in the industrial zone of Estrella Village (see image below). It is mainly accessible by car via two access points: 27th Avenue and 35th Avenue. For future parcel development, new roadways will be required to provide connectivity between the two access points.



RIC's Campus Perspective from 27th Avenue

The site is bordered by a closed landfill to the north, Compost Facility, Transfer Station and Material Recovery Facility (TS/MRF) to the east, the Salt River to the south, and additional industrial businesses to the west. There is also a Special Operations Facility and an Employee Driver Training Academy (EDTA) near the site. The 2019 Master Plan notes intent to have the RIC facility built adjacent to the EDTA. Utilities (power, water, sewer infrastructure) are currently located in four main areas of the site: TS/MRF, EDTA, Compost Facility, and Special Operations Facility. Infrastructure components will need to be planned for and integrated in the design for the RIC including: a gravity sanitary sewer line, overhead power line, underground electric line, telecommunications infrastructure, storm drain infrastructure, etc. The city is currently exploring paths to develop such infrastructure.

Desired programming and future site use include approximately 35,000 sf building with designated incubation/acceleration space, research and development labs, shared workspaces, administrative support spaces; workforce training and development program opportunities; designated land use for resource cluster focusing on circular economy, waste management strategies i.e., innovative waste reduction and repair initiatives, and by-product synergies, etc. The RIC is currently available with proper zoning, a site plan for infrastructure and a conceptual master plan. Recent passage by the Biden Administration of the U.S. Infrastructure Investment and Jobs Act may provide the opportunity for additional public-private investment in the creation of the circular economy campus.



Master Plan Parcel Map

The City of Phoenix has set the goal of becoming the most sustainable desert city in the world by 2050. One of the ways the city hopes to achieve this goal is through circular economy and waste diversion strategies. In 2013, Phoenix announced a sustainability initiative to achieve 40% waste diversion from landfills by 2020 and have since set goals of achieving 50% waste diversion by 2030 and 100% waste diversion by 2050. One of the strategies identified to accomplish these goals was the development of the Resource Innovation Campus (RIC) site.

The RIC is dedicated to the creation and growth of a circular economy that will fulfill the Phoenix's waste diversion goals set forth in the 2021 Climate Action Plan while also helping Phoenix reap the economic development benefits of attracting manufacturing processes and conversion technologies to transform waste into resources. Phoenix is unique as it is one of the only municipalities in the United States that maintains ownership over our transfer stations, material recovery facilities, compost facility and landfills (active and closed). Because Phoenix maintains ownership, we also own the waste coming from our customers and can activate innovative opportunities tied to circular economy solutions to help mitigate, reduce, and ideally stop the creation of waste — especially preventing valuable materials from going to landfills. The RIC was purposely located next to the southern transfer station, material recovery facility and compost facility to capitalize on opportunities for circular economy businesses to locate in Phoenix and utilize the city's waste as feedstock for manufacturing purposes among other activities.

Specific planning rules and regulations

To build inside City of Phoenix (City) limits, teams will need to work in coordination with the City's Planning and Development (PDD) department to ensure the project adheres to City requirements. The PDD is responsible for the physical development of the city, and they work hard to ensure building and infrastructure projects are completed in a manner that protects human health and the environment.

The majority of the Resource Innovation Campus (RIC) is currently under Maricopa County Assessor's Parcel Number 105-49-010C and is in eastern portion of Section 23, Township 1N, Range 2E. The site has the physical address of 3535 South 35th Avenue in Phoenix, Arizona 85003. The address and APN of your selected parcel within the RIC will need to be registered with the Maricopa Tax Assessor. The RIC is currently zoned as A-2, Industrial District, which requires the provisions in Chapter 6, Section 628 of the Phoenix Zoning

Ordinance (<https://phoenix.municipal.codes/ZO/628>) to be met. Particular attention should be given to Section B (Permitted Uses), Section D (District Regulations), and Section E (Site Standards).

