

Staff Summary Report



Development Review Commission Date: 08/24/10

Agenda Item Number: ___

SUBJECT: Hold a public meeting for a Development Plan Review for FOUNTAINHEAD LOT 7C, located at 1650 West Alameda Road.

DOCUMENT NAME: DRCr_FountainheadLot7C_082410 PLANNED DEVELOPMENT (0406)

COMMENTS: Request for **FOUNTAINHEAD LOT 7C (PL100197)** (Abra Investments & Coronado Business Park Investors, property owners; Nick Wood, Snell & Wilmer LLP, applicant) for a new 14-story office consisting of 384,300 sf. building area and an 8-level parking structure consisting of 490,000 sf. all on a +/- 5.97 acre site, located at 1650 West Alameda Road, in the GID (PAD), General Industrial District within a Planned Area Development Overlay. The request includes the following:

DPR10116 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Community Development Deputy Director (480-350-8989) 

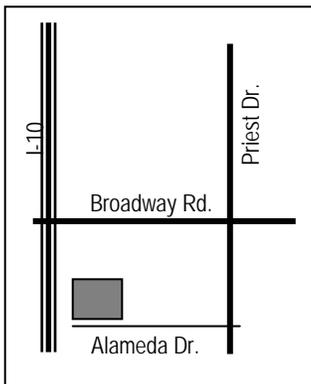
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	5.97 acres / 4.58 acres with anticipated dedication
Total Building area	384,300 sf. office bldg.; 490,000 sf. parking structure
Lot Coverage	34%; 45% with anticipated dedication (NS)
Building Height	184 ft. (190 ft. max. per PAD)
Building Setbacks	+27' front, +11' east side, +152' west side, +25' rear Dedicated east side: approx. 24' (25' front, 0, 0 min. required)
Landscape area	22%; 22% with anticipated dedication (10% min. required)
Vehicle Parking	1,703 spaces (1,256 min. spaces required)
Bicycle Parking	47 spaces (47 min. required)

A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
 - 2-3. Comments
 - 4-6. Reason for Approval / Conditions of Approval
 - 7-8. Code/Ordinance Requirements
 9. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map(s)
 - 2-7. Aerial and Site Photo(s)
 - 8-9. Letter of Explanation
 - 10-11. Site plans
 - 12-13. Floor plans
 - 14-15. Building Elevations
 16. Building Sections
 - 17-18. Landscape Plan
 19. Preliminary Grading & Drainage Plan
 - 20-23. Rendering perspectives

COMMENTS:

This site is located at the Fountainhead Corporate Park, between Priest Drive and the I-10 freeway off of Alameda Drive. The existing site is currently vacant. Surrounding properties include the Sundt Corporation building to the east of the site, a 10-story office building to the north, and an 8-story office building with a parking structure currently under construction to the northeast. All properties will surround a future lake as part of the development that is currently underway. Previous entitlements on this site included a 3-story office building with surface parking, which has now expired (See History).

The property concludes at the north end of the Alameda Drive cul-de-sac. There are current plans for future expansion of the I-10 freeway, which is anticipated requiring dedication of over one hundred eleven (111) feet of the existing site for future right-of-way. This project accounts for that future expansion. In addition, the City of Tempe has received funding to develop a pedestrian bridge across the I-10 freeway, in conjunction with the I-10 expansion. Those plans, not yet finalized, plan for a connection from the Diablo Stadium parking area across the freeway, connecting pedestrians to and from the Fountainhead Corporate Park. Preliminary plans indicate a switchback platform that would be located along the north side of Alameda terminating along the frontage or a portion of this property. The applicant of this design has suggested an alternate configuration, rotating the switchback ninety degrees. City staff responsible for the future design has found the configuration acceptable, with final details to be resolved.

This request includes the following:

1. Development Plan Review for a 14-story office building and an 8-level parking structure.

The applicant is requesting the Development Review Commission take action on this item listed above. For further processing, the applicant will need approval for an administrative Amended Planned Area Development Overlay (PAD) as provided for in the Zoning and Development Code to incorporate the site plan changes for this development. The changes proposed do not modify the underlining allowances of the previous approved PAD standards for this site.

Public Input

Upon completion of this report, staff has not received any public input relevant to this request.

PROJECT ANALYSIS

Site Plan

The site configuration for the project has two access points into the site, one directly accessing the parking garage and the other with access to surface parking and internal connections to the parking structure. Beyond the driveway, the property will have open pedestrian and emergency access to a future proposed lake, to be constructed by a separate development. The 14-story office building is oriented east-west with direct visibility along the I-10 freeway. Staff and the applicant have discussed the possible reorientation of the building, but final positioning cannot be made without determining dedication of the I-10 right-of-way. A condition has been added to address possible shifting of the building.

Building Elevations

The projects building design is in concert with two other office buildings directly to the north. This project is proposed for development by the same design team that constructed the other buildings and parking structure. This design, although similar layout in material, will have unique elements as a prominent structure within the area. The west building face from the third floor above will have a projected building curve, providing additional floor space. The building will have the appearance of two combined buildings, with the southern portion containing an elevated screening design above the actual roof parapet. The design will enhance the overall development complex integrating common design materials. The parking structure as well, will match the previous approved parking structure along 55th Street, currently under construction.

Landscape Plan

The landscape palette includes a mixture of low-water use plants and areas north of the site dedicated for turf. The emergency fire turn around includes a grass-crete paving to serve as a drivable surface. This palate of turf will blend in with previously approved design around the remaining portions of the lake. Developments with public street access more than 150 feet from the primary building entrance requiring additional shading along the pedestrian pathway. This project has incorporated a tree shaded walkway with ample landscaping, separating the western surface parking, and aligning the primary entrance access to the public street.

Traffic Impact Analysis

A traffic impact analysis has been submitted, revising the previous one completed for the office developments under construction to the north. The City Traffic Engineer has reviewed and provided comments back to the applicant for further review.

Section 6-306 D Approval criteria for Development Plan Review:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; *The placement of buildings varies with the parking structure placed along the street frontage with ample landscape and tree shading, while the primary office building is setback from the street.*
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; *Because of the large office design, a parking structure was necessary to supply the required number of parking spaces for the site. The structure limits the overall amount of surface parking while providing shade and comfort for use of the vehicle access. The building orientation is not desirable for potential heat gain within the building, requiring greater use of energy.*
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; *The project material will complement and match the surrounding structures, creating a unified complex.*
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; *Appropriate scale to the surrounding has been achieved.*
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; *A unique base with varying building elevations are well articulated throughout the design.*
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; *This criteria has been satisfied.*
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; *The site will provide adequate bicycle parking, direct shaded access to the public access ways, and provide space for a future pedestrian bridge.*
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; *This design criteria has been satisfied.*
9. Plans appropriately integrate Crime Prevention Through Environmental Design (CPTED) principles such as territoriality, natural surveillance, access control, activity support, and maintenance; *The site through conditions of approval will satisfy CPTED principles.*
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; *Landscape plan provides delineation identified areas.*

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the request for Development Plan Review, subject to conditions of approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code and Planned Area Development Overlay.
3. 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.

1. An administrative Amended Planned Area Development Overlay is required and shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
2. The developer must receive final approval of Traffic Impact Analysis from City Traffic Engineering prior to issuance of a building permit.

Site Plan

3. The project shall either dedicate future public right-of-way or provide a public access easement, as determined by the property owner, for the construction by the City of Tempe, of a future pedestrian bridge planned to span across the I-10 freeway. The applicant has proposed a ninety (90) degree rotation of the switch-back ramp with preliminary acceptance by the Tempe Transportation Division. Final determination and dimensions of the dedication and alignment to be determined by the City of Tempe, prior to completion of building permits. This specific easement or dedication will not modify the two (2) proposed driveways along Alameda nor alter the location and design of the parking structure, as shown on the site plan.
4. Upon final determination of a future dedicated west property line, through an administrative plan review, the building may be setback and reoriented closer to the western property line, subject to all applicable codes and reviewed for building permits.
5. Provide 6'-0" wide public sidewalk along Alameda Drive, or as required by Traffic Engineering Design Criteria and Standard Details.
6. Provide service yard and mechanical (cooling tower/generator) 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Where shade canopies are provided in 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. Relate canopy in color and architectural detailing to the buildings.
- d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

Floor Plans

- 12. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the office or parking structure 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.

- 13. Public Restroom Security in first floor lobby:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

- 14. Garage Security:
 - a. Minimize interior partitions or convert these 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 wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

- 15. 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

- 16. The materials and colors are approved as presented:
 - Glazing – Versalux Blue 2000T subdued silver reflectance
 - Glazing – Viracon Gray with subdued silver reflectance
 - Building Wall – southern segment – Integral Color Concrete, to match "DE6242 Wells Grey"
 - Building Wall – northern segment – Metal panel painted to match ATAS 70 Clear
 - Window Accent – Clear Anodized Aluminum – to match arcadia #11/clear AC-2

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.

