

Staff Summary Report



Development Review Commission Date: 01/27/2009

Agenda Item Number: ____

SUBJECT: Hold a public meeting for a Development Overlay for FOUNTAINHEAD OFFICE PLAZA, located at 1625 W Fountainhead Parkway.

DOCUMENT NAME: DRCr_FountainheadOfficePlaza_012709

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **FOUNTAINHEAD OFFICE PLAZA (PL008359)** (Jay Fisher, Park Corners, LLC, property owner; Adam Valente, Davis, applicant) consisting of two new office buildings up to 153 feet high within 431,100 net s.f. and a shared parking garage on 11.87 net acres, located at 1625 W. Fountainhead Parkway in the GID General Industrial District. The request includes the following:

DPR08237 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

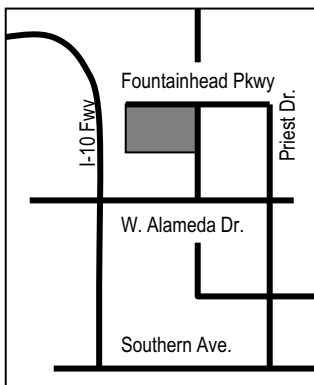
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	11.87 acres
Total Building area	435,800 gross / 431,100 net s.f.
Lot Coverage	26 % (No maximum in GID)
Building Height	153 ft (270 ft maximum allowed by previous approved 5 th PAD)
Building setbacks	25' front yard
Landscape area	28% (10% minimum required in GID)
Vehicle Parking	2094 spaces: 1,900 in structure (1336 min. required, 1,670 max surface allowed)
Bicycle Parking	51 spaces (50 minimum required)

A neighborhood meeting was not required with this application.

This case was continued from December 9th to December 23rd, from December 23rd to January 13th and January 13th to January 27th. There have been no changes in the application since the first hearing; only Condition 21 has been modified to address ongoing discussions about water supply and use.

PAGES:

1. List of Attachments
- 2-3. Comments
- 4-6. Reason for Approval / Conditions of Approval
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letter of Explanation
- 5-6. Site plans
- 7-11. Floor plans
- 12-15. Building Elevations
16. Building Sections
17. Landscape Plan

COMMENTS:

This site is located south of Broadway Road, north of Alameda Drive, East of the I-10 Freeway and west of Priest Drive, on Lot 7A of Fountainhead Lot A, off of 55th Street and Fountainhead Parkway within the Fountainhead Corporate Park, which has an existing Planned Overlay District. The project requires removal of several existing buildings, removal of approximately 50% of the existing turf, and reconfiguration of the existing lake. This request includes a Development Plan Review for a 6-story 96' 5" high office building and a 10-story 152'5" high office building with a shared 4-story 33' high parking structure. The office buildings will total 431,100 s.f. on 11.87 net acres. The applicant is requesting the Development Review Commission take action on the Development Plan Review. For further processing, the applicant will need administrative approval for an amended Planned Area Development to update the existing PAD with the revised site plan.

PUBLIC INPUT

A Neighborhood meeting was not required for this request.

PROJECT ANALYSIS**GENERAL PLAN**

The General Plan Land Use designation for this site is Mixed-Use, which incorporates the larger Fountainhead development, and allows the proposed office uses.

ZONING

The Zoning designation for this site is General Industrial, which allows the proposed office uses.

PLANNED AREA DEVELOPMENT

The existing Planned Area Development for this site allows for a much greater intensity than what is being proposed, with building heights allowed up to 270 feet on this site. No development standards need to be changed with this request, however, an updated PAD is required to keep the site plan and site data accurate to what is being proposed and built. This type of amendment is handled administratively.

DEVELOPMENT PLAN REVIEW**Site Plan**

The existing 11.87 acre site is bounded on the west by the I-10 freeway and has a large setback requirement in anticipation of future freeway expansion needs. The north property line is adjacent to an existing parking structure and office building and across the Fountainhead Parkway from the new apartments. The east side is bounded by a 55th Street, with offices to the east. South of the lot are parking spaces and another vacant lot. The proposed project would remove five existing buildings and associated parking canopies, reconfigure existing retention including the lake, and redevelop the site using existing street circulation and retaining some of the existing mature trees. The 10-story office building (267,800 s.f.) would be closest to the freeway, with 113 surface parking spaces in front (facing north west). Behind the building to the east, is a 1,900 space parking structure, accessed by a pedestrian bridge over the lake. An accessible pedestrian path connects this building and the garage to the 6-story office building (163,300 s.f.) in the north east corner of the site. This building has a turf retention area in front and 81 surface parking spaces behind the building to the southwest. The buildings are oriented for north/south exposure. The site is designed to minimize conflicts with surrounding development, and the entire site meets fire, refuse and traffic circulation, parking and retention. A traffic study was provided with this request and has been reviewed by Traffic Engineering staff.

Building Elevations

The building elevations are departure from previous buildings within Fountainhead, which used warmer earth tones. The proposed new buildings use cooler colors and more contemporary materials, more reflective of the development occurring along the Tempe Town Lake and downtown Tempe. The glazing is a silver reflective blue insulated glass, framed in clear anodized aluminum that will change with the time of day and conditions of the sky. The building is metal paneling and integral colored concrete in a warm mossy grey. The design uses repetitive elements on all floors of both buildings with architectural articulation happening with curved walls and changes to the building angle as well as recessed entryways and overhead balconies.

Landscape Plan

The landscape plan continues the lush theme found throughout Fountainhead Plaza. Turf is used extensively for topography and retention, but is reduced by approximately 50% from what is on site currently to 1.47 acres. The 1.12 acre lake on site is used for water storage for irrigation, and will be retained in size but reconfigured. The site uses Salt River Project water, not potable municipal water for irrigation. The lot has 21.7% landscape area, excluding the lake and the future ADOT acquisition on the west end. Surface parking is minimized, shade is maximized, and mature trees will be retained as much as possible. Proposed species added to the site include: Desert Fern, Native Mesquite, Chinese Pistache, Arizona Ash, Sweet Acacia, Date Palm, Evergreen Elm and Anacacho Orchid Tree. The plant palette includes a wide variety of shrubs and ground cover to enhance the area with year round color and visual interest, creating a park-like setting for employees and customers.

Section 6-306 D Approval criteria for Development Plan Review

1. The placement of the 6- story building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.). Both buildings enhance the character of the surrounding area, and facilitates pedestrian access and circulation. The use of building orientation and design, and landscape materials mitigates heat gain and retention.
2. Shade for energy conservation and comfort as an integral part of the design
3. Materials are of superior quality and compatible with the surroundings
4. Buildings and landscape elements have proper scale with the site and surroundings
5. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
6. The building has a distinct base, as identified by ground floor elements.
7. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility
8. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contribute to an attractive public space.
9. On-site utilities are placed underground.
10. Clear and well-lighted walkways connect building entrances to one another and to adjacent sidewalks.
11. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
12. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
13. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
14. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
15. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
16. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

Conclusion

Based on the information provided by the applicant and the above analysis staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions .

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project meets the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, the proposed development plan conforms to the existing approved PAD.
4. The proposed project meets the approval criteria for a Development Plan Review.

CONDITIONS OF APPROVAL: EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.
2. Your drawings must be submitted to the Development Services Building Safety Division for building permit by December 9, 2009 and upon completion of permits, or Development Plan approval will expire.
3. Amend the Planned Area Development for Fountainhead Corporate Park to incorporate these site changes and all preceding approved changes.

Site Plan

4. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
5. If gates are used, provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
6. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
7. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
8. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
9. Shade canopies for parking areas:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
 - c. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

Floor Plans

10. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the office or garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
 11. Garage Security:
 - a. Minimize interior partitions or convert them to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated.
 - c. Paint interior overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent. For levels below grade, paint walls and overhead surfaces.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
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12. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

13. The materials and colors are approved as presented:
Integral Colored Concrete – to match Dunn Edwards paint color DE6242 Wells Grey LRV 43
Metal panel painted to match ATAS 70 Clear
Clear anodized aluminum frame – to match Arcadia #11/Clear AC-2
1" Insulated glass to match Versalux Blue 2000T Subdued Silver Reflectance
Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.
14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
15. Conceal roof drainage system within the interior of the building.
16. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
17. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from view.

Lighting

18. Illuminate building entrances and underside of open stair landings with five foot-candles from dusk to dawn to assist with visual surveillance at these locations.
19. Parking structures shall be illuminated from dawn to dusk with ten foot-candles and from dusk to dawn with four foot-candles. Sub-level parking shall be continuously illuminated twenty-four hours a day with four foot-candles at finish grade, with transitional lighting at entry areas.
20. Architectural lighting may be provided for special effect, but must comply with dark sky standards and be reviewed by planning prior to building permits.

