

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/28/2013
Agenda Item: 2**

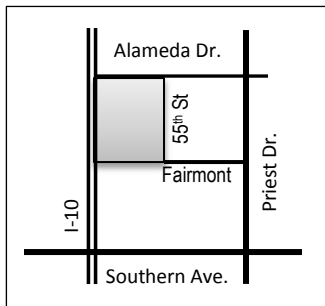
ACTION: Request for a Planned Area Development Overlay consisting of four (4) proposed office buildings and two (2) parking structures for FNB FOUNTAINHEAD, located at 1665 West Alameda Drive. The applicant is Tiffany & Bosco, P.A.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: FNB FOUNTAINHEAD (PL120397) consists of development standard modifications for a maximum allowed building height from 35 feet to up to 172 feet. The proposal consists of four office buildings and two parking garages, with a total building area of 966,700 sf. on 25.4 acres. The request includes the following:

PAD13004 Planned Area Development Overlay modifying the maximum building height of 35 feet with heights of 3-story (50 feet), 6-story (86 feet), 9-story (130 feet), 12-story (162 feet) on 25.4 acres.



Property Owner	FNB Fountainhead, LLC
Applicant	Ben Patton, Tiffany & Bosco, P.A.
Current Zoning District	GID, General Industrial District and within the General Industrial Overlay District
Gross/Net site area	25.4 acres
Total Building area	966,700 sf.
Lot Coverage	(No Standard)
Building Height	50 ft., 86 ft., 130 ft., 166 ft. (35 ft. maximum allowed)
Building Setbacks	(25' front, 25' street side, 0' side/rear min. required) (20' minimum street side parking setback)
Landscape area	(10% minimum required)
Vehicle Parking	3,946 spaces (3,222 min. required)
Bicycle Parking	121 spaces (121 min. required)

ATTACHMENTS: Ordinance, Development Project File

STAFF CONTACT: Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Lisa Collins, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Ryan Levesque, Senior Planner



COMMENTS:

This site is located at the southwest corner of Alameda Drive and 55th Street, near Priest Drive and Southern Avenue, adjacent to the I-10 Freeway. The property is within the Fountainhead Corporate Park area, but is not part of the original PAD for the office center. The site consists of an existing one-story office building. South of the site consists of a single-family neighborhood, separated by an alley from this project site. To the east are additional two-story office buildings.

This request includes a Planned Area Development Overlay to modify development standards for building heights, from the GID, General Industrial District maximum allowed height from 35 feet to buildings ranging from 50 feet to 172 feet.

The applicant is requesting action on the item listed above, providing a recommendation to City Council.

For further processing, the applicant will need to process the following:

- A Subdivision Plat, to combine the individual lots into either one or multiple lots.
- Development Plan Review, including review for a final site plan, building elevations and landscape plan.

NOTE: The site is currently designated within the General Industrial Overlay District. Industrial zoned properties adjacent to or separated by an alley from a single-family residential district are required to receive a development plan review decision at a public hearing with the City Council.

PUBLIC INPUT

The applicant held a neighborhood meeting on May 9, 2013 at the project site on 1665 West Alameda Drive, held from 6 pm. to 7 pm. Three members of the public attended the meeting, including Planning staff. Attending the meeting was a neighbor adjacent to the project to the south, a property owner of the vacant industrial to the north, and the owner of the cafeteria for the existing businesses on site. Topics discussed at the meeting included: timing of the project, possible development phase, traffic impact analysis, and height setbacks. A summary of the meeting was provided by the applicant, located in the list of attachments. At the time the staff report was completed, staff received one call from a business employee at the project site. His inquiry was about the timing of the project and if he would need to find work elsewhere. Staff provided the employee with contact information to the applicant for follow-up.

PROJECT ANALYSIS

The proposed project for FNB FOUNTAINHEAD, consists of four (4) office buildings with varying heights and two parking garages. The site has access from both the Alameda Drive and 55th Street. The development is planned to allow vehicle circulation throughout the site with parking garages located on the east side of the property. The project takes into consideration the potential right-of-way take from the expansion proposal of the I-10 Freeway. The site is a visible site from the I-10 freeway and offers an ideal location for corporate offices and visibility on the freeway, as was planned with Fountainhead area. Towers A and B, as identified on the plans, flank a pedestrian plaza on either sides. Towers C and D are centered around an auto court with a roundabout. The propose site plans and elevations as provided in the project are preliminary and conceptual, until a full development plan review is submitted.

TRAFFIC IMPACT ANALYSIS

A traffic impact analysis has been submitted to the City for review by the Traffic Engineering staff. The initial analysis has been reviewed and comments forwarded back to the consultant for further review. A copy is on file and available for review. The analysis recommends additional turn lanes to alleviate some of the traffic congestion, as may be warranted upon phasing or full build out. City staff recognizes that if the traffic modifications are warranted at the time of development, it is the developer's responsibility to provide such improvements.

PLANNED AREA DEVELOPMENT OVERLAY

The applicant is requesting a Planned Area Development Overlay to modify the development standards for the maximum building height. The underlying zoning district, GID, General Industrial District, has a maximum allowed height of 35 feet. The proposed development request proposes an incremental height increase based on the site plan building configuration. The project PAD takes into consideration the context of the area and steps up the heights of buildings.

The buildings height steps back from the neighborhood to the south, providing a proposed height increase as the buildings

get farther from the south, minimizing the impact on those properties. The southern perimeter is planned for a large surface retention area, as the property naturally slopes to the south, with enhancing the existing landscape and perimeter trees. The Code requires a double row of trees extending 20 feet from the property.

In context with the other areas of the office park, properties north of this site, within the Fountainhead Corporate Park, have approved maximum building height allowances consisting of 90', 98', 190', 270', 80', 80', 270', 180', and 140' for each respective site or building.

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed land uses for office are allowable pursuant to Part 3 of the Zoning and Development Code.
2. The development standards, as established as part of the PAD Overlay District, as well as the standards allowed by use permit will be in conformance with the development of this site.
3. The proposed height increases are compatible with the remaining surrounding corporate park and the future development entitlements.
4. The proposed PAD is in conformance with provisions in Part 5, and the General Industrial Overlay. The future request of a development plan review will forwarded to City Council at a public hearing.
5. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Planned Area Development Overlay. This request meets the required criteria and will conform to the proposed conditions.

REASONS FOR APPROVAL:

1. The project land use is in compliance with the zoning district allowance for office use.
2. The PAD overlay process was specifically created to allow for greater flexibility and to allow for increased heights where appropriate. The Fountainhead Corporate Park area has sites with comparable development heights in an office/industrial garden setting.
3. The proposed project meets the approval criteria for a Planned Area Development Overlay.

CONDITIONS OF APPROVAL:

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

1. A building permit application shall be made on or before June 27, 2017 or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than July 27, 2013, or the Planned Area Development Overlay approval shall be null and void.
3. The Planned Area Development for FNB FOUNTAINHEAD 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.
4. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
5. Building 'A' and the area extending 340 feet south, from the northern property line parallel to Alameda Drive, shall have a maximum building height of 172 feet. Building 'B' and the area extending 250 feet south, from the previous area, shall

have a maximum building height of 130 feet. Building 'C' and the area extending 280 feet south, from the previous area, shall have a maximum building height of 86 feet. Building 'D' and the area extending 280 feet south, from the previous zone, shall have a maximum building height of 50 feet. The remaining area extending to the southernmost property line, approximately 125 feet shall have no change in building height. The measurement of maximum heights shall include all mechanical and architectural structures.

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, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. 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 future applications.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line, along Alameda Drive.
- **PUBLIC ART:** Development projects consisting of 50,000 sf. or more of commercial building development is required to contribute 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 completion of this requirement prior to receiving building permits.