- 17. The roof top mechanical screening shall be designed in a way to create a visual break from the building's true parapet edge. The architectural element above the true parapet, allowed to exceed the maximum height, is intended to be an integral part of the building design for mechanical screening. Material may consist of alternate methods complimentary to the overall design.

- 18. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

- 19. Conceal roof drainage system within the interior of the building.

- 20. 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.

21. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
22. 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.

Lighting

23. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

24. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
25. Do not locate drywell chambers under required landscape islands in order to avoid interference with tree plantings.
26. Irrigation notes:
 - a. 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.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - e. Provide temporary irrigation for the native hydro-seed area. Dismantle this irrigation system when germination of hydro-seed is seen.
27. 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.
28. Top dress planting areas with a rock or decomposed granite application with a 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

29. Provide address sign(s) on each building elevation, placed no higher than the 3rd level on the 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 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 painted 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 (ZDC)** 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, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews. 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:**
 - Access standard engineering details at this link: www.tempe.gov/engineering/standard_details.htm or purchase book from the Public Works Engineering Division.
 - Access standard refuse enclosures at this link: www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm . The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
 - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: www.tempe.gov/itd/Signal_booster.htm . Contact Information Technology Department to discuss size and materials of the buildings and to verify radio amplification requirement.
 - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **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). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - 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.
 - Provide a security vision panel 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.
- **FIRE:**
 - Clearly define the fire lanes. 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 structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

- ENGINEERING:
 - Underground all overhead utilities, except 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:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - 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.
 - 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 Traffic Engineering 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:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees (20'-0" separation) or other site features in order to maintain illumination levels for exterior lighting.

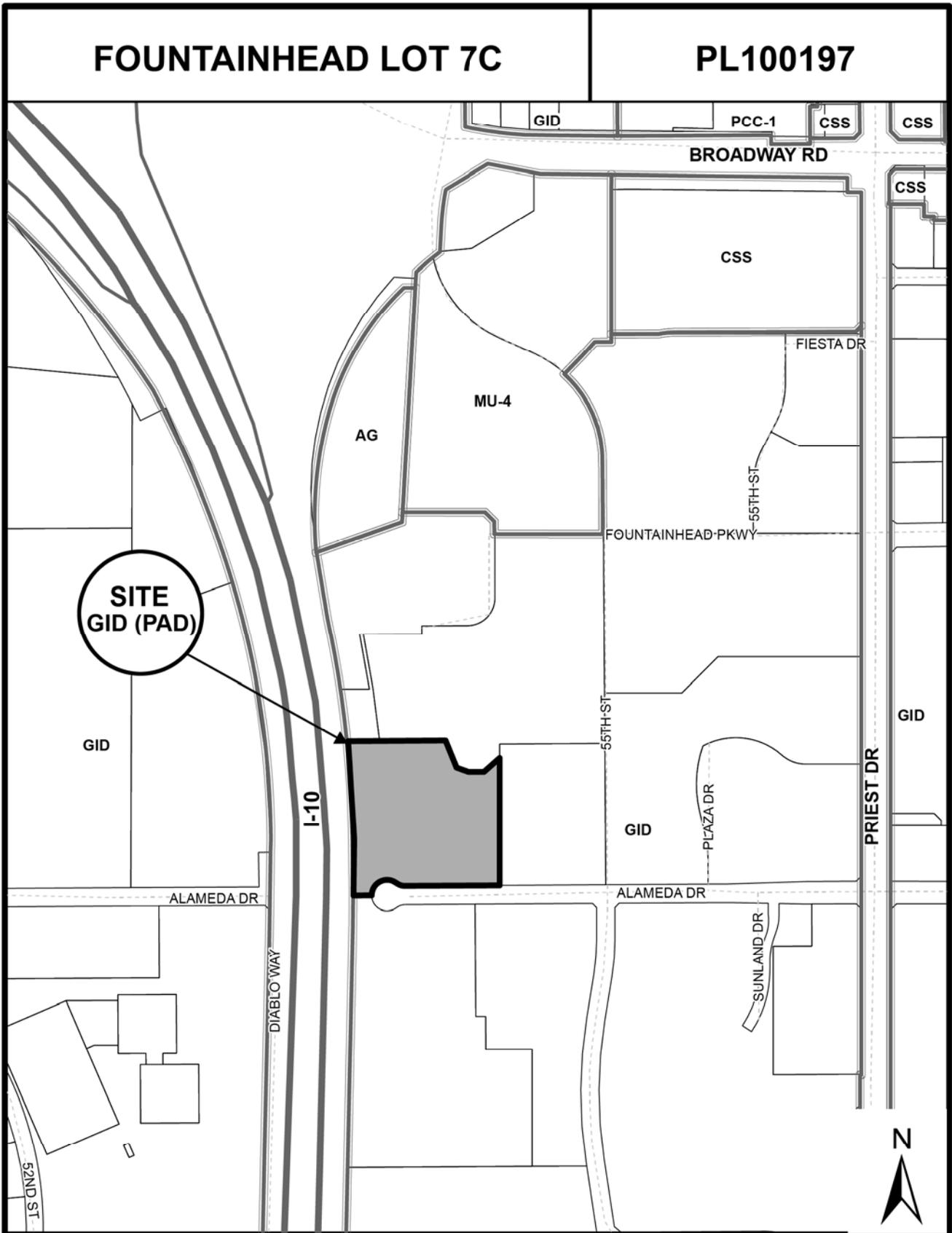
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

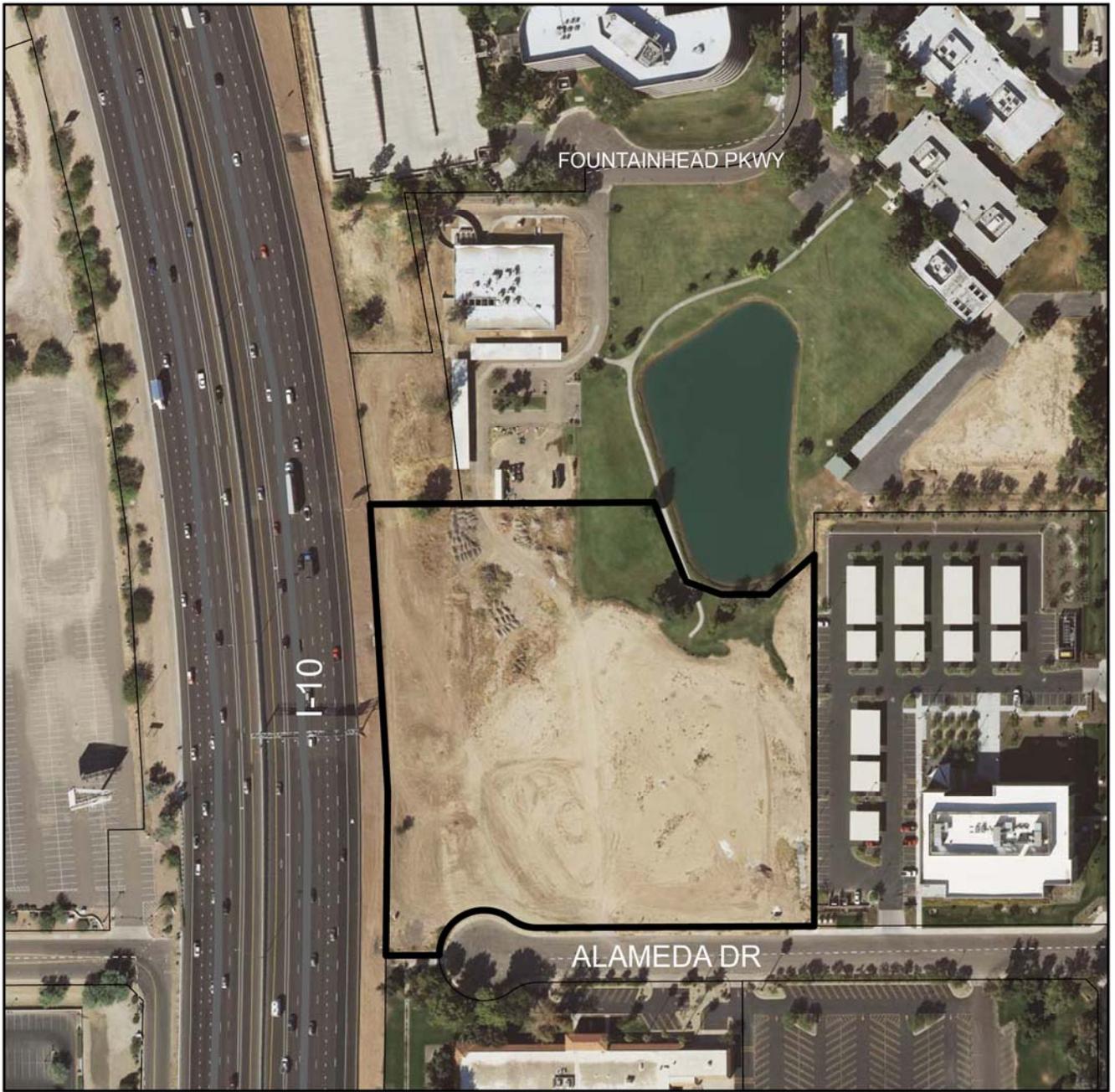
- July 13, 1988 City Council approved an Amended Planned Area Development Overlay for FOUNTAINHEAD CORPORATE PARK, which included Site #8, Lot 7 a variance to increase building height to 190'-0".
- December 7, 2005 Design Review Board approved the building elevations, site plan and landscape plan for FOUNTAINHEAD CORPORATE PARK-PHASE IV-LOT 7 consisting of a 75,443 s.f., three story office building located at 1630 West Alameda Drive in the GID, General Industrial Zoning District. (EXPIRED)
- September 2, 2009 Administrative approval update for the Ninth Amended Planned Area Development Overlay for FOUNTAINHEAD CORPORATE PARK.