Landscape

21. The landscape plan is approved contingent upon approval by Arizona Department of Water Resources that the site meets the criteria for a turf-related facility, or meets one or more other applicable exemptions. If applicable, this designation shall be provided with the submittal for building permits.
22. The plant palate is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
23. Irrigation notes:
 - a. Water is non-potable private source irrigated, not requiring a water meter.
 - b. For the parts that are serviced by an automatic watering system, provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).

- e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
24. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
25. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

26. Provide one address sign on each elevation of each building, except the street side yard (east end) of the 6-story building.
- a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
 - c. Provide one address sign on the roof of the office building. Orient sign to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light roof or white characters on a black field that is painted on the roof.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated October 1 and October 29, 2008. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- **COMMUNICATIONS:** If this building is taller than 50'-0", Staff recommends (does not require) a parapet system that would allow a cellular provider to incorporate and/or conceal antenna within the architecture of building, such that future installations may be accomplished with little modification.
- **PUBLIC ART:** Provide public art as part of this development in conformance with the Art in Private Development Ordinance and the Zoning and Development Code; see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the City of Tempe, Cultural Services (480-350-5161) regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports or proof of designation as a turf management facility and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Water Conservation Division (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
 - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose

landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

- Provide emergency radio amplification for the office building and parking garage, as required. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link (http://www.tempe.gov/itd/Signal_booster.htm) and if needed contact Information Technology Department (480-350-8364) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.
- FIRE:
 - Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING AND LAND SERVICES:
 - Underground overhead utilities on or adjacent to the site. Underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Double container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Contact Sanitation Division (480-350-8131) to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering (480-350-2775)
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services or from Traffic Engineering (480-350-2775) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- LIGHTING:
 - Follow requirements of ZDC Part 4 chapter 8
 - Follow the guidelines listed under appendix E “Photometric Plan” of the Zoning and Development Code.
 - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to “form”, to “native plants”, and to “notice intent to clear land”.
- SIGNS: Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

May 3, 1962	A subdivision plat for Peterson Park Neighborhood was recorded.
1969	City Council approved a final Subdivision Plat for Freeway Commerce Center, a 157.4 acre parcel with 10 tracts, and a rezoning of the site from R-1 to C-2 and I-2.
March 23, 1972	City Council approved a site plan for the Freeway Commerce Center's Sheraton Inn located at the southwest corner of Priest Drive and Broadway Road.
February 21, 1973	Design Review Board approved building design and landscape design for Chevrolet Zone Offices in I-2 district.
December 17, 1976	City Council approved an amended subdivision plat for Freeway Commerce Center.
March 1983	City Council approved a Preliminary Planned Area Development (PAD) for Fountainhead Corporate Park for 1,250,000 s.f. on 79 acres, with height variances for seven buildings at 12, 10, 6 and 4 stories.
December 22, 1983	City Council approved a Final PAD for Fiesta Center Phase I (later Park Garden Center) consisting of 130,520 s.f. on 4.8 acres and modified conditions on the overall PAD.
July 13, 1988	City Council approved a First Amended Preliminary PAD for Fountainhead Corporate Park consisting of 2,450,000 s.f. (excluding townhomes and hotel) with height variances for offices 60-270 feet high, and a Final PAD for Phase 2 (Park Bridge) consisting of 173,249 s.f. on 8.3 acres with two variances.
April 1990	Property Record Card for 1625 W. Fountainhead Parkway, indicates multiple tenant improvements from 1973 to 1989 and lists new Building Permits issued for offices located at 1625 W. 23 rd St, with Certificate of Occupancy approved on May 7, 1990. No record of design approval process was located.
June 30, 1994	City Council approved an Amended Preliminary PAD for Fountainhead Corporate Park consisting of 3,022,000 s.f. on 89 net acres and a Final Planned Area Development for Phase III consisting of 145,000 s.f. total (including parking garage) on 10 acres.
October 27, 1994	City Council approved an Amended Final PAD for Fountainhead Corporate Park for Phase III.
August 15, 1996	City Council approved a Second Amended Preliminary PAD for Fountainhead Corporate Park consisting of 2,823,000 s.f. on 91.6 acres and a Final PAD for Phase IIIR (Site 12) consisting of 171,896 s.f. total (including parking garage) on 10.9 acres.
February 12, 1998	City Council approved a request for a site plan consisting of 260,206 s.f. of building area for three 3-story office buildings 39,983 s.f. for an office/warehouse building; a 3-level parking structure; and a 4-level parking structure on 21.3 acres, including two height variances.
May 8, 1998	City Council approved a Third Amended Preliminary and final PAD for Phase IV.
February 6, 2003	City Council approved an Amended Subdivision Plat for Fountainhead Corporate Park for Lots 2, 2A, 3, 3A, 4, 4A, 5, 6 and 10.
July 10, 2003	City Council approved a General Plan 2020 Amendment from Commercial to Mixed-Use land use designation on 9.51 gross acres (Phase 11B) and a zoning change from C-2, General Commercial and I-2 General Industrial, to MG, Multi-Use General District on 9.51 gross acres (Phase 11B) and a Fourth Amended Preliminary Planned Area Development (PAD) consisting of 2,200,336 s.f. (1,899,936 s.f. of office space, 52,000 s.f. of commercial space, and 248,400 s.f. for 204 residential condominiums), on 90.75 net acres.

- October 7, 2004 City Council approved the request by Fountainhead Corporate Park for an Amended Final Subdivision Plat consisting of nine (9) lots on 90.76 net acres, located at 1535 West Broadway Road. #SBD-2004.73
- November 18, 2004 City Council approved the request by Fountainhead Corporate Park for a Fifth Amended Preliminary Planned Area Development for Fountainhead Corporate Park, consisting of 1,896,400 s.f. of total building area on 74.58 gross acres. The proposed request will result in removal of sites three and four from the Planned Area Development previously approved. #SPD-2004.61
- July 7, 2005 City Council approved the request by Fountainhead Corporate Park Lot 1A (Amberjack LTD, owner) for a Subdivision Plat, consisting of two (2) lots on 9.52 net acres, located at 1605 West Broadway Road. #SBD-2005.57 (CC050034)
- July 21, 2005 City Council approved the request by Fountainhead Corporate Park for a Amended Planned Area Development Overlay for Fountainhead Corporate Park consisting of 1,468,400 s.f. total building area on 74.58 net acres and a use permit to allow a 75,000 s.f. educational facility on Lot 7 in the GID, General Industrial District located at 1630 West Alameda Drive. #SPD-2005.54 (CC050032)
- November 21, 2005 Development Services Department staff has approved the request for a Sixth Amended Planned Area Development for Fountainhead Corporate Park – Phase IV / Lot 7, consisting of 165,000 s.f. total building area on 22.27net acres, located at 1636 West Alameda Drive.
- February 16, 2006 City Council approved the request by Fountainhead Lot 3 (Birtcher Arizona for Amberjack, Ltd, property owner) for an Amended Subdivision Plat, consisting of two (2) lots on 5.45 net acres, located at 2200 South Priest Drive. (#SBD-2006.08)
- March 2, 2006 City Council approved the request by Fountainhead Apartments for a Zoning Map Amendment from GID, General Industrial District to MU-4, Mixed-Use High Density District on 10.7 net acres; and a Seventh Amended Planned Area Development for Fountainhead Corporate Park, Lots 1 and 9, consisting of 372,448 s.f. total building area for 308 residential units and 15,000 s.f. of retail on 17.4 net acres located at 1605 West Broadway Road.
- June 15, 2006 City Council approved the request by Fountainhead Lot 7 (Birtcher Arizona for Amberjack, Ltd, property owner) for an Amended Subdivision Plat consisting of three (3) lots on 22.27net acres, located at 2400 South 55th Street, in the GID, General Industrial District. (SBD-2006.54)
- September 29, 2006 City Council approved an Amended Subdivision Plat, consisting of two (2) lots on 8.51 net acres.
- December 9, 2008 Development Review Commission voted unanimously to continue the hearing for this request for 2 weeks, until December 23rd, at the request of the applicant.
- December 23, 2008 Development Review Commission voted unanimously to continue the hearing for this request until January 13th.

