



**CITY OF TEMPE  
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 05/26/2016  
Agenda Item: 6C1**

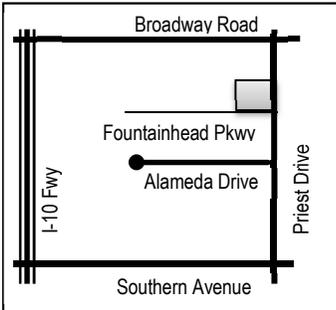
**ACTION:** Hold the second and final public hearing to adopt an ordinance for an Amended Planned Area Development and a Development Plan Review for a new five-story hotel in the GID Zoning District in Fountainhead Corporate Park for FAIRFIELD INN & SUITES, located at 2222 South Priest Drive. The applicant is Les Partch of Functional Formation Architecture. (Ordinance No. O2016.26)

**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:** Adopt Ordinance No. O2016.26  
Approval of the Planned Area Development and Development Plan Review, subject to conditions  
Development Review Commission – Approval (7-0 vote), subject to conditions

**BACKGROUND INFORMATION:** FAIRFIELD INN & SUITES (PL160059) is proposing a new five-story 110-room hotel on a vacant lot within the Fountainhead Corporate Park. The request includes an amendment to the existing 10<sup>th</sup> Amended Planned Area Development, which originally identified this site for an office use. The site is located within the General Industrial District and therefore requires a Use Permit for the hotel. This request was heard and recommended for approval by the Development Review Commission on April 12, 2016. The Use Permit for the hotel was approved at this hearing. The request includes the following:

1. 11<sup>th</sup> Amended Planned Area Development Overlay for modifications to the site plan and development standards for Lot Three, within the larger Fountainhead Corporate Park.
2. Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Lucia R Marusiak, Lucia Marusiak Trustee
Future Owner	MLEM Properties Inc.
Applicant	Les Partch, Functional Formation Architecture, PLLC.
Zoning District	GID PAD, General Industrial District Planned Area Development
Gross / Net site area	2.813 acres
Number of Bedrooms	110
Total Building Area	62,097 s.f.
Lot Coverage	15,054 s.f. 12.3% (9.8% in current PAD, no standard in GID)
Building Height	67 ft (30 ft single story in PAD, 35' maximum in GID)
Building Setbacks	74' east front, 47' north side, 64' south street side, 156' west rear (68' front, 125' side, 88' street side and 129' rear in PAD and 25' front, 0' side, 25' street side, 0' rear in GID)
Landscape area	27.9% (19% in PAD, 10% in GID)
Vehicle Parking	112 spaces (111 min. required, 139 max allowed)
Bicycle Parking	6 spaces (6 min. required)

**ATTACHMENTS:** Ordinance, Development Project File

**STAFF CONTACT(S):** Ryan Levesque, Deputy Community Development Director – Planning, (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director  
Legal review by: Teresa Voss, Assistant City Attorney  
Prepared by: Diana Kaminski, Senior Planner

**COMMENTS:**

This site is located between Broadway Road and Southern Avenue, and between the I-10 Freeway and Priest Drive, on the north side of Fountainhead Parkway, on Lot 3 B within the Fountainhead Corporate Park.

This request includes the following:

1. Planned Area Development Amendment to increase building height, change setbacks and modify the site plan of the existing PAD to allow a new four-story hotel in lieu of a one-story office building.
2. Use Permit to allow a hotel use in the General Industrial District
3. Development Plan Review which includes: site plan, landscape plan, elevations and materials for a new hotel.

The applicant is requesting the Development Review Commission take action on item two listed above, and provide recommendations to City Council for items one and three listed above.

**PRELIMINARY SITE PLAN REVIEW**

12/9/2016 First site plan review was only the site plan, comments were primarily technical, with recommendations for a landscape area west of the pool enclosure to separate the pool from the driveway, reduction of paving to increase landscape areas, and early comments on architectural style of Fountainhead Corporate Center to achieve a more contemporary style than a traditional hotel model.