ZONING AND DEVELOPMENT CODE REFERENCE:

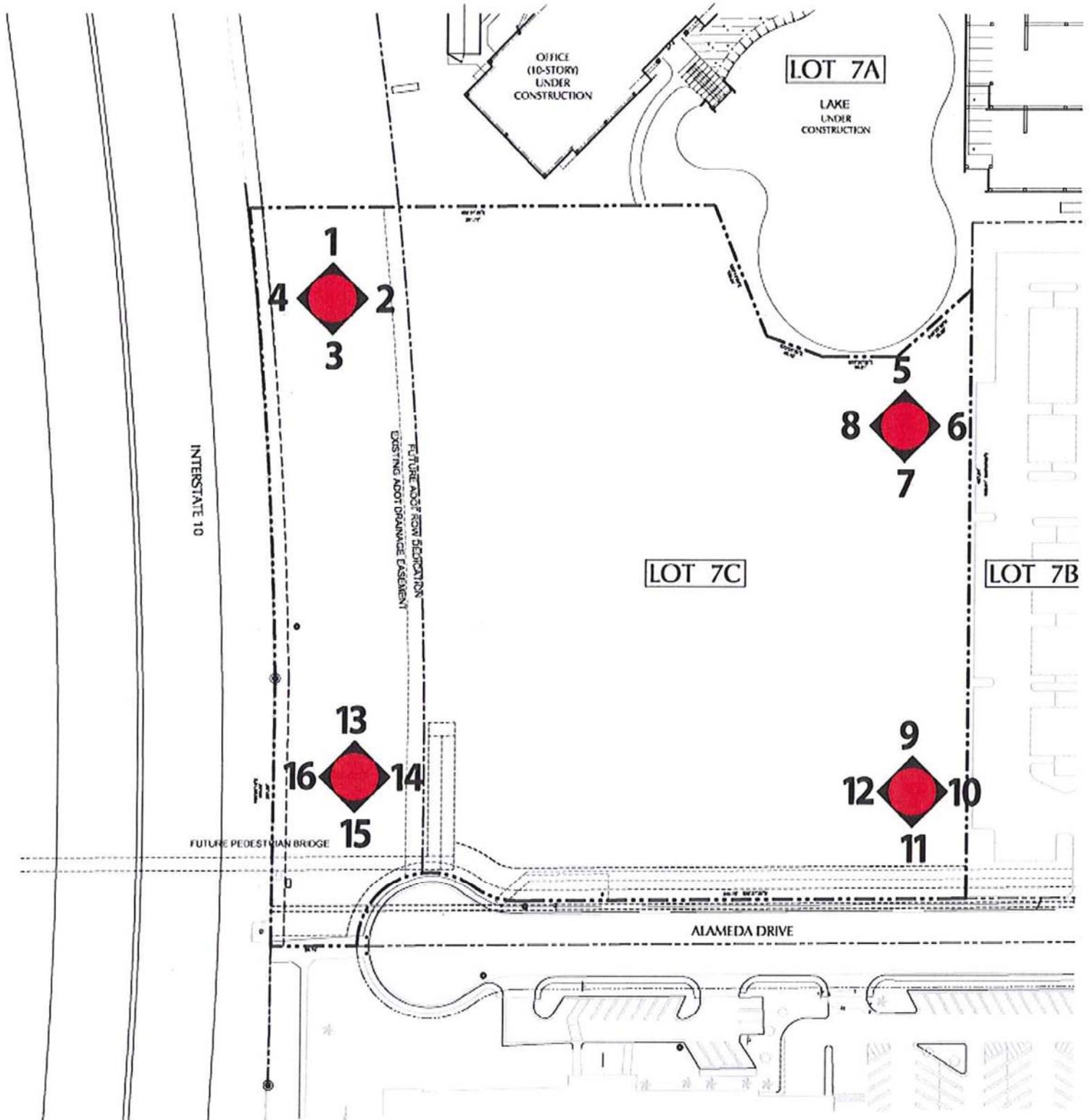
Section 6-306, Development Plan Review



Location Map



FOUNTAINHEAD LOT 7C (PL100197)