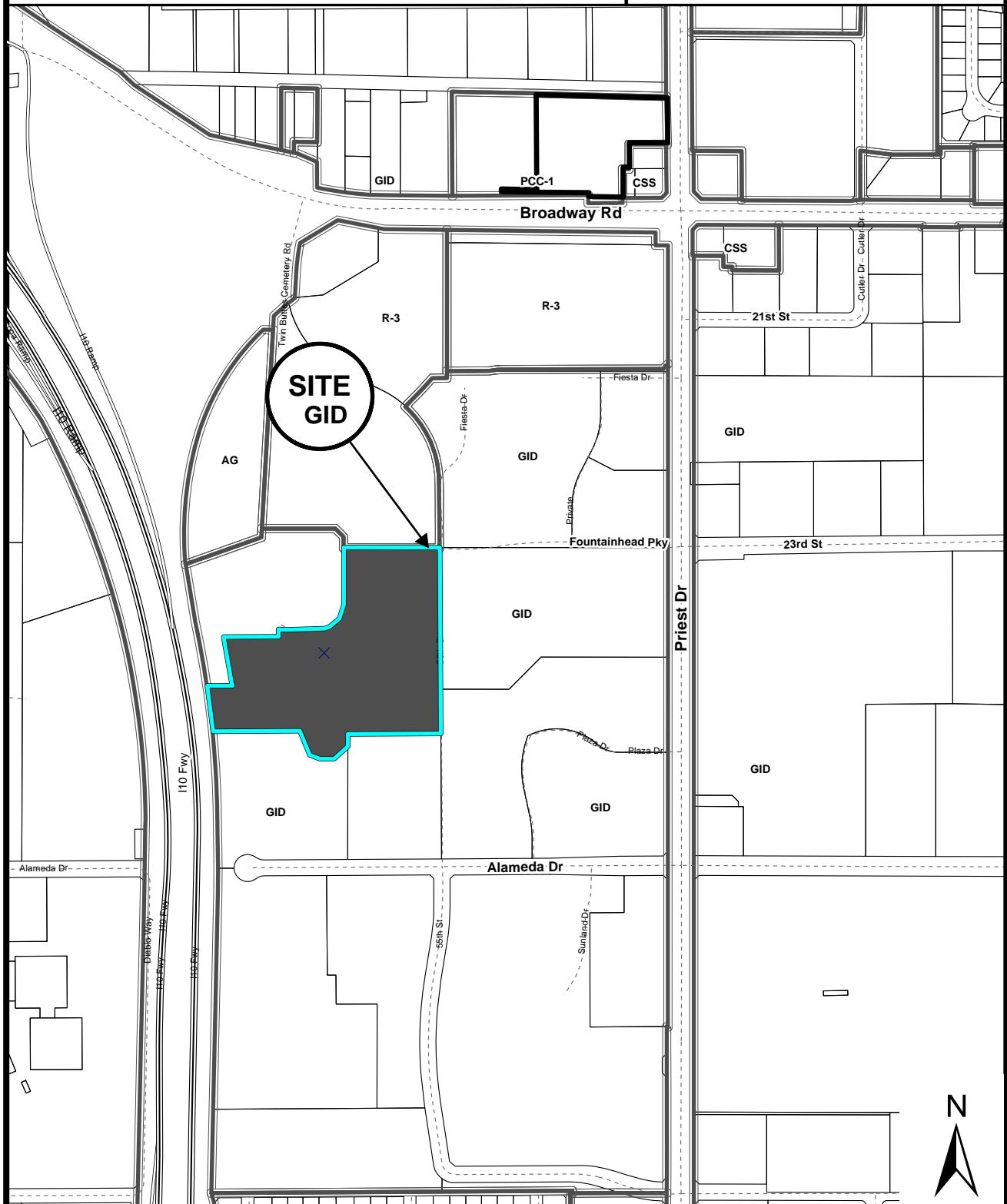
Each site within the Fountainhead Corporate Park has had entitlement processing for site plans, building elevations and landscape plants through either the former Design Review Board or the Development Review Commission. The history of all these entitlements is not included here.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

FOUNTAINHEAD OFFICE PLAZA

PL080359



Location Map



FOUNTAINHEAD OFFICE PLAZA (PL080359)

One Arizona Center
Phoenix, AZ 85004-2202
602.382.6000
602.382.6070 (Fax)
www.swlaw.com

DENVER

LAS VEGAS

ORANGE COUNTY

PHOENIX

SALT LAKE CITY

TUCSON

Nicholas J. Wood
602.382.6269
nwood@swlaw.com

October 21, 2008

BY HAND DELIVERY

Development Review Commission
City of Tempe
31 East Fifth Street
Tempe, AZ 85281

Re: Fountainhead Office Plaza 8th Amendment - Letter of Explanation for
Development Plan Review

Dear Commission Members,

Please accept this letter as the official Letter of Explanation for Development Plan Review proposed for lot 7A of the Fountainhead Corporate Park, located at 1625 Fountainhead Parkway. Lot 7A is comprised of 11.87 acres (net) and is subject to the guidelines and development standards set forth in the Fountainhead Corporate Park PAD, most recently amended on 3/2/2006 (7th amendment). A Minor amendment to the PAD is currently being processed concurrently with this application. The proposed site plan and PAD amendment will permit redevelopment of parcel 7A which currently accommodates several single story office buildings. The existing structures on this site will be demolished in order to allow for the construction of two Class A office buildings, and a parking structure.

The proposed site plan envisions a 10 story building consisting of 273,300 gross square feet of office space at the west end of the property, adjacent to Interstate 10. A 6 story office building (163,500 gsf) will be constructed at the north end of Lot 7A. The office buildings are sited to minimize direct east-west exposure as well as provide a park like setting along both the site perimeter and interior. The office buildings feature a curved façade appropriate to their scale which provides a dynamic public face to the project. A recessed base and top floor balconies add shade and depth to the overall massing. The material palette for both buildings will be comprised of integrally colored concrete, subdued reflective glass, metal panels and metal accents. Both office buildings will be of concrete and reflective glass construction and the design of these buildings will incorporate green building practices where appropriate. A lake is currently located on the site which is utilized for irrigation as well as water feature. As part of the development,

Planning Department
City of Tempe
October 21, 2008
Page 2


the general shape of the lake will be altered to better maximize the use of the site and visibility of this water feature; it should be noted that neither the overall size, nor volume of the lake will be increased.

Access to the Fountainhead Office Plaza will be from either Fountainhead Parkway or 55th Street. The site ingress and egress has been carefully planned to minimize conflicts with surrounding development while internal site circulation attempts to maximize open space and pedestrian mobility. Parking will be located in a 7 level parking garage; 2 levels down, 1 level at grade, and 4 levels above grade. The parking structure will be located on the east side of the existing lake adjacent to 55th Street. Additionally, surface parking will be located outside of each respective office building. The surface parking areas will include accessible parking spaces as required by City Ordinance. Tenants of the 10 story building will access the parking garage via a pedestrian bridge that crosses over the lake.

As discussed in our pre-application meeting, an element of public art will be integrated into the development. While the location of the art is not currently defined, the applicant wishes to provide the site with functional art by incorporating art into outdoor shade elements. By providing shade structures, the site is not only enhanced with artistic attributes but also provides the site with a functional tool that can be appreciated and utilized by all guests that visit the Fountainhead Office Plaza. The design and placement of the art will be submitted under separate application and will be subject to review by the Art Commission.

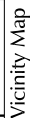
We respectfully request your support for this application. If you should have any questions regarding this matter please contact me at your convenience.

Sincerely,

Snell & Wilmer

Nicholas J. Wood

NJW:mje

Cc: VIA EMAIL
Ryan Foley – Metro Commercial Properties
Tony Hepner – Metro Commercial Properties



07186
17.NOV.08

SPR08074/DS081114

- reflective
- interior architecture
- page planning
- facilities management
- road planning
- landscape architecture
- public design

