REVISED
DEVELOPMENT PROJECT FILE
for
THE FOUNDRY

ATTACHMENTS:

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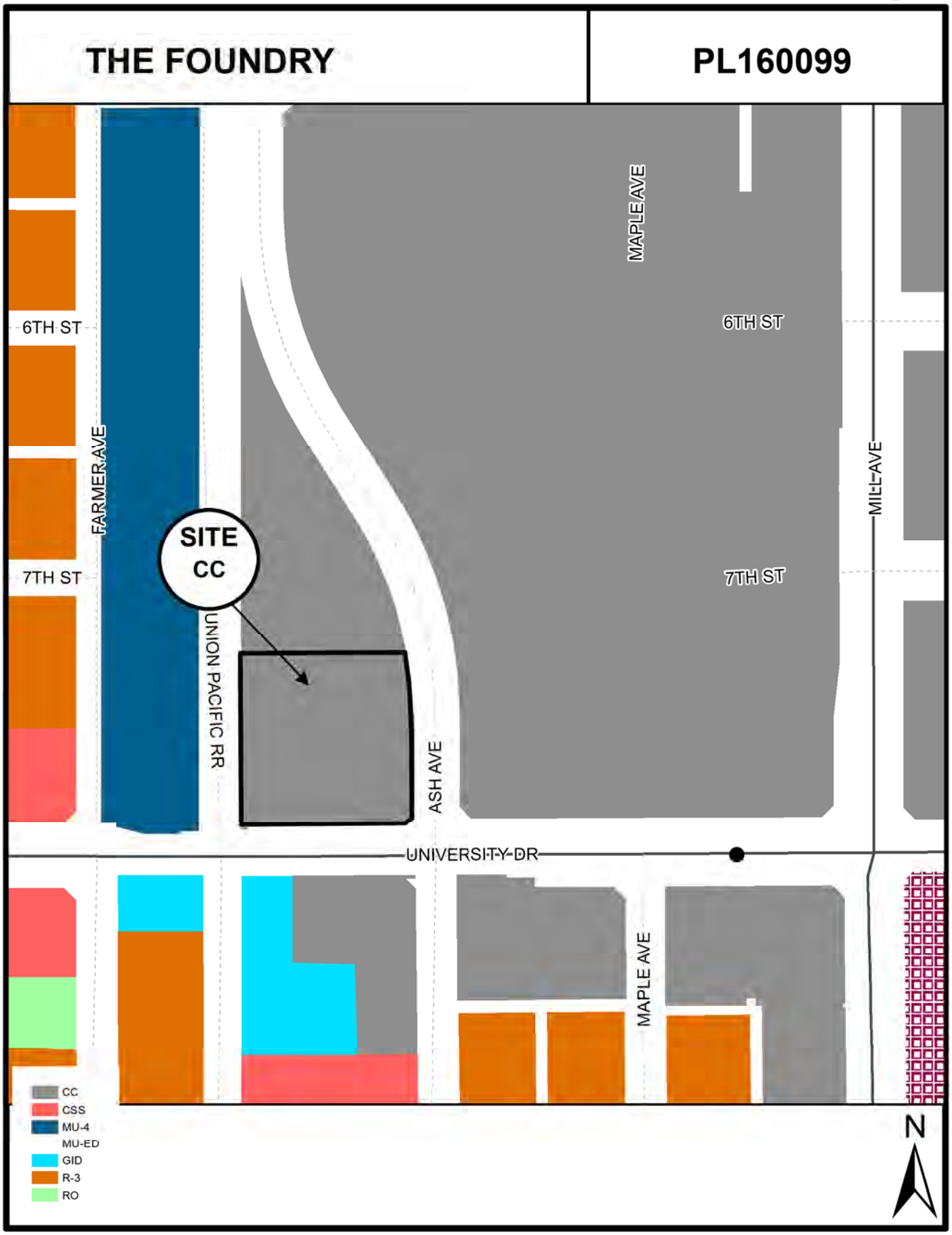
Tempe



Locationl Map

Tempe

THE FOUNDRY	PL160099

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Aerial Map

THE FOUNDRY
ENTITLEMENT APPLICATION
PAD, DPR, & USE PERMIT

NWC UNIVERSITY DR. & ASH AVE.
LOT 1, COSMOPOLITAN (MCR BK 900 P 35)
TEMPE, ARIZONA

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MARCH 21, 2016

THE FOUNDRY
PROJECT NARRATIVE

I. INTRODUCTION

Forum Real Estate Group ("Forum") and their development partner Alberta Development Partners ("Alberta") respectfully submits the following entitlement request for The Foundry, a mixed-use mid-rise infill project poised to redevelop the vacant northwest corner of University Drive and Ash Avenue (the "Site"). The Foundry includes a ±40,000 square foot Whole Foods Market and Class A+ residential units with structured parking in a modern 9-story building. Alberta will partner with Forum who will develop, operate, and own the property.

A ground-level, 2-story volume Whole Foods Market anchors the development to the Site, with three levels of structured parking and five levels of apartment homes rising above the base. A variety of design elements work together to activate the pedestrian realm. Large, roll-up doors along University Drive open the ground level to outdoor dining areas for Whole Foods patrons. This outdoor dining experience is continued above at the mezzanine level. The store-front window façade enhances visual permeability and the roll-up doors create openings that blend the inside with outside. Accommodations for the urban streetcar, including a defined stop shaded by the building canopies above, are provided on Ash Avenue.

Three levels of structured parking sit above the ground level retail. These three levels will be screened using a metal mesh material that will be artistic in nature and incorporate a Downtown Tempe vibe. Five levels of luxury apartment homes arranged around a resort-quality pool and resident amenity deck rise above the building base. The residential element of the building features projections and balconies that combine with a variety of building materials to create articulation and provide rhythm and movement in the elevation.

The Foundry's target demographic is diverse, educated, and savvy. Intended for an urban dweller market that rents by choice, The Foundry's apartment homes are geared towards a mix of working professionals of all ages. The primary target market of mature Millennials includes young professionals, recent graduates, young singles and couples, graduate and international students, and relocated professionals. A secondary resident demographic includes working professionals and empty nesters.

Whole Foods Market is the world's leader in natural and organic foods, with 440 stores in North America and the United Kingdom with over 85,000 team members. They seek out the finest natural and organic foods available, maintain the strictest quality standards in the industry, and have an unshakeable commitment to sustainable agriculture. Whole Foods Market has grown from a single, small natural and organic foods store to a chain recognized nationally and internationally for high standards and amazing quality. Some of their stores are largely unchanged from

First Whole Foods store.

the early days of their company and are neighborhood fixtures. Their newer stores are larger and offer a greater selection of products, but they continue to respect the neighborhood to which they are moving and strive to become an integral part of the community. They like to think that it isn't just the food that makes shopping at Whole Foods Market a great experience, but the store itself is a part of the experience. The architecture, the location, and layout of the products available to their shoppers - every single store is unique.

A. Request Overview – Entitlements

To achieve the development vision, Forum seeks a Planned Area Development overlay (PAD) amendment to modify the existing approved PAD, a Development Plan Review (DPR) for the new buildings, landscaping, and site plan, and a Use Permit for tandem parking.

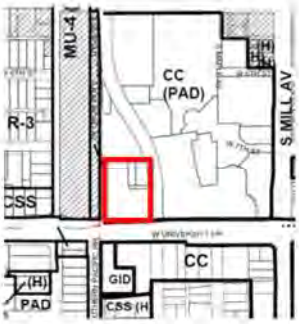
B. Project Location, General Plan, and Zoning

The ±1.86 acre Site is a vacant lot located at 204 West University Drive, the northwest corner of University Drive and Ash Avenue. The Site comprises Lot 1 of the 2006/2007 Cosmopolitan plat, and is bound by University Drive on the south, the Southern Pacific Railroad on the west, a privately owned parking structure to the north, and Ash Avenue to the east. (Please see attached Exhibit - Location Map.)

The Site is situated in a prominent location in Downtown Tempe, just one block west of Mill Avenue on the north side of University Drive. An eclectic mix of uses surround the Site, including the Chase parking structure to the north and additional Chase and public parking along with commercial development across Ash Avenue to the east. South of the Site across University Drive is University Square Market, a mix of one and 2-story retail, restaurant, and office uses. Immediately west of the Site is the Southern Pacific railroad, with Lot 1 @ Farmer Arts District – Parcel 1, a proposed 13-story mixed-use development, adjacent to the railroad. (Please see attached Context Plan.)

The General Plan Projected Land Use designation for the Site is "Mixed-Use", reflecting the urban nature of this Downtown Core area. The General Plan Projected Residential Density designation for the Site is "Mixed-Use High Density Urban Core (>65dua)." The project's proposed 9-story building height and density range of 139.94 to 161.46 du/ac complies with the General Plan presenting a compatible face to its surroundings. (Please see attached Exhibits - General Plan Projected Land Use Map and - General Plan Projected Residential Density Map.)

The Site is zoned CC PAD for high-intensity mixed-use development. Zoning surrounding the Site includes mainly mixed-use and commercial zoning such as MU-4 PAD, CC PAD, CC, GID, and CSS. (Please see attached Exhibit - Zoning Map.)



Adjacency to Site	Zoning	Current Use	GP Projected Land Use	GP Projected Residential Density
SITE	CC PAD	Vacant	Mixed-Use	High Density-Urban Core (> 65 du/ac)
North	CC PAD	Parking Garage	Mixed-Use	High Density-Urban Core (> 65 du/ac)
Northeast	CC PAD	Parking Garage	Mixed-Use	High Density-Urban Core (> 65 du/ac)
East	CC PAD	Commercial	Mixed-Use	High Density-Urban Core (> 65 du/ac)
Southeast	CC	Commercial	Mixed-Use	Cultural Resource Area
South	CC & GID	Commercial	Mixed-Use	High Density (up to 65 du/ac) & Cultural Resource Area
Southwest	GID	Commercial	Mixed-Use	Medium to High Density (up to 25 du/ac)
West	GID	Railroad/Vacant	Mixed-Use	High Density (up to 65 du/ac)
Northwest	GID	Railroad/Vacant	Mixed-Use	High Density (up to 65 du/ac)

Table 1.1 – Surrounding Zoning, General Plan Designations, and Uses

C. Overview – The Forum Real Estate Group Development and Design Team

To bring this high-quality development to the City of Tempe, Forum and development partner Alberta Development Partners assembled a first-rate team of development professionals.

1) Forum Real Estate Group, LLC

Founded in 2010, Forum Real Estate Group is a full-service, private equity real estate investment and development firm focused primarily on the multifamily sector. Forum prides itself on creating thoughtful, branded communities that residents call home.

Forum is a tight-knit group with deep expertise united by a passion for creating great experiences. The result is a highly personal, specialized and responsive approach that comes through in everything it does from development to design to property management.

Forum's portfolio includes a variety of developments each designed to exceed expectations and deliver a unique, personalized branded experience for its residents. Forum's development and management experience covers a broad spectrum of property types, including commercial business development and a range of multi-family products tailored to different levels of service.

The Foundry will become part of Forum's "Signature Collection" - positioned in irreplaceable, marquee locations that represent Forum's CORE/CORE+ multifamily assets. These well-appointed communities feature luxury, resort-style amenities and offer a personalized, branded "boutique hotel" experience.

2) Alberta Development Partners, LLC

Alberta Development Partners is engaged in the acquisition, development and investment of retail and residential real estate opportunities located throughout the western United States. Alberta focuses its efforts on regional retail shopping centers, mixed-use commercial and residential projects, select build to suit opportunities that include grocery anchored shopping centers and value added opportunities. In the past four years, Alberta has closed on in excess of $162 million worth of land for new development, delivered $460 million worth of completed projects, and presently has $812 million in active construction

projects, making Alberta one of the most aggressive retail and mixed-use development firms in the marketplace. Through extensive research, an appreciation for superior design and a passion for the details, Alberta creates lasting communities.

Alberta's principals have experience in all aspects of the business, from acquisition to design and construction to leasing, operations and management. Through the vision and leadership of their diverse team, they have completed in excess of 220 projects with a combined value of more than $3.5 billion, becoming one of the most successful developers of exceptional retail and residential communities.

3) Humphreys & Partners Urban Architecture, LP

For over 24 years, Humphreys & Partners Architects has been providing high quality, innovative planning and design services. An award-winning firm specializing in multifamily, mixed-use, and hospitality/resort design, HPA has extensive experience in high-rise, mid-rise, student, senior, tax credit, affordable, moderate, and luxury communities.

Headquartered in Dallas, with regional offices all over the world, Humphreys & Partners Architects has provided design services on over 350,000 units to date in 49 different states. HPA employs a talented team of professionals with artistic talent, classical training, and diverse experience in all aspects of the architectural process.

4) Kimley-Horn

Kimley-Horn is one of the country's premier design consulting firms and provides a wide range of consulting services to both public and private clients. Kimley-Horn provides a full suite of land development services including predevelopment and regulatory approvals; site civil engineering, land planning and landscape architecture; environmental services; surveying and mapping; traffic engineering; and parking studies and design.

From site selection to initial design and on through construction, Kimley-Horn's civil engineers and land planners consult extensively with its traffic engineers, landscape architects, and environmental engineers to ensure a fully-integrated design.

Kimley-Horn has been honored repeatedly for its outstanding work and for its quality as a workplace.

5) PK Associates LLC

PK Associates provides a full range of structural engineering services from conceptual design to construction administration, with extensive experience in structural design, renovation, condition assessment analysis, and special structural inspections. PK Associates currently has offices throughout the southwest and has experience across thirteen different market sectors and is professionally registered in 46 states. PK Associates' design team is uniquely qualified with the necessary structural engineering experience, extensive knowledge of local conditions, a good working and personal relationship with local subcontractors, and knowledge of local construction practices.

6) Peterson Associates

Peterson Associates is one of the Southwest's leading consulting engineering firms, specializing in the design of mechanical, plumbing, electrical, and fire protection systems, as well as construction administration services since 1982. Its experienced design staff includes professional engineers registered in 25 states and an experienced team of technical and administrative personnel.

Peterson Associates is dedicated to providing energy efficient and environmentally responsible designs, and is active in the LEED process and the employment of renewable energy technologies, conservation of natural resources, improved indoor air quality, lighting and building operations and maintenance.

Peterson Associates' portfolio includes commercial, healthcare, educational, industrial, public, and private projects for both regional and national clients.

7) Sender Associates, Chartered

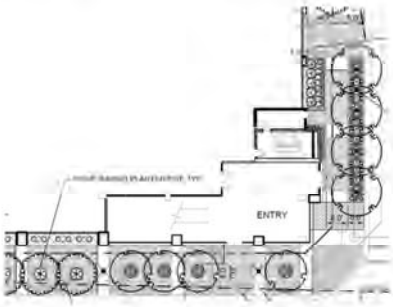
The Law Offices of Sender Associates, Chartered is a woman-owned Zoning and Land Use law firm concentrating in mixed-use, commercial, industrial, and residential zoning entitlement matters. Sender Associates concentrates on assisting clients navigate the various political entitlement processes at the municipal and county levels throughout Arizona. The firm includes members with backgrounds in architecture, planning, and law who are highly-qualified to handle entitlement matters such as zoning changes, general plan amendments, lobbying, design review processing, neighborhood participation, and building permit processing, among many others. They also provide special development project support including zoning due diligence, vesting analysis, and litigation support.

D. The Foundry Development Concept

The Foundry features true vertical integration of commercial and residential uses to activate the Site and bring the energetic environment from Mill Avenue to the edge of the Mill Avenue District. The mid-rise development is anchored by a 2-story volume Whole Foods that will provide a much needed grocery store to serve the Downtown Tempe area. Three levels of structured parking above the building base are incorporated into the building design through the use of an artistic screening system. Five levels of luxury apartments wrap around a resort-quality pool and resident amenity deck on the 5th floor.