HISTORY & FACTS:

November 11, 1969	Design Review Board approved the site plan and building elevations for FREEWAY COMMERCE CENTER, consisting of a 86,364 sf. one-story building, located at 1665 W. Alameda Drive.
March 22, 1979	Design Review Board approved a building addition, including site plan and building elevations for STATE FARM INSURANCE COMPANY, totaling 176,428 sf. building area, located at 1665 West Alameda Drive.
May 9, 2013	For this request, the applicant held a neighborhood meeting at the Employee Training Room, on the project site, at 1665 West Alameda Drive. There were three people in attendance.
May 28, 2013	Development Review Commission scheduled public hearing for this request.
June 13, 2013	City Council scheduled introduction and first public hearing for this request.
June 27, 2013	City Council scheduled second and final public hearing for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts



DEVELOPMENT PROJECT FILE

for

FNB FOUNTAINHEAD

ATTACHMENTS:

- 1-2. Waiver of Rights and Remedies form
- 3. Location Map
- 4. Aerial Photo
- 5-11. Letter of Explanation
- 12-13. Neighborhood Meeting Summary
- 14-16. Planned Area Development / Site Plan / Project Data
- 17-19. Buildings A/B Floor Plans
- 20. Buildings C/D Floor Plans
- 21-22. Overall Building Elevations
- 23-26. Project Renderings
- 27-28. Preliminary Grading and Drainage
- 29. Preliminary Landscape Plan

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by FNB FOUNTAINHEAD, LLC; FNB FOUNTAINHEAD II, LLC; and FNB FOUNTAINHEAD III, LLC an Arizona Limited Liability Company (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL120397 – FNB FOUNTAINHEAD** to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER _____
(Identify Action Requested)

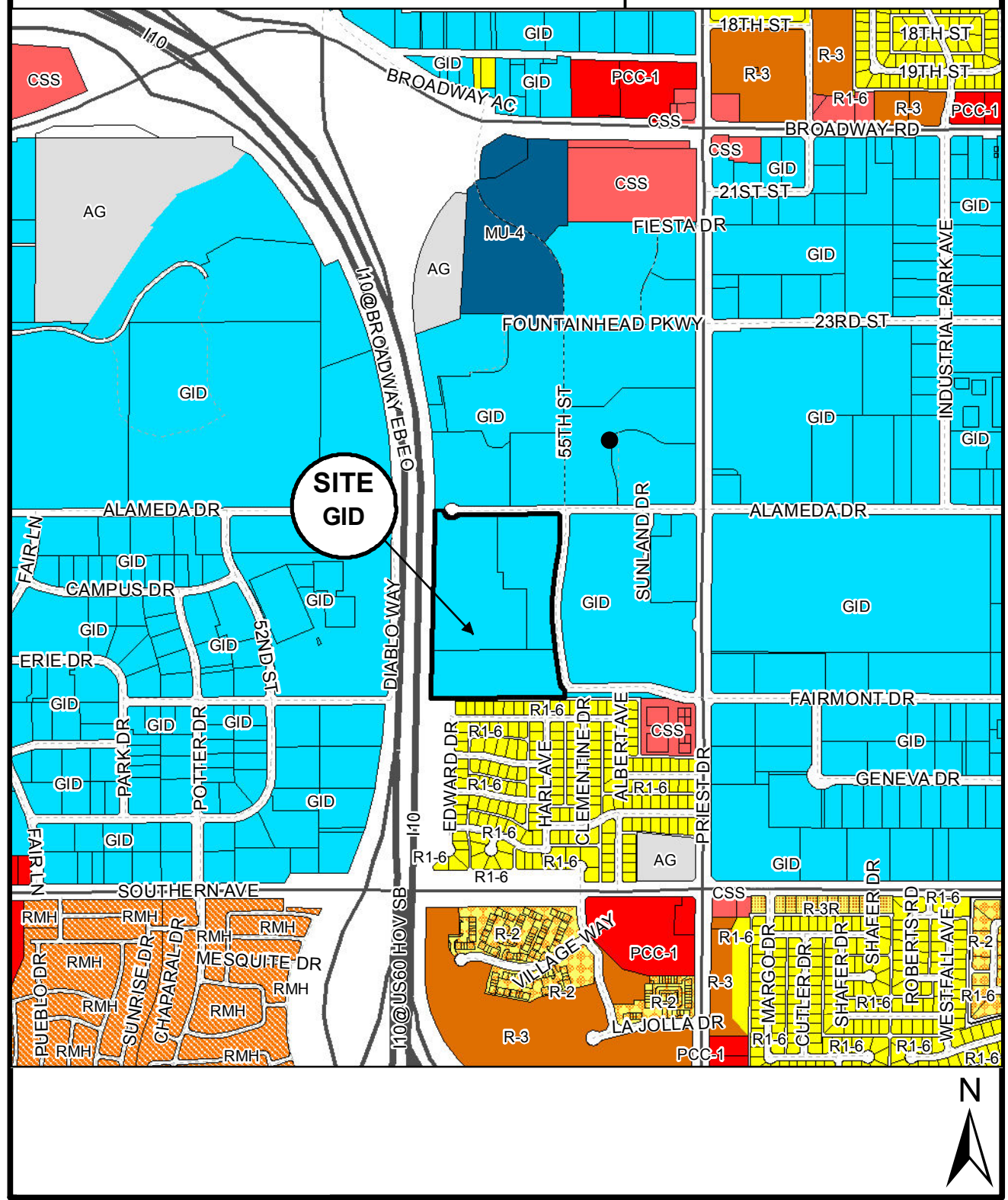
for development of the following real property (Property):

Parcel Nos.: 123-33-053, 123-33-054, and 123-33-055

Address: 1665 West Alameda Drive, Tempe, Arizona.

FNB FOUNTAINHEAD

PL120397



Location Map



FNB FOUNTAINHEAD (PL120397)

FNB FOUNTAINHEAD OFFICE CAMPUS

Applicant's Letter of Explanation Zoning Map Amendment to Permit a Planned Area District

FNB Fountainhead, LLC (the "Applicant") is proposing to develop roughly 25 acres located east of and adjacent to Interstate 10 along the Broadway Curve in Tempe, and south of and adjacent to Alameda Drive (the "Site"). FNB Fountainhead, LLC ("FNB") is comprised of numerous individuals who represent some of the most notable banking, real estate and development professionals in greater Phoenix. This proposed PAD application reflects the potential "value add" to the site wherein a highly visible, well-suited and large-scale office location in Tempe would be granted the necessary height, intensity and parking to become viable for both large and small scale office users and tenants within a high end, Class A office park environment.

Application

The Applicant is submitting a Planned Area Development (PAD) overlay amendment application to enable the proper scale of development for the site, while retaining the existing uses. The Applicant wishes to maintain the Site's existing zoning of GID (General Industrial District) by submitting a site plan and development concept that will support a large-scale corporate campus environment that contributes to the existing Class A office setting already in place in the Broadway Curve area, but also which responds to the residential neighborhoods to the south of the property.

The specific development plan delineated herein imagines a site build out of four separate office structures, ranging in size to include three, six, nine and twelve-story buildings. Once completed, this office campus will incorporate just under one million square feet of new structure on the site. Local office brokers, developers and design experts have evaluated this property for several years and have now determined that the improving development environment in the region has reached a level where this property should be armed with the proper entitlement to accept the growing interest in such development.

The Site is very well positioned to receive this increased development capacity. Specifically, this property abuts the Interstate 10 Freeway, which presents a very high visibility artery that will enable the property to be easily accessible to the business community. Real estate experts believe that this strong relationship between the freeway, along with the Site's close proximity to Phoenix Sky Harbor Airport, present undeniable "pull" factors to the property.

In addition, this Site is particularly well positioned to advance a more intense office environment because of the existing conditions on surrounding properties. Specifically, this site is surrounded by high intensity office use to the north within the Fountainhead Office Park, to the west of Interstate 10 where office and industrial uses predominate, and to the immediate and general east where office uses and industrial properties are the most common land use. To the south this Site abuts the Peterson Park residential neighborhood. As described and illustrated through this application, the proposed development plan for FNB Fountainhead has been created

to mitigate this relationship by limiting the height in the southern half of the property to a *Garden Office* environment, where the three and six story structures will be placed.

Site Conditions and Area Context

The Site is comprised of three (3) parcels located east of and adjacent to the Interstate 10 mainline, south of and adjacent to Alameda Drive, and west of and adjacent to South 55th Street in Tempe, Arizona. The three parcels which encompass this property are described as follows:

Parcel 1 (123-33-053):	11.9 AC (516,772 SF)
Parcel 2 (123-33-054):	6.6 AC (289,116 SF)
Parcel 3 (123-33-055):	6.9 AC (300,701 SF)

In total the Site consists of 25.4 net acres. The formal address for the property is 1665 West Alameda Drive, Tempe, Arizona, and the legal description is:

Lot 1, Sunland at fountainhead corporate park, a subdivision recorded in book 551 of maps, page 42, records of Maricopa County, Arizona.

The existing building configuration on the property, shown herein as *Exhibit A*, includes 230,000 feet within a one story regime. This structure, which the current landowners and applicants have owned since 2003, was originally constructed in the 1960's and 1970's in two phases. Major renovations were made to the structure and site upon purchase to update the facility; however, the inherent inefficiency of a 5.3 acre, one-story building has caused the structure to age. Currently, the Mutual of Omaha Bank is the largest tenant within the structure, occupying roughly 130,000 square feet. There are three additional tenants within the structure currently occupying spaces of 35,000 feet, 20,000 feet, and 5,000 feet, respectively. These tenants represent businesses that support banking, mortgage and education institutions.