DAVIS

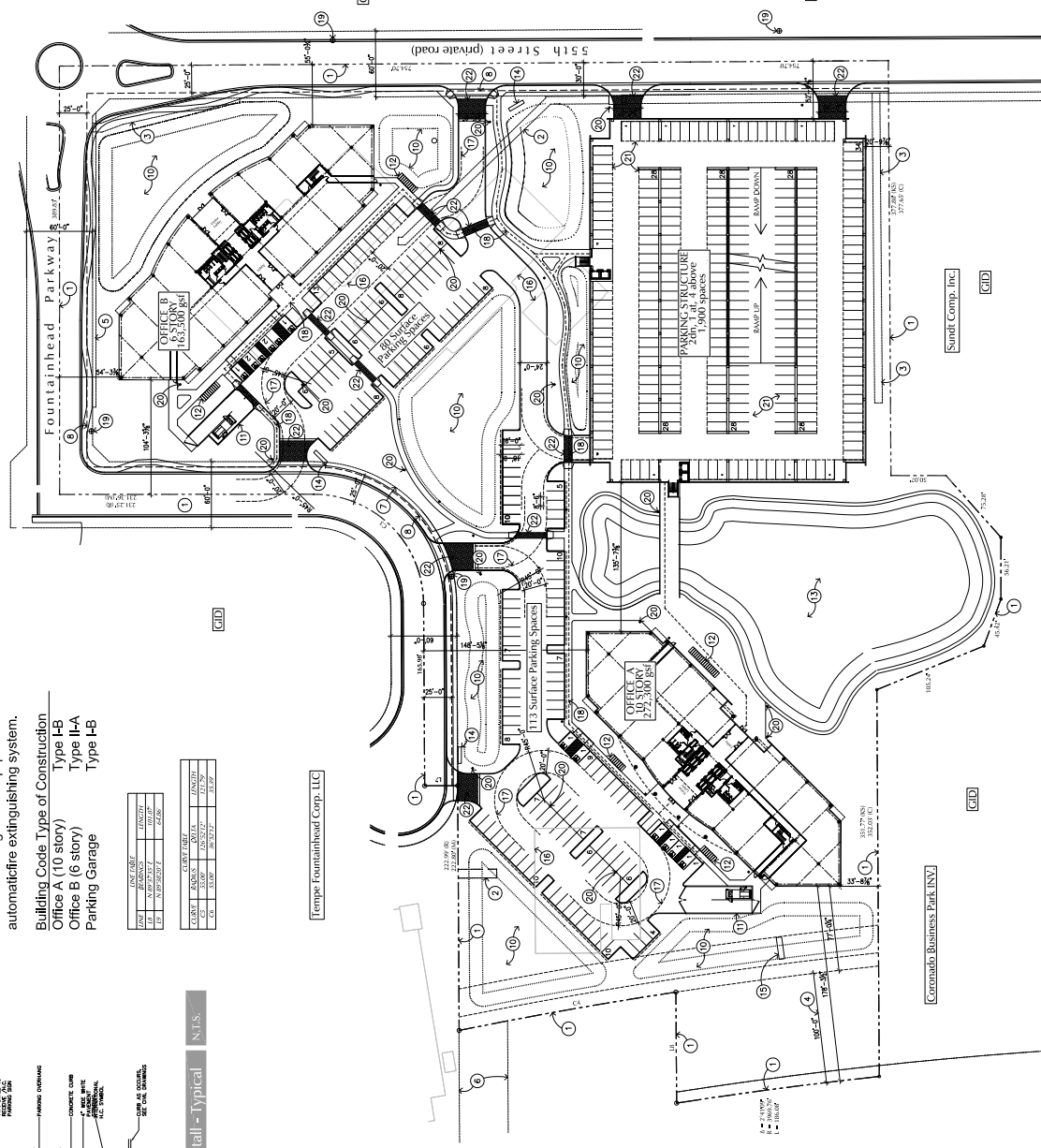
Accessible Stall - Typical

NOTE
All new buildings to be equipped with an automatic fire extinguishing system.

Building Code	Type of Construction
Office A (10 story)	Type I-B
Office B (6 story)	Type II-A
Parking Garage	Type I-B

LINE TABLE		
LINE	NAME	UNIT
101	3.02, 05, 09 N	67
102	3.53, 45, 09 N	97

CLAVE TABLE		
CLAVE	RAPIDS	DELTA
C5	55.00'	126°52'12"
C6	53.00'	36°52'12"
		33.389



LEGAL DESCRIPTION

Lot 7A, of FOUNTAINHEAD LOT 7, a Replat of Lot 7 Fountainhead Corporate Park Amended, according to the plat of said subdivision recorded in Book 864 of Maps, Page 8 of the Records of Maricopa County, Arizona.

PROPERTY OWNER
Park Corners LLC
801 Grand Avenue
Des Moines, Iowa 50392
p: 515.248.3076
f: 515.235.9972
contact: Jay Fisher
fisher.jay@principal.com

BUSINESS OWNER
Metro Commercial Properties
1500 North Priest Drive
Tempe, Arizona 85281
p: 602.452.2573
f: 602.452.2571
contact: Ryan Foley
rfoley@mcpaz.com

SITE DATA

SITE DATA	
Address	
1625 Fountainhead Parkway (Office A)	
1601 Fountainhead Parkway (Office B)	
2520 55th Street (Parking Garage)	
Tempe, Arizona 85282	

APN#:	123-33-056
Parcel Net Area	11.87 acres (517,057 sf)
Zoning	GID / PAD
Building Area	435,800 gsf (400,700 nsf)
FAR	0.84
Lot Coverage	26% (135,000 sf)
Building Height Allowed	270'
Building Height Provided	140'(10 Stories), 84'(6 Stories)
Parking Required	1,336 spaces (1 per 300 nsf)
Parking Provided	2,093 spaces (1,900 in structure)
Accessible Parking Required	31 Spaces (4 Van)
Accessible Parking Provided	32 Spaces (4 Van)
Bicycle Parking Required	51 (1 per 8,000 nsf)
Bicycle Parking Provided	51 spaces
Landscape Area Required	51,705 sf (10%)
Landscape Area Provided	109,713 sf (not including lake or future ADOT acquisition)
Parking Lot Area	58,742 sf
Parking Landscaping Req'd	5,874 sf (10% of parking area)
Parking Landscaping Provided	10,870 sf

KEYNOTES	
1	Property line
2	Easement to be removed
3	Underground Electrical Easement
4	Drainage Easement / Future ADOIT Acquisition
5	Telephone Easement
6	Storm Drain Easement
7	Sewer and Utility Easement
8	Building Setback
9	12' Landscaping Buffer after future ADOIT property acquisition
10	Landscape / Retention Area
11	Refuse compactor / Loading Dock with 6' masonry screen wall
12	Blke Rack per city detail T-578
13	Lake
14	Monument Sign to be approved in Comprehensive Sign Package
15	Freeway Sign to be approved in Comprehensive Sign Package
16	Existing building to be removed
17	Firetruck Access 20' w. 25/45' radii
18	Accessible route
19	Existing Fire Hydrant
20	Light Pole
21	Parking Canopy by Separate Permit
22	Decorative Pavers

All climates are approximate and subject to change.

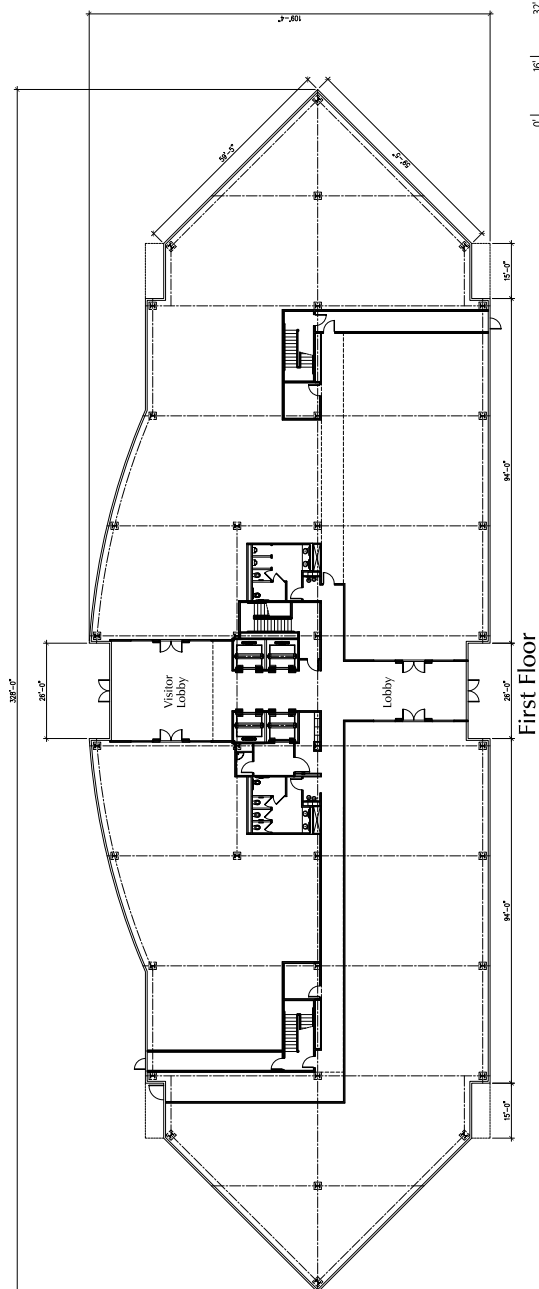
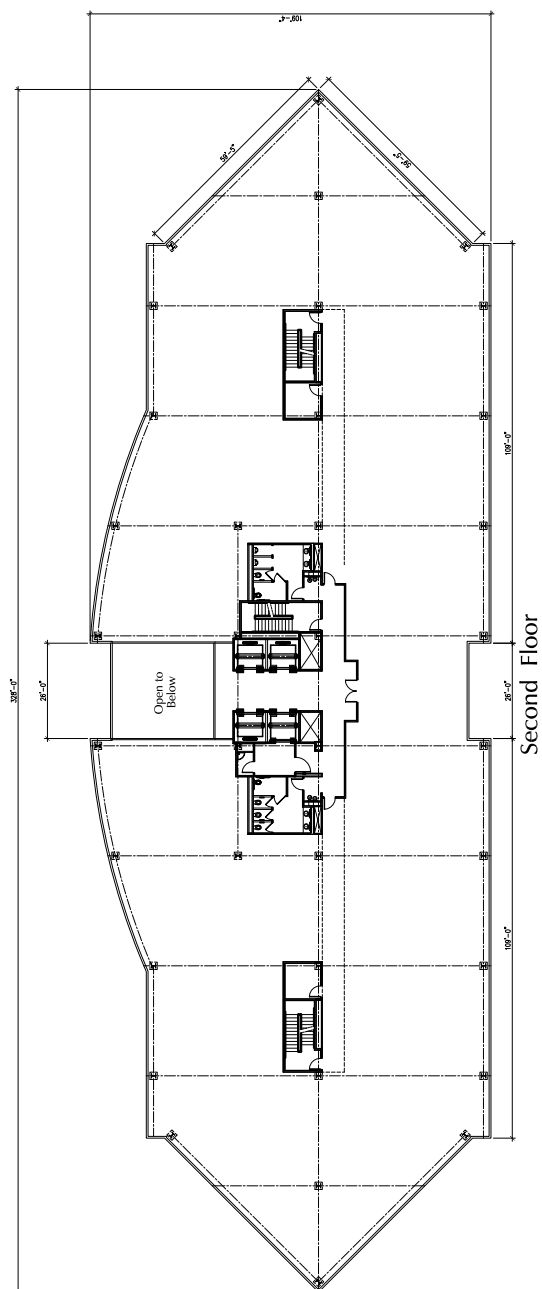
Fountainhead Office Plaza
Tempe, Arizona