The building features modern architectural design with timeless elements that incorporate seamlessly into the downtown fabric. The building massing features recesses and projections that create movement and play throughout the design. Clean lines throughout provide rhythm and define spaces.

An entrance vestibule for Whole Foods located at the corner of University and Ash provides pedestrian access from both streets. A storefront window system extends along both University Drive and Ash Avenue, providing visual access to the Whole Foods interior. Along University Drive, outdoor and mezzanine level dining patios connect the building to the street. The University Drive façade also features an 8th Floor clubhouse that cantilevers from the building, projecting over the right-of-way below. Ash Avenue serves as the residential front door, providing pedestrian access to the residential lobby, concierge, and leasing lounge.



The landscape plan is designed to enhance the streetscape and provide a comfortable pedestrian environment. Street trees along the right-of-way define the pedestrian path and create a continuous shade canopy. Variety in tree species will be provided adjacent to the outdoor dining area to distinguish the space and provide variation in both color and texture. Along the western property line, decomposed granite and vertical plantings will provide aesthetic interest and help prevent loitering in the area and graffiti on the building façade. The landscape plan continues on the 5th floor open-air amenity deck. A centrally located saltwater pool, lazy river, and hot tub are surrounded by various landscape plantings and outdoor seating areas.

Sample Forum Development resident amenity area

The Site is conveniently located within walking distance of a number of Tempe attractions and destinations. This makes The Foundry an ideal place to live, work, shop, or dine. Additionally, for Whole Foods it is an ideal location to serve a large and diverse consumer base. To capitalize on this location, The Foundry incorporates a number of design elements that create an inviting environment that is easily accessible.

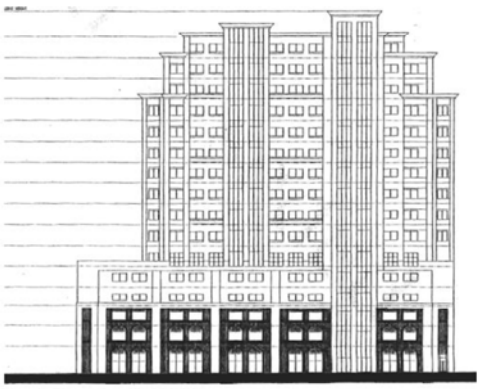
II. Application Requests

A. Planned Area Development Overlay Amendment

1) Entitlement History

a. 2005 Rezoning & Preliminary PAD Approval

On June 2, 2005, a 1.77 acre portion of the Site was rezoned from GID, General Industrial District (formerly I-2, General Industrial) to CC for the previously proposed 16-story mixed-use Cosmopolitan development. The high-rise mixed-use development concept included 175 residential condominiums, a grocery store, restaurant, additional commercial area, and below and above grade parking. The proposal included a preliminary PAD request establishing Site data including residential density at 98.9 dwelling units per acre (du/ac), building height at 207 feet, and lot coverage at 78% with 2% landscape area.


South Elevation 2005 PAD

The 2005 proposal included a 16-story, T-shaped residential tower stepped back along University Drive from a 6-story base. Ground level retail space, awnings and landscape, and a second story restaurant with balconies were proposed to promote vitality and a pedestrian friendly environment.

The 2005 proposal, while much larger in scale than The Foundry, was nonetheless similar in land use and compatibility. Planning staff comments for the 2005 approval included:

- *The General Plan projected residential density for this site is high density residential use with greater than 25 dwelling units per acre. Compact residences have limited private outdoor space, but have access to shared, or common open space for recreation. Proximity to amenities and configuration of residences encourages resident interaction. This level of intensity should promote a village environment with easy access to goods and services, business and recreation.*
- *This project complies with the projected residential density by the proposed zoning change to CC, City Center District, which has no standard for maximum allowable density.*
- *This project provides a mixed-use design, currently providing both residential and commercial uses.*
- *This site is within the University / Hayden Butte Redevelopment Area. The redevelopment areas encourage revitalization of adjacent areas with the intent to rebuild or redevelop, and encourage reinvestment. While the downtown has gone through a major transformation over the past twenty (20) years, this site has remained an Industrial zoned property prior to the area designated as a redevelopment area.*
- *The project is located within one of the General Plan's identified employment nodes. Providing additional residents within the downtown will ensure that this area can provide the community with a unique area of the city. The commercial base for the area would be able to support the appropriate level of good and services for the community, while at the same time providing a unique tourist attraction for visitors.*
- *The project will provide a balance of residential, commercial, and recreational uses, while creating a walkable community enhanced by mass transit.*
- *Providing a mixed-use project, the number of vehicle miles traveled will potentially be reduced, when providing an urban development.*
- *This proposal provides a diverse use of land through integration of residential and commercial spaces potentially limiting the amount of typical trips generated from residential. The Cosmo Building is located adjacent to downtown, which provides several options to restaurants, some services, recreation and entertainment. The downtown is a pedestrian environment offering walking distance to nearby businesses.*

Virtually all of these comments remain true today for The Foundry proposal. Often the passage of time could dilute some of these rationale, however, Downtown Tempe has only grown more mature since this 2005 approval. Many new buildings have been approved and developed. The skyline of Tempe from

all directions has begun to take shape just as the General Plan and the many area plans anticipated. The overall growth and maturation of Downtown Tempe supports development such as The Foundry, an important project that will provide housing options and long overdue downtown grocery store.

Planning Staff's reasons for approval of the 2006 Rezoning and PAD included:

ZON-2005-05

1. *The project meets the General Plan Land Use and Projected Residential Density for this site.*
2. *The project changes the zoning district from a General Industrial District to CC, City Center District. This zoning is compatible with other adjacent areas also zoned CC.*
3. *This site is considered part of the Downtown Tempe area.*

SPD-2005.32

1. *The project meets the General Plan Projected Land Use and Projected Residential Density for this site.*
2. *This site is considered part of the Downtown Tempe area.*
3. *The project will meet the development standards required under the Zoning and Development Code. The PAD Overlay provides the flexibility through establishment of the project specific standards. .*

Those reasons for approval are still true today:

1. *The Foundry meets the General Plan Land Use and Projected Residential Density for the new General Plan 2040.*
2. *The CC zoning remains in place today and continues to be compatible with the surrounding zoning and land uses.*
3. *The site remains part of the Downtown Tempe area, which continues to be home to a vibrant mix of uses, including many recently approved and developed projects.*
4. *The Foundry will establish project specific standards through the PAD Overlay, which remains a tool for flexibility in all development standards.*

b. 2006 Incorporation of Additional Property

On May 17, 2006, a ±0.16 acre portion of CC-zoned property was administratively removed from the Centerpoint PAD for inclusion in development of the Cosmopolitan project. This additional land remains part of the Site today.

c. 2006 Final PAD Approval

On July 6, 2006, the Cosmo preliminary PAD was modified by approval of a final PAD for the Site. The final PAD approval included a number of changes to the 2005 Preliminary PAD approval, including incorporation of the 0.16-acre Centerpoint property. The updated development proposal increased the number of residential units to 187 from 175, resetting the residential density at 96.8 du/ac. The building height was increased from 16 stories and 207 feet to 18 stories and 235 feet (247 feet including mechanical). The minimum landscape area was set at 2% and the lot coverage at 70%. Parking numbers

were set for its specific mix of uses, which included the residential units and 53,172 sqft of commercial area for a proposed grocery store. These are the PAD development standards currently in effect on the Site.

Similar in use and scale to The Foundry, the 2006 PAD was recommended for approval by Planning Staff, stating:

- *This proposal is consistent with the General Plan 2030 Projected Land Use and Residential Density maps. Staff recommends approval of the request subject to conditions.*
- *The project provides a mixed-use development of both commercial and residential living space, promoting the concept of live, work and recreate in one place.*
- *The proposed development achieves goals for in-fill development…*

Again, the statements supporting the 2006 PAD ring true today for The Foundry. Today's proposed development includes a similar mix of commercial and residential uses supported by General Plan 2040.

Planning Staff's reasons for approval of the 2006 PAD mirrored those in the 2005 Preliminary PAD approval:

1. *The project meets the General Plan Land Use and Projected Residential Density for this site.*
2. *The project will meet the development standards required under the Zoning and Development Code. The PAD Overlay provides the flexibility through establishment of the project specific standards.*
3. *The development provides a unique project that vertically integrates residential and commercial uses that promotes a village concept.*

And again, those reasons for approval remain in effect today:

1. *The Foundry meets the General Plan Land Use and Projected Residential Density for the new General Plan 2040.*
2. *The Foundry will establish project specific standards through the PAD Overlay, which remains a tool for flexibility in all development standards.*
3. *The Foundry proposes the same mix of uses and vertical integration that promote a village concept and made the prior Cosmopolitan proposals unique.*

Stalled by market conditions of the Great Recession, the Site changed hands and was ultimately purchased by Alberta Development. With an understanding of the past zoning and PAD approvals, the General Plan designations, and other planning documents, Alberta sought a developer that could complete the mixed-use vision for the Site in today's recovering market. After vetting a number of development firms, Alberta confirmed Forum as the developer best suited to complete the mixed-use project and ultimately purchase and manage the Site. Forum understands the importance of this Site and its development potential and looks forward to bringing this long-awaited development to the City of Tempe.

2) The Foundry Requested Modifications

Five development standards will be changed or set by the proposed Foundry development. Two changes will exceed the standards set by the current PAD. Two other development standards are within the parameters of the current PAD, but must be amended pursuant to the Zoning and Development code. The final amendment addresses parking, which must be amended to accommodate the proposed change in residential unit mix and commercial square footage.

a. Modifications to the Approved PAD

i. Residential Units / Residential Density. Forum seeks to increase the overall number of residential units and residential density from the previously approved 187 units and 96.8 du/ac. The proposed increase in residential units and overall density is in response to current market conditions. Forum's plans include 293 units, however to accommodate the inevitable revision of unit mix during the construction process, Forum respectfully requests flexibility in the PAD approval to allow a range of proposed units between 260 and 300.

This unit range will establish a residential density of no less than 139.94 du/ac and no greater than 161.46 du/ac. By setting a proposed range of residential density, Forum will be able to finalize the construction details and adjust the unit mix within the building as needed without another PAD amendment to address a small change to the total number of units.

ii. Parking. This PAD amendment will establish new standards for required parking based on the updated mix of uses specific to The Foundry. Under the newly-adopted CC District Parking Standards, a total of 261 vehicle parking spaces are required for the Site using 293 units as a base. The Foundry will include 564 parking spaces. While this is above the total required, this parking matrix is consistent with market standards for residential and grocery uses. The provided parking will ensure that parking demands are met for the maximum proposed number of residential units and any unforeseen shift in unit mix. The parking also ensures that adequate parking is available for Whole Foods patrons, especially during peak hours.

The parking is located on three levels of above-grade structured parking. Grocer parking will be located on the first garage level and secured resident parking will be located on the second and third garage levels. Parking provided in excess of the required parking will include compact and tandem parking spaces. Compact spaces will be located throughout all levels of parking for both commercial and residential use, while tandem spaces will be limited to residential parking.

iii. Building Height. The building height will be reduced from the existing approved 247 feet to top of mechanical to no greater than 130 feet to top of mechanical. The 2005 PAD approved a building height of 16-stories and 207 feet. The 2006 PAD approval increased that building height to 18 stories and 235 feet. The Foundry building height will not exceed 130 feet. The current building design is 9-stories and 117'-4".

To once again accommodate potential shifts during the more detailed construction document design process, a maximum building height of 130 feet is proposed. This building height cap is significantly lower than the allowed 235 feet and is compatible with the surroundings.

iv. Lot Coverage. The Foundry proposes to increase the maximum lot coverage from 70.2% to 92.27%. The increase in lot coverage is a result of a new building design and lower building height. To bring a full service grocer like Whole Foods to a downtown location requires maximizing retail floor space and parking for patrons. By expanding the building footprint, The Foundry design team was able to do just this while still providing a meaningful pedestrian ground floor experience.

v. Landscape Area. The Foundry will also increase the minimum landscape area from 1.2% to 2.0%. According to the 2006 PAD, the Cosmo landscape area was set at 1.2%. The Foundry proposes to increase this landscape area to 2.0%. Due to the urban nature of the Site's location, the multitude of public utilities in the street-adjacent areas, and the Urban Streetcar right-of-way and station area requirements, quite a bit of the land surrounding the building must be hardscaped. Our landscape architect has worked with Planning Staff to ensure a pleasant and lush pedestrian experience.

b. PAD Proposed Development Standards Table

TABLE 4-203(B)	CC DEV. STANDARDS	SPD-2006.53 (COSMO AMENDED)	PAD PROVIDED (CC PAD)
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY (>25 DUA)	HIGH DENSITY (>25 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)
SITE AREA	-N/S-	84,070.84 SF (1.93 AC)^	80,938.00 SF (1.858 AC)
DWELLING QUANTITY	-N/S-	187 UNITS	293 UNITS (MIN 260, MAX 300 UNITS)
DENSITY	-N/S-	96.90 DUA	157.70 DUA (MIN 139.94, MAX 161.46 DUA)
BUILDING HEIGHT	50'-0"	247'-0"	117'-4" (MAX 130'-0") (TO TOP OF MECH)
BUILDING LOT COVERAGE	-N/S-	70% (58,849.56 SF/84,070.80 SF)	92.27% (74,680.00 SF/80,938.00 SF)
SITE LANDSCAPE COVERAGE	-N/S-	1.2% (1,008.85 SF/84,070.80 SF)	2.00% (1,619.00 SF/80,938.00 SF)
BUILDING SETBACKS			
FRONT (UNIVERSITY)	0'-0"	5'-0"	0'-0"
REAR (NORTH)	0'-0"	2'-0"	0'-0"
SIDE (WEST)	0'-0"	20'-0"	0'-0"
STREET SIDE (ASH)	0'-0"	5'-0"	0'-0"
VEHICLE PARKING QUANTITY	(TABLE 4-603(E))	(TABLE 4-603(E))	(CC STANDARDS ORD. O2015.60)
GROCER	136.70 (41,010 / 300)	177 (53,172 SF / 300)	72.02 (41,010-5,000 / 500)
ACCESSORY RESTAURANT	16.00 (1,200 / 75)	0.00	0.00 (1,200-5,000 / 500)
ACCESSORY OUTDOOR PATIO	6.00 (900 / 150)	0.00	0.00 (900 / 0.00)
1-BEDROOM RESIDENTIAL	399.00 (266 * 1.5/UNIT)	170 (113 * 1.5/UNIT)	133.00 (266 BR * 0.5/BR)
2-BEDROOM RESIDENTIAL	44.00 (22 * 2.0/UNIT)	112 (56 * 2.0/UNIT)	22.00 (44 BR * 0.5/BR)

3-BEDROOM RESIDENTIAL	12.50 (5 * 2.5/UNIT)	45 (18 * 2.5/UNIT)	4.50 (15 BR * 0.3/BR)
GUEST RESIDENTIAL	58.60 (293 * 0.2/UNIT)	37 (187 * 0.2/UNIT)	29.30 (293 * 0.1/UNIT)
PARKING REQUIRED:	673 SPACES	541 SPACES	261 SPACES
PARKING PROVIDED:		646 SPACES	564 SPACES
BICYCLE PARKING QUANTITY			
GROCER	5.47 (41,010 / 7,500) (MIN 4)	13 (53,172 SF / 7,500 SF)*	5.47 (41,010 / 7,500) (MIN 4)
ACCESSORY RESTAURANT	2.40 (1,200 / 500)	0.00	2.40 (1,200 / 500)
ACCESSORY OUTDOOR PATIO	0.45 (900 / 2,000)	0.00	0.45 (900 / 2,000)
1-BEDROOM RESIDENTIAL	199.50 (266 * 0.75/UNIT)	85 (113 * 0.75/UNIT)	199.50 (266 * 0.75/UNIT)
2-BEDROOM RESIDENTIAL	16.50 (22 * 0.75/UNIT)	42 (56 * 0.75/UNIT)	16.50 (22 * 0.75/UNIT)
3-BEDROOM RESIDENTIAL	5.00 (5 * 1.0/UNIT)	18 (18 * 1.0/UNIT)	5.00 (5 * 1.0/UNIT)
GUEST RESIDENTIAL	58.60 (293 * 0.2/UNIT)	37 (187 * 0.2/UNIT)	58.60 (293 * 0.2/UNIT)
PARKING REQUIRED:	288 SPACES	195 SPACES	288 SPACES
PARKING PROVIDED:		262 SPACES	288 SPACES
USES & AREAS			
TOTAL GROSS BUILDING AREA		733,419 SF	570,609 SF
GROCER (INCL. MEZZ.)		53,172 SF	41,010 SF
LOBBY/LEASING/AMENITIES		-UNK-	10,086 SF
CLUBHOUSE		-UNK-	6,837 SF
LOADING & TRASH		-UNK-	1,138 SF
MEP/STORAGE		-UNK-	7,934 SF
MAJOR VERT. PENETRATIONS		-UNK-	9,142 SF
PARKING		-UNK-	249,366 SF
GENERAL COMMERCIAL		53,172 SF	0.00 SF
GROSS RESIDENTIAL AREA		385,653 SF	245,096 SF
NET RESIDENTIAL AREA		-UNK-	210,395 SF
USE PERMITS			
TANDEM PARKING		-N/A-	19 TANDEM STALLS

Table 2.1 – PAD Development Standards Table

3) City of Tempe PAD approval criteria

a. 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.