2/3/2016 site plan review included site and landscape plan, elevations and floor plans. Comments about circulation requirements for fire and refuse access, questions about materials and colors, questions about location of rooftop equipment screening and a false front element and a decorative trellis that was not part of a rooftop amenity. Staff recommended changes to an employee work area to maintain the window and ventilation patterning on the front elevation ground floor. The landscape plan did not identify all species of plants, additional comments regarding location of required trees and coordination with lighting and utilities were provided.

3/2/2016 the formal submittal was routed for final review, to check for responses to prior comments. PAD cover sheet changes, minor formatting changes, and clarification on material details were needed. Vegetation along street frontage appeared excessively tall and staff asked for revisions to plant species along the front of the parking area (plants shown would reach 6-8' tall). Staff made additional comments regarding the landscape adjacent to the pool area and questions about wall detailing in this area. These comments were based on new information provided.

**PUBLIC INPUT**

- A neighborhood meeting was required
- The neighborhood meeting held: March 10<sup>th</sup>, 2016 from 6:00 p.m. to 7:00 p.m. at Marriott Springhill Inn & Suites at 1601 W Rio Salado Parkway.
- Community Development staff attended the meeting.
- No members of the public attended the applicant and staff waited the full duration in case someone arrived late.

**DEVELOPMENT REVIEW COMMISSION**

On April 12, 2016 the Development Review Commission reviewed the requested development in the study session and put the project on the consent agenda for the public hearing. At the public hearing, there were no members of the audience who wished to speak on the project. The Commission voted unanimously to approve the item on the consent agenda.

**PROJECT ANALYSIS**

**PLANNED AREA DEVELOPMENT**

The proposed 11<sup>th</sup> Amendment to the Fountainhead Corporate Park Planned Area Development was triggered by the change of use and building form, with an increase in height, decrease in setbacks, and change to site plan from the prior approved single story garden style office building. The proposed amendment would intensify the site and therefore required a traffic impact statement for traffic engineering review. The streets within Fountainhead are largely private streets with 20 mph speed limits and commonly controlled landscape and lighting. Access to the site would be from the western side of the site, using the existing street and not impacting traffic flow on Priest with additional curb cuts. The Planned Area Development allows the necessary building height for a hotel product, while maintaining a significant portion of the site for landscape areas. There is a 2.5% increase in building lot coverage, and a reduction in the side and street side yard setbacks due to the orientation and placement of the building on site.

<b>FAIRFIELD INN &amp; SUITES – PAD Overlay</b>			
<b>Standard</b>	<b>EXISTING GID PAD FOR LOT 3</b>	<b>PROPOSED GID PAD FOR LOT 3</b>	<b>Change</b>
Residential Density (du/ac)	0	0	None
Hotel Bedrooms	0	110	Increase
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	30 ft.	65 ft.	Increase
Maximum Lot Coverage (% of net site area)	9.8%	12.3%	Increase
Minimum Landscape Area (% of net site area)	19%	27.9%	Increase
Setbacks (feet)			
Front	68 ft	74 ft	Increase
Parking	20 ft	20 ft	None
Side	125 ft	48 ft	Decrease
Rear	129 ft	156 ft	Increase
Street Side	88 ft	65 ft	Decrease
Parking	20 ft	20 ft	None
Vehicle Parking	40 (office use)	112 (hotel use)	Increase
Bicycle Parking (Office & Call Center)	4 (office use)	6 (hotel use)	Increase

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* The General Plan identifies Fountainhead Corporate Park as a Mixed Use Land Use, which is being accomplished in a horizontal application with the development of apartments adjacent to office uses. The hotel would be the second hotel in the immediate area, and provides an amenity for corporate offices for out of town guests further aiding in economic development and job creation in the area.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* Building heights within Fountainhead range from 2 floors (30 feet) to 20 floors (270 feet) by entitlement within the PAD originally granted in 1988. The proposed modification is appropriate to the industrial and commercial context of the area.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The orientation and use of the site provides greater surveillance and activity within the area and connects parcels already developed nearby with completion of the street front landscape.