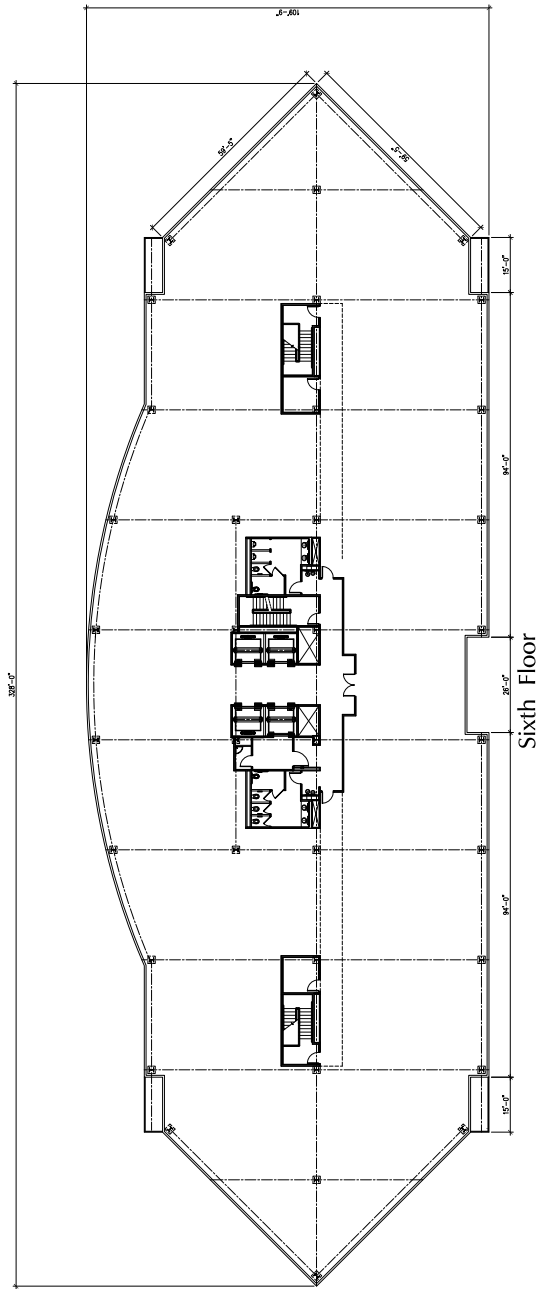
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Revised: 17.NOV.08
21.OCT.08
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SITE PLAN

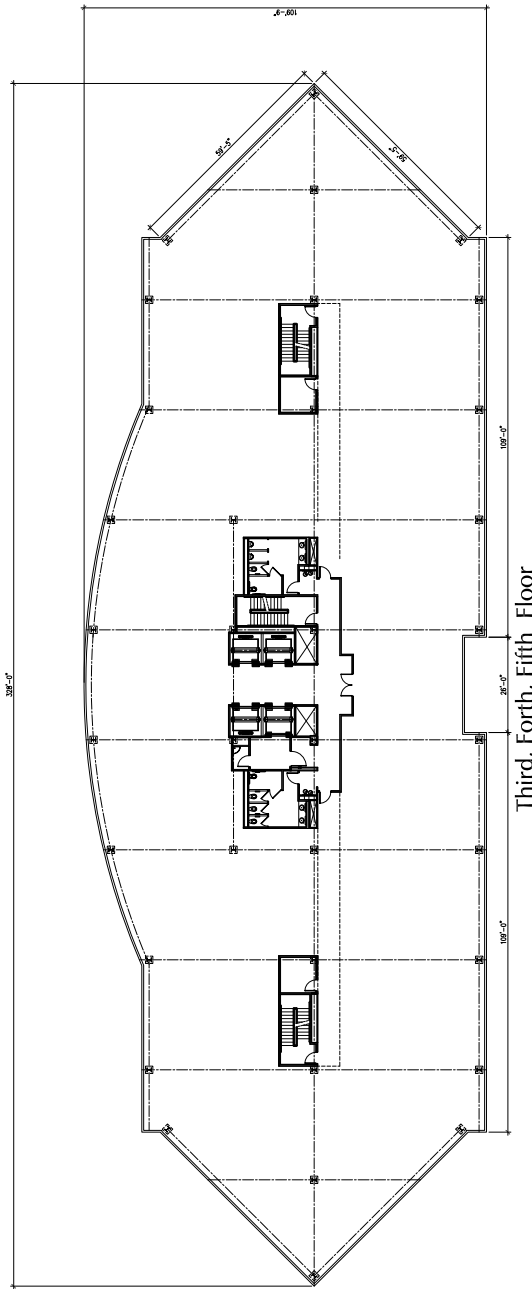
- architecture
- interior architecture
- space planning
- facilities management
- land planning
- landscape architecture
- graphic design

DAVIS





Sixth Floor



Third, Fourth, Fifth Floor



0' 16' 32' 48' 64'

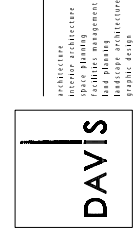
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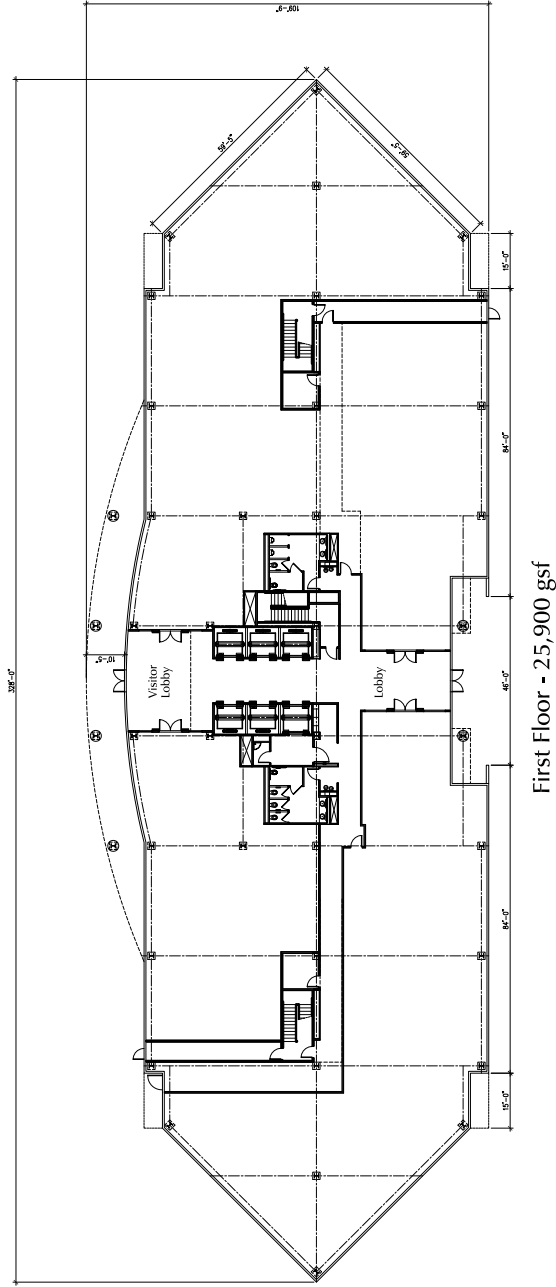
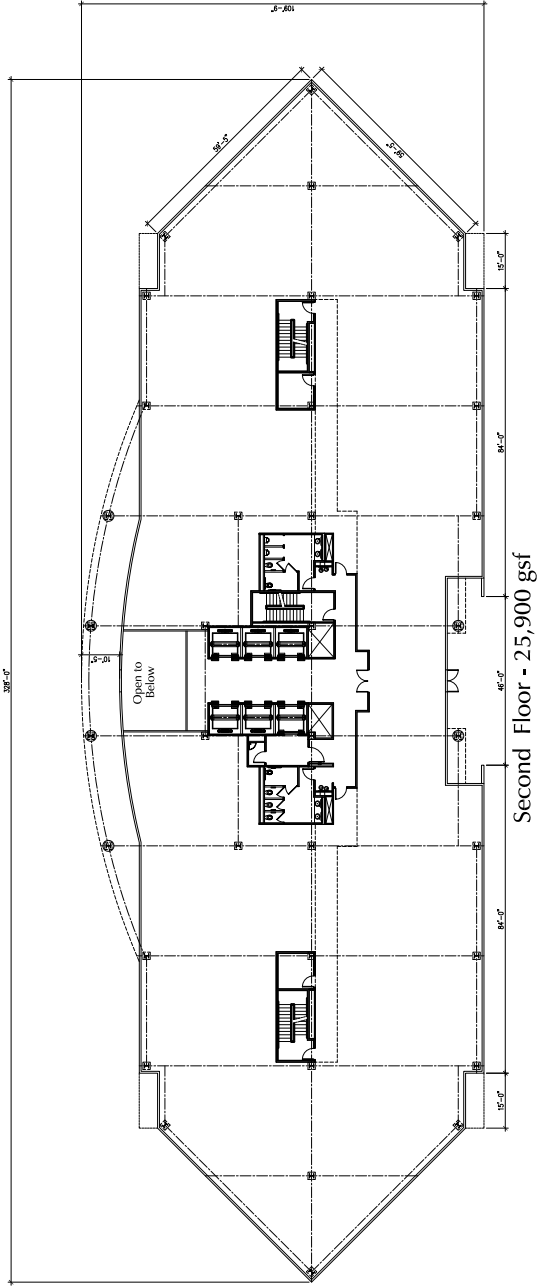
Fountainhead Office Plaza
Tempe, Arizona