As discussed in more detail below, the proposed development fulfills many of the goals and objectives found in the General Plan as well as principles and guidelines of the Community Design Principles – Downtown/Mill Avenue District, Mill & Lake District Streetscape Principles and Guidelines, and the Urban Open Space Plan. The PAD development standards are set to maximize the Site's development potential in line with the goals and objectives of those plans.

i. Community Design Principles - Downtown/Mill Avenue District

The development meets the vision and many of the principles set forth in the Community Design

Principles Downtown/Mill Avenue District, a community design plan accepted by the City Council's Central City Development Committee of the Whole on April 6, 2006. (Please see attached Exhibit - Downtown/Mill Avenue District Map.) The plan was adopted to ensure that the area's essential qualities and distinctive characteristics were included as a point of reference for envisioning future development. The goal was not to set static standards but rather guide redevelopment to achieve a high-quality environment with a special sense of place. The plan identifies four "cornerstone" principles – integration, innovation, articulation, and definition – as concepts that should be incorporated into development. The plan also includes guidelines for building heights in the Downtown/Mill Avenue District. The Foundry implements the cornerstone principles of the plan and proposed building heights are well within the ranges set by the plan.

(a.) General Principles

Many of the principles indicated in the Community Design Principles are applicable to The Foundry.

- Limited in horizontal expansion by finite municipal boundaries, the future of Tempe's built environment will be determined not by planned sprawl, but by principled infill, redevelopment, rehabilitation and preservation.

The Foundry is a principled infill development that responds to Tempe's needs for the future. As Tempe continues to grow, providing housing options and services is critical to support continued economic growth for the city. The Foundry will bring housing options and a much needed grocery store to a currently vacant lot in the Downtown area, filling a growing need for the city.

- Pedestrian realm. Street level activity, in which automobiles participate, but not dominate, is essential to an attractive, vital community.

Pedestrian activity at the Site is a key component of making The Foundry a successful development. The Site is located west of the vibrant pedestrian realm of Mill Avenue, and as such faces the challenge of extending that pedestrian activity west of Mill Avenue. To continue the active environment established on Mill at the Site, the design is inviting, comfortable, and lively. The Foundry includes a Whole Foods grocery store, which will serve the entire Downtown Area, including the vibrant Mill District, the developing Farmer Arts District, and nearby established residential neighborhoods including Maple-Ash, Sunset, and Riverside.

- This "eclectic urban oasis" is both a destination and home. Future [re]development contributes to its success through the well-considered, creative design of its structures and spaces.

Forum respects the dynamic variety of existing development in Downtown Tempe as well as the history that made the core the "eclectic urban oasis" it is today. With that in mind, the design team spent a significant amount of time learning the culture and history of the Site and surrounding area to guide both the architecture and interior design of the building. The result is a structure that borrows elements from its surroundings to reflect the community with design and details that establish its own unique identity as a destination in Downtown Tempe.

(b.) Four "Cornerstone" Principles

The Foundry incorporates many aspects of integration, innovation, definition, and articulation – community, character, streets/spaces, function, planning, urban design, architecture, and visualization. The Foundry enhances the pedestrian experience along University Drive and Ash Avenue to maintain a human-scale environment. The ground level along University drive includes large, roll-up windows to increase permeability, while interactive encroachments such as sidewalk dining areas, balconies, and building entries address the street to provide access and define function.

The building design incorporates new and traditional materials honoring the downtown context while establishing its own style and unique identity for the Site. Public art will be incorporated into the garage screening to enhance the building design and blend seamlessly with the overall architectural style.

(c.) Building Heights

The concept study for appropriate downtown building heights identifies and categorizes a range of building heights appropriate for the downtown area. The Site is within the "Urban Center" building height category appropriate for buildings up to 300 feet. (Please see attached Exhibit - Downtown Building Heights Concept Study.)

At 117'-4" (max. 130'-0"), The Foundry falls well within the building height range supported by this Study. As in 2005 and 2006, the Concept Study remains effective today and still supports building heights on the Site up to 300 feet.

ii. Mill & Lake District Streetscape Principles and Guidelines

The Mill & Lake District Streetscape Principles and Guidelines were adopted in February of 2011 to guide future development and encourage maintenance within the public rights-of-way in the Downtown Tempe/Mill + Lake District. (Please see attached Exhibit - Mill & Lake District Map.) The plan is founded on the understanding that growth and economic development cycles change and buildings come and go, yet the streets serve as a constant connecting fabric. From that understanding, the plan sets forth a variety of objectives - to create safe, comfortable, walkable environments that promote Tempe as a diverse community. The plan encourages the use of building and landscape design and materials that create an identity and encourage interactions at the street/pedestrian level. These concepts have been embraced by The Foundry design team and will continue to guide their decision making processes.

The Streetscape Plan includes guidelines for streetscape elements including building facades, street furniture, utility structures, landscape and elements, lighting, and sidewalks, and identifies street types and characters in the Downtown Tempe/Mill + Lake District. One of the first Guidelines in the Plan refers to Building Facades:

> *Emphasize ground floor building facades with awnings and overhangs which serve to "embrace" pedestrians, transparent windows with articulated entries to achieve "permeability" and interesting architectural details that catch the eye, project a comfortable human scale and engage the passer-by.*

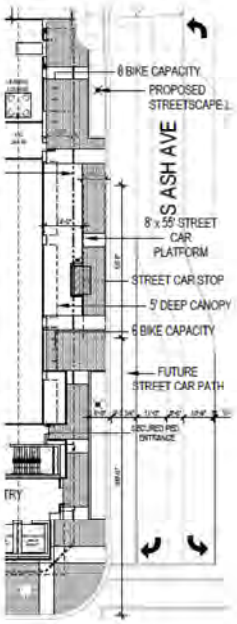
The Foundry embraces the human scale at the ground level. The storefront window system along University and Ash provides visibility into the grocery store, engaging the passer-by. The window system is broken up by brick and metal to add visual interest. Along University Drive, the façade features large, roll-up doors that open to the outdoor dining area, with mezzanine dining above. This feature opens the building, enhances the permeability of the structure, and provides opportunities for engagement in the pedestrian realm. Along Ash Avenue, awnings project over the sidewalk, providing shade and creating a comfortable pedestrian environment.

The plan calls for landscaping that considers the growing conditions of an urban hardscape environment. Additional color and form should be provided through planting desert shrubs.

The Foundry faces unique challenges with landscape planning along University Drive due to an existing irrigation line and public utilities. The design team continues to work with city staff to provide the appropriate trees in planters that are best suited to meet the goals of maintaining rhythm and continuity while providing adequate canopy for shade and comfort. Along Ash Avenue a complementary species of tree will be planted in the ground. The landscape plan is completed with a variety of desert shrubs, groundcover, and hardscape materials

The Streetscape Plan identifies University Drive as a "Town + Gown/Campus Transition" street. University Drive is a Major Arterial street that carries a high volume of traffic, both separating and linking Downtown to ASU, and has its own Comprehensive Master Plan. With the recent completion of the University Drive Streetscape Project, Forum respects the importance of development along this street and the impact on University Drive. The Foundry's design along University Drive is intended to meet the same goals – promote neighborhood stability, sustainable business, and ensure that University Drive is a safe environment. A significant amount of time was spent by Forum's development team to ensure that access to and from the Site on University Drive was safe. Creating a comfortable and vibrant pedestrian realm along University Drive is also an important component of The Foundry design. Placing the grocery store entrance at the corner and dining areas along University is intended to help activate the streetscape.

Ash Avenue is identified as an "External Connector/Transit" street meant to connect the internal core of the district with adjoining neighborhoods or other connectors, including current or planned transit routes. The section of Ash Avenue adjacent to the Site is the proposed location for the future Urban Streetcar line, including a stop adjacent to the Site. Forum's design and engineering team continue to work with the City to accommodate this public amenity and provide a comfortable environment for transit riders at this stop.



The Foundry design team has and will continue to refer to the streetscape principles and guidelines as well as Staff input in finalizing the streetscape designs for the project. An area of significant importance is continued work with staff to accommodate the future streetcar alignment and stop. The streetscape design will include street furniture, landscape and hardscape, planters and planting areas, and lighting to create a comprehensive streetscape that enhances the quality of the district.

iii. Urban Open Space Plan

Adopted in 2007, the Urban Open Space Plan is the result of more than a year's effort to develop a vision for downtown Tempe's public spaces and build on Tempe's unique downtown experience. The plan explores how the city could develop a great public space environment that attracts residents, businesses, and students for decades to come. The plan includes strategies to implement and operationalize a system of great, active public spaces, including recommendations for the city to manage, maintain, and finance them.

To develop a vision for downtown's public spaces, downtown is divided into different planning elements – anchors, building blocks, and neighborhood places. The Site is located in the Mill Avenue District anchor area and Sunset Riverside neighborhood place and is adjacent to the Southwest Neighborhoods neighborhood place. The plan considers "anchors" regional amenities that will serve the community for decades to come, while "neighborhood places" are evaluated in the plan to look at opportunities from the point of view of downtown's residents.

Mill Avenue is one of the most recognizable and important areas for investment in the public realm. Through assistance of the Downtown Tempe Community (DTC – now known as the Downtown Tempe Authority) the dynamic of Mill Avenue has extended into a larger area – the Mill Avenue District. A key focus of the Mill Avenue District anchor area is expanding the experience of Mill Avenue to the rest of downtown. By implementing conditions along Mill that contribute to the vibrant atmosphere – streetscape, outdoor dining, and a human scale – The Foundry will extend the activity of Mill Avenue to the Site.

The Maple-Ash, Sunset, and Riverside neighborhood areas are among Tempe's most distinctive and historic areas and enjoy proximity to Town Lake, ASU, and the Mill Avenue District. While participating in the Open Space Plan creation, residents of those neighborhood areas expressed challenges facing the areas and hopes for the future. University Drive was identified in both areas as a challenge for creating a safer and more pedestrian friendly environment. Development of the Site will help create the pedestrian friendly environment along University that residents of the adjacent neighborhoods are asking for.

By replacing a vacant lot that has no streetscape improvements with a vibrant, mixed-use development, the Site will be a more welcoming and active environment. In addition to creating a comfortable streetscape environment through the landscape design, The Foundry is working with the City to design for the future Streetcar line and stop at the Site. The results will be a significant improvement from today's conditions along both University and Ash along the Site, creating a safe and pedestrian friendly environment.

iv. General Plan Goals and Objectives

(a.) Land Use Element and Projected Land Use

Goal: *Foster quality development through land use that provides sustainable growth and enhances the quality of life where people live, learn, work and play.*

The Foundry provides infill redevelopment of a Downtown Core site that will promote Tempe's vision for a quality environment where people live, learn, work, and play. The development will support Tempe's significant financial investments in Light Rail, Tempe Town Lake, the Downtown, and the proposed Modern Streetcar by providing a mix of uses and the residential density needed to support these investments. The project meets the General Plan's projected land use (Mixed-Use) and residential density (High-Density Urban Core >65 du/ac) designations on the Site and achieves a compact, efficient infill redevelopment of a vacant, underutilized site.

As Tempe sees continued success in its Downtown Core development with major projects such as Marina Heights and Hayden Ferry Lakeside III under construction, The Foundry will add to the dynamic environment by providing high-quality resort-style living and retail uses in the city's urban core. The development will support Tempe's growing economy as employees brought in by the city's premier commercial development areas including Tempe Town Lake, Discovery Business Park, ASU Research Park, Marina Heights, and Liberty Center at Rio Salado look for housing, shopping and entertainment options in the city.

(b.) Community Design Element

Goal: *Community Design - Promote design and development standards that improve the community's visual quality, urban form, and functionality to enhance the quality of life for future generations.*

The Foundry meets the goals and objectives of the Community Design Element by incorporating the design principles necessary to create an accessible environment with a sense of place. Accessibility is maximized by using design elements and articulation to create a human-scaled environment along the street frontages. The ground level is activated by Whole Foods, creating a project that is human-scaled and accessible to the public.

The Site is a key link between Downtown Tempe and the surrounding community. Landscape and hardscape that reflect the Site's context will extend the architectural experience of the building to the pedestrian realm. By improving the streetscape surrounding The Foundry to make it a more comfortable environment to navigate, the connections between the Site and surrounding areas will be maintained and strengthened.

Most importantly, the ground level grocer retail emphasizes that connectivity drawing pedestrians to the area.

(c.) Redevelopment Element

Goal: *Sustain or maximize the efficiency of land uses within areas of stagnation or decline by promoting the greatest economic, social and cultural potential.*

The Site has been underutilized and vacant for many years and is in need of redevelopment to re-activate this important Downtown parcel. The Foundry will maximize the potential of the Site by including a diverse mix of uses, putting the Site to its highest and best use pursuant to the General Plan 2040. Development of The Foundry will bring a much desired neighborhood grocer and high-quality residential development to the Downtown area. The Foundry will also stimulate

investment and development of other, underutilized property in the area. The Foundry will revitalize, re-activate and engage the neighborhood, making it distinct and identifiable.

(d.) Housing Element

Goal: *Provide diverse housing opportunities for current and future residents, for all income levels and household types, with specific focus on providing affordable housing to help those in greatest need.*

To ensure that Tempe's housing portfolio remains diverse and attractive to current and future residents and businesses, urban housing options must be added to the Downtown area. The Foundry will add diversity to existing Downtown housing options providing amenity-rich, luxury rental housing. The resort-style, high-end residential component will fill market demand that continues to rise as Tempe attracts more and more businesses to its growing economic centers.

(e.) Economic Development Element

Goal: *Stimulate a sustainable, diversified and vibrant economy and job force.*

The Foundry will be an economic driver for Tempe, contributing to the financial, economic, and cultural diversity of the community. The development will add retail jobs, residential units, and construction, all of which will contribute to the city's tax base. The retail, housing options and lifestyle provided in the development will help attract and maintain a highly trained workforce looking for options about where to live, work, learn, and play. This translates into increased quality of life for all residents of Tempe.

With the inclusion of Whole Foods, The Foundry will serve as an economic magnet for the Downtown area and will provide much needed support for all existing and future residential and commercial development in the Downtown area. With its diverse mix of retail and residential uses, The Foundry will ensure this high growth Downtown area reaches its full economic development potential.