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

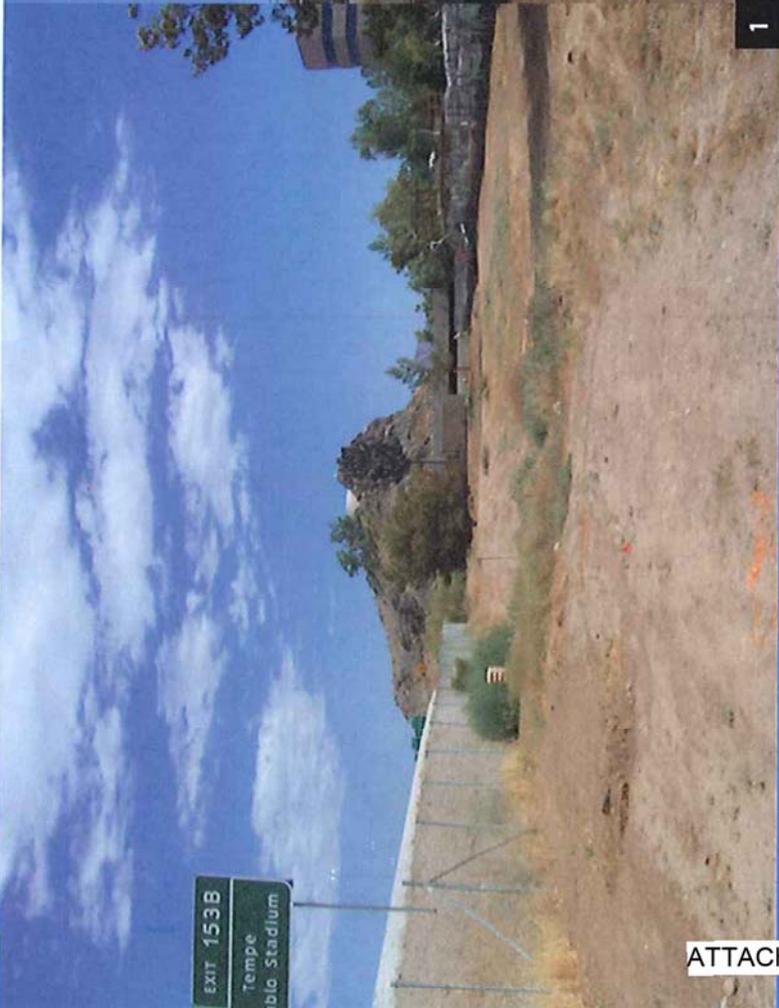
Fountainhead Lot 7C
 Tempe, Arizona

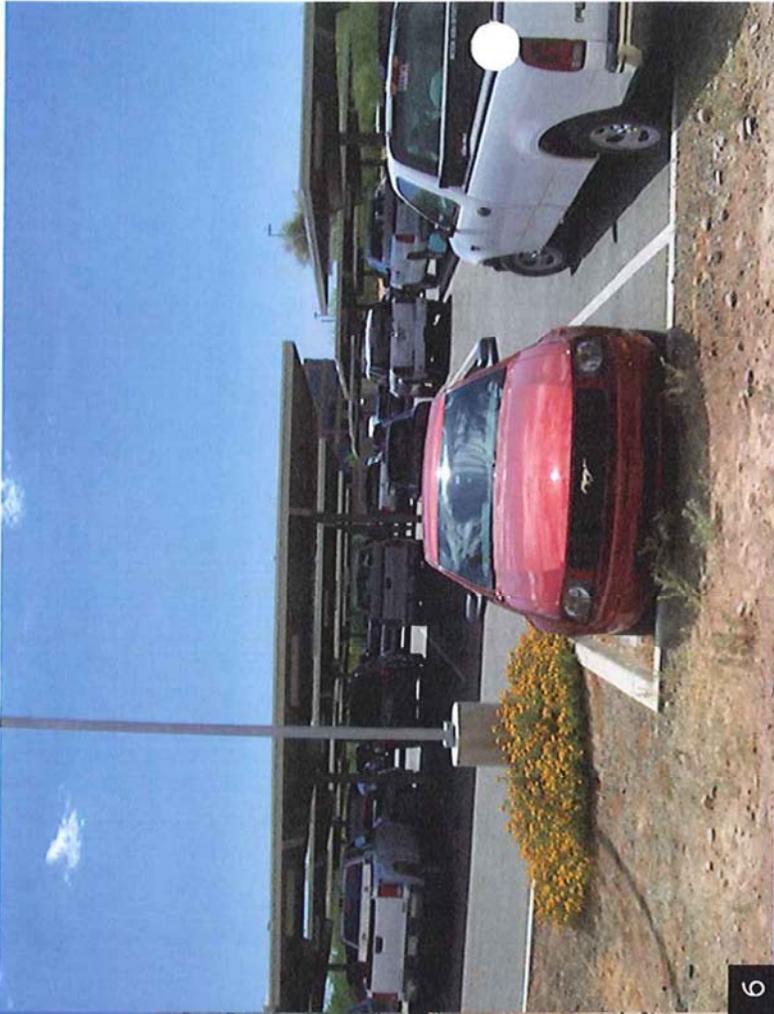
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**EXISTING
 CONDITIONS
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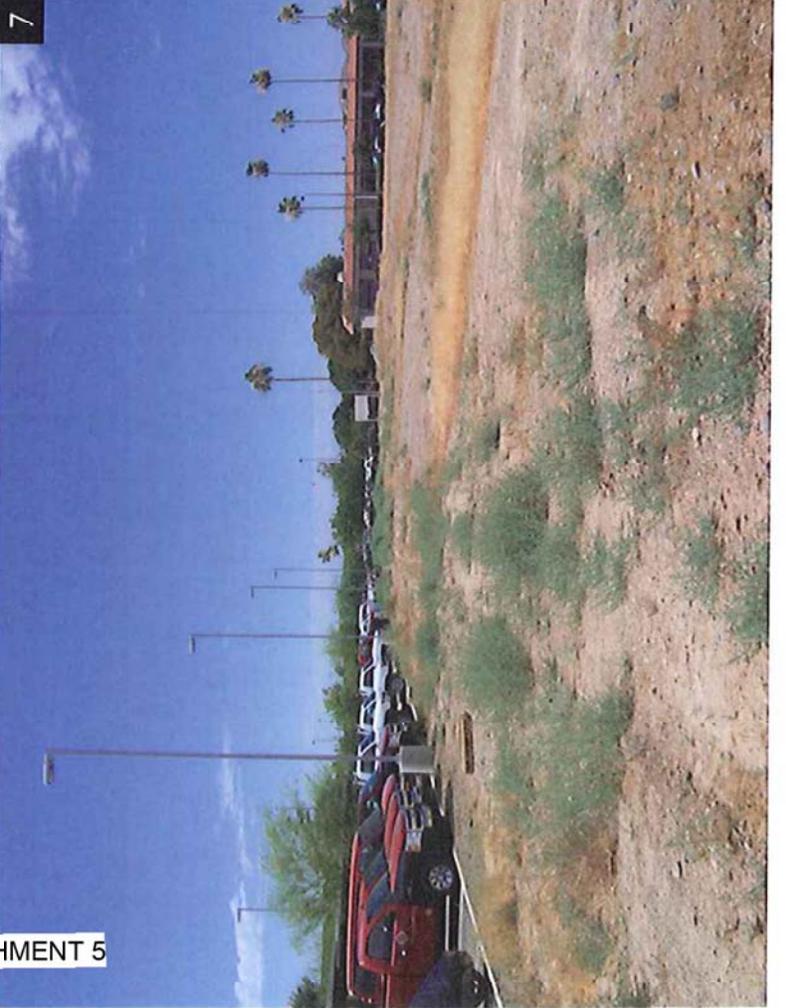


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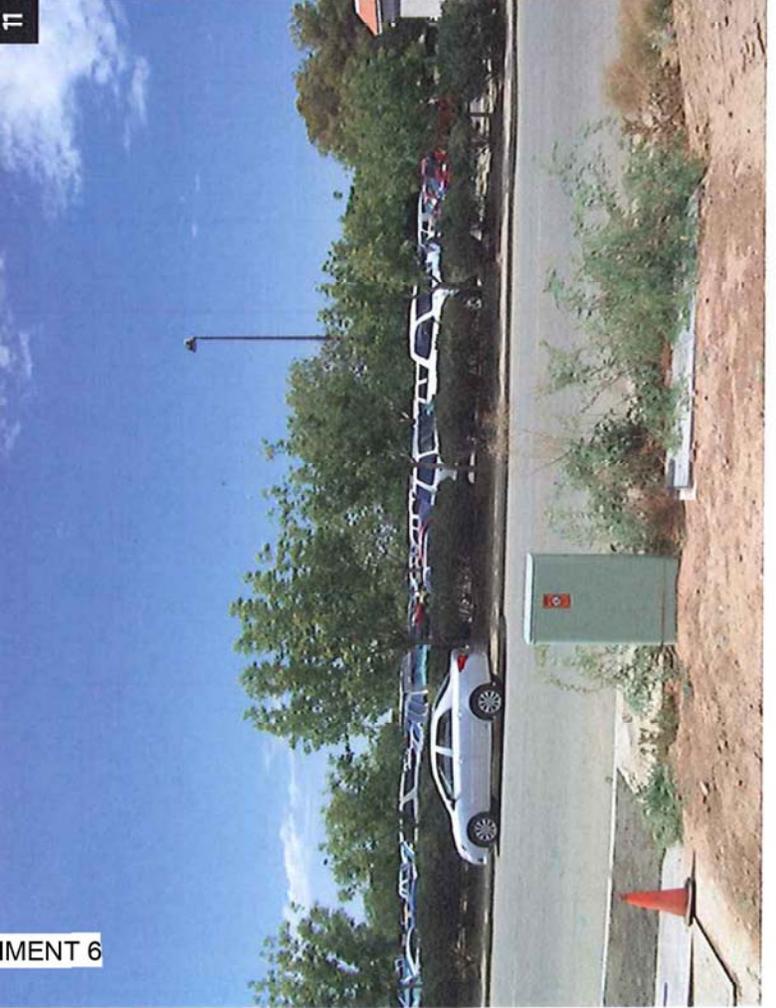




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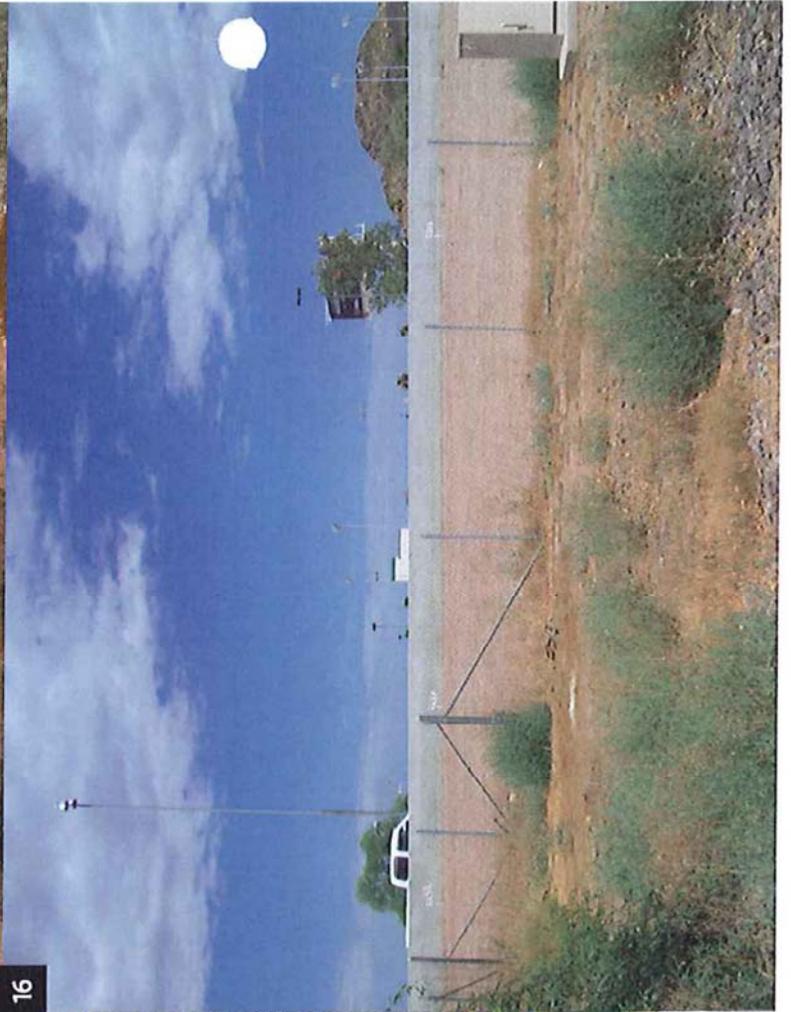