6 STORY PLANS

07/96
02/08
Revised: 17.NOV.08

SPR08074/DS081114






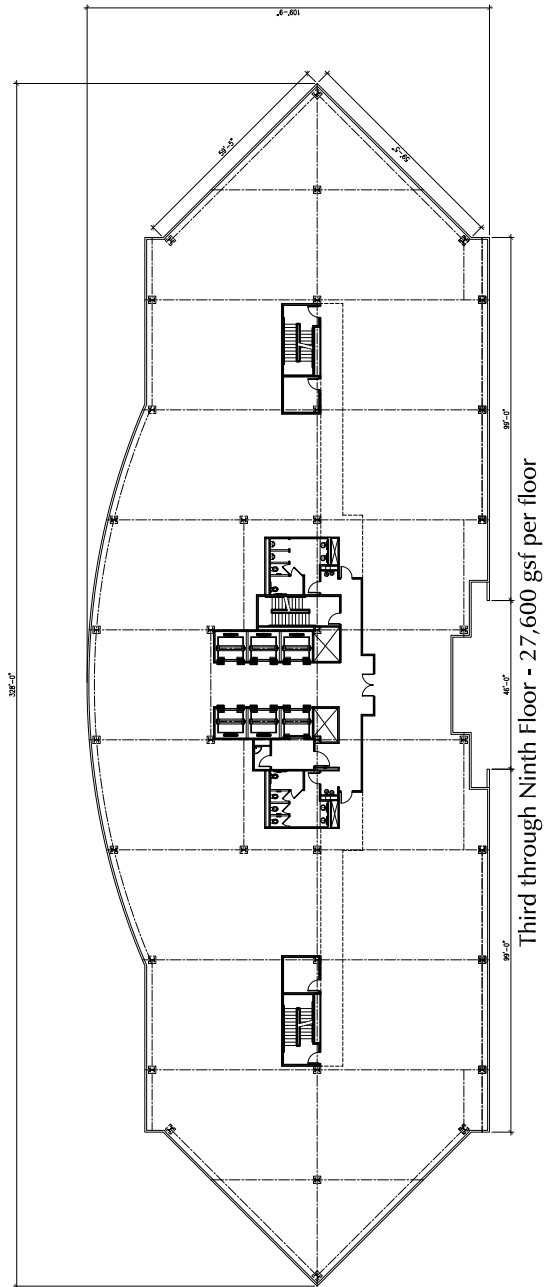
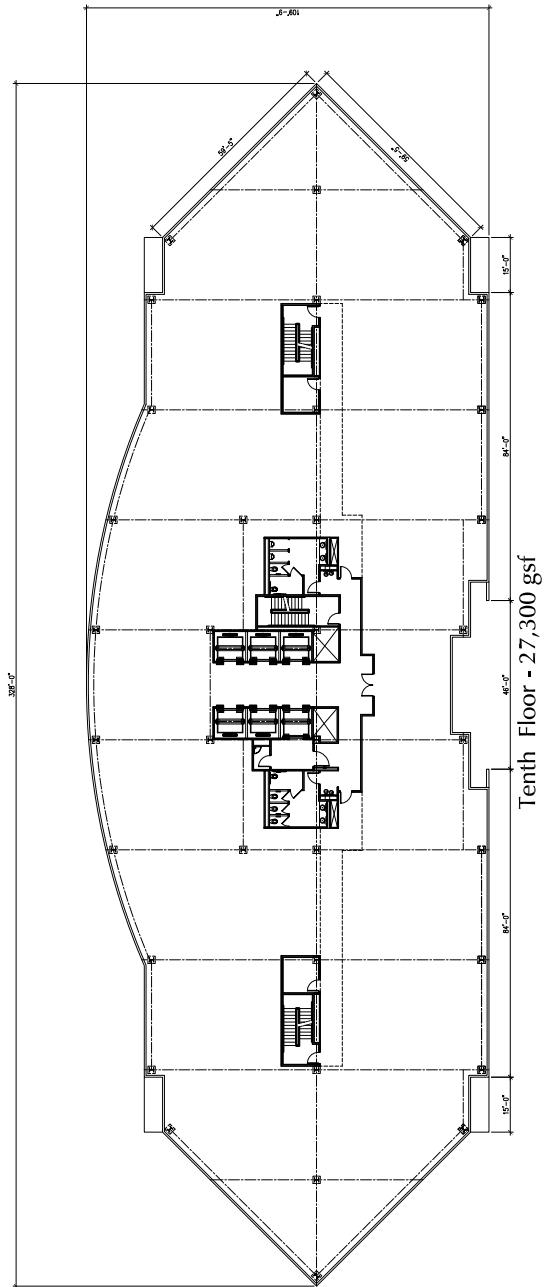
0' 16' 32' 48' 64'

10 STORY PLANS

Fountainhead Office Plaza
 Tempe, Arizona
 07/96
 02/08
 Revised: 17.NOV.08



ARCHITECTURE
 INTERIOR ARCHITECTURE
 SPACE PLANNING
 EXTERIOR ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 GRAPHIC DESIGN



1/4" = 1'-0" (Dimensions are approximate and subject to change)

0' 16' 32' 48' 64'

10 STORY PLANS

Fountainhead Office Plaza
Tempe, Arizona

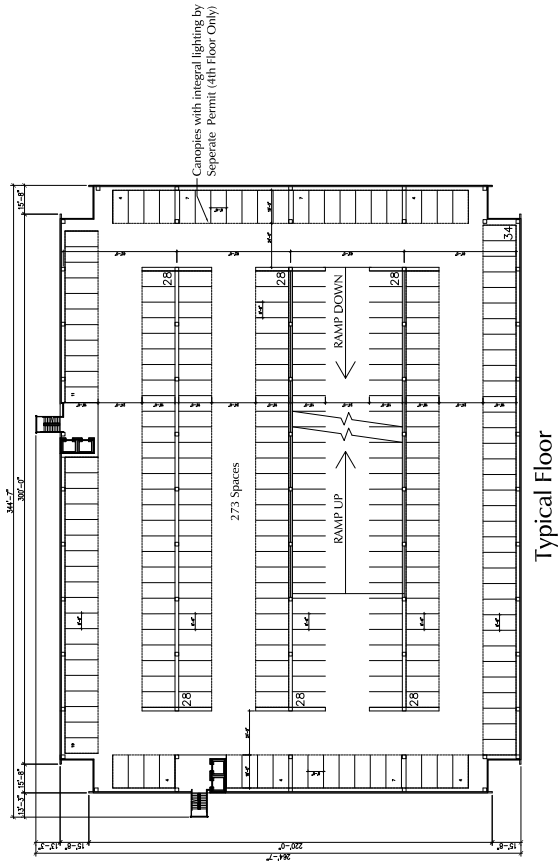
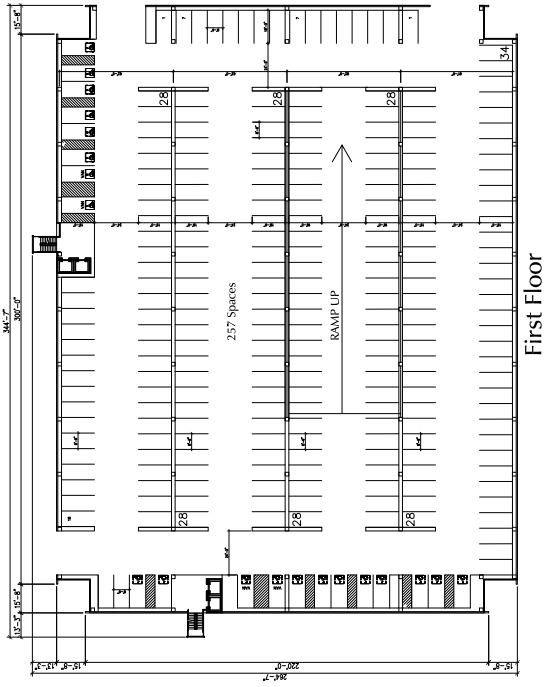
07/96
02/08
Revised: 17.NOV.08