As shown through Exhibit A, this site exists in an area that already includes intense and active land uses. To the immediate west of the property is Interstate 10, which includes 300 feet of right-of-way. Opposite this site, on the west side of Interstate 10 are numerous office and industrial users including Truwest Credit Union, Nokia Siemens Networks, and Emerson Network Power. To the north lies the Fountainhead Office Park which includes dozens of notable office and educational users such as the John Sperling Center for Education Innovation, Sundt Construction, and the University of Phoenix. To the immediate east are numerous office users including the State Farm Operations Center, and beyond Priest Road is a very large area of industrial and warehousing operations that includes such users as the Safeway Milk Plant and a large Wells Fargo Banking facility.

Planning Context – General Plan 2030

The land use and projected residential density for the Site, as delineated through General Plan 2030 is Mixed-Use and High Density (greater than 25 units per acre). According to General Plan 2030, the Mixed-Use category was created to accommodate land with a mixture of residential and commercial uses. This category also encourages creatively designed developments with a living environment reflecting a “village” concept where there is opportunity

to live, work and play within one development or area. Although this proposal does not include a residential component, clearly this project supports these goals because it represents the addition of structure that will support high paying jobs that do not require workers residing in Tempe and points south to travel to remote locations, such as downtown Phoenix, and which enables greater concentration of patrons to support both existing and proposed retail and hospitality options in the area.

Current and Requested Zoning

This site is currently zoned GID (General Industrial District). The GID district supports “Office uses, warehousing, wholesaling, assembling and manufacturing of building materials, machinery and other commodities to provide employment centers and production.” These land uses, and other support uses allowable within the GID District, support the future land use vision for the property and are not being altered through this application. As shown below, nearly all of the existing development standards within the GID District support the general development plan for the Site. However, one critical bulk standard does impose a hardship for reasonable development on the site – height. This element, along with the attendant Floor to Area Ratio (FAR) for office development, is necessary and reasonable site development criteria to amend in support of the proposed development.

GID Base Development Standards

Building Height (feet)	
Building Height Maximum	35 ft
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes
Maximum Lot Coverage (% of net site area)	NS
Minimum Landscape Area (% of net site area)	10%
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]	
Front	25 ft
Parking	20 ft
Side	0 ft
Rear	0 ft
Street Side	25 ft
Parking	20 ft

Project Description and PAD Development Standards

The proposed project contained herein, referred to as *FNB Fountainhead*, will include roughly 966,700 square feet of Class A office product on 25 acres within the highly visible “Broadway Curve” region of the City. Positioned with Interstate 10 on the west, the Fountainhead offices to the north and industrial uses on the east, this project will provide an

opportunity for an office campus to emerge in a location that is already developing as an employment core within this region of greater Tempe.

Proposed entrances to the site are anticipated to be placed off West Alameda Drive and two accessible points from South 55th Street. Density for the property will be concentrated to the north, where an FAR of 1.2 is created through two office towers, while the south will include an FAR of 0.6 within two much smaller office buildings. The parking structures on the site will include a total of 5 levels (3 up and 2 down) and support the necessary parking requirements of the towers at a ratio of roughly 4 spaces per 1000 sf. Density at the south will be low-scale garden office buildings as a more appropriate buffer to the residential use to the south. Parking for these buildings will be supported by both structured parking spaces along with considerable surface parking options.

As reflected through the development standards shown below, the FNB Fountainhead Office Campus will be administered through a number of restrictive building standards. These development standards also correspond to the attached materials which illustrates the Garden Office and Midrise Tower Regions of the site.

Site Criteria

General Plan 2030 Projected land use:	Mixed Use
Projected density:	Medium to High - up to 25 du/ac
Zoning (existing):	GID
Zoning (proposed)	GID / PAD
Site area (123-33-053):	11.9 ac (516,772 sf)
Site area (123-33-054):	6.6 ac (289,116 sf)
Site area (123-33-055):	6.9 ac (300,701 sf)
Total site area:	25.4 ac (1,106,589 sf)

Overall Site Standards

Total building area:	966,700 sf
Site FAR	0.875
Average Office Floor Height:	13'-6"
Total Structure Height to Roof	162'-0"
Total Structure Height:	172'-0"
Parking data:	
Parking required: 1 space per 250 sf =	3,867 spaces
Parking provided (surface):	540 spaces
Parking provided (garage-freestanding a):	700 spaces
Parking provided (garage-freestanding b):	1,120 spaces
Parking provided (garage-tower north):	772 spaces
Parking provided (garage-tower south):	814 spaces
Total parking provided:	3,946 spaces
Construction type:	IBC Type I

Automatic extinguishing system:	Yes
Landscape area on site (as a percentage):	10% min.

Mid Rise Office Tower District

Total Site Area:	509,000 sf / 11.7 Ac.
Total Structure Area:	606,700 sf
Total FAR:	1.2

Tower A (12 stories)

Stories 1 (32,055 sf plate)	32,000 sf
Stories 2-3 (38,100 sf plate)	76,200 sf
Stories 4-6 (27,900 sf plate)	83,700 sf
Stories 7-9 (25,600 sf plate)	76,800 sf
Stories 10-12 (23,100 sf plate)	69,300 sf
Total:	338,000 sf
Structure Height:	162'

Tower B (9 stories)

Stories 1 (32,055 sf plate)	32,000 sf
Stories 2-3 (38,100 sf plate)	76,200 sf
Stories 4-6 (27,900 sf plate)	83,700 sf
Stories 7-9 (25,600 sf plate)	76,800 sf
Total:	268,700 sf
Structure Height:	122'

Garden Office District

Total Site Area:	586,600 sf / 13.5 Ac.
Total Structure Area:	360,000 sf
Total FAR:	0.61

Tower C (6 stories)

40,000 sf plate	240,000 sf
Max. Structure Height:	82'

Tower D (3 stories)

40,000 sf plate	120,000 sf
Max. Structure Height:	41'

As reflected through the attached exhibits, this site is generally divided into two separate building areas, defined as the “*Garden Office*” and “*Midrise*” Regions. The Garden Office District, generally defined as the southern half of the site, will include the three and six story structures. This region of the site will support a much smaller development regime than the Midrise District.

Project Design

Overall the scale, mass, open space and design of the Site is envisioned to complement the existing and emerging uses on surrounding properties, especially to the north. Most notably, the Fountainhead site, to the immediate north and northeast of this site, includes several tall office buildings, along with developing parcels that are planned for active, mixed-use structures. The FNB Fountainhead property shown herein includes a descending FAR, height and intensity that permits a thoughtful transition from the more intense uses and scale to the north, to the less active residential uses to the south. Furthermore, this property has been designed to permit considerable open spaces throughout the site, and does not generate a “wall view” of structures from the west, but instead is permeable and presents layers of structural dimension that is attractive and appealing within both the site and regional context.

As reflected through the attached 3D renderings, the project includes a very contemporary design concept that will enhance the current features of the physical environment, complimenting the surrounding architecture but also with strong design features that will allow this site to still make a significant statement in this high profile location. The primary building materials for the structures will include exposed concrete, insulated curtain wall glazing, along with stone and metal cladding that will accomplish the desired modern look along with the attention to clean detailing and unique geometry. The vertical elements of the towers will be accentuated through bordered and peaked “fins” that will emphasize the structural form and height of the buildings, and accentuate the edges of the structures from grade to peak.

The layout and orientation of the structures have been developed to minimize west-facing glare but also to avoid the creation of a “barrier” of structure along Interstate 10. Instead, both northbound and southbound travelers will be told a story for the property, with dimension being revealed from either direction. Overall, this project has been designed to create a bold design statement along Interstate 10, which will create considerable opportunities for both local and national office users to feel that such a prominent location is supported by equally bold design. Accentuating this design is a proposed skywalk element between Towers A and B, which will enable large users to gain access to the upper floors of the highest towers on the site; again, adding value to a site that should be highly sought by high profile office users.

The Project is also designed to provide illuminated, safe and accessible walkways to and from the structural and surface parking areas that will have minimal conflict with vehicular circulation on the Site.