(f.) Growth Area Element

Goals: *Rail Corridor Growth Area*

- *Attract mixed-use development along the rail corridor and create a dynamic and eclectic urban environment to maximize public investment hub of the region.*
- *Continue investment in improvements to make the Downtown a financial, civic, cultural and professional hub of the region*
- *Encourage reinvestment and establish compact, desirable and walkable urban neighborhoods*

Objectives:

- Focus mixed use development near rail investments to support reduced transportation costs for residents, and in turn, produce increased transit ridership.
- Create a walkable community enhanced by rail transit
- Encourage land use and development that creates a sense of community and place
- Sustain the Mill Avenue District as a regional destination
- Create a balance of residential, commercial, recreational and educational uses

- Create a unique urban environment and authentic image
- Encourage investment that builds a strong sense of community
- Continue investment consistent with the public investment in transit and reflective of transit-oriented design and development
- Enhance area quality of life for existing and future residents
- Promote desirable reuse of land

The Site is located in both the Light-Rail Corridor Growth Area and the NW Tempe Neighborhoods Area, making it a critical location for re-investment and redevelopment. The Site is uniquely situated, and given its mixed-use nature, The Foundry will serve as a key connection point between Downtown Tempe and the Tempe Neighborhoods to the west.

The Foundry has the potential to expand the urban activity centered on Mill Avenue and bring that vibrancy to the Site and surrounding area. The Site's location between transit, the Mill Avenue District, ASU and the NW Tempe Neighborhoods Area, the area around the Site experiences a significant amount of pedestrian traffic. By redeveloping the Site with active and engaging uses, the Site and surrounding area become a destination and place for engagement with its own unique image rather than an ignored part of a path connecting two other destinations. This type of creation and place-making is essential to redevelopment and growth.

(g.) Pedestrian Network, Bikeways, and Transit Element

Goal: *Pedestrian Network – Develop safe, comfortable walking environments and pedestrian connections to encourage pedestrian travel.*
Goal: *Bikeways – Expand and enhance bicycle travel within the City.*
Goal: *Transit - Coordinate and produce efficient, safe, convenient and interconnected transit options to increase ridership.*

Tempe's ability to meet future travel demands requires community support for transit systems. Increased ridership contributes to funding the system. To support Tempe's investment in the transit system, the areas along light rail – especially Downtown Tempe – must be developed with diverse uses and proper density.

The Foundry will bring that mix of uses and density to an area of Tempe that is highly connected with transit options. This influx of activity and people on the Site will help increase ridership on transit and support Tempe's investment in the transit system. Increased density in the Downtown catalyzed by The Foundry will also help cement federal funding for the Modern Streetcar.

(h.) Travelways Element

Goal: *Travelways Network - Encourage redevelopment of the street network that balances the needs for various types of travelers and more fully serves all modes of transportation safely and efficiently.*

Goal: *Parking and Access Management – Incorporate parking and access management strategies that influence travel behavior and reduce congestion on busy streets.*

Objectives:

- Establish guidelines that enhance land use and transportation connection
- Promote consolidated and shared use parking areas

To achieve the goals and objectives of the Travelways Element, development must facilitate pedestrian and bicycle usage. The design of The Foundry is highly pedestrian-oriented and incorporates the principles and guidelines identified in the Mill and Lake District Streetscape plan. Placing great emphasis on the pedestrian and bicycle elements ensures the project promotes a balance of all modes of transportation available to the Site including bicycles, vehicles, bus, and walking.

The development provides the proper balance of necessary parking for an urban mixed-use development based on a thorough parking study and analysis of market demands.

b. Standards requested through the PAD overlay district shall take into consideration the location and context for the Site for which the project is proposed.

The standards requested through the PAD are appropriate for the Site's location in Tempe's urban core. The requested PAD standards are performance based and unique to the project and Site, ensuring the development seamlessly integrates with the surrounding community. The Site's prominent location is within walking distance of a number of Tempe attractions and destinations. This makes The Foundry ideally situated for infill development utilizing the requested PAD standards.

Previously approved entitlements for the Site envisioned high-rise development with a similar mix of uses. The height requested in this PAD modification is significantly lower than the previous approvals and better reflects the surrounding context. The lower building height presents a better transition for the residential neighborhoods to the south and west.

The proposed residential density is greater than the previous approvals, but conforms with the Projected Residential Density of General Plan 2040. The requested density is similar to other downtown urban living found in proximity to the Site.

Parking, lot coverage, and landscape area standards proposed by the PAD are specifically tailored for The Foundry development. Urban infill projects require the flexibility in design that is accommodated through the proposed PAD standards. Adjusting the standards to accommodate the project ensures that creative design solutions are available to provide a high-quality and successful development that is compatible with the surroundings.

c. The development appropriately mitigates transitional impacts on the immediate surroundings.

The Foundry's design is compatible with the immediate surroundings and the requested PAD standards will ensure that impacts on the surroundings are appropriately mitigated. The Foundry is substantially shorter than prior approvals for this Site and matches the scale of nearby structures. The building is set closer to the property line at the ground level to activate the pedestrian realm. The building's architecture is aesthetically pleasing and will enhance the surrounding area. Mature street trees will add color and texture to the Site, creating a more visually pleasing and physically comfortable environment.

Elimination of the vacant lot will help complete the streetscape along University Drive, establishing connectivity to the surroundings.

Additionally, the proposed mix of uses and intensity is appropriate for the area. Additional housing options are necessary to ensure that Tempe retains residents seeking an urban living option and to capture new residents brought to the market by Tempe's growing business developments and economic base. Adding residents within walking distance to a number of key destinations and transit opportunities activates the area without burdening the traffic patterns. Whole Foods brings a much needed service to residents and employees of downtown Tempe.

B. Development Plan Review

1) City DPR Approval Criteria

a. Placement, form, and articulation of buildings and structures provide variety in the streetscape.

The Foundry's design features building facades that are designed with variation in materials, colors fenestration, and wall plans to provide variety and visual appeal. Clear visual elements along both street frontages provide an engaging environment at the ground level and distinguish the retail from the parking and residential above.

b. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.

The building is designed to mitigate heat gain by placement of open aired parking garage below residential units combined with limited openings along the west wall and green screening. A light colored heat resistant roofing system will be used that will also reduce the heat island effect. An open air courtyard brings natural light into the interior of the building. Energy efficient windows and doors and energy star appliances along with the use of native low water absorbing landscape all contribute to energy and water conservation.

c. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.

High-quality materials are composed to create interest and a sense of place while maintaining a contextual feel with the surrounding environment. A variety of materials, including brick, metal screening, walnut textured laminate, metal paneling, and stucco define the spaces and add articulation to the elevations. The use of light colored stucco at residential levels and brick with metal canopies to provide shade at the pedestrian street level all are timeless design features that function well with the location. Unique screening for the garage levels will provide an artistic signature design for the building setting it apart from other developments.

d. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.

The building is scaled appropriately to fit the Site and surroundings. The building height is appropriately scaled down from the taller structures further east and matches the heights of the nearby Chase parking structure, office development, and pending Farmer Arts Lot 1 development. The building extends closer to the property line and utilizes a clear, store-front window system to provide engagement at the street level. Landscaping elements create a comfortable, human scale and tie the building to the surrounding context.

e. 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.

Building masses are broken down into elements that invoke a sense of movement or play along the massing, creating a well-defined base that activates the pedestrian experience at street level. Whole Foods serves as the project base and creates a comfortable, human-scale environment that engages users in the Site. The pedestrian experienced is enhanced with landscape and hardscape elements that define the outdoor spaces. Architectural canopies and shade trees add to the comfort of the pedestrian realm.

f. 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.

At the street level the building façade is divided into a series of glass bays punctuated with brick columns that provide rhythm and bring the scale down to a human level. Overhead canopies along both street frontages provide shade and contribute to the proportionality of the buildings base. Whole Foods will have large glazed openings that will also contribute to street level visibility and create an active pedestrian experience. An entry vestibule anchored at the corner of University Drive and Ash Avenue provides pedestrian access from both streets.

g. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.

The Site has immediate and convenient access to multi-modal transportation options that connect the Site with destinations throughout Tempe and the greater Valley Metro area. Valley Metro local route 30 runs along University with multiple stops on University within proximity to the Site. Access to Valley Metro routes 65 and 66 is just east of the Site at Mill Avenue, and access to routes 62 and 48 as well as Orbit's Venus route is just north of the Site at Ash and 5th Street. The pedestrian-oriented nature of the development takes advantage of these nearby transit connections. Additionally, the future Tempe Modern Streetcar route runs along Ash Avenue with a stop planned adjacent to the Site. In anticipation of the future Streetcar stop, the design team has worked with staff to plan an accommodating pedestrian realm along Ash Avenue.

h. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.

Forum's design and engineering team invested a significant amount of time researching and designing the best vehicular access and circulation for the Site to provide safe access that minimizes conflicts with pedestrians and existing traffic patterns as well as proposed building functionality. Primary vehicular access to the Site is via garage access on Ash Avenue, with secondary garage access on University Drive. The Ash Avenue access point is placed to the north side of the building, away from the pedestrian access for the grocer and residential leasing office to minimize conflicts with pedestrians. The University Drive access point is located to the west of the building, again far from any pedestrian access points to avoid conflicts.

i. Plans appropriately integrate Crime Prevention Through Environmental Design principles, such as territoriality, natural surveillance, access control, activity support, and maintenance.

The Foundry design appropriately incorporates CPTED principles to promote safety and suppress crime. Opportunities for natural surveillance are created throughout the design to establish "eyes on the street" throughout the project. Gathering spaces, balconies, windows, and lighting throughout the Site increase visual surveillance of the Site. Clear distinction between public and private areas within the development will increase access control. Additionally, residential parking will have secured vehicle and pedestrian access controls. All access points will be well it and visible to increase safety. Landscaping and building lighting will help deter loitering and vandalism along the western property line adjacent to the railroad.

j. Landscape accents and provides delineation from parking, buildings, driveways and pathways.

The landscape plan includes street trees, desert shrubs, and hardscape materials arranged to enhance the streetscape and provide a comfortable pedestrian environment. Street trees along the right-of-way define the pedestrian path and create a continuous shade canopy. Variety in tree species will be provided adjacent to the outdoor dining area to distinguish the space and provide variation in both color and texture. Along the western property line, decomposed granite and vertical plantings will provide aesthetic interest and help prevent loitering in the area and graffiti on the building façade.

k. 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.

Building and tenant signage will follow a comprehensive sign criteria established for the project. Whole Foods and The Foundry residential will each have address and identification signs. Sign materials will complement the building and any other signs on the Site. All sign areas and copy will be proportional to the size of the building element on which it is located.

l. Lighting is compatible with the proposed buildings and adjoining buildings and uses, and does not create negative effects.

Proposed lighting will be compatible with the building and not create negative effects. The building base will be well-lit for safety and to provide visual cues. Architectural lighting will identify sign entrance points for the different building functions. Exterior building lighting will be a combination of LED recessed lights, wall sconces, and cut-off wall packs with light levels that meet the City's lumens standards.

C. USE PERMIT TO ALLOW TANDEM PARKING

Nineteen (19) tandem parking stalls are proposed for the residential parking on levels 2 and 3, for a total of 38 parking spaces. The proposed tandem parking is in excess of the required residential parking. Tandem parking requires approval of a use permit. The following factors shall be considered in approval of a use permit:

1) City Use Permit Approval Criteria

a. Any Significant increase in vehicular or pedestrian traffic.

The proposed tandem parking will not cause an increase in vehicular or pedestrian traffic. The amount of traffic, both vehicular and pedestrian, coming to and from the Site is impacted by a number of other factors such as the proposed use, accessibility to mass transit, and distance to and from other destinations, not by the provision of tandem parking spaces. The parking configuration is internal to the Site with the tandem spaces located on levels 2 and 3 in the designated residential parking areas. Use of tandem spaces will allow the development to maximize the parking available for the residential component of the project. Because the tandem parking is designated for residential units only, there will be no impact on parking for the commercial component.

b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions.

There will be no nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions. The Site is adjacent to a railroad and located in an urban area that includes a variety of uses, arterial streets, and mass transit. The proposed tandem parking will be located within the parking structure for the development. The structure is surrounded by commercial and retail uses at the pedestrian level and screened with architectural materials beginning on the second level, serving as a buffer between the parking structure and surrounding uses.

c. Contribution to the deterioration or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.

The proposed tandem parking will not contribute to the deterioration of the neighborhood or to the downgrading of property values. The parking is integrated in structured parking that is incorporated into the overall building design and will have no impact on property values. The tandem parking will provide flexibility in the garage design to maximize residential parking opportunities for the development.

d. Compatibility with existing surrounding structures and uses.

The tandem parking will be included in the proposed parking structure and screened from the surrounding structures and uses. The parking garage is an essential component of the development that will exist whether or not tandem parking is included. The tandem parking configuration is limited to two parking levels within the structure and will not be visible from the surrounding structures and uses.

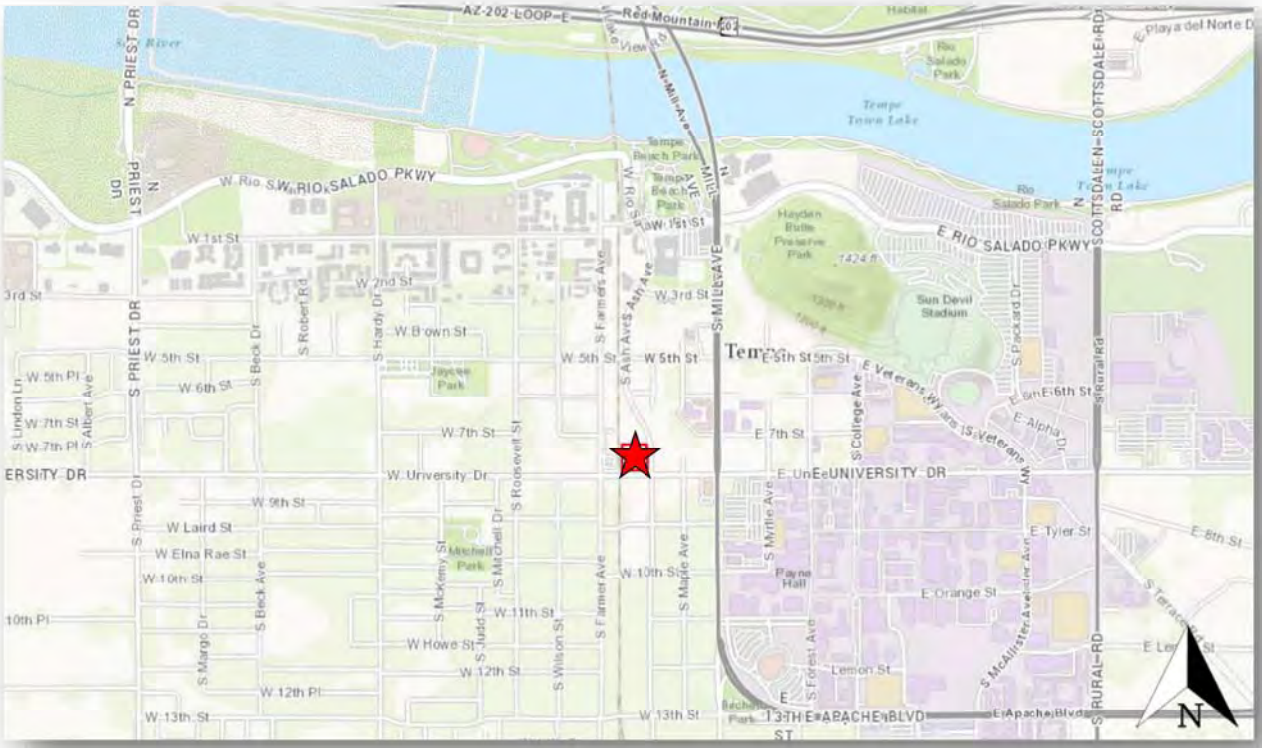
e. **Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.**