ATTACHMENT 6





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ATTACHMENT 7

Fountainhead Lot 7c

Letter of Explanation

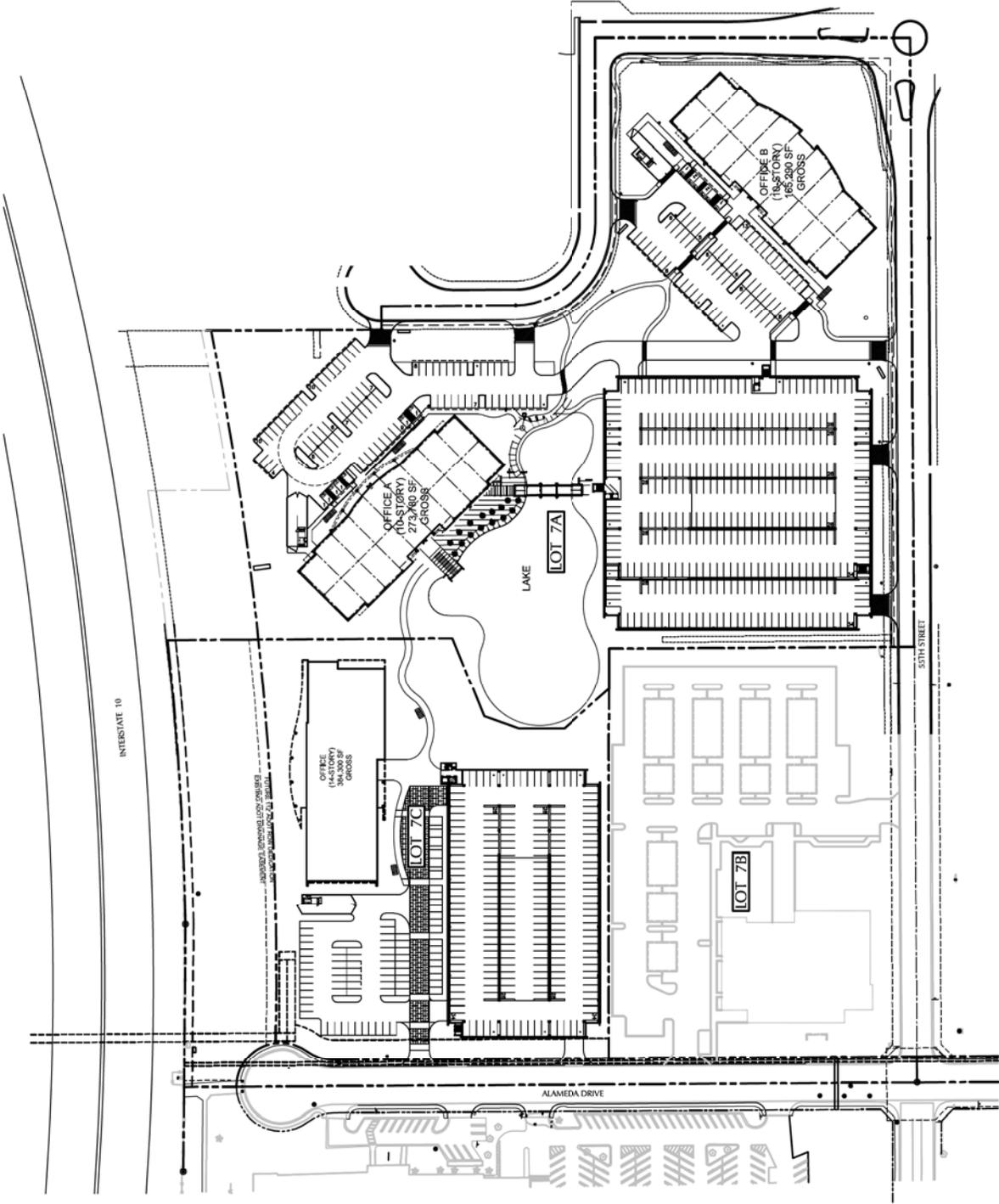
“Fountainhead Lot 7c” is a new corporate office project to be developed within ‘Fountainhead Corporate Park’ in Tempe, Arizona. The specific site is located roughly 400 feet west of the northwest corner of Alameda and 55th Street within the corporate park.

The project consists of a 14-story office building totaling 384,300 square feet, and a 7-level parking structure containing approximately 1,625 parking stalls. The property is planned a continuation of the “Fountainhead Office Plaza” corporate campus currently under construction north of this property. We have located the office tower on the western portion of the property facing Interstate 10 to give it prominence on the site, with the parking structure located on the eastern portion of the property for ease of vehicular access. The parking structure will be accessed directly from Alameda to lessen the chances of pedestrian / vehicular conflicts. The landscape features, walkways, and pedestrian amenities being constructed in “Fountainhead Office Plaza” have been integrated into the planning of this new office development to create a seamless overall office campus.

The office building design will incorporate the high-quality exterior finishes being used on “Fountainhead Office Plaza”, such as precast concrete, metal cladding, and blue-tinted glazing, but if a different architectural vernacular to distinguish it from the office campus to the north. This new office building may be home to a corporate headquarters facility in the future, so we wanted the design to have its own architectural flare. The building design incorporates a recessed base to create a more pedestrian scale at the ground plane, along with provided shaded areas for outdoor seating and gathering. The building’s location and orientation on the property is such that it will help protect the landscaped “greenspace” near the lake from the afternoon sun coming in from the west. Although the building will fit well within the context of the site, being adjacent to the new 10-story office building that is just to the north, we have addressed the large mass of the office tower by breaking it into smaller “building blocks” that intersect and overlap each other to create a “building within building” effect. The building’s mass and design character appear different from different view angles. Mechanical equipment will be located on the office roof screened by architecturally integrated enclosures, or within at-grade enclosures that are integrated into the site plan. The office building’s entry and access route to and from the parking structure are very direct and obvious, and very visible to the public. The parking structure will be of the same exterior materials, design, and detailing as the one currently under construction to the north of the site.

The landscape materials and plant palette will be in harmony with the materials and palette being used on “Fountainhead Office Plaza” currently under construction, with a design focus on the “greenspace” located between the new office tower and the lake area on the property to the north. We have provided a very generously landscaped pedestrian walkway from the front entry of the office building to the public sidewalk located on

Alameda to the south, and also to the new office complex under construction to the north. Signage and exterior lighting will be in keeping with the overall Fountainhead theme, and will not be intrusive on the adjacent properties.