## DEVELOPMENT PLAN REVIEW

### Site Plan

The property is located on the west side of Priest Drive, north of Fountainhead Parkway and east of Fiesta Drive. Surrounded by streets, the building is oriented at an angle with the easternmost portion at the north end and the westernmost portion at the south end, shortest ends facing north and south and longest elevations facing generally east and west. The drop off area faces Priest Drive, where a small portion of parking and accessible parking is located. The parking wraps the north and west sides of the site. The pool is located on the west side, centered on the building. All requisite turning radii are met for fire and refuse and general traffic circulation. Pedestrian connections are made from the existing sidewalk on the south side and crossing Fiesta Drive to connect to the sidewalk on the west side of the street. An existing curb cut is being removed and a new 8' wide sidewalk is being installed along Priest Drive. Existing landscape at the corner of Priest and Fountainhead Drive are out of the scope of this project. The existing bus stop has access to the hotel via the street front sidewalk, which leads north to the front of the building. Bicycle parking is provided near the entrance. The requirement for Art In Private Development (AIPD) is applicable to this site, but has not been identified as a site element at this time.

### Building Elevations

The building elevations are comprised of integral colored exterior insulated stucco in six earth tones ranging from beige and sand to copper and brick, with varied textures from smooth to course grained sand finish. These colors are separated by 1" x 1" reveals to create a banding pattern that casts shadows on the surface. Other materials include the use of a cinnamon toned zinc metal panel system and ground face integrally colored CMU that has inclusions of small stones that pick up the colors in the integral colored stucco system. Windows are clear with an anodized aluminum frame. On the front of the building the center portion of the elevation where the entrance and port cochere canopy is located, the room windows have aluminum frames painted a dark Greek blue (the Fairfield Inn corporate color) as a cool accent to the warm building tones, highlighting the entrance. The flat roof has varied heights of parapet, and the angle of the building presents a unique street vantage from every direction. Southwest and northeast elevations are limited in windows due to interior floorplan configuration; windows are provided in the corridors for natural light and views.

### Landscape Plan

The landscape plan maintains the street front appearance of Fountainhead with a limited turf area judiciously used adjacent to the new public sidewalk. This is enhanced with Red Chinese Pistache providing seasonal color and summer shade for a cooler pedestrian experience leading to the bus stop. Plantings west of the turf area are low water using 2-3' tall massings of color and texture layered in informal clusters. Other trees on site include low water use non-deciduous varieties such as Texas Olive (*Cordia*), Southern Live Oak, Desert Museum hybrid Palo Verde, Fruitless Olive and Chitalpa. Evergreen Elm and Flowering Pear provide deciduous variety and color to the palette and Washington Fan Palm and Date Palms add sculptural accents to the building frontage. The site is not required to have a buffer of perimeter trees, but provides a significant tree canopy for shade in the parking areas. A shade study was provided to address requisite landscape island trees that could not be accommodated due to existing and proposed gas and water utilities. Extensive site coordination is necessary for the placement of trees on this site. 27 varieties of shrubs and accents are used throughout the remainder of the site to provide year round aesthetic appeal.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the building is oriented at an angle to the streets, provides varied building elevation heights and changes in the surface plane of the facades, materials are varied but uniform on all elevations.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the elevations do not provide shade canopies over the windows, but landscape materials are provided for shade to the first two floors and to shade parking and walkways.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials are commensurate for the hotel industry and the surrounding commercial and industrial buildings, providing detail in the variation of colors and building massing and complimenting the earth tones found in other Fountainhead developments.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building size and scale and landscape material is appropriate to the surrounding corporate park and industrial area and is set back from the street, to allow greater visual open space and comfortable pedestrian scale along the streets.*
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; the use of varied stucco colors divided by bands is a strong theme of the architectural brand with a contemporary form and repetition of windows and colors creating a rhythm in rectilinear form, broken by the wave pattern of the port cochere structure.*
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; the building provides the aforementioned elements of design.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; a transit stop is located in front of the site, and bike parking is available near the entrance.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the site clearly defines pedestrian and vehicular areas.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design provides windows on all sides of the building, overlooking one public and two private streets with sidewalks and providing 24 hour on site staffing for guests, the landscape and lighting will enhance the area and provide necessary views for safe monitoring of the area.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the site uses a wide variety of trees defining each area and a large palette of lower understory plants to enhance the street aesthetic and on-site experience.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; signs were shown for illustrative purposes only and are not a part of this request, they will be handled separately.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will provide necessary security, visibility and code requirements without excessively illuminating the area.*