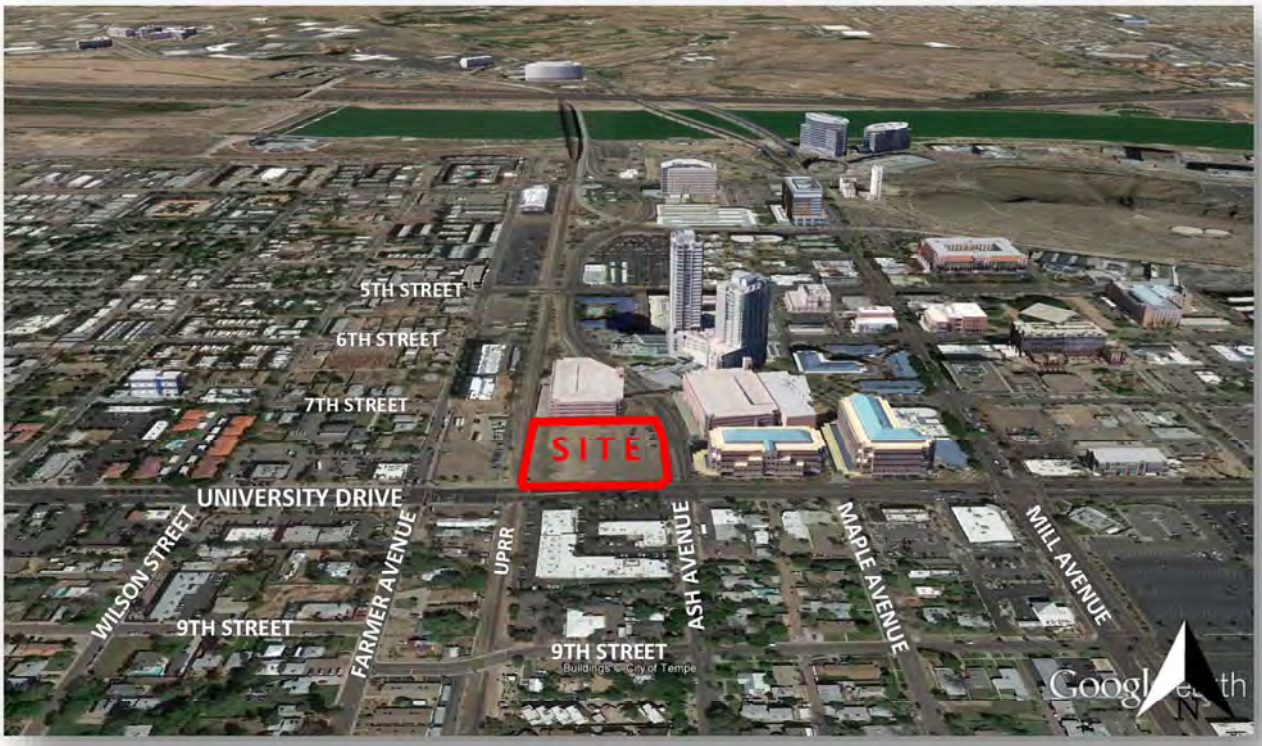
Tandem parking will not lead to disruptive behavior either inside or outside the premises.

III. Conclusion

For the reasons discussed above, Forum and its development partner Alberta respectfully requests approval of these entitlements. Forum looks forward to bringing the City of Tempe an exciting project that adds housing stock and provides a desired community asset to the Downtown area.

EXHIBIT - LOCATION MAPS





FARMER AVENUE
UPRR
ASH AVENUE
UNIVERSITY DRIVE

UPRR
ASH AVENUE
UNIVERSITY DRIVE
N

EXHIBIT - GENERAL PLAN 2040
PROJECTED LAND USE MAP

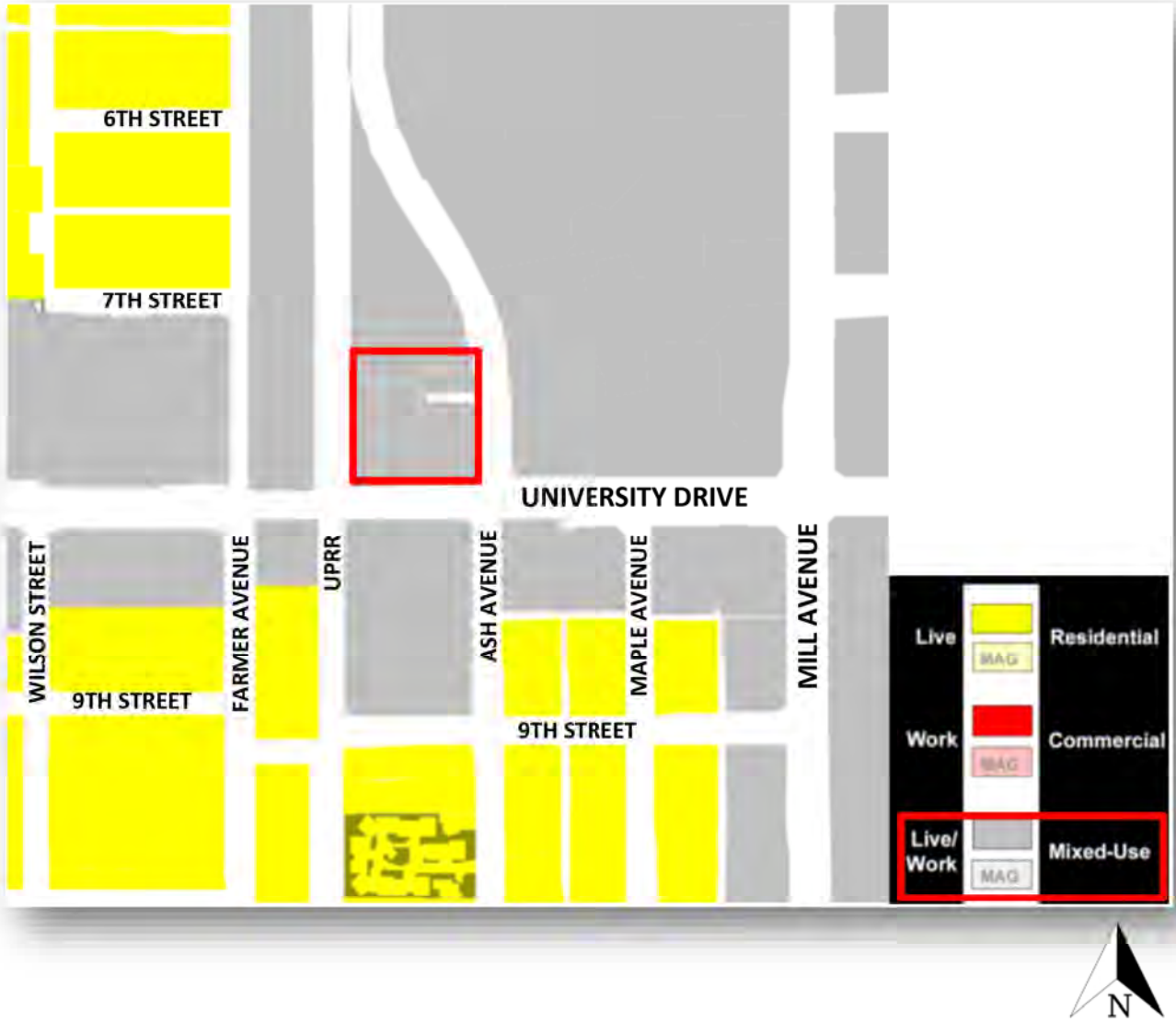


EXHIBIT - GENERAL PLAN 2040
PROJECTED RESIDENTIAL DENSITY MAP

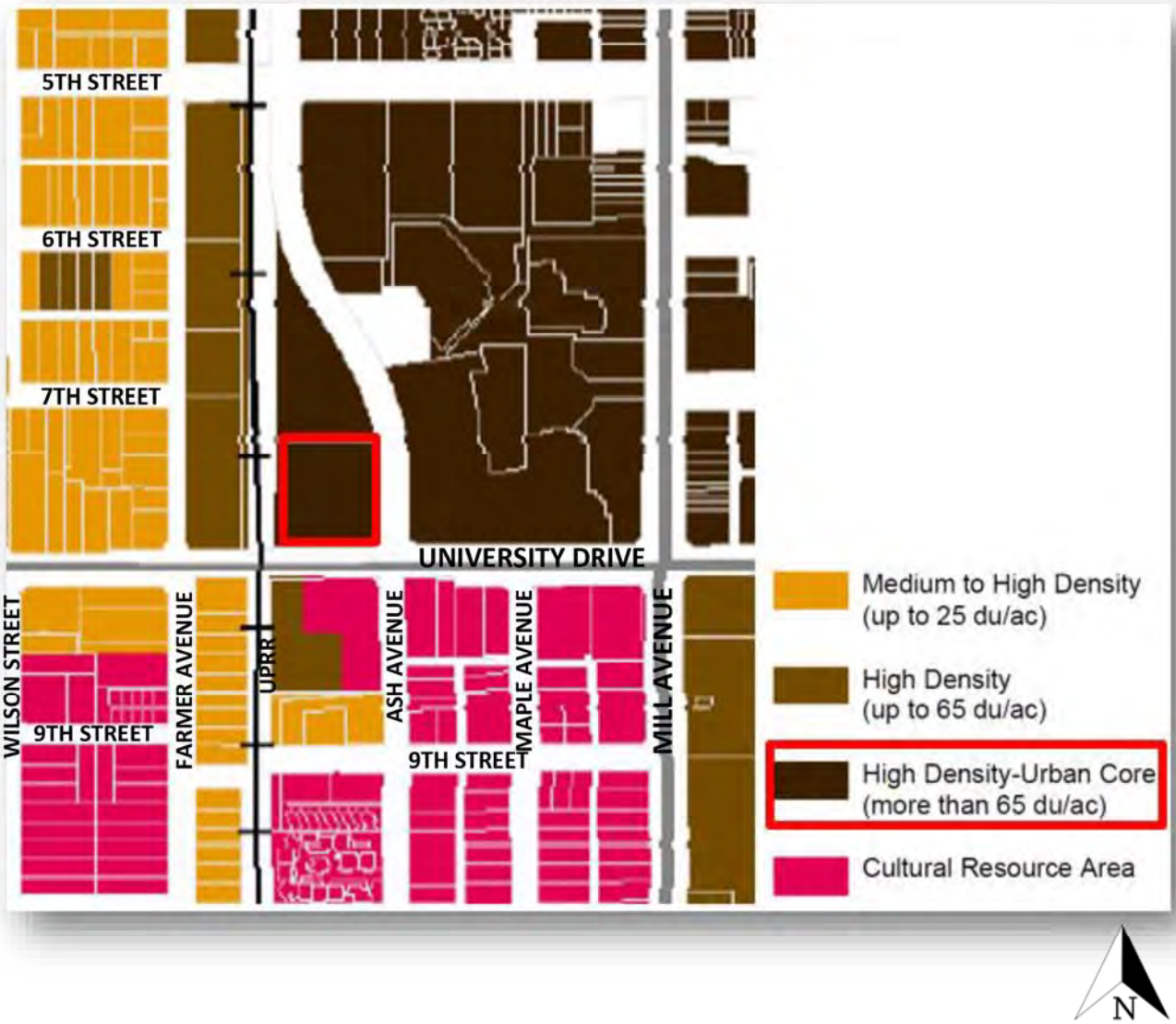


EXHIBIT - ZONING MAP

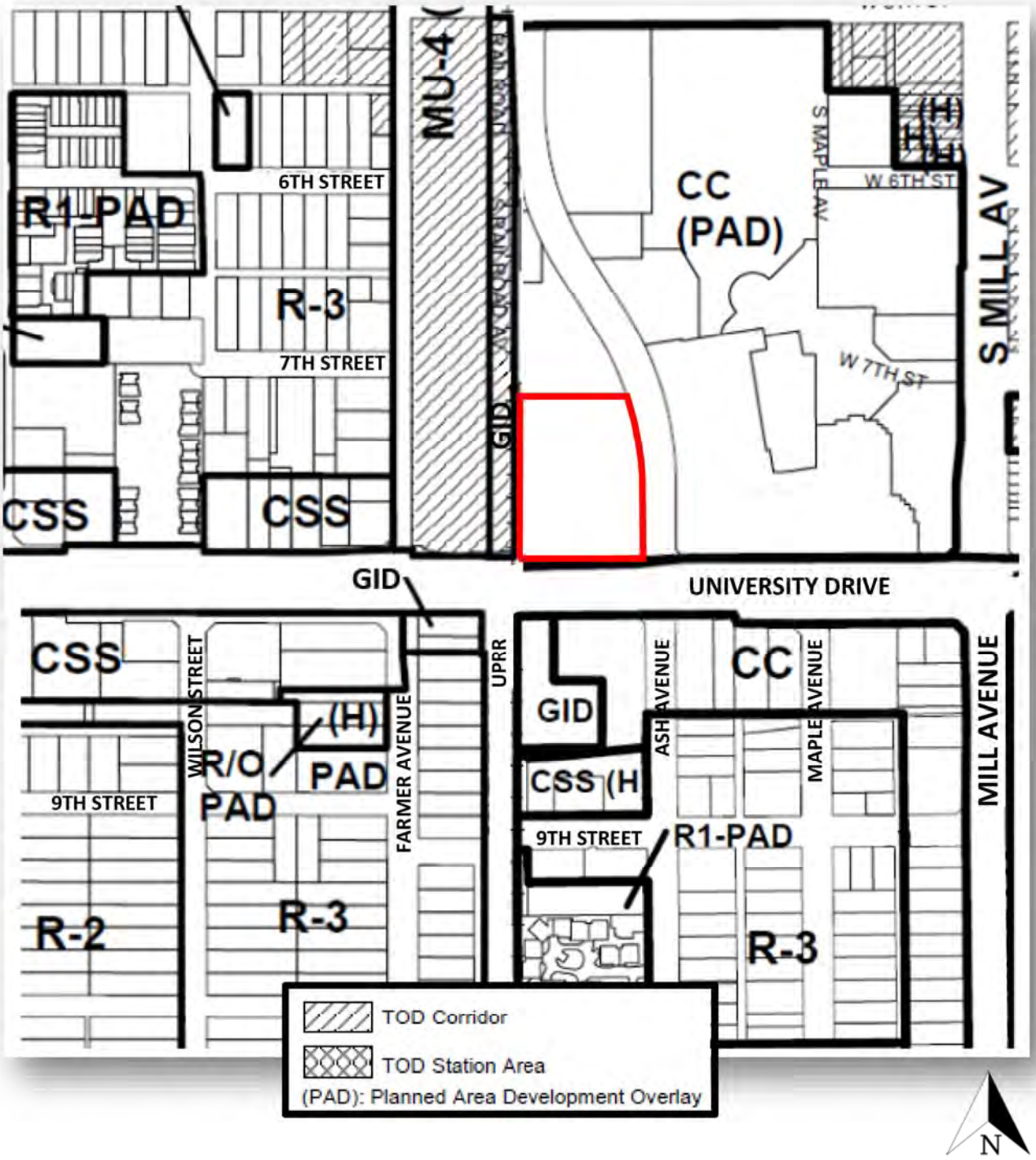


EXHIBIT - COMMUNITY DESIGN PRINCIPLES
DOWNTOWN MILL AVENUE DISTRICT HEIGHT STUDY

legend

symbol	*area*	*height*
	NEIGHBORHOOD BUFFER	50' max.
	HERITAGE CORE	75' max. (15' stpbk. @50' height)
	CIVIC/CULTURAL	75' max.
	MILL AVENUE CORRIDOR	150' max. (15' stpbk. @50' height; 10' stpbk. @ 75' height)
	URBAN- PARK TRANSITION	200' max. (20' stpbk. @75' height)
	URBAN CENTER	300' max.
	HAYDEN FERRY SOUTH SPECIAL STUDY AREA	See specific guidelines*
	PARK/PRESERVE	