0' 65' 120' 180' 240'

Fountainhead Lot 7C
 Tempe, Arizona

DEVELOPMENT
 REVIEW

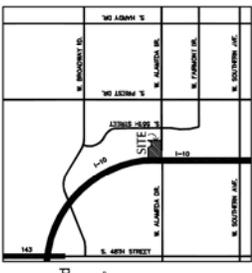
0786
 6.JUL.10

MASTER SITE PLAN

ARCHITECTURE
 INTERIOR ARCHITECTURE
 SITE PLANNING
 LANDSCAPE ARCHITECTURE
 HISTORIC ARCHITECTURE
 PUBLIC ART



LEGAL DESCRIPTION
 Lot 7C, 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
 ABRA Investments
 Coronada Business Park Investors, L.P.
 2400 S. 55th Street
 Tempe, Arizona 85282

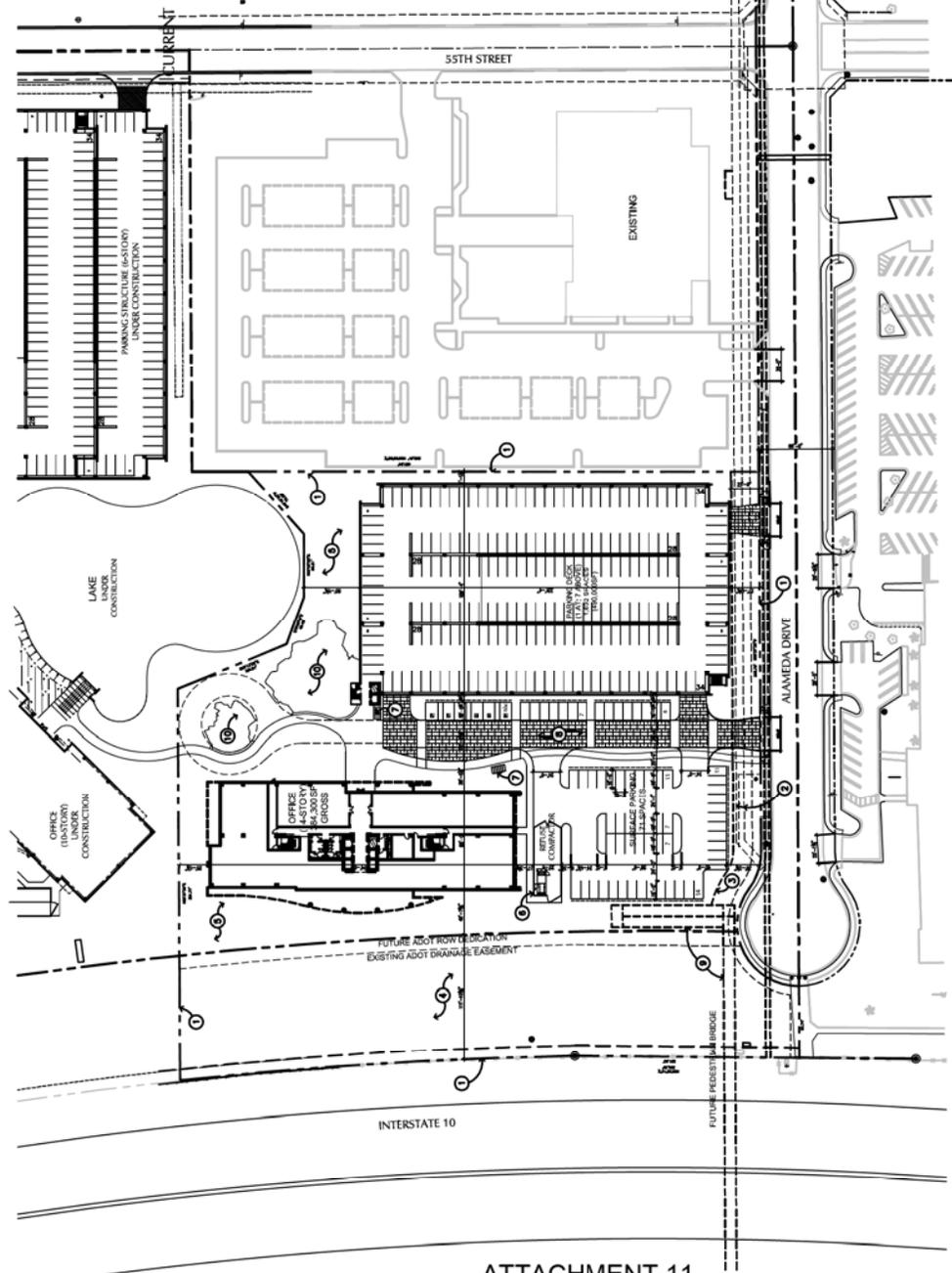
BUSINESS OWNER
 Metro Commercial Properties
 1500 North Priest Drive
 Tempe, Arizona 85281
 p: 602.452.2573
 f: 602.452.2571
 contact: Ryan Foley
 rfoley@mcqaz.com

SITE DATA

Address
 1650 Alameda Drive (proposed address)
 Tempe, Arizona 85282

APN#: 123-33-058
 Parcel Net Area: 5.97 acres (259,964 sf)
 (After anticipated ROW dedication)
 Zoning: GID / PAD
 Office Building Area: 384,300 gsf (376,600 nsf)
 Parking Structure Area: 490,000 gsf
 Total Building Area: 874,300 gsf
 F.A.R.: 1.48
 (After anticipated ROW dedication)
 Lot Coverage: 34% (89,500 sf)
 (After anticipated ROW dedication)
 Building Height Allowed: 45%
 190'
 186'-8" Top of Parapet (14 Stories)
 Parking Required: 1,256 (1 per 300 nsf)
 Parking Provided: 1,703 spaces
 Accessible Parking Required: 27 Spaces (24 standard; 3 van)
 Accessible Parking Provided: 22 Spaces in Structure (20 stan.; 2 van)
 6 Spaces in Surface Lot (5 stan.; 1 van)
 Bicycle Parking Required: 47 (1 per 6,000 nsf)
 Bicycle Parking Provided: 47 spaces
 Landscape Area Required: 25,996 sf (10%)
 (After anticipated ROW dedication)
 Landscape Area Provided: 19,965 sf
 (After anticipated ROW dedication)
 Parking Lot Area: 56,440 sf
 (After anticipated ROW dedication)
 Parking Landscaping Req'd: 33,078 sf
 (10% of parking area)
 Parking Landscaping Provided: 6,919 sf

- KEYNOTES**
- Property Line
 - Underground Electrical Easement
 - Building Setback
 - Future ADOT ROW
 - Landscaper / Retention Area
 - Decorative Fountains
 - Blue Back, per city detail T-578
 - Decorative Fountains
 - Future Pedestrian Bridge
 - Water Feature

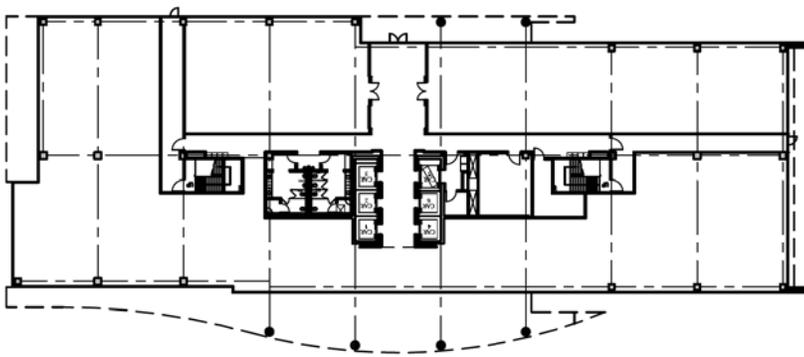


FOUNTAINHEAD LOT 7C
 Tempe, Arizona
 DEVELOPMENT
 REVIEW
 SITE PLAN

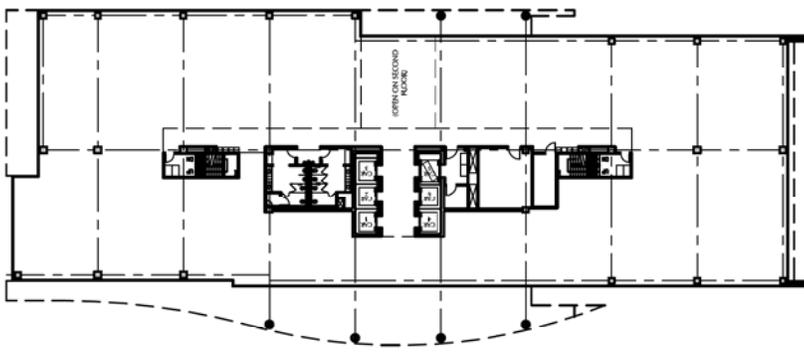
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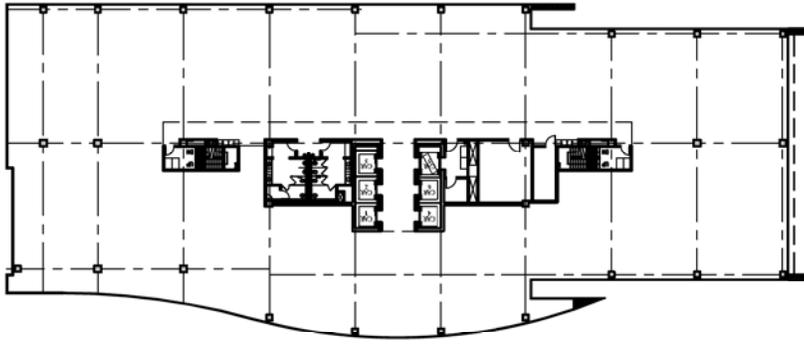
ARCHITECTURE
 INTERIOR ARCHITECTURE
 SITE PLANNING
 LANDSCAPE ARCHITECTURE
 HISTORIC ARCHITECTURE
 PUBLIC DESIGN