### **Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Planned Area Development / Use Permit / Development Plan Review. This request meets the required criteria and will conform to the conditions.

### **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for Planned Area Developments, Use Permits and Development Plan Reviews.

## **PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:**

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

### **General**

1. A building permit application shall be made within two years of the date of City Council approval 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 30 days from the date of City Council approval, or the PAD approval shall be null and void.
3. The 11<sup>th</sup> Amended Planned Area Development Overlay for **FOUNTAINHEAD CORPORATE PARK** shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval.

## **DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:**

### **General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations received March 24, 2016 and landscape plan received March 24, 2016. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

### **Site Plan**

2. Service electrical equipment may be recessed into the building wall with an exterior door painted to match the building, do not use a surface mounted metal cabinet. Alternatively, mechanical equipment may be screened by 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.
3. 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.
4. Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
5. 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.
6. 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.

### **Floor Plans**

7. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation

spaces.

- b. In instances where an elevator or stair exit 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.

8. Public Restroom Security:

- 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

**Building Elevations**

9. The materials and colors are approved as presented (March 24, 2016):

Roof – flat with parapet

1E - Primary Building – Integral colored EIFS sand pebble fine finish stucco system Drivit color #MAFA221022 (beige)

1F - Primary Building Accent Band – Integral colored EIFS sand pebble finish stucco system Drivit color #MAFA231021 (tan)

1D - Secondary Building - Integral colored EIFS sand pebble fine finish stucco system Drivit color #MAFA191022 (dark brick red)

1B - Secondary Building Band - Integral colored EIFS sand pebble finish stucco system Drivit color #MAFA191021 (dark brick red)

1C – Secondary Building Accent Color – Integral colored EIFS sand pebble finish stucco system Drivit color #MAFA201021 (brick)

7 & 8 (material board reference) - Tertiary Building – Ground Face integrally colored CMU Trendstone, Monterey Stone color

6 - Quaternary Building – Flush wall metal panel system – OCM Tinted Zinc, Cinnamon color

1A – Building Entrance – Integrally colored EIFS smooth finish with HEP water repellent Drivit #300 Lite Serenity (Cream) LRV66%

3, 4 & 16 - Port Cochere Canopy and Trim – Painted metal Sherwin Williams SW7010 White Duck, LRV 75%

9 - Windows – clear glazing and anodized aluminum frame

11 - Aluminum HVAC ventilation system under windows.

10 - Window mullions on Building Entrance – Sherwin Williams SW6966 Blue Blood (dark blue)

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building.
12. 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.
13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
14. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

**Lighting**

15. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.

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

### **Landscape**

17. 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.
18. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 1/2" caliper trunk.
19. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape on site or on street frontages for period of time that irrigation system is out of repair. Design irrigation so that the existing plants on the street frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
20. 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.
21. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
22. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

### **Addressing**

23. Provide address sign(s) on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

**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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the

time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

- 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](http://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 application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. 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: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
  - 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.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). 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.
- **POLICE DEPARTMENT SECURITY REQUIREMENTS:**
  - Refer to Tempe City Code Section 26-70 Security Plans.

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
  - Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
  - 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 method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
  - The Owner is required to prepare a security plan for the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
  - 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.
- **TRAFFIC ENGINEERING:**
    - Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
    - Construct driveways in public right of way in conformance with Standard Detail T-320.
    - 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 Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801) . 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.
- **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.
- **CIVIL ENGINEERING:**
    - An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
    - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
    - All screen or other walls must be out of the water line easements
    - Sidewalk easement will be required where the sidewalk/ADA ramps extend beyond the right of way. This will also include the pedestrian walkway across the private drive.
    - 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.
- **SOLID WASTE SERVICES:**
    - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
    - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or

paths of circulation.