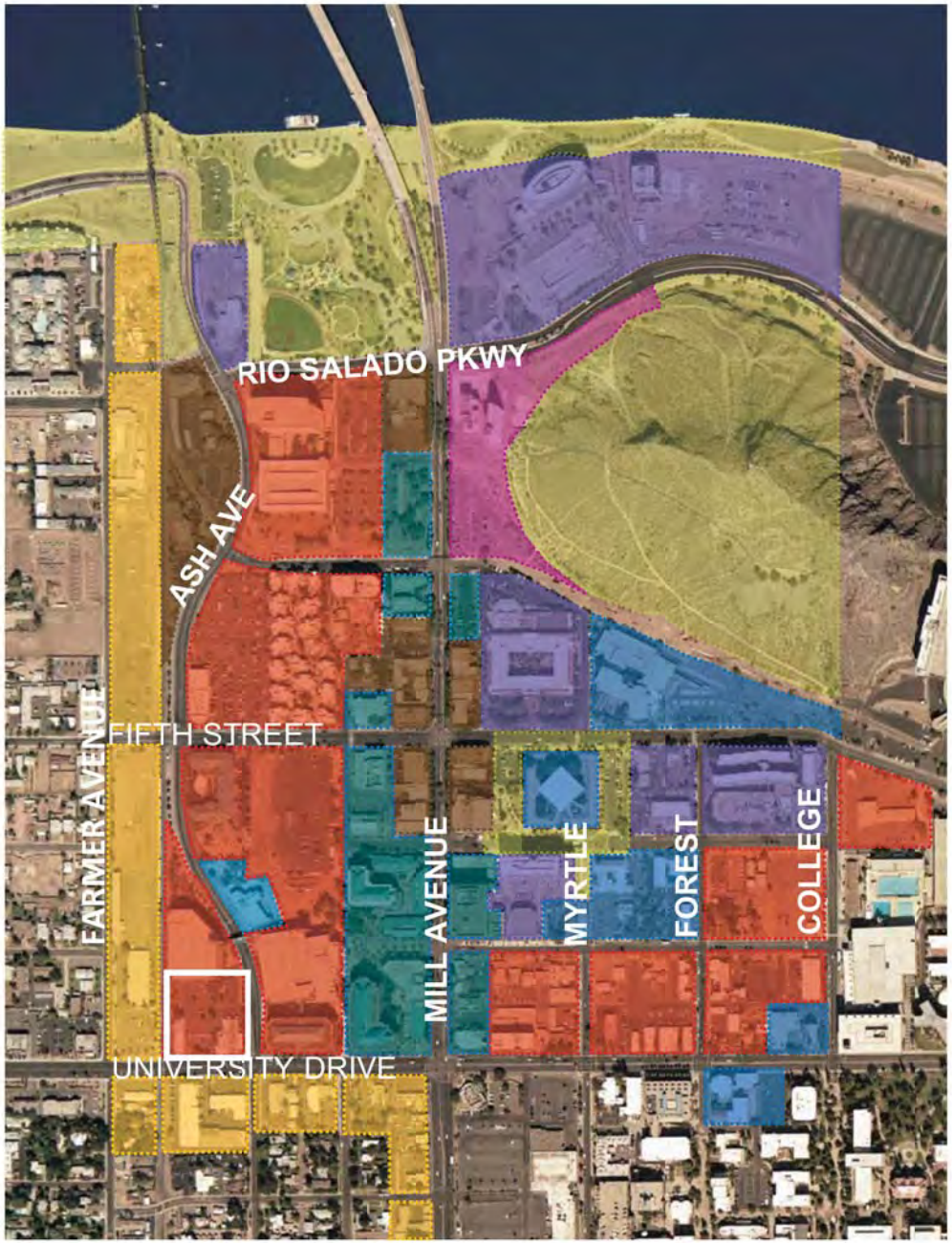
* "Hayden Ferry South Development Guidlines" were accepted by the Rio Salado Advisory Commission in March 2000, accepted by the Tempe City Council in August 2000 and amended by development agreement in April 2001.

north
scale: 1"=400±

Accepted 6 April 2006 (Central City Development Committee of the Whole)

CITY OF TEMPE ARIZONA
community development department

CONCEPT STUDY
DOWNTOWN BUILDING HEIGHTS



community development department

CONCEPT STUDY

DOWNTOWN BUILDING HEIGHTS

Accepted 6 April 2006 (Central City Development Committee of the Whole)

* STEPBACKS are calculated as an average from street and/or park frontages, and pertain to primary building mass (additional articulation, utilizing balconies, canopies, etc., is not only encouraged, but expected).

EXHIBIT - DOWNTOWN/MILL AVENUE DISTRICT

EXHIBIT - MILL & LAKE DISTRICT
STREETSCAPE PRINCIPLES AND GUIDELINES

PLANNED AREA DEVELOPMENT OVERLAY
THE FOUNDRY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

ON THIS DAY OF _____ 20___ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DAVID CLOCK, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

FORUM REAL ESTATE GROUP. A COLORADO LIMITED LIABLITLIY COMPANY

BY: _____ _____
OWNER DATE

IT'S DAVID CLOCK, MANAGER - DEVELOPRER

LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 1, COSMOPOLITAN, ACCORDING TO BOOK OF MAPS, PAGE 35, AND AFFIDAVIT OF CORRECTION IN RECORDING NO. 2007-0429022, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ANY MINE FOR GOLD, SILVER, CINNABAR OR COPPER, OR ANY VALID MINING CLAIM OR POSSESSION HELD
UNDER THE EXISTING LAWS AS RESERVED IN PATENT RECORDED IN BOOK 15 OF DEEDS, PAGE 634.

PARCEL NO. 2:
AN EASEMENT FOR PEDESTRIAN BRIDGE EASEMENT RECORDED JULY 25, 1991 IN RECORDING NO. 91-345266 AND
AMENDMENT TO PEDESTRIAN BRIDGE EASEMENT RECORDED AUGUST 27, 1993 IN RECORDING NO. 93-0575168 OF
OFFICIAL RECORDS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY TEMPE ON THIS ____ DAY OF _____, 2016

OWNER/DEVELOPER

DAVID CLOCK
FORUM REAL ESTATE GROUP
4500 CHERRY CREEK DRIVE SOUTH, SUITE 550
GLENDALE, COLORADO 80246
303.501.8871, DCLOCK@FORUMRE.COM

PROJECT DATA

ZONING/DEVELOPMENT AND OVERLAYS TABLE 4.2-1(1)(2)	PAD PROVIDED (CORE)
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (>65 DU/AC)
ZONING	CC PAD
SITE AREA	80,938.00 SF (1.858 AC)
DWELLING QUANTITY	292 UNITS (MIN 260, MAX 300 UNITS)
DENSITY	157.16 DUA (MIN 139.94, MAX 161.46 DUA)
BUILDING HEIGHT	117'-4" (MAX 130'-0") (TO TOP OF MECH)
BUILDING LOT COVERAGE	92.12% (74,560.00 SF/80,938.00 SF)
SITE LANDSCAPE COVERAGE	2.00% (1,619.00 SF/80,938.00 SF)
BUILDING SETBACKS:	
FRONT (UNIVERSITY)	0'-0" MAX
REAR (NORTH)	0'-0" MAX
SIDE (WEST)	0'-0" MAX
STREET SIDE (ASH)	0'-0" MAX
VEHICLE PARKING QUANTITY	557 SPACES
GROCER PARKING	192 SPACES
TANDEM	0 TANDEM SPACES
RESIDENTIAL PARKING	365 SPACES
TANDEM	19 TANDEM SPACES
BICYCLE PARKING QUANTITY	312 SPACES
USES & AREAS	
TOTAL GROSS BUILDING AREA	572,278 SF
GROCER (INCL. MEZZ.)	41,477 SF
LOBBY/LEASING/AMENTITIES	10,580 SF
CLUBHOUSE	6,837 SF
LOADING & TRASH	368 SF
MEP/STORAGE	9,014 SF
MAJOR VERT. PENETRATIONS	9,999 SF
PARKING	249,711 SF
GROSS RESIDENTIAL AREA	244,286 SF
NET RESIDENTIAL AREA	207,988 SF
USE PERMITS	
TANDEM PARKING	19 TANDEM STALLS

SITE VICNITY MAP

CONDITIONS OF APPROVAL: PADXXXXX

REC16058

PL160099

DS160108

CITY PLANNING SUBMITTAL: 05.06.2016

ISSUE DATE: 4/25/2016

REVISIONS:

#	DATE	COMMENTS

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THE FOUNDRY
234 W. UNIVERSITY DR
TEMPE, ARIZONA, 85281
FORUM REAL ESTATE GROUP

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS URBAN ARCHITECTURE, L.P.
DALLAS•NEW YORK•CHICAGO•NEW ORLEANS•ORLANDO•EDMONTON•SAN RAMON
NEWPORT BEACH•SCOTTSDALE•TORONTO•CHENNAI•CHUAHUAHUA•MONTEVIDEO

SHEET CONTENTS
COVER

SHEET NO.
A101

HPA 15257

PLANNED AREA DEVELOPMENT OVERLAY
THE FOUNDRY
SITE PLAN

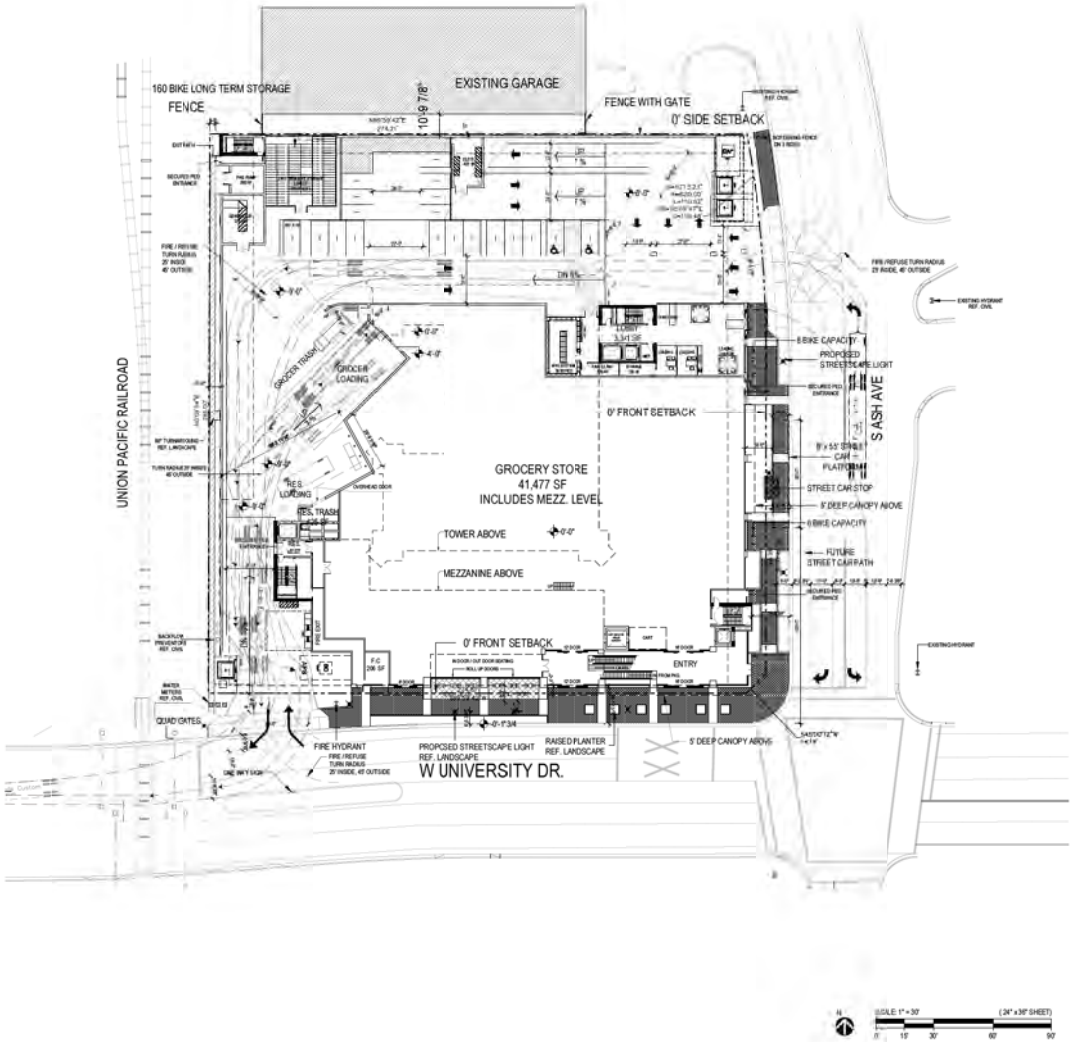

TABLE 4-201(B)	CC DEV. STANDARDS	SPD-2006.33 (COSMO AMEND'D)	PAD PROVIDED (CC PAD)
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY (>25 DUA)	HIGH DENSITY (>25 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)
SITE AREA	-N/S-	84,070.84 SF (1.93 AC)*	80,938.00 SF (1.858 AC)
DWELLING QUANTITY	-N/S-	187 UNITS	292 UNITS (MIN 260, MAX 300 UNITS)
DENSITY	-N/S-	96.90 DUA	157.16 DUA (MIN 139.94, MAX 161.46 DUA)
BUILDING HEIGHT	55'-0"	247'-0"	137'-4" (MAX 150'-0") (TO TOP OF MECH)
BUILDING LOT COVERAGE	-N/S-	70% (58,849.56 SF/84,070.80 SF)	92.12% (74,560.00 SF/80,938.00 SF)
SITE LANDSCAPE COVERAGE	-N/S-	1.2% (1,008.85 SF/84,070.80 SF)	2.00% (1,619.00 SF/80,938.00 SF)
BUILDING SETBACKS			
FRONT (UNIVERSITY)	0'0"	5'-0"	0'-0" MAX
REAR (NORTH)	0'0"	2'-0"	0'-0" MAX
SIDE (WEST)	0'0"	20'-0"	0'-0" MAX
STREET SIDE (ASH)	0'0"	5'-0"	0'-0" MAX
REQUIRED VEHICLE PARKING	(CC STANDARDS ORD. 02015.60)	(TABLE 4-603(E))	(CC STANDARDS ORD. 02015.60)
GROCER	72.95 (41,477-5,000 / 500)	177 (53,172 SF / 300)	72.95 (41,477-5,000 / 500)
ACCESSORY RESTAURANT	6.00 (1,200-5,000 / 500)	0.00	0.00 (1,200-5,000 / 500)
ACCESSORY OUTDOOR PATIO	6.00 (900 / 0.00)	0.00	0.00 (900 / 0.00)
1-BEDROOM RESIDENTIAL	133.06 (266 BR * 0.5/BR)	170 (113 * 1.5/UNIT)	133.00 (266 BR * 0.5/BR)
2-BEDROOM RESIDENTIAL	21.00 (42 BR * 0.5/BR)	132 (56 * 2.0/UNIT)	21.00 (42 BR * 0.5/BR)
3-BEDROOM RESIDENTIAL	4.50 (15 BR * 0.3/BR)	45 (18 * 2.5/UNIT)	4.50 (15 BR * 0.3/BR)
GUEST RESIDENTIAL	29.20 (292 * 0.1/UNIT)	37 (187 * 0.2/UNIT)	29.20 (292 * 0.1/UNIT)
PARKING REQUIRED:	241 SPACES	541 SPACES	281 SPACES
PROVIDED VEHICLE PARKING		646 SPACES	557 SPACES
GROCER PARKING			192 SPACES
STANDARD			180 SPACES
TANDEM			0 TANDEM SPACES
COMPACT			28 SPACES
ADA			4 SPACES
RESIDENTIAL PARKING			365 SPACES
STANDARD			276 SPACES
TANDEM			19 TANDEM SPACES
COMPACT			45 SPACES
ADA			6 SPACES
BICYCLE PARKING QUANTITY	(BICYCLE COMMUTE AREA)	(BICYCLE COMMUTE AREA)	(BICYCLE COMMUTE AREA)
GROCER	5.53 (41,477 / 7,500) (MIN 4)	1.3 (53,172 SF / 7,500 SF)*	5.53 (41,477 / 7,500) (MIN 4)
ACCESSORY RESTAURANT	1.60 (1,200 / 500)	0.00	2.40 (1,200 / 500)
ACCESSORY OUTDOOR PATIO	0.45 (900 / 2,000)	0.00	0.45 (900 / 2,000)
1-BEDROOM RESIDENTIAL	199.50 (266 * 0.75/UNIT)	85 (113 * 0.75/UNIT)	199.50 (266 * 0.75/UNIT)
2-BEDROOM RESIDENTIAL	15.75 (21 * 0.75/UNIT)	42 (56 * 0.75/UNIT)	15.75 (21 * 0.75/UNIT)
3-BEDROOM RESIDENTIAL	5.00 (5 * 1.0/UNIT)	18 (18 * 1.0/UNIT)	5.00 (5 * 1.0/UNIT)
GUEST RESIDENTIAL	58.40 (292 * 0.2/UNIT)	37 (187 * 0.2/UNIT)	58.40 (292 * 0.2/UNIT)
PARKING REQUIRED:	287.03 SPACES	195 SPACES	287.03 SPACES
PARKING PROVIDED:		262 SPACES	312 SPACES
USES & AREAS			
TOTAL GROSS BUILDING AREA		733,439 SF	572,278 SF
GROCER (INCL. MEZZ.)		53,172 SF	41,477 SF
LOBBY/LEASING/AMENITIES		-UNK-	10,586 SF
CLUBHOUSE		-UNK-	6,837 SF
LOADING & TRASH		-UNK-	368 SF
MEP/STORAGE		-UNK-	9,014 SF
MAJOR VERT. PENETRATIONS		-UNK-	9,950 SF
PARKING		-UNK-	249,711 SF
GENERAL COMMERICAL		53,172 SF	0.00 SF
GROSS RESIDENTIAL AREA		385,653 SF	244,281 SF
NET RESIDENTIAL AREA		-UNK-	207,988 SF
USE PERMITS			
TANDEM PARKING		-N/A-	19 TANDEM STALLS