FIRST FLOOR
24,370 GSF



SECOND AND THIRD FLOORS
48,740 GSF
(24,370 GSF / FLOOR)



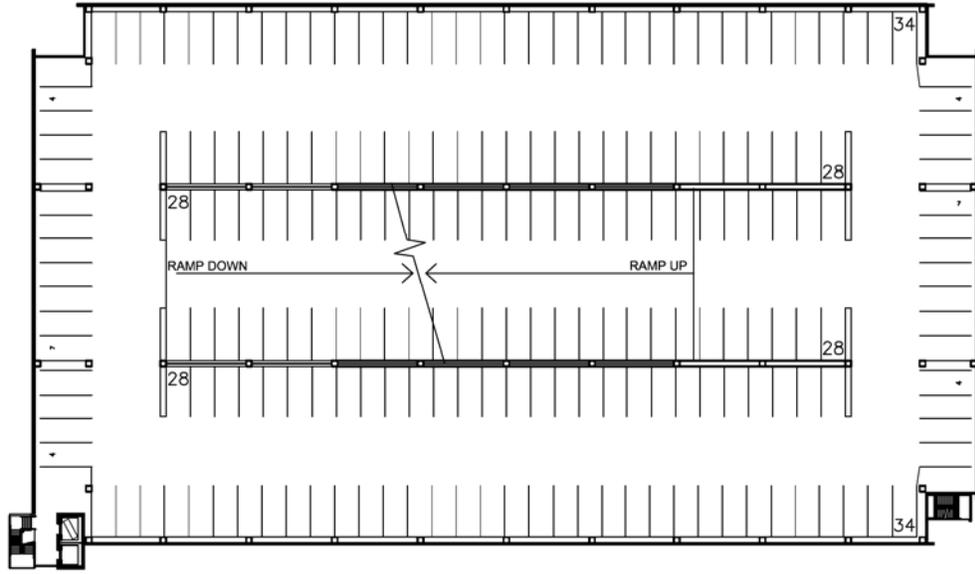
THIRD thru FOURTEENTH FLOORS
311,190 GSF
(28,290 GSF / FLOOR)

0' 20' 40' 60' 80'

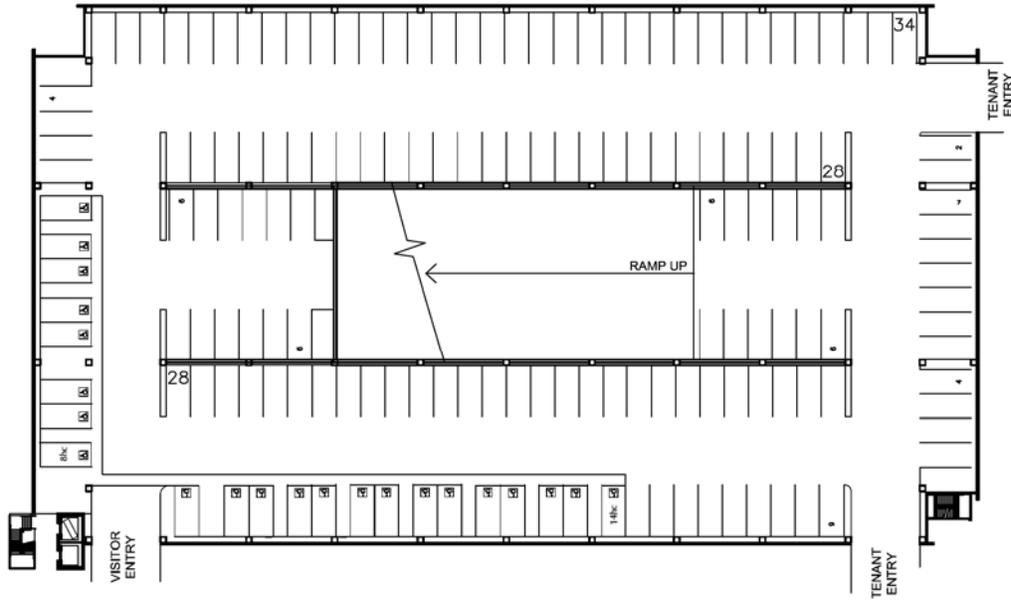

Fountainhead Lot 7C
 Tempe, Arizona
 0786
 29 JUN 10

ARCHITECTURE
 INTERIOR ARCHITECTURE
 SPACE PLANNING
 EXTERIOR ARCHITECTURE
 HISTORIC ARCHITECTURE
 PUBLIC WORKS


DAVIS



LEVELS TWO thru EIGHT (above grade levels)
1,470 spaces total (2:10 / level)



LEVEL ONE (at grade level)
162 spaces



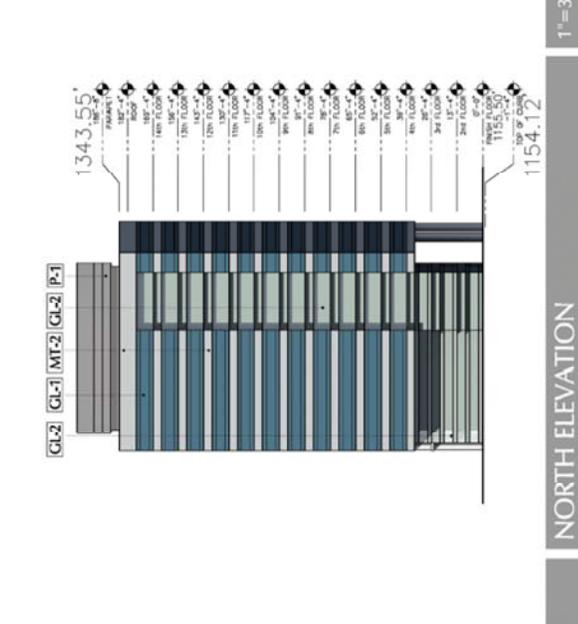
SOUTH ELEVATION

1"=30'-0"



WEST ELEVATION

1"=30'-0"



NORTH ELEVATION

1"=30'-0"



EAST ELEVATION

1"=30'-0"



ALL ELEVATIONS ARE UNLESS OTHERWISE NOTED TO BE AS SHOWN

Fountainhead Lot 7C
Tempe, Arizona

ARCHITECTURE
INTERIOR ARCHITECTURE
SCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
MECHANICAL/ELECTRICAL
PLUMBING ENGINEER



PLANT LEGEND

SYMBOL	COMMON/Botanical	SIZE	QTY
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TREES (1.50" Caliper Minimum Size)

	Desert Fern/ <i>Lysiloma thornberi</i>	24" box	
	Native mesquite/ <i>Prosopis velutina</i>	24" box	
	Pistache/ <i>Pistacia chinensis</i>	24" box	
	Arizona Ash/ <i>Fraxinus velutina</i>	24" box	
	Mexican Ebony/ <i>Pithecellobium mexicanum</i>	24" box	
	Salvaged Ironwood/ <i>Olneya tesota</i>	54" box	
	Evergreen Elm/ <i>Ulmus parvifolia</i>	24" box	
	Anacacho Orchid Tree/ <i>Bauhinia congesta</i>	24" box	
	Sissoo Tree/ <i>Dalbergia sissoo</i>	24" box	

SHRUBS (+ 5'-0" @ maturity)

	Desert Ruellia/ <i>Ruellia peninsularis</i>	5 Gallon	
	Rio Bravo/ <i>Leucophyllum langmaniae</i>	5 Gallon	
	'Orange Jubilee'/ <i>Tacoma stans</i>	5 Gallon	

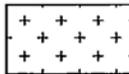
SHRUBS (Max. 2'-0" and Max. 3'-0" @ maturity included)

	Desert Agave/ <i>Agave desertii</i>	5 Gallon	
	Thunder Cloud/ <i>Leucophyllum candidum</i>	5 Gallon	
	Dwarf Nandina/ <i>Nandina domestica 'Nana'</i>	5 Gallon	
	Ocahui/ <i>Agave ocahui</i>	5 Gallon	
	Honeysuckle/ <i>Justicia specigera</i>	5 Gallon	
	Brittlebush/ <i>Encelia farinosa</i>	1 Gallon	
	Triangle Leaf Bursage/ <i>Ambrosia deltoidea</i>	1 Gallon	

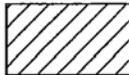


Regal Mist/ <i>Muhlenbergia capillaris</i>	1 Gallon	3'-0" OC
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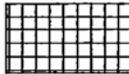
GROUNDCOVERS (Max. 2'-0" @ maturity)



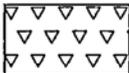
Dwarf Mulle/ <i>Muhlenbergia rigens 'Nashville'</i>	1 Gallon	3'-0" OC
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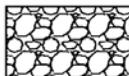
Gold Mound/ <i>Lantana sp.</i>	1 Gallon	3'-0" OC
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'Sierra Gold'/ <i>Dalea capitata</i>	1 Gallon	3'-0" OC
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Seasonal Annuals	4" Flats	Varies
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Rip Rap. See Civil. Embedded in concrete to depth of $\frac{2}{3}$ the dimension of rock. Color to match decomposed granite.