Landscape and Hardscape

With the current submittal of just the PAD Overlay for this property the landscape design for the project could be characterized as conceptual. However, as with the materials and design concept for the structures on the property the intent here is to provide a forward-thinking and innovative design scheme that compliments the high quality architecture of the structures. As reflected through the conceptual landscape plan for the Site, the future green palette will include a variety of ground cover and natural shade elements throughout the campus. In order to create a walkable and pedestrian friendly environment the property will incorporate a canopied theme that offers comfort and diversity within the landscape environment. Furthermore, the site will

recognize the potential future pedestrian overpass along Alameda Drive by incorporating pedestrian friendly walkway elements and shade as a “gateway” to the overpass. Overall amenities and special features for this project will be designed to enhance the common environment between the project’s landscaping, architecture and pedestrian connectivity and will include landscape palette, planters, walkway materials, paving and seating areas.

Site Circulation and Parking

The Site will be accessed from ingress/egress locations located along both Alameda Drive and two entries along South 55th Street. The primary entrance to FNB Fountainhead will be the northernmost point along 55th Street, which will enter into the property and engage a circular traffic moving element that allows drivers to maneuver on site either north, south or farther west where considerable surface parking is made available. Traffic movements on the site were anticipated both for the vehicles entering the site as well as emergency access resources. Because of the scale of the project, as well as the large size of the property, the project was envisioned with a large circular movement capacity, effectively encircling the site with a ring road that would allow for ample turning and maneuvering opportunities.

The parking within the site was conceived to distribute spaces according to the intensity of office floor space. Accordingly, the Midrise Office Tower Region includes a large freestanding parking structure, along with considerable surface parking, but also incorporates subgrade parking beneath each of the two larger towers. The most immediate ingress/egress point for the northern area of the property is located along Alameda Drive, and has been pushed to the west to allow for internal vehicle stacking. Within the southern, Garden Office Region, another large, freestanding five level parking structure has also been envisioned to support parking needs for the two new structures. However, numerous surface parking spaces have also been created in this district to enable many office workers and visitors to gain immediate access to the site. Overall, the site plan include a parking plan that does not expose the site to an unattractive concrete “fence” of parking along the highly visible Interstate 10 corridor, but instead hides the structures on the east side of the property where they abut the existing State Farm operations center campus and away from view.

Conclusion

FNB Fountainhead Office Park represents an opportunity for Tempe to continue its growth opportunities for large-scale, high end office users in strategic locations. This PAD request will enable such a well-positioned site to be made available to the market, and will ensure that this site develops with a very unique and innovative design theme that also presents an image of innovation and progress for Tempe on a highly visible freeway location. Subtle design and massing treatments through the site will ensure that FNB Fountainhead develops with respect both the existing properties and also to the pedestrian traffic that will ultimately activate the site.

FNB Fountainhead, LLC
PAD Rezoning Application
Neighborhood Meeting Summary

In accordance with Tempe City policy the applicant for the FNB Fountainhead PAD application (PL120397) held a neighborhood meeting to discuss the particulars of this project. This meeting occurred on Thursday, May 9, 2013 from 6:00 P.M. to 7:00 P.M., and was held in the cafeteria of the building on the subject property, located at 1665 West Alameda Drive. Attendees of the applicant team included the planning and design professionals, along with a member of the ownership team. Applicants presented several large boards with renderings of the project and site plan materials.

The meeting location was advertised in the required hearing notice, including an aerial map with the entry to the building denoted. Signs were placed on the entry door and through the hallway leading to the cafeteria.

Attendees for this meeting are reflected through the attached Neighborhood Meeting Sign-In Sheet. As reflected on this material, only four individuals attended this meeting. However among these, one was the manager of the cafeteria, and another was a member of the Tempe Planning Department. Therefore, only two representatives of neighborhood interests appeared at this meeting.

Both of these individuals were supportive of the request and understood that the subject property is well located for the office use proposed on the site. Site or project-specific questions that were raised by these two attendees involved the following:

1. Timing for project delivery;
2. Likelihood of potential user types;
3. Phasing;
4. Design elements;
5. The potential for both on-site and off-site parking and access issues in the future;
6. Interaction with the I-10 freeway (current ROW and future); and
7. Buffering between the project and neighborhood

Both of these individuals left the meeting with questions answered and pleased that the applicant had made themselves available for questions.

NEIGHBORHOOD MEETING
SIGN-UP SHEET

Name	Address	Email	Telephone
Jeff Terry	3012 S. Hwy L Ave		
James D. Fitch			
Tony Hepner		thehpner@mcqaz. .cc	602.526.1485
RYAN LEVESQUE	CITY OF TEMPE	RYAN_LEVESQUE@TEMPE. GOV	480-859-2393

WEST ALAMEDA DRIVE

W. Alameda Drive

PROPERTY LINE

SOUTH 55TH STREET

S. 55th Street

BUILDING HEIGHT ZONE 3

MAXIMUM PROPOSED STRUCTURE HEIGHT: 165'-0"

BUILDING HEIGHT ZONE 2

MAXIMUM PROPOSED STRUCTURE HEIGHT: 96'-0"

BUILDING HEIGHT ZONE 1

MAXIMUM PROPOSED STRUCTURE HEIGHT: 50'-0"

PROPERTY LINE 874.06'

PROPERTY LINE 336.17'

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE 935.26'

BUILDING "A"
12 STORY
T.O.S.: 166'-0"

BUILDING "B"
9 STORY
T.O.S.: 130'-0"

BUILDING "C"
6 STORY
T.O.S.: 86'-0"

BUILDING "D"
3 STORY
T.O.S.: 50'-0"

PG A

PG B

RETENTION

RETENTION

RETENTION

D.E. PER BK. 187,
PG. 7 M.C.R.

D.E. PER BK. 187,
PG. 7 M.C.R.

SITE DATA

PREVIOUS USE PERMITS / VARIANCES REQUESTED:

LEGAL DESCRIPTION:
LOT 1, SUNLAND AT FOUNTAINHEAD CORPORATE PARK, A SUBDIVISION
RECORDED IN BOOK 551 OF MAPS, PAGE 42, RECORDS OF MARICOPA
COUNTY, ARIZONA.

GENERAL PLAN 2030
PROJECTED LAND USE: LIVE/WORK - MIXED
PROJECTED DENSITY: MEDIUM TO HIGH - UP TO 25 DU/AC

ZONING (EXISTING) GID

ZONING (PROPOSED) GID / PAD

SITE AREA (123-33-053): 11.9 AC (516,772 SF)
SITE AREA (123-33-054): 6.6 AC (289,116 SF)
SITE AREA (123-33-055): 6.9 AC (300,701 SF)

TOTAL SITE AREA: 25.4 AC (1,106,589 SF)

BUILDING AREAS:

BUILDING AREA:
TOWER A (9 STORIES)
STORIES 1 (32,055 SF PLATE) 32,000 SF
STORIES 2-3 (38,100 SF PLATE) 76,200 SF
STORIES 4-6 (27,900 SF PLATE) 83,700 SF
STORIES 7-9 (25,600 SF PLATE) 76,800 SF

268,700 SF

TOWER B (12 STORIES)
STORIES 1 (32,055 SF PLATE) 32,000 SF
STORIES 2-3 (38,100 SF PLATE) 76,200 SF
STORIES 4-6 (27,900 SF PLATE) 83,700 SF
STORIES 7-9 (25,600 SF PLATE) 76,800 SF
STORIES 10-12 (23,100 SF PLATE) 69,300 SF

338,000 SF

TOWER C (6 STORIES)
40,000 SF PLATE 240,000 SF

TOWER D (3 STORIES)
40,000 SF PLATE 120,000 SF

TOTAL BUILDING AREA: 966,700 SF

PARKING DATA:
PARKING REQUIRED: 1 SPACE PER 250 SF = 3,867 SPACES

PARKING PROVIDED (SURFACE): 540 SPACES
PARKING PROVIDED (GARAGE-FREESTANDING A): 700 SPACES
PARKING PROVIDED (GARAGE-FREESTANDING B): 1,120 SPACES
PARKING PROVIDED (GARAGE-TOWER NORTH): 772 SPACES
PARKING PROVIDED (GARAGE-TOWER SOUTH): 814 SPACES

TOTAL PARKING PROVIDED: 3,946 SPACES

CONSTRUCTION TYPE: TO BE DETERMINED

AUTOMATIC EXTINGUISHING SYSTEM: YES

LANDSCAPE AREA ON SITE (AS A PERCENTAGE): 10% MIN.

PROJECT TEAM

OWNER

FNB FOUNTAINHEAD, LLC
6225 NORTH 24TH
STREET
SUITE GL 100
PHOENIX, ARIZONA 85016

OWNER'S REPRESENTATIVE

TIFFANY AND BOSCO
THIRD FLOOR CAMELBACK ESPLANADE II
2525 EAST CAMELBACK ROAD
PHOENIX, AZ 85016-9240
T 602.452.2714
BEN PATTON, AICP

ARCHITECT

DPA ARCHITECTS, INC.
7272 EAST INDIAN SCHOOL ROAD
SUITE 214
SCOTTSDALE, ARIZONA 85251
T 480.941.4222
JOHN S. SZAFRAN, A.I.A., LEED AP

CIVIL ENGINEER

WOOD/PATEL
2051 WEST NORTHERN AVENUE
SUITE 100
PHOENIX, ARIZONA 85021
T. 602.335.8580
DARIN MOORE, P.E.