- 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.
- **PARKING SPACES:**
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
  - 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 or other site features in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:**
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- **SIGNS:** Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

#### **HISTORY & FACTS:**

1930	Historic Aerials from Flood Control District of Maricopa County show this property as agriculturally used, the site is within the SRP member land with longstanding water rights enabling use of onsite water for irrigation purposes.
May 3, 1962	A subdivision plat for Peterson Park Neighborhood was recorded at the Maricopa County Recorder's Office.
1969	Development on the east side of Priest Drive started, the west side remained agricultural.
March 23, 1972	Council approved a Final Subdivision Plat for Freeway Commerce Center, a 157.4 acre parcel with 10 tracts, and a rezoning of the site from R-1 to C-2 & I1-2. Fountainhead Corporate Park is 94.48 gross acres (excluding the Fiesta Inn) planned for a 2,200,336 s.f. master planned office development.
August 22, 1974	Council approved a site plan for the Freeway Commerce Center's Sheraton Inn (Now Fiesta Inn) located at the south west corner of Priest and Broadway.

1979	Aerial images show the first development within Fountainhead established and the hotel at the southwest corner of Broadway and Priest established. The subject site was developed with office uses.
March 1983	Council approved a Preliminary P.A.D. for Fountainhead Corporate Park for a 1,250,000 s.f. on 79 undeveloped acres and height variances for seven buildings at 12, 10, 6 and 4 stories.
December 22, 1983	Council approved a Final P.A.D. for Fiesta Center Phase I (now Park Garden Center) consisting of 130,520 s.f. on 4.8 acres and modified conditions on the overall P.A.D.
1986	The subject site was modified with buildings removed, and landscape added.
July 13, 1988	Council approved an Amended Preliminary P.A.D. for Fountain head Corporate Park consisting of 2,450,000 s.f. (excluding townhomes and hotel) with height variances for office towers 60-270' high, and a Final P.A.D. for Phase 2 consisting of 173,249 s.f. on 8.3 acres with two variances.
June 30, 1994	City Council approved an Amended Preliminary P.A.D. for Fountainhead Corporate Park consisting of a 3,022,000 s.f. on 89 net acres and a Final Planned Area Development for Phase III consisting of a 145,000 s.f. on 10 net acres.
October 27, 1994	City Council approved an Amended Final P.A.D. for Fountainhead Corporate Park.
August 15, 1996	City Council approved a Second Amended Preliminary P.A.D. for Fountainhead Corporate Park consisting of 2,823,000 s.f. on 91.6 acres and a Final Planned Area Development for Phase III R (Site 12) consisting of 171,896 s.f. total on 10.9 acres.
May 8, 1997	City Council approved a Third Amended Preliminary Planned Area Development (SPD-72.20)
February 12, 1998	City Council approved a request for a Site Plan consisting of 260,206 s.f. of building area for three 3-story office buildings; 39,983 s.f. for an office/warehouse building; a 3-level parking structure; and a 4-level parking structure, all on 21.3 net acres, including two height variances.
February 6, 2003	City Council approved an Amended Subdivision Plat for Fountainhead Corporate Park of Lots 2, 2A, 3, 3A, 4, 4A, 5, 6, and 10 of the recorded Freeway Commerce Center.
July 10, 2003	City Council approved a General Plan 2020 Amendment from Commercial: Retail to Commercial: Mixed Use land use designation on 9.51 gross acres (Phase 11B). Council also approved a zoning change from C-2, General Commercial and 1-2 General Industrial, to MG, Multi-Use General District on 9.51 gross acres (Phase 11B) and an Amended Preliminary Planned Area Development (PAD) consisting of 2,200,336 s.f. (1,899,936 s.f. of office space, 52,000 s.f. of commercial space, and 248,400 s.f. for 204 residential condominiums), on 90.75 net acres.
December 4, 2003	City Council Adopted General Plan 2030, which modified the land use of Fountainhead Corporate Park from Industrial to Mixed-Use, with a density designation of up to twenty-five (25) dwelling units per acre.
November 18, 2004	City Council approved a Fourth Amended Preliminary PAD for Fountainhead Corporate Park.
October 7, 2004	City Council approved the request by Fountainhead Corporate Park for an Amended Final Subdivision Plat consisting of nine (9) lots on 90.76 net acres, located at 1535 West Broadway Road. #SBD-2004.73