MVP (major vertical penetrations): major openings in a floor to accommodate vertical building elements such as stairs, elevators and HVAC shafts.
Net residential area: the square footage from exterior face of all exterior frame walls that enclose air space (corridor side of corridor walls center line of demising walls). It does not include patios, balconies, Patio/balcony storage.
Gross residential area: the floor area excluding MVP, MEP/storage, retail and parking.
Total gross building area: the floor area within the perimeter of the exterior walls.

ISSUE DATE: 12/23/16

REVISIONS:

#	DATE	COMMENTS

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THE FOUNDRY
234 W. UNIVERSITY DR
TEMPE, ARIZONA, 85281
FORUM REAL ESTATE GROUP

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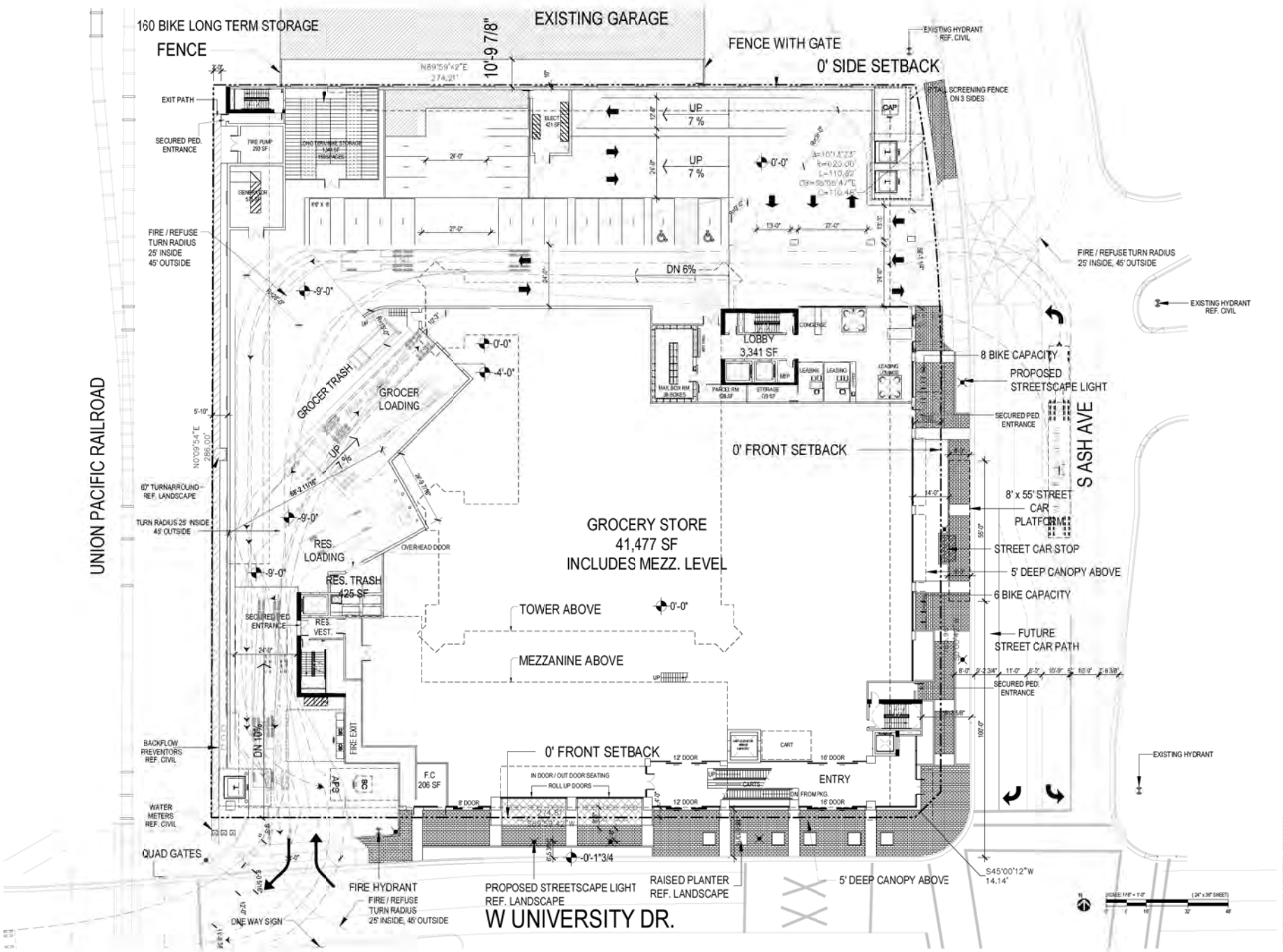
NEWPORT BEACH•SCOTTSDALE•TORONTO•CHEMMAI•CHUUAHUAHUA•GUANGZHOU•MONTEVIDEO

SHEET CONTENTS:
SITE PLAN

SHEET NO:
A102

HPA 15267

CITY PLANNING SUBMITTAL: 05.06.2016



ATTACHMENT 40

PROJECT DATA

TABLE 4-203(B)	CC DEV. STANDARDS	SPD-2006.53 (COSMO AMENDED)	PAD PROVIDED (CC PAD)
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY (>25 DUA)	HIGH DENSITY (>25 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)
SITE AREA	-N/S-	84,070.84 SF (1.93 AC)^	80,938.00 SF (1.858 AC)
DWELLING QUANTITY	-N/S-	187 UNITS	292 UNITS (MIN 260, MAX 300 UNITS)
DENSITY	-N/S-	96.90 DUA	157.16 DUA (MIN 139.94, MAX 161.46 DUA)
BUILDING HEIGHT	50'-0"	247'-0"	117'-4" (MAX 130'-0") (TO TOP OF MECH)
BUILDING LOT COVERAGE	-N/S-	70% (58,849.56 SF/84,070.80 SF)	92.12% (74,560.00 SF/80,938.00 SF)
SITE LANDSCAPE COVERAGE	-N/S-	1.2% (1,008.85 SF/84,070.80 SF)	2.00% (1,619.00 SF/80,938.00 SF)
BUILDING SETBACKS			
FRONT (UNIVERSITY)	0'-0"	5'-0"	0'-0" MAX
REAR (NORTH)	0'-0"	2'-0"	0'-0" MAX
SIDE (WEST)	0'-0"	20'-0"	0'-0" MAX
STREET SIDE (ASH)	0'-0"	5'-0"	0'-0" MAX
REQUIRED VEHICLE PARKING	(CC STANDARDS ORD. O2015.60)	(TABLE 4-603(E))	(CC STANDARDS ORD. O2015.60)
GROCER	72.95 (41,477-5,000 / 500)	177 (53,172 SF / 300)	72.95 (41,477-5,000 / 500)
ACCESSORY RESTAURANT	0.00 (1,200-5,000 / 500)	0.00	0.00 (1,200-5,000 / 500)
ACCESSORY OUTDOOR PATIO	0.00 (900 / 0.00)	0.00	0.00 (900 / 0.00)
1-BEDROOM RESIDENTIAL	133.00 (266 BR * 0.5/BR)	170 (113 * 1.5/UNIT)	133.00 (266 BR * 0.5/BR)
2-BEDROOM RESIDENTIAL	21.00 (42 BR * 0.5/BR)	112 (56 * 2.0/UNIT)	21.00 (42 BR * 0.5/BR)
3-BEDROOM RESIDENTIAL	4.50 (15 BR * 0.3/BR)	45 (18 * 2.5/UNIT)	4.50 (15 BR * 0.3/BR)
GUEST RESIDENTIAL	29.20 (292 * 0.1/UNIT)	37 (187 * 0.2/UNIT)	29.20 (292 * 0.1/UNIT)
PARKING REQUIRED:	261 SPACES	541 SPACES	261 SPACES
PROVIDED VEHICLE PARKING		646 SPACES	557 SPACES
GROCER PARKING			192 SPACES
STANDARD			160 SPACES
TANDEM			0 TANDEM SPACES
COMPACT			28 SPACES
ADA			4 SPACES
RESIDENTIAL PARKING			365 SPACES
STANDARD			276 SPACES
TANDEM			19 TANDEM SPACES
COMPACT			45 SPACES
ADA			6 SPACES
BICYCLE PARKING QUANTITY	(BICYCLE COMMUTE AREA)	(BICYCLE COMMUTE AREA)	(BICYCLE COMMUTE AREA)
GROCER	5.53 (41,477 / 7,500) (MIN 4)	13 (53,172 SF / 7,500 SF)*	5.53 (41,477 / 7,500) (MIN 4)
ACCESSORY RESTAURANT	2.40 (1,200 / 500)	0.00	2.40 (1,200 / 500)
ACCESSORY OUTDOOR PATIO	0.45 (900 / 2,000)	0.00	0.45 (900 / 2,000)
1-BEDROOM RESIDENTIAL	199.50 (266 * 0.75/UNIT)	85 (113 * 0.75/UNIT)	199.50 (266 * 0.75/UNIT)
2-BEDROOM RESIDENTIAL	15.75 (21 * 0.75/UNIT)	42 (56 * 0.75/UNIT)	15.75 (21 * 0.75/UNIT)
3-BEDROOM RESIDENTIAL	5.00 (5 * 1.0/UNIT)	18 (18 * 1.0/UNIT)	5.00 (5 * 1.0/UNIT)
GUEST RESIDENTIAL	58.40 (292 * 0.2/UNIT)	37 (187 * 0.2/UNIT)	58.40 (292 * 0.2/UNIT)
PARKING REQUIRED:	287.03 SPACES	195 SPACES	287.03 SPACES
PARKING PROVIDED:		262 SPACES	312 SPACES
USES & AREAS			
TOTAL GROSS BUILDING AREA		733,419 SF	572,278 SF

GROCER (INCL. MEZZ.)		53,172 SF	41,477 SF
LOBBY/LEASING/AMENITIES		-UNK-	10,586 SF
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TANDEM PARKING		-N/A-	19 TANDEM STALLS

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Total gross building area: the floor area within the perimeter of the exterior walls

MASSING

ISSUE DATE: 05/06/2016

REVISIONS

#	DATE	COMMENTS

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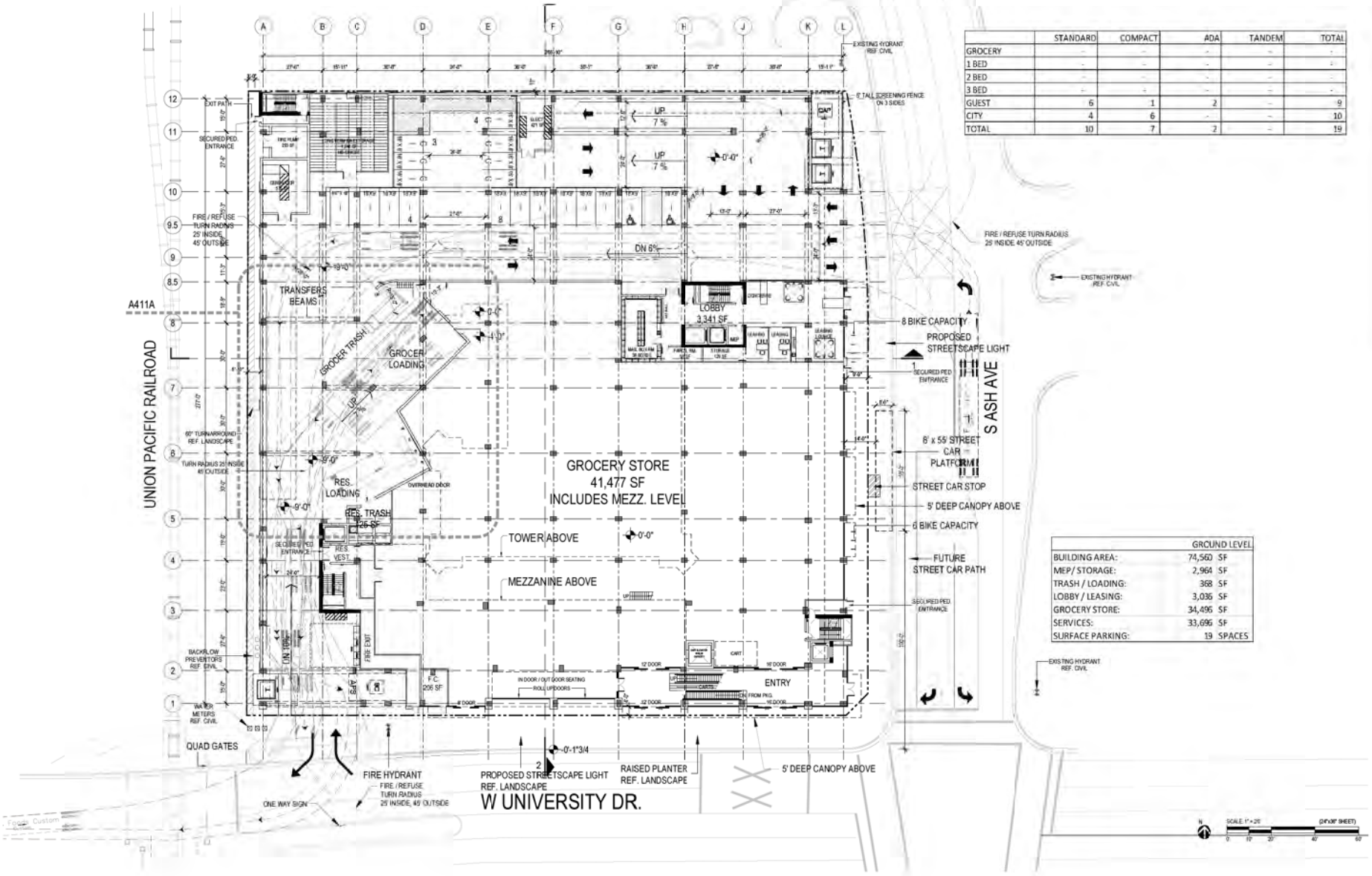
NEWPORT BEACH•SCOTTSDALE•TORONTO•CHENNAI•DUBAI•RANCI•MONTEVIDEO