LANDSCAPE ARCHITECT

HADLEY DESIGN GROUP, INC
7400 E. McDONALD DRIVE
SUITE 22
SCOTTSDALE, ARIZONA 85250
T. 480.178.0096
JASON HADLEY, L.A.



FNB FOUNTAINHEAD

PAD SUBMITTAL FOR:

Issue Date: 03/07/13

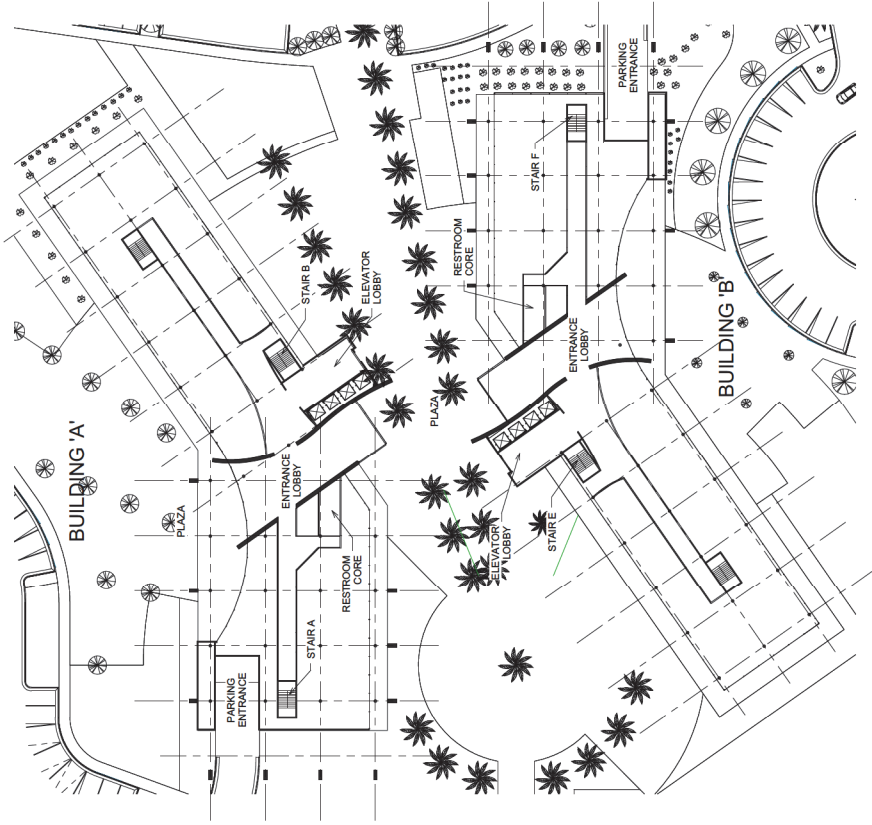
REVISION INFORMATION	
#	DESCRIPTION / DATE

FNB FOUNTAINHEAD

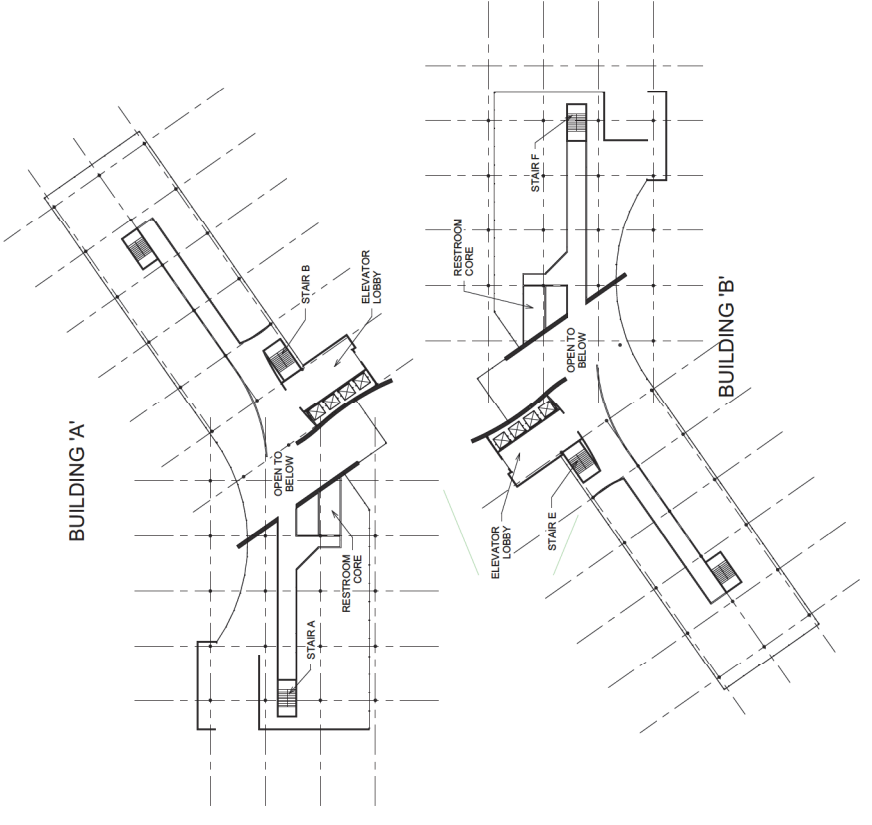
Drawn By: LAS
Checked By: JS

Drawing Title:
BUILDING 'A/B' - FLOOR PLANS

A2.1



ENTRY LEVEL
 0 1/8" 1/4" 3/8" 1/2" 5/8" 3/4"
 SCALE: 1/32" = 1'-0"



SECOND LEVEL
 0 1/8" 1/4" 3/8" 1/2" 5/8" 3/4"
 SCALE: 1/32" = 1'-0"



ARCHITECTS PROJECT #: 2005



FNB FOUNTAINHEAD
PAD SUBMITTAL FOR:

Issue Date: 03/03/13

REVISION INFORMATION

#	DESCRIPTION	DATE

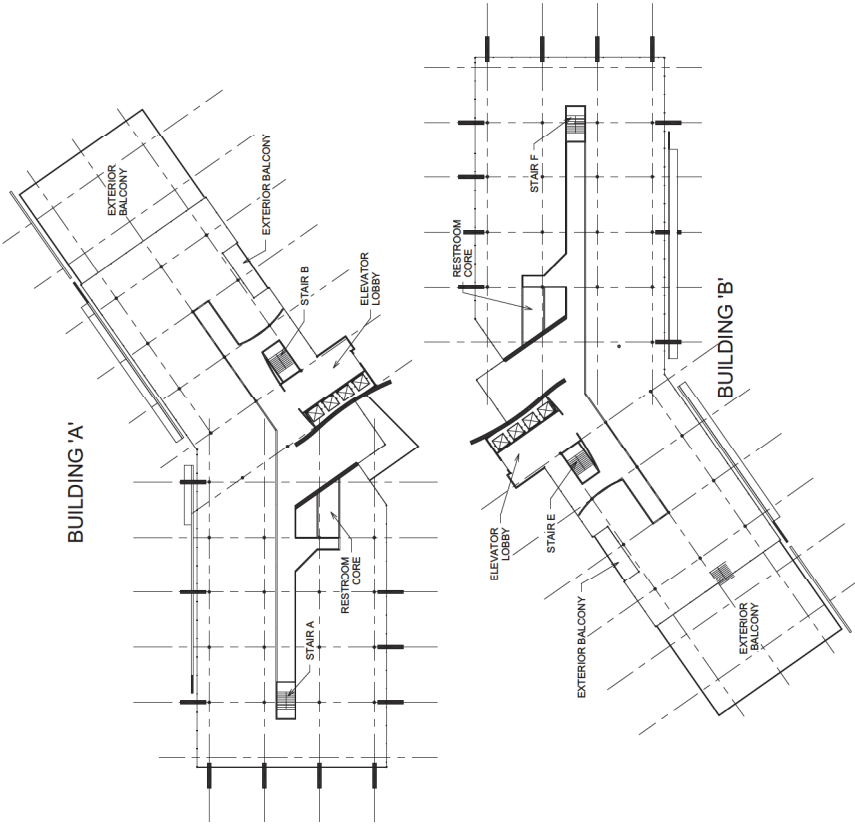
FNB FOUNTAINHEAD

Drawn By: LAS Checked By: SS

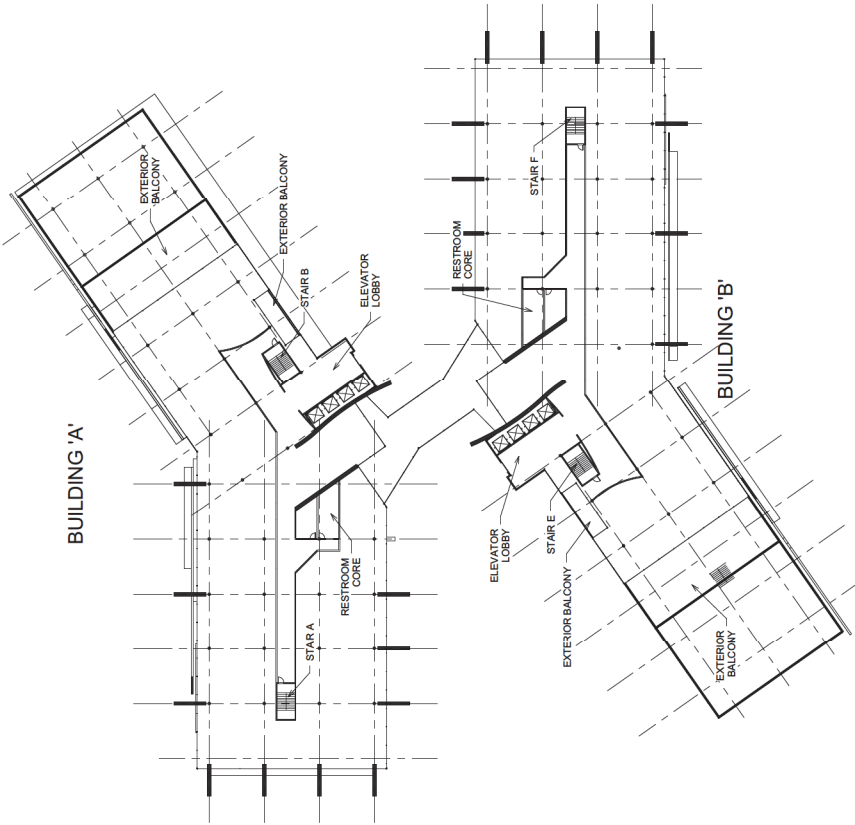
Building Title:

BUILDING 'A/B' - FLOOR PLANS

A2.2



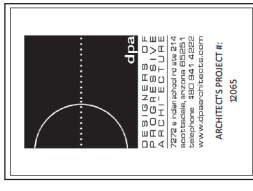
FOURTH LEVEL
0 10 30 60
SCALE: 1/32" = 1'-0"



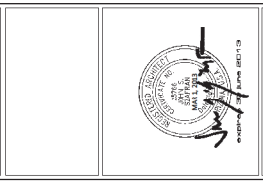
SEVENTH LEVEL
0 10 30 60
SCALE: 1/32" = 1'-0"

ATTACHMENT 18

THIS DRAWING IS PREPARED BY THE ARCHITECTS AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR OTHER COSTS INCURRED BY THE OWNER OR ANY OTHER PARTY. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR DISRUPTIONS TO THE PROJECT. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS THAT MAY ARISE FROM THIS DRAWING. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS THAT MAY ARISE FROM THIS DRAWING. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS THAT MAY ARISE FROM THIS DRAWING.



dpaa
ARCHITECTURE
ARCHITECTS PLLC
2005 ARCHITECTS PROJECT: 2005



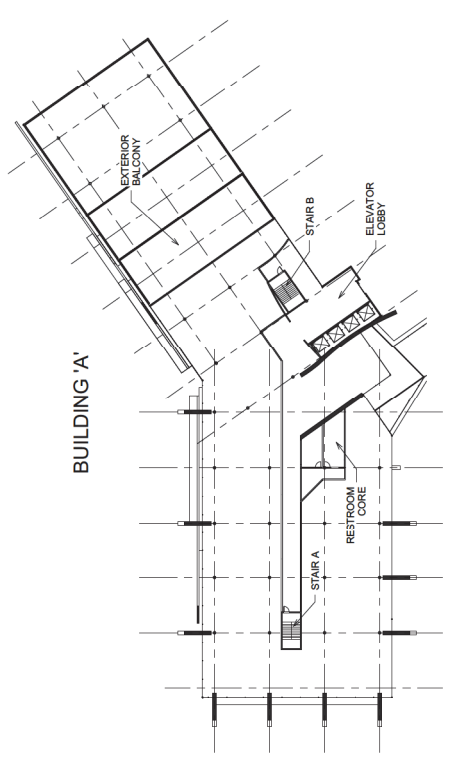
FNB FOUNTAINHEAD
PAD SUBMITTAL FOR:

Issue Date:	03/07/13	
Issue Date:	03/07/13	
Revision Information		
#	DESCRIPTION	DATE

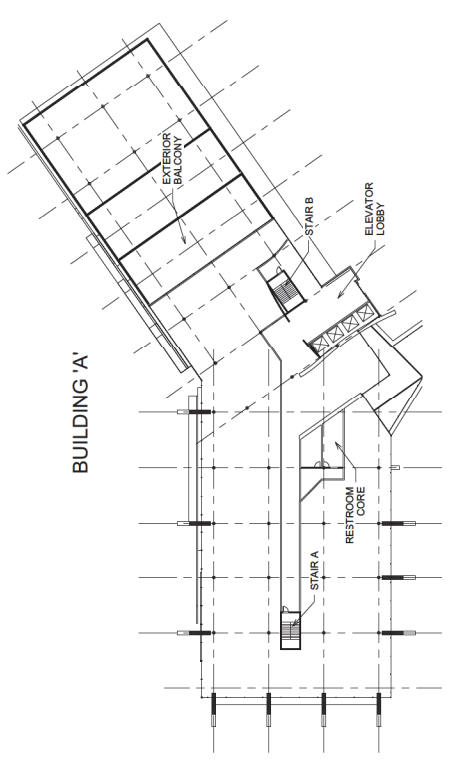
FNB FOUNTAINHEAD
Drawn By: LAS
Checked By: JS

Drawing Title:
BUILDING 'A/B' FLOOR PLANS

A2.3



TWELFTH LEVEL
0 1B 3B 6A
SCALE: 1/32" = 1'-0"



TENTH LEVEL
0 1B 3B 6A
SCALE: 1/32" = 1'-0"



FNB FOUNTAINHEAD

PAD SUBMITTAL FOR:

Issue Date: 03/01/13

REVISION INFORMATION

#	DESCRIPTION	DATE

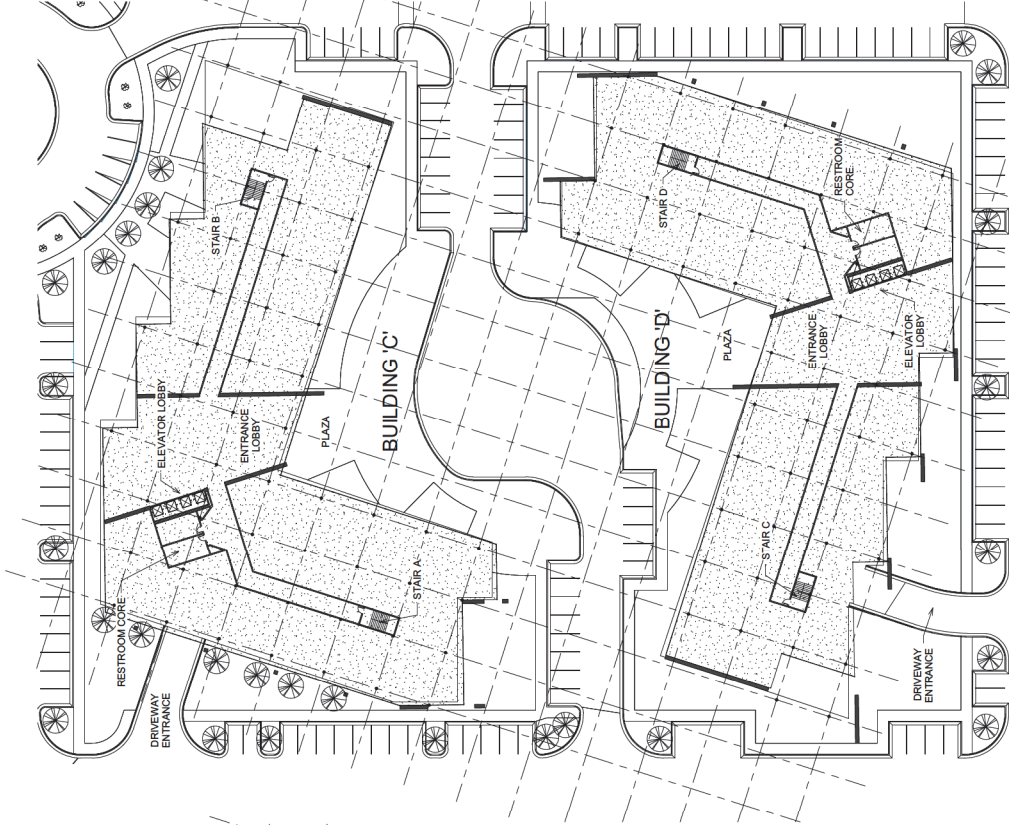
FNB FOUNTAINHEAD

Drawn By: LAS
 Checked By: JS

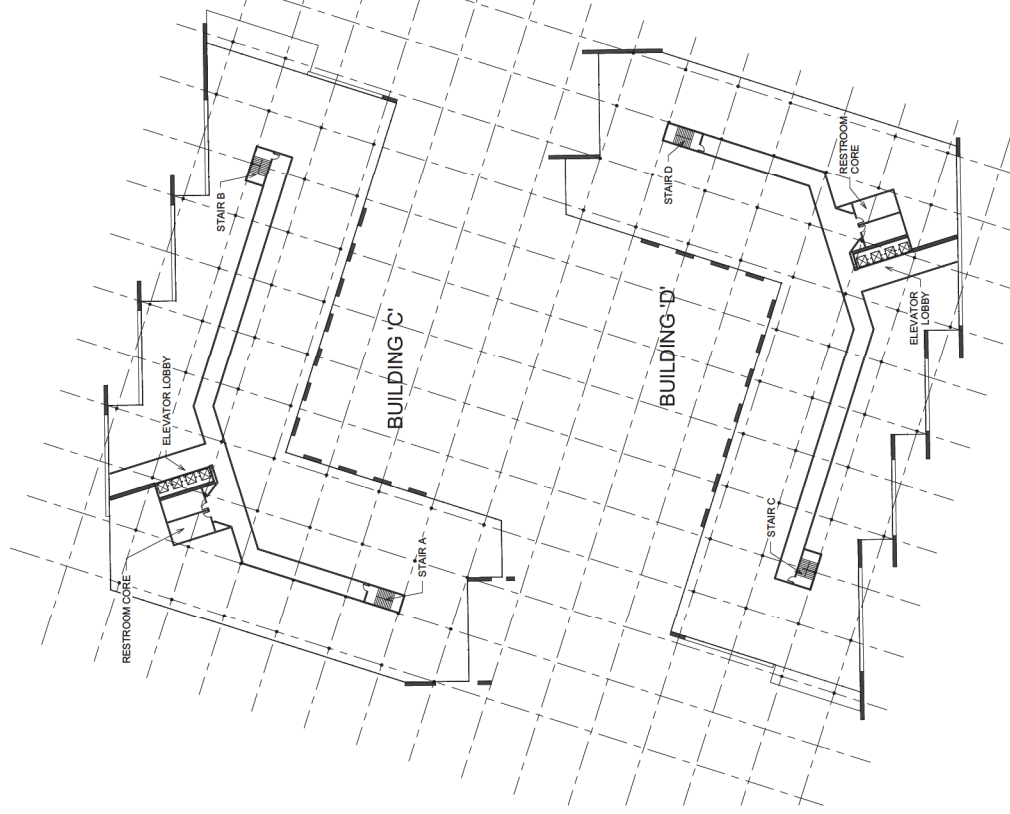
Drawing Title:

BUILDING 'C/D' FLOOR PLANS

A2.4

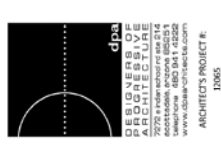


ENTRY LEVEL
 0' 10' 20' 30' 40' 50' 60'
 SCALE: 1/32" = 1'-0"



SECOND LEVEL
 0' 10' 20' 30' 40' 50' 60'
 SCALE: 1/32" = 1'-0"

ATTACHMENT 20



ARCHITECTS PROJECT #: 10065



FNB FOUNTAINHEAD
PAD SUBMITTAL FOR:

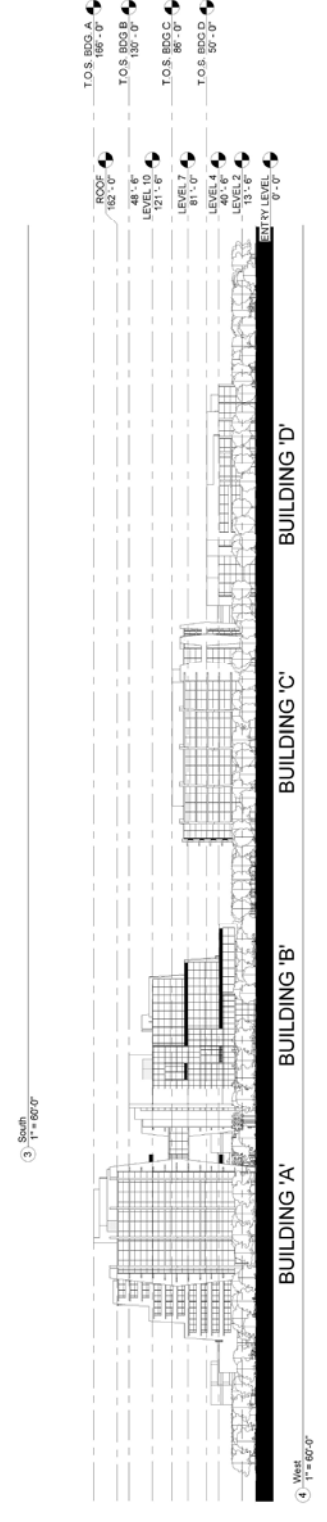
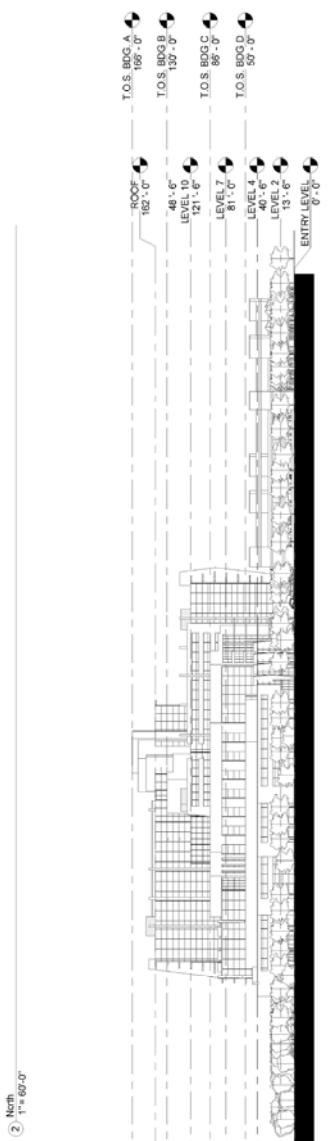
Issue Date: 03/01/13

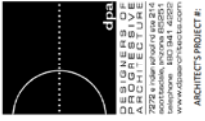
#	REVISION INFORMATION	DESCRIPTION	DATE

FNB FOUNTAINHEAD
Drawn By: Author
Checked By: Checker

Printing Title:
SITE ELEVATIONS

A3.1





ARCHITECTS PROJECT #: 2005



FNB FOUNTAINHEAD
PAD SUBMITTAL FOR:

Issue Date: 03/02/13

REVISION INFORMATION	
#	DATE

FNB FOUNTAINHEAD
Drawn By: Author
Checked By: Checker

Planning Title:
SITE ELEVATIONS - COLOR

A3.2



① COLOR East
1" = 60'-0"



② COLOR North
1" = 60'-0"



③ COLOR South
1" = 60'-0"