SPR08074/DS081114



DAVIS

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
MECHANICAL ENGINEERING
ELECTRICAL ENGINEERING
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

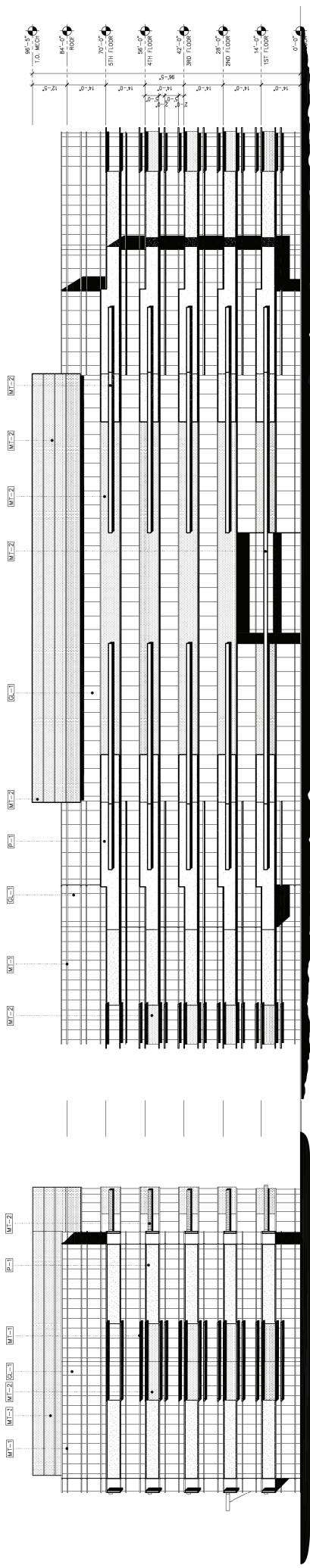


0' 32' 64' 96' 128'

Fountainhead Office Plaza
 Tempe, Arizona
 0796
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 Revised: 17 NOV 08

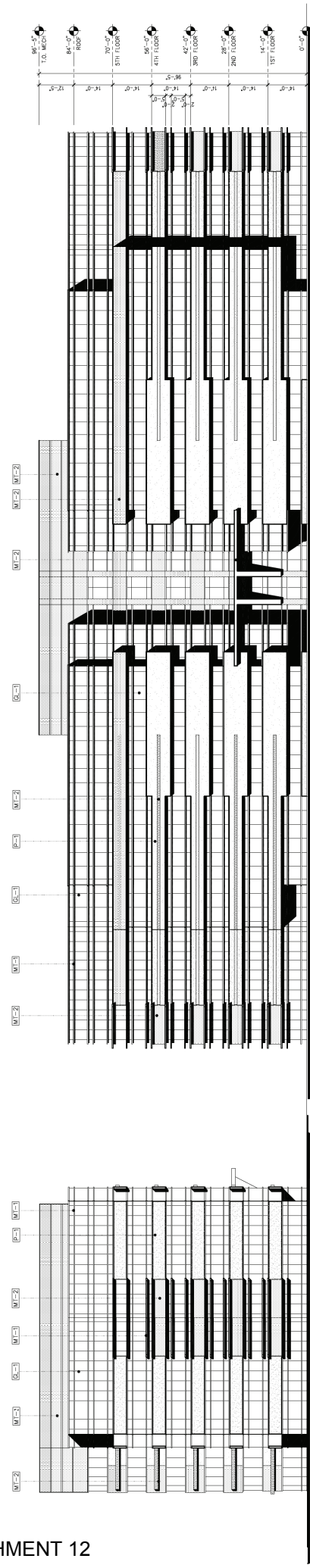
ARCHITECTURE
 INTERIOR ARCHITECTURE
 SPACE PLANNING
 EXTERIOR ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 GRAPHIC DESIGN





Southeast Elevation

Northeast Elevation



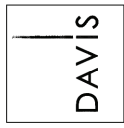
Northwest Elevation

Southwest Elevation

MATERIAL LEGEND

- GL-1: 1" INSULATED GLASS, TO MATCH VERSAUX BLUE 2000T SUBURD SILVER REFLECTANCE
- GL-2: 1" INSULATED GLASS, TO MATCH VERSAUX BLUE 2000T SUBURD SILVER REFLECTANCE
- GL-3: 1" INSULATED GLASS, TO MATCH VERSAUX BLUE 2000T SUBURD SILVER REFLECTANCE
- M-1: METAL PANEL PAINTED TO MATCH AAS TO GLASS
- M-2: METAL PANEL PAINTED TO MATCH AAS TO GLASS
- P-1: INTEGRAL COLOR CONCRETE, TO MATCH DUAN EDWARDS D6242 BELLS GREY LRV 43

1/8" = 1'-0" (all elevations are approximate and subject to change)



interior architecture
space planning
landscape architecture
landscape design

Fountainhead Office Plaza
Tempe, Arizona

07966
02/2008

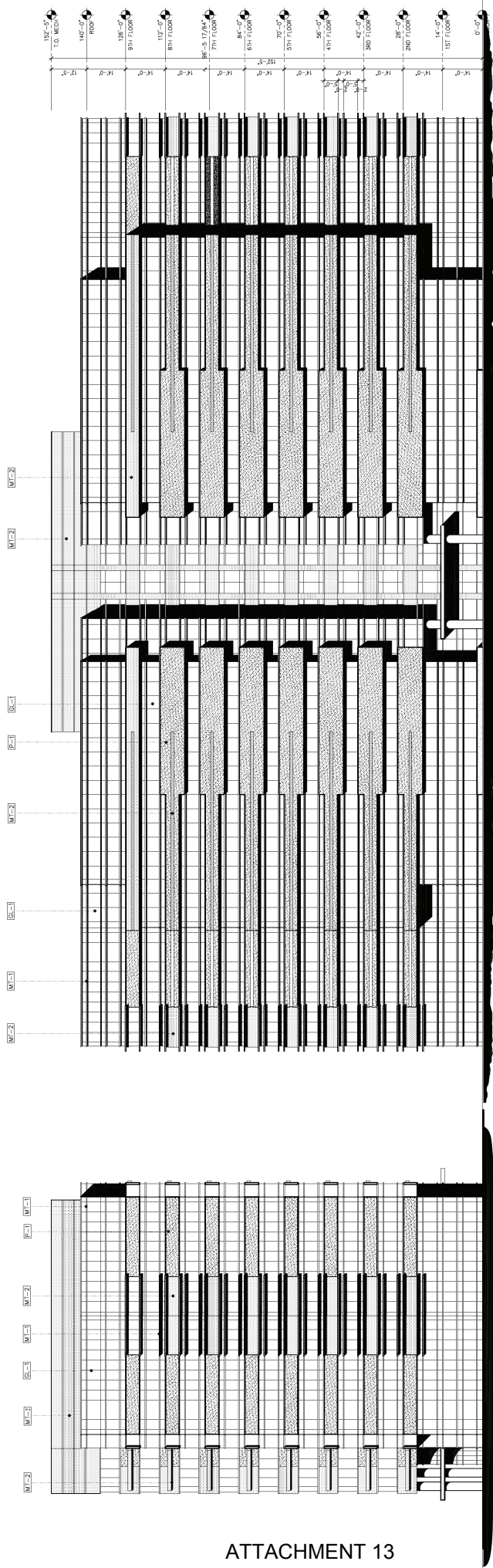
SPR08074/DS081114

Revised: 17.NOV.08

ELEVATIONS
6 STORY

MATERIAL LEGEND

- G-1: 1/2" INSULATED GLASS, TO MATCH EXISTING WINDOW
- MT-1: CLEAR ANODIZED ALUMINUM, MATCH EXISTING
- MT-2: METAL PANEL, PAINTED TO MATCH ATAS 70 CLEAR
- P-1: INTEGRAL COLOR CONCRETE, TO MATCH EXISTING
- DE2542: MELLIS GREY LRV 43