SHEET CONTENTS
MASSING

SHEET NO.
A104

HPA 15267

CITY PLANNING SUBMITTAL - 05.06.2016



	STANDARD	COMPACT	ADA	TANDEM	TOTAL
GROCERY	-	-	-	-	-
1 BED	-	-	-	-	-
2 BED	-	-	-	-	-
3 BED	-	-	-	-	-
GUEST	6	1	2	-	9
CITY	4	6	-	-	10
TOTAL	10	7	2	-	19

	GROUND LEVEL
BUILDING AREA:	74,560 SF
MEP/ STORAGE:	2,964 SF
TRASH / LOADING:	368 SF
LOBBY / LEASING:	3,036 SF
GROCERY STORE:	34,496 SF
SERVICES:	33,696 SF
SURFACE PARKING:	19 SPACES

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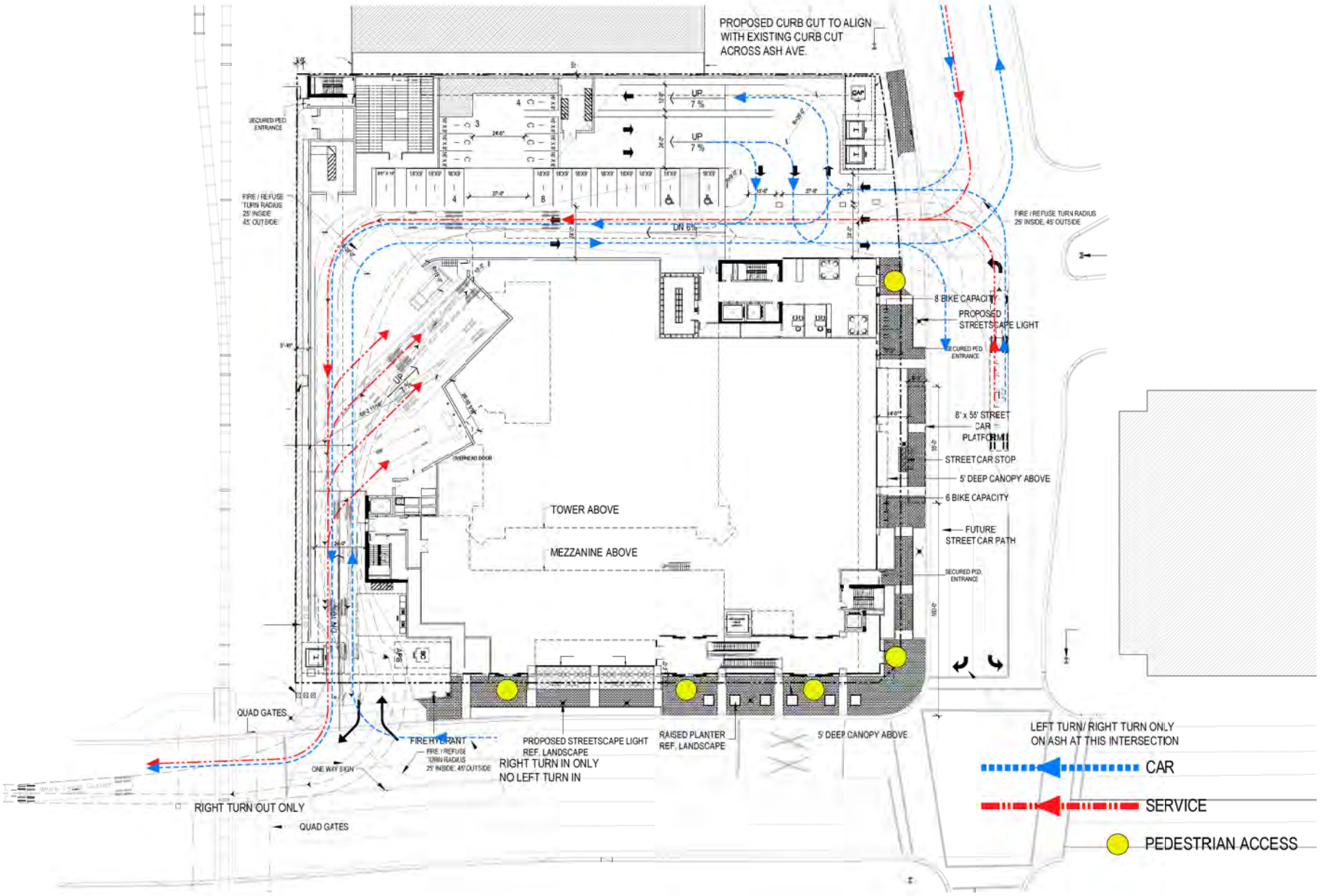
SHEET CONTENTS
GROUND LEVEL
FLOOR PLAN

SHEET NO.
A411

HPA 15267



TRAFFIC DIAGRAM

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TRAFFIC DIAGRAM

A110

HPA 15267

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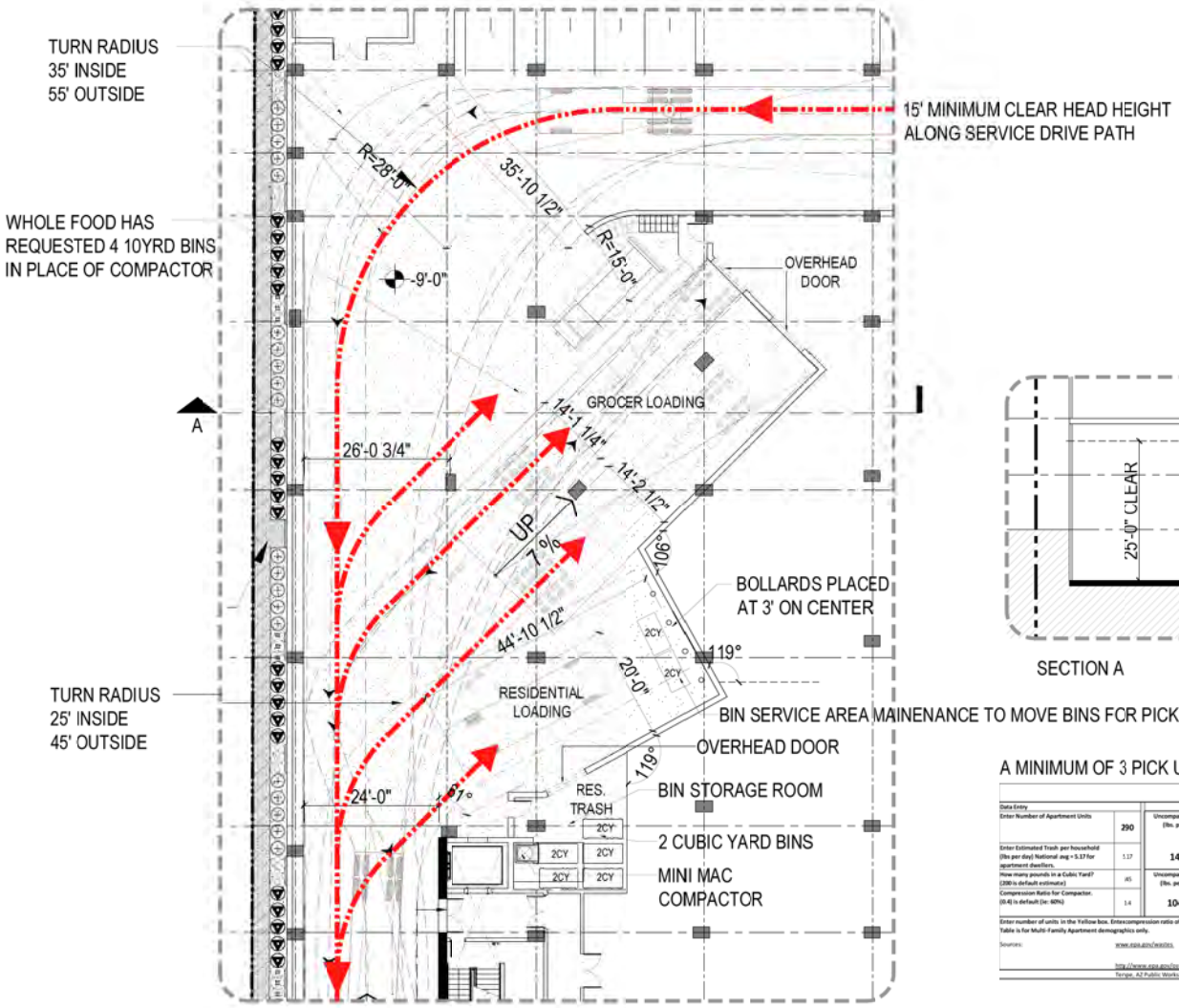
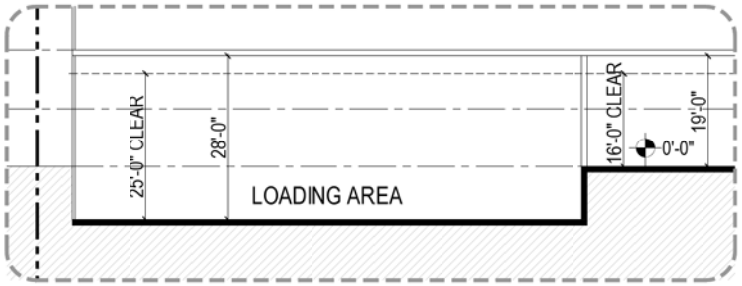
ATTACHMENT 45





SECTION A

A MINIMUM OF 3 PICK UPS PER WEEK SHALL BE PROVIDED

Data Entry		Quantity Results		Uncompacted Trash Bins			Compacted	
Enter Number of Apartment Units	290	Uncompacted Trash (lbs. per day)	Uncompacted Cu. Yd. (per day)	Number of 4 cu. yd. bins (Assume 1 pickup / week)	- or -	Number of 6 cu. yd. bins (Assume 1 pickup / week)	Number of 2 cu. yd. bins Mini-MAC (Garbage Chute Option)	Number of 2.75 cu. yd. bins VIP FL/3 by Marathon (Front Feed Compactor)
Enter Estimated Trash per household (lbs per day) National avg = 5.17 for apartment dwellers.	5.17	1499	10.3	18.1		12.1	14.5	10.5
How many pounds in a Cubic Yard? (200 is default estimate)	145	Uncompacted Trash (lbs. per week)	Uncompacted Cu. Yd. (per week)	5 sown are number of bins for a 1 day per week pickup. Divide by number of actual number of pickups per week expected. Round number of bins up to next whole number.				
Compression Ratio for Compactor. (0.4) is default (ie: 60%)	1.4	10495	72.4					

Enter number of units in the Yellow box. Entercompression ratio of desired Trash Compactor in Green Box. White cells are based on National data from sources below.
Table is for Multi-Family Apartment demographics only.

Sources: www.epa.gov/wastes
EPA-530-F-030-012
Appendix C - Waste Generation Calculations (Waste Prevention, Recycling and Composting Options: Lessons from 30 U.S. Communities
http://www.epa.gov/osw/conserve/downloads/recy-com/index.htm
Tempe, AZ Public Works Department has "Pounds per Cubic Yard" to equivalent 145 lbs per cubic yard. (2.0 Cubic yards per 4 units or 0.25 cu. Yd each.)

N
SCALE: 1" = 10' (24" x 36" SHEET)
0' 5' 10' 20' 30'

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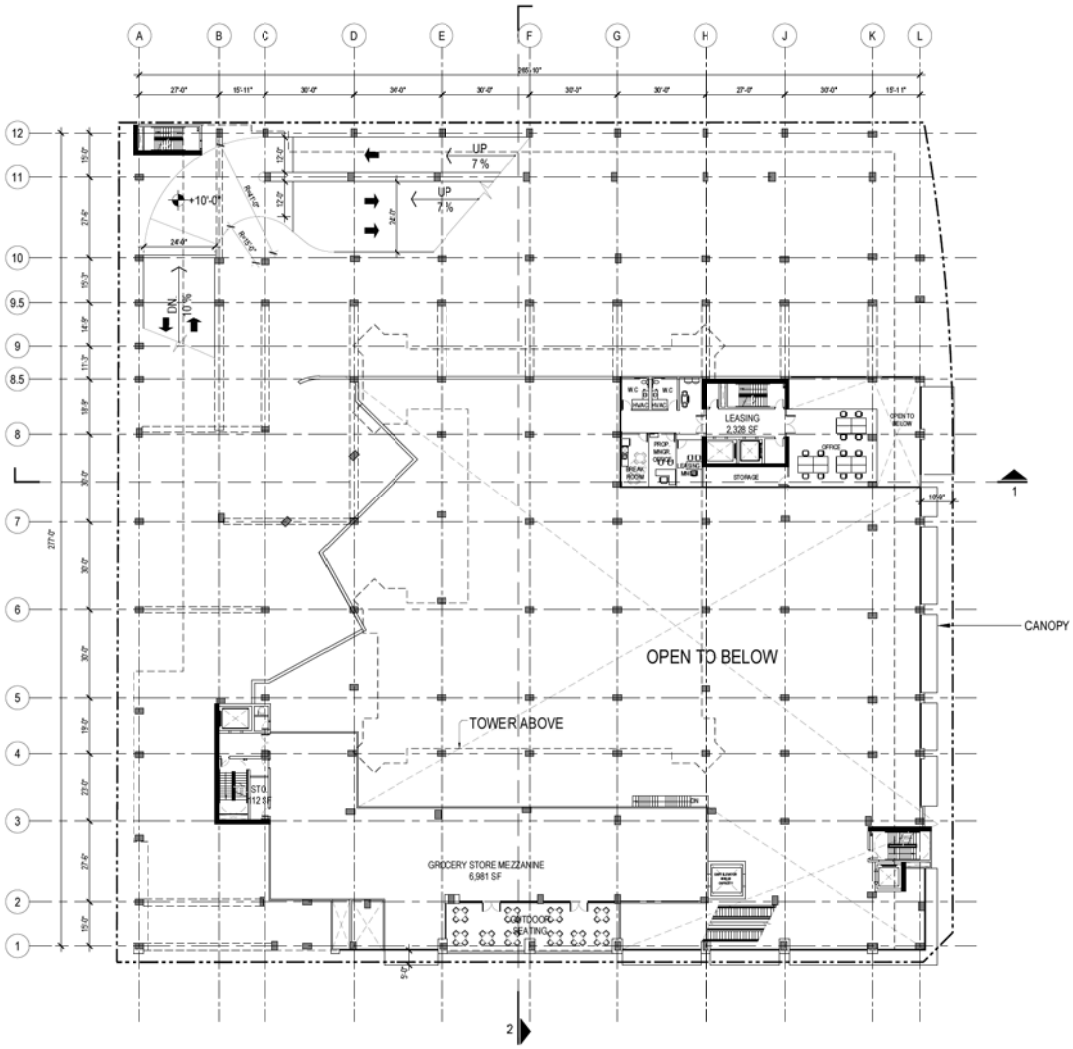
SHEET CONTENTS
ENLARGED LOADING AREA

SHEET NO.
A411a

HPA 15267



	STORE MEZZANINE LEVEL
BUILDING AREA:	11,326 SF
LOBBY / LEASING:	2,328 SF
GROCERY STORE:	6,981 SF
SERVICES:	2,017 SF

SCALE: 1" = 20' (24"x36" SHEET)

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