

Park 360 South

City Council Presentation #1 – October 22, 2018

Presentation Outline

1. LOGISTICS PROPERTY COMPANY, LLC (LPC) & SPONSORSHIP

- a. LPC is a joint venture between Macquarie Capital and senior principals from Ridge Property Trust. LPC specializes in industrial development and investment in state-of-the-art warehouse, distribution, and manufacturing facilities throughout North America. LPC principals have over 35 years of experience in industrial real estate, and have been involved in the development, ownership, construction and management of more than 125 million SF of institutional quality real estate throughout North America.
- b. Macquarie Capital Real Estate Investments (MREI) is Macquarie Capital's real estate principal investment and private capital advisory business. It is an integrated global business that creates, invests in and advises real estate platforms. The group currently has investments in nine operating platforms across the globe with over \$15 billion in assets under management, including Asia-Pacific logistics specialists Logos Property Group and United Kingdom logistics specialists Peel Logistics Group.
- c. Sampling of recent successfully completed projects:
 - i. General Mills
 - ii. Southport Logistics Park
 - iii. Amazon
 - iv. Michelin Tires
 - v. L'Oréal
 - vi. T-Mobile

2. PARK 360 SOUTH

- a. Motives for targeting Park 360 South location and area for logistics distribution center.
- b. Super Class-A state-of-the-art investment grade distribution center / logistics park.
- c. 2.8 million square feet, 7 buildings, varying sizes and tenant types.
- d. First-Class Building Construction:
 - i. Today's modern logistics parks versus the past,
 - ii. Construction using concrete, tilt-wall with tasteful panel reveals,
 - iii. Accentuated entries with glass,

- iv. Upgraded landscaping / berms to better integrate and blend into surroundings, and
 - v. Integrated public park areas and pedestrian trails.
- e. Renderings of Park 360 South
- f. Animated Video of Park 360 South
- g. Arlington's Park 20/360 – A similar project to proposed Mansfield Park 360 South
- h. Planned Development Zoning (PD) – underlying base zoning light industrial. Requires LPC to come before City Council to review and approve site plans for each building thus ensuring quality / standards before we make development decisions or changes.
 - i. CCRs Dictate:
 - 1. No unscreened outside storage in truck courts,
 - 2. No ongoing outside work, and
 - 3. No gravel parking or work areas.

3. POTENTIAL TENANTS / JOBS

- a. Tenants already in the area that could have been attracted to Park 360 South:
 - i. Prospective tenant list:
 - 1. Largest building (B7, 1 million square feet) is an e-commerce facility, attracting tenants similar to below:
 - a. Amazon
 - b. FedEx
 - c. UPS
 - d. Wayfair
 - e. DSC Logistics
 - f. General Motors
 - g. Petmate
 - h. Flex N Gate
 - 2. Medium size buildings (B1, B5, B6) will house regional / national logistics tenants:
 - a. Lockheed Corp.
 - b. General Dynamics
 - c. Trane Corp.
 - d. Williams Sonoma
 - e. Flowserve
 - f. Cooper Tires
 - g. Cardinal Health
 - h. Rooms-to-Go
 - i. Vistar
 - j. Quaker
 - k. Dr. Pepper Snapple
 - l. US Foods
 - m. SYGMA

3. Smaller bldgs. (B2 – B4) will house mainly local businesses or small businesses that want to relocate to service Mansfield and the surrounding area.
4. Build-to-Suit Prospects.

4. TRUCK TRAFFIC

- a. Traffic Impact Analysis Summary of Findings (at full build-out):
 - i. Morning peak #: 470 → 28.5% trucks = 2.25 trucks / minute
 - ii. Afternoon peak: 526 → 28.5% trucks = 2.5 trucks / minute
- b. Analysis shows that we will maintain a good level of service on roads per Mansfield's current traffic engineering plans (minimal overall impact).
- c. Truck Queuing: Park 360 South has an excess of truck doors and truck staging areas to accommodate trucks, so there should be no excess queuing of trucks off the service roads or in the park itself.
- d. Park 360 South has four (4) different entrance / exit routes, but 90% of traffic will use 360.
 - i. Top 4 Traffic Routes:
 1. US 287 heading north/south to Lone Star Road,
 2. US 287 heading north/south to Lakeview Drive,
 3. US 287 heading north/south to Heritage Parkway, and
 4. SH 360 heading north/south to Park 360 South.
 - ii. Truck management:
 1. Smaller radii and taller curbs on certain sides of exit drives to discourage turning certain ways,
 2. Posting "No Truck" signage,
 3. Implement truck management plan for each bldg.
 4. Intersection at Lone Star & 360 access road will be signalized, and
 5. Truck mapping software is all electronic now.
- e. Trucks go where they won't get fined and gravitate towards the path of least resistance.

5. ECONOMIC IMPACT

- a. To be provided by Staff prior to City Council meeting.

6. CLOSING

- a. Sponsorship
- b. Super Class-A Business Park
- c. Attractive Visual from SH-360

- d. Manageable Truck Traffic
- e. Great economic impact and notoriety for city and community
- f. Good neighbor