Southwest Elevation

Southeast Elevation



architecture
interior architecture
space planning
landscape architecture
landscape architecture
graphic design

Fountainhead Office Plaza Tempe, Arizona

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Revised: 17.NOV.08

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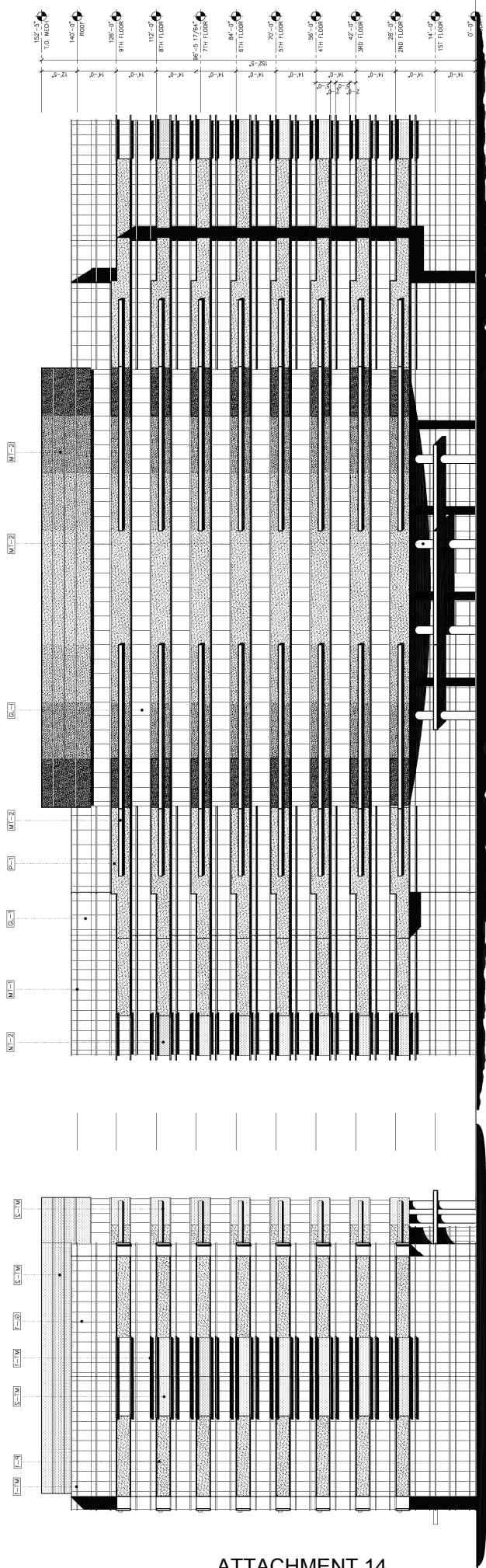
0' 36' 32' 48' 64'

ELEVATIONS
10 STORY

1/8" = 1'-0" (all dimensions are approximate and subject to change)

MATERIAL LEGEND

- G-1: 1/2" INSULATED GLASS TO MATCHED SILVER REFLECTANCE
- MT-1: CLEAR ANODIZED ALUMINUM, 1/2" CLEAR AC-2
- MT-2: METAL PANEL, PAINTED TO MATCH ATAS 70 CLEAR
- P-1: INTEGRAL COLOR CONCRETE, TO MATCH WELLS GRIFFIN 43
- DE242 WELLS GRIFFIN 43



Northwest Elevation

Northeast Elevation



1/4" = 1'-0" (all dimensions are approximate and subject to change)

0' 32' 48' 64'

Fountainhead Office Plaza Tempe, Arizona

ELEVATIONS
10 STORY

0796
10/2/08
Revised: 17.NOV.08

SPR08074/DS081114



interior architecture
space planning
landscape architecture
graphic design

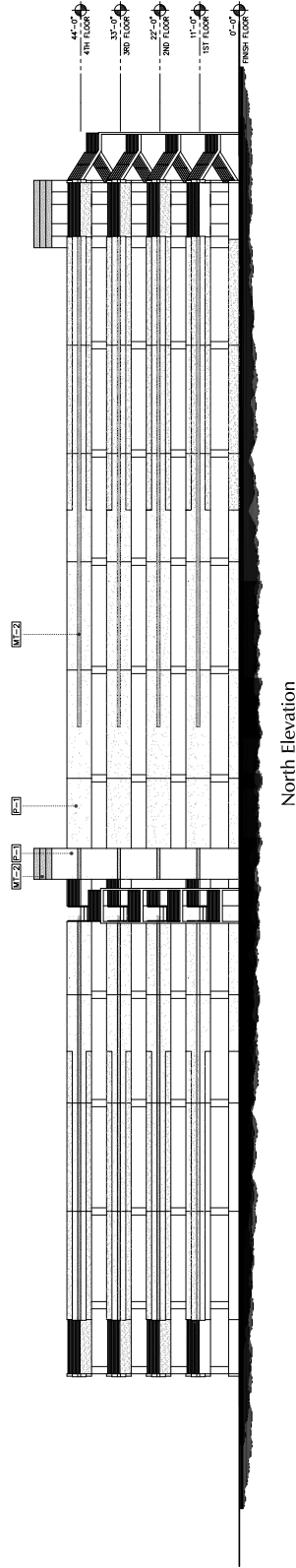
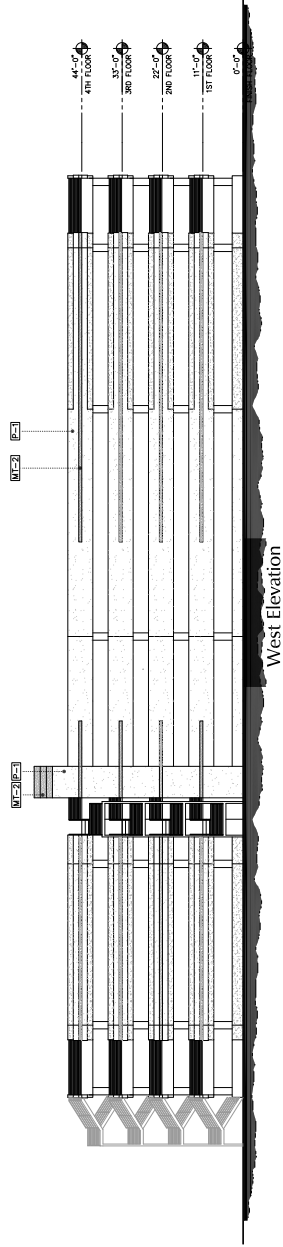
MATERIAL LEGEND

Q-1: MATCH EXISTING GLASS TO
MATCH VERSALUX BLUE 2000T
SUBBED SILVER REFLECTANCE

MT-1: GLASS ANODIZED ALUMINUM,
FINISH: CLEAR AC-2

MT-2: METAL PANEL PAINTED TO
MATCH ATLAS 70 CLEAR

P-1: MATCH PAVING MATERIAL TO
DEE242 WELLS GREY LRV 43



ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

Fountainhead Office Plaza Tempe, Arizona

07/96
11/7/08
Revised: 17.NOV.08

SPR08074/DS081114

ELEVATIONS
GARAGE

1/4" = 1'-0" (unless otherwise noted)

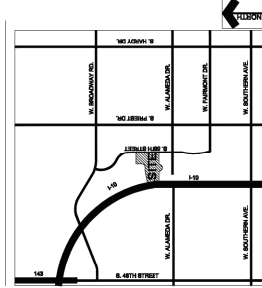
KEYNOTES

- 1 CONCRETE VERTICAL CURB
- 2 POLE LIGHT, RE. ARCH PLANS
- 3 TRASH ENCLOSURE, RE. ARCH PLANS
- 4 CONCRETE SIDEWALK
- 5 ACCESSIBLE RAMP, RE. ARCH PLANS
- 6 SIGNAGE, UNDER SPAN/TRANSIT
- 7 PROPERTY LINE
- 8 RETENTION BASIN, RE. CIVIL PLANS
- 9 TURF AREA

SITE DATA

[illegible]

VICINITY MAP



LANDSCAPE NOTES

- [illegible]

FOUNTAINHEAD OFFICE PLAZA

TEMPE, ARIZONA

PREPARED FOR: DAVIS
DATE: NOV. 17, 2008



EXPIRES : 08/30/2011



the design element, plus
230 west washington street
suite 202
tampa, arizona 85261
ph 602.244.1970
fax 602.244.1971