Mid Iron Tif/ <i>Cynodon Dactylon</i>	Sod	9,856 sf (17.5% OF TOTAL LS AREA)
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DECOMPOSED GRANITE TOPDRESSING 1/4" minus 2" DEPTH MIN.	46,584 sf	
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NOTE: All Quantities are approximate and should be verified by contractor, plant as shown on the plans.

PRELIMINARY GRADING AND DRAINAGE PLAN

FOUNTAINHEAD LOT 7C

ALAMEDA DRIVE & PRIEST DRIVE
TEMPE, ARIZONA

ARCHITECT

50 E. RIO SALADO PARKWAY, SUITE 200
TEMPE, ARIZONA 85281
PHONE: (480) 838-1100
FAX: (480) 838-1101

ENGINEER

KNUDSEN SMITH ENGINEERING
2505 WEST GREENWAY ROAD
PHOENIX, ARIZONA 85023
PHONE: (602) 342-7447
FAX: (602) 249-1310

DEVELOPER/OWNER

MEDCO COMMERCIAL PROPERTIES
1300 NORTH PRIEST DRIVE
TEMPE, ARIZONA 85281
PHONE: (602) 452-2571
FAX: (602) 347-1447

BENCHMARK

BASES OF COORDINATES IS THE BC IN PG 77
NAD 83 UTM ZONE 18Q
PUBLISHED POINT: N=275058.92 E=298322.28
ELEVATION=1142.25' G.C.S.T.

FLOOD PLAIN STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP,
FIRM NUMBER 17030C0101, DATED 08/01/00,
2000, THE SUBJECT PROPERTY IS LOCATED IN
SHADY ZONE X. SHADY ZONE X IS DEFINED AS
A 1.0% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS
LESS THAN 1 FOOT OR AVERAGE AREAS LESS
THAN 10% OF THE TOTAL AREA OF THE
LEAKS FROM AREAS OF 1.0% ANNUAL CHANCE
FLOOD.

DRAINAGE STATEMENT

RETENTION VOLUME REQUIREMENTS (VR)
D=2.4 INCHES
A=199.194 SF
VR=(2.4/12)(199.194)(0.95)
VR=37.446 CF
VR=41.351 (SEE TABLE BELOW)

RETENTION BASIN TABLE			
Basin	TOP	BOTTOM	VOLUME
A	54	52.5	5,632 CF
B	54	53	5,094 CF
TANK 1	60 LF - 10" DIA		4,710 CF
TANK 2	50 LF - 10" DIA		3,925 CF
TANK 3	50 LF - 10" DIA		3,925 CF
TANK 4	110 LF - 10" DIA		8,535 CF
TANK 5	110 LF - 10" DIA		8,535 CF
		TOTAL	41,351 CF

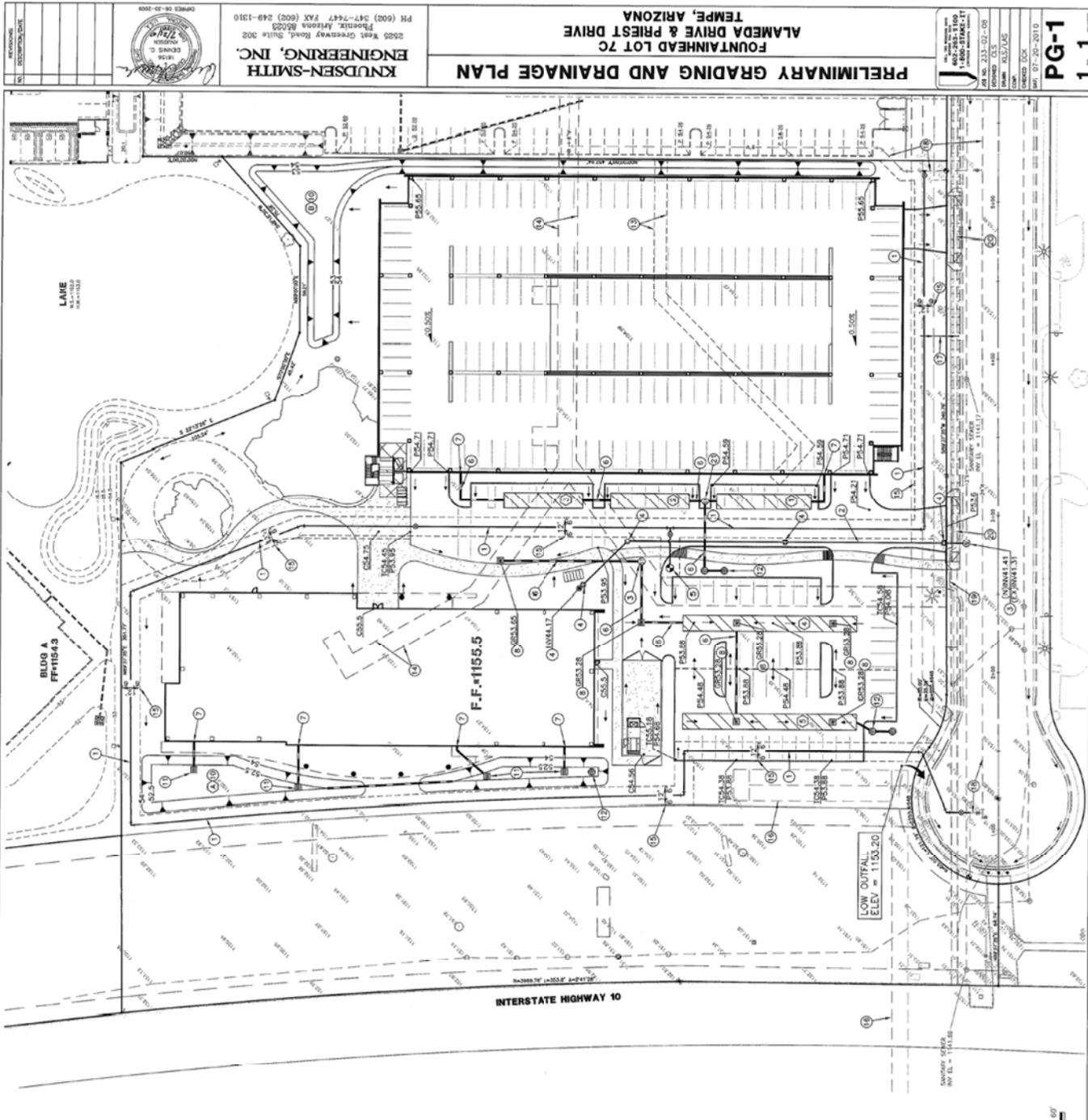
LEGEND

- DRYWELL
- CATCH BASIN
- DRAINAGE FLOW ARROW
- GRADE BREAK
- EQUALIZED/S.D. PIPE



CONSTRUCTION NOTES

- 1 8" PUBLIC WATERLINE
- 2 8" PRIVATE SEWERLINE
- 3 CONSTRUCT NEW MANHOLE ON EXISTING SEWERLINE
- 4 CLEANOUT
- 5 FIRE HYDRANT
- 6 3" DOWNHOLE PPL
- 7 ROOF DRAIN
- 8 CATCH BASIN
- 9 U.G. TANK
- 10 RETENTION BASIN (4:1 SIDE SLOPE)
- 11 BARRIER BOX
- 12 DRYWELL
- 13 U.G. ELECTRIC EASEMENT; ABANDONED OR TO BE ABANDONED
- 14 WATERLINE EASEMENT TO BE ABANDONED
- 15 PROPOSED WATERLINE EASEMENT
- 16 FUTURE PEDESTRIAN BRIDGE (BY OTHERS)
- 17 8" P.U.E.
- 18 EXISTING WATERLINE
- 19 EXISTING EASEMENT TO BE REMOVED AND REPLACED WITH CURB AND GUTTER
- 20 PROPOSED DRAINAGE ENTRANCE
- 21 STORM DRAIN MANHOLE



PG-1
1 of 1 SHEETS