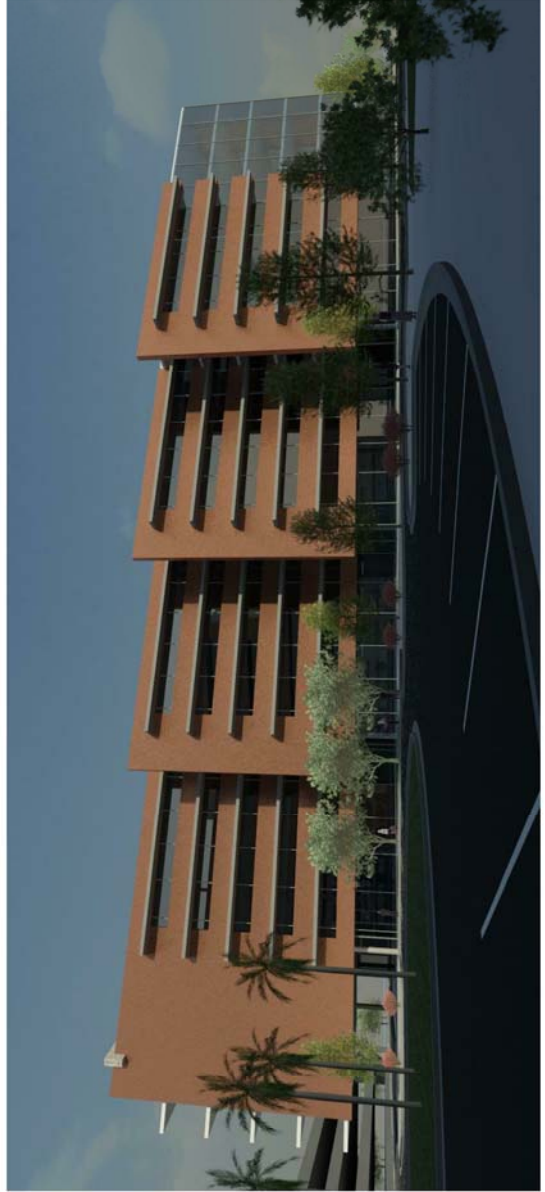


④ COLOR West
1" = 60'-0"

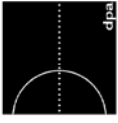
#	DESCRIPTION	DATE



PLAZA AT BUILDING 'A' AND 'B'



NORTH FACADE OF BUILDING 'C'



dpsa
ARCHITECTURE
PROGRESSIVE
ARCHITECTURE
CORPORATION
1100 SOUTH BOULEVARD, SUITE 100
DALLAS, TEXAS 75215
WWW.DPSAACORPORATION.COM

ARCHITECTS PROJECT #: 2005



FNB FOUNTAINHEAD
PAD SUBMITTAL FOR:

Issue Date: 03/01/13

REVISION INFORMATION		
#	DESCRIPTION	DATE

FNB FOUNTAINHEAD

Drawn By: LAS
Checked By: SS

Printing Title:

RENDERINGS

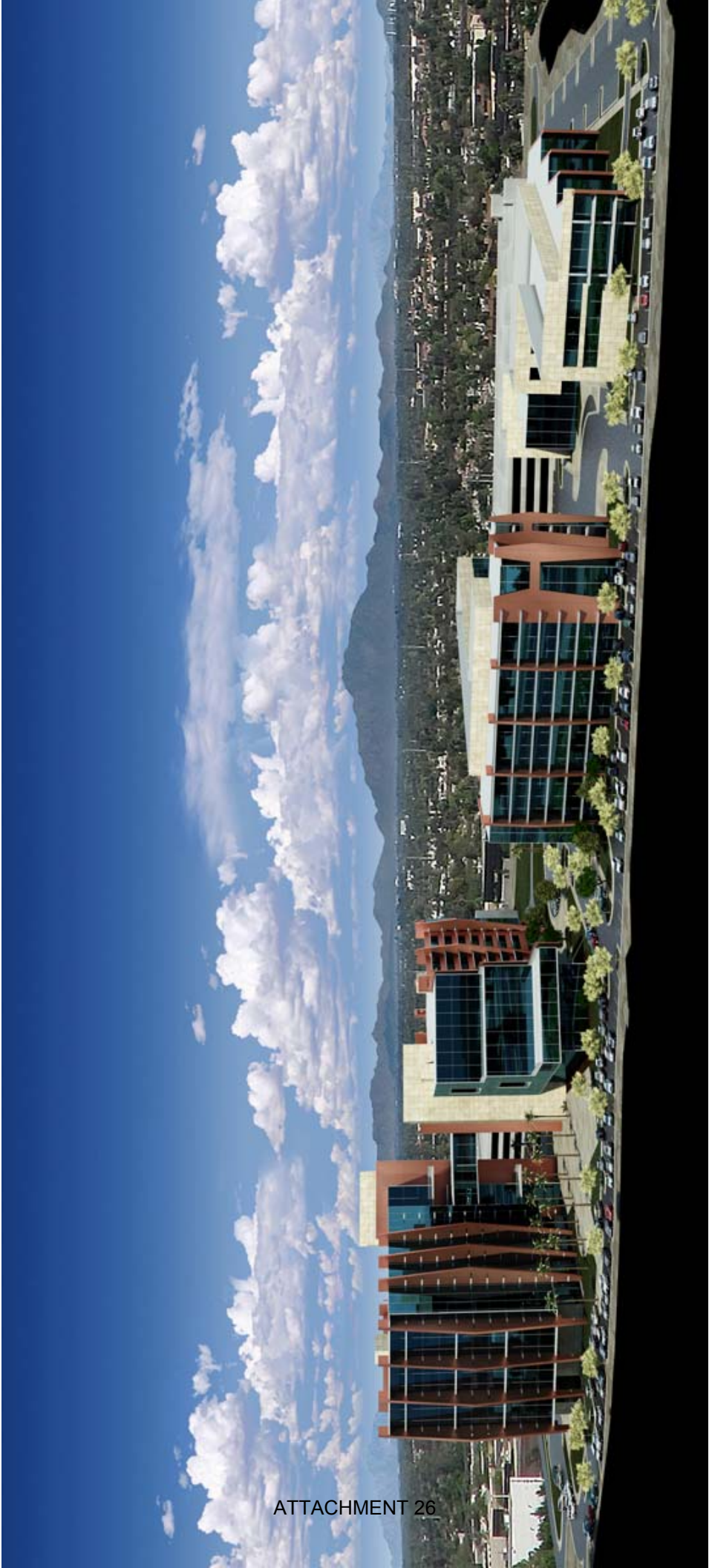
A3.5

AERIAL LOOKING EAST



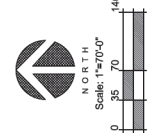
AERIAL LOOKING WEST





Revisions:

This:	Conceptual Landscape Plan	Date:	2/25/13
Drawn by:	Staff	Checked by:	JH
200 File:		Project No.:	
Design Development:	Date:	Progress Const. Draw:	Date:
City Submitted:	Date:	Construction Issue:	Date:
Bld Package:	Date:	Recd Drawings:	Date:
City Number:			



PLANT SCHEDULE

QTY.	BOTANICAL NAME / COMMON NAME	CONT.
65	Acacia salicina / Willow Acacia Site Trunk	1.5" Caliper
68	Leucosiphum / Showy Acacia Site Trunk	1.5" Caliper
114	Casahuate mediana / Mexican Blb of Paradise Mini Trunk	1.5" Caliper
166	Dalbergia sissoo / Rosewood Site Trunk	1.5" Caliper
131	Quercus agrifolia / Southern Live Oak Site Trunk	1.5" Caliper
23	Ulmus parvifolia / Chinese Elm Site Trunk	1.5" Caliper
PALL TREES		
56	Pinus ponderosa / Knob Pine Knee Pine	20' BTH
SHRUBS		
70	Ceanothus velutinus / Red Blb of Paradise	5 gal
62	Dwarfed leucanum / Texas Sced	5 gal
257	Eriogonum / Summer Blue / Eriogonum	5 gal
55	Hesperaloe parviflora / New Mexico Flame Yucca	5 gal
147	Hesperaloe parviflora 'Branthys' TM / Branthys Red Yucca	5 gal
363	Lantana montealemani / New Gold / Trailing Lantana	1 gal
716	Lantana montealemani / Purple / Trailing Lantana	5 gal
159	Leucosiphum frutescens / Green Cloud TM / Green Cloud Texas Ranger	5 gal
260	Leucosiphum zosterifolium / Blue Ranger / Citronen	5 gal
213	Muhlenbergia capillaris / Regal Mdr TM / Mdrly	5 gal
87	Senna phylicoides / Senna	5 gal
GROUND COVERS		
306	Acacia ecidens / Desert Carpet TM / Bark Catclaw	1 gal@ 36" oc
1,117	Myoporum parvifolium / Prostrate M / Myoporum	1 gal@ 48" oc
67,213	Rozmarinus officinalis / Dwarf Rosemary	1 gal@ 72" oc
67,213	Miscro Bermuda Sod	
320,584	Decomposed granite - 1/2" screened, Desert Vista Brown - Custom Landscape Materials placed at 2" depth and parking areas (5%) 6"x6" extruded concrete header, natural grey	