- November 18, 2004 City Council approved A Fifth Amended Preliminary Planned Area Development for Fountainhead Corporate Park, consisting of 1,896,400 s.f. of total building area on 74.58 gross acres. The request resulted in removal of sites three and four from the previously approved PAD. #SPD-2004.61 At this same hearing, City Council also approved the request by Fountainhead Park Plaza for a Preliminary and Final Planned Area Development for Park Plaza, a portion of Sites 3 & 4 of Fountainhead Corporate Park (Lot 6 of the Re plat), consisting of a 101,300 square feet of office building. #SPD-2004.74
- July 7, 2005 City Council approved the request by Fountainhead Corporate Park Lot 1A (Amberjack LTO, owner) for a Subdivision Plat, consisting of two (2) lots on 9.52 net acres, located at 1605 West Broadway Road. #SBD-2005.57 (CC050034)
- July 21, 2005 City Council approved the request by Fountainhead Corporate Park for an Amended Planned Area Development Overlay for Fountainhead Corporate Park consisting of 1,468,400 s.f. total building area on 74.58 net acres and a use permit to allow a 75,000 s.f. educational facility on Lot 7 in the GID, General Industrial District located at 1630 West Alameda Drive. #SPD-2005.54
- November 21, 2005 Development Services Department staff has approved the request for an Amended Planned Area Development for Fountainhead Corporate Park- Phase IV I Lot 7, consisting of 165,000 s.f. total building area on 22.27net acres, located at 1636 West Alameda Drive.
- February 16, 2006 City Council approved the request by Fountainhead Lot 3 (Birtcher Arizona for Amberjack, Ltd, property owner) for an Amended Subdivision Plat, consisting of two (2) lots on 5.45 net acres, located at 2200 South Priest Drive. (#SBD-2006.08)
- March 2, 2006 City Council approved the request by Fountainhead Apartments for a Zoning Map Amendment from GID, General Industrial District to MU-4, Mixed-Use High Density District on 10.7 net acres; and an Amended Planned Area Development for Fountainhead Corporate Park, Lots 1 and 9, consisting of 372,448 s.f. total building area for 308 residential units and 15,000 s.f. of retail on 17.4 net acres located at 1605 West Broadway Road.
- June 15, 2006 City Council approved the request by Fountainhead Lot 7 (Birtcher Arizona for Amberjack, Ltd, property owner) for an Amended Subdivision Plat consisting of three (3) lots on 22.27net acres, located at 2400 South 55th Street, in the GID, General Industrial District. (SBD-2006.54)
- September 21, 2006 City Council approved the request for an Amended Subdivision Plat consisting of two (2) lots on 8.51 net acres located at 2155 S. 551h Street in the MU-4 Mixed Use High Density District, to allow a multi-family residential development on a separate lot from a commercial pad site.
- June 2009 The turf and landscape on the subject site was removed, leaving a corner element at the entry drive at Priest Drive. The site has remained vacant since 1986.
- May 9, 2013 City Council approved the request for a General Plan Density Map from medium Density, (up to 25 du/ac) to High Density (greater than 25 du/ac), and a Zoning Map Amendment from GID General Industrial District to MU-4 Mixed Use High Density District for the Residences at Fountainhead Corporate Park.
- May 12, 2016 City Council is scheduled for the introduction and first public hearing for this request.
- May 26, 2016 City Council is scheduled for the second public hearing for this request.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-305, Planned Area Development (PAD) Overlay districts  
 Section 6-306, Development Plan Review