While the specific permitting and environmental regulations you will be required to follow will be largely dependent on the type of building planned and the intended use of the site, a typical project will subject to the following:

- Current building codes
 - The city currently uses the 2018 IBC, 2018 IPC/UBC, 2018 IECC, 2017 NEC, and 2018 Phoenix Fire Code. More information can be found at <https://www.phoenix.gov/pdd/devcode/buildingcode>.
- Fire, site, civil, and building permits will be required
- Water and sewer permitting
 - The site has a 2-inch forced sewer main that may have special requirements during construction.
- Stormwater management plans and permitting
 - The site currently has a retention basin which precludes a stormwater discharge permit, but this may change in the future.
- Right-of-way offsite improvements
- Air quality permitting

The PDD provides a due diligence [handout](#) which outlines common issues developers will need to address to ensure their project timeline is met. The project (or phases of the project) may qualify for the [Self-Certification Program](#) which helps speed up the permitting process for [eligible projects](#), teams are therefore encouraged to develop projects in line with such guidelines.

City climate priorities and environmental challenges

Phoenix has recently launched our Climate Action Plan and is currently reiterating on our Zero Waste 2050 Plan. Participation in this competition would help to accelerate the establishment of the RIC, attract circular economy innovators and a vast array of businesses interested in collaborating with Phoenix on our sustainability/climate action/waste diversion efforts, mitigating environmental quality issues associated with waste generation and sending waste to landfill, and ultimately enable a successful transition toward and equitable and inclusive circular economy.

The City's Climate Action Plan (CAP) was approved by Council session in October of 2021. The CAP presents our plan to make Phoenix a sustainable desert city through the implementation of the following goals:

- A carbon-neutral city by 2050 operating on 100% clean energy
- All new buildings are "net positive" by 2050 in both energy use and materials
- Greenhouse Gas (GHG) emission reduction targets:
 - 30% by 2025 community-wide (Paris-compliant) on track
 - 40% by 2025 (City Operations only) on track
 - 100% by 2050 community-wide by 2050
- Clean Air – meeting federal standards by 2050
- Zero waste through the circular economy
- A 100-year supply of clean and reliable water
- Create a vibrant healthy food system by 2050 with zero food deserts
- Waste – create zero waste through participation in the Circular Economy

Reinventing Cities

- Building & Land Use – reduce community carbon pollution by 80%-90% with the longer term 2060 goals of becoming a carbon-neutral city

More information [here](#). Teams should consider these goals in their proposal.

In addition, the city has several specific environmental objectives that could be integrated into the RIC: Cool Roadways Partnership and Tree and Shade Master Plan.

Cool Roadways Partnership

In 2021, the Global Cool Cities Alliance launched the Cool Roadways Partnership to increase the use of cool asphalt to help offset rising urban temperatures in places like Phoenix. On September 14, 2021, the City of Phoenix Office of Sustainability, the Street Transportation Department, and Arizona State University presented the results of their year-long cool asphalt pilot program at eight locations throughout the city. The results of the pilot program indicate cool asphalt is effective at reducing temperatures in Phoenix's desert climate. The pilot program ended in October 2021 and cool pavement will become a regular program for the city's Street Transportation Department.

More information:

- <https://www.phoenix.gov/streets/coolpavement>
- <https://www.phoenix.gov/oepp/climate>

Tree and shade Master Plan

In 2010, the City of Phoenix adopted the Tree and Shade Master Plan that laid out the vision of a healthier, more livable, and prosperous Phoenix through investment in the urban forest. Citizen Foresters advocate for trees by promoting best practices regarding proper tree planting and maintenance techniques, while supporting community efforts to achieve tree and shade canopy goals.

More information: <https://www.phoenix.gov/parks/parks/urban-forest/tree-and-shade>

Provisional Timeline

Deadline for the submission of the Expression of Interest: 1 November 2022

Date of announcement of the finalists: November 2022

Deadline for submission of the final proposals: April 2023

Date of announcement of the winning project: June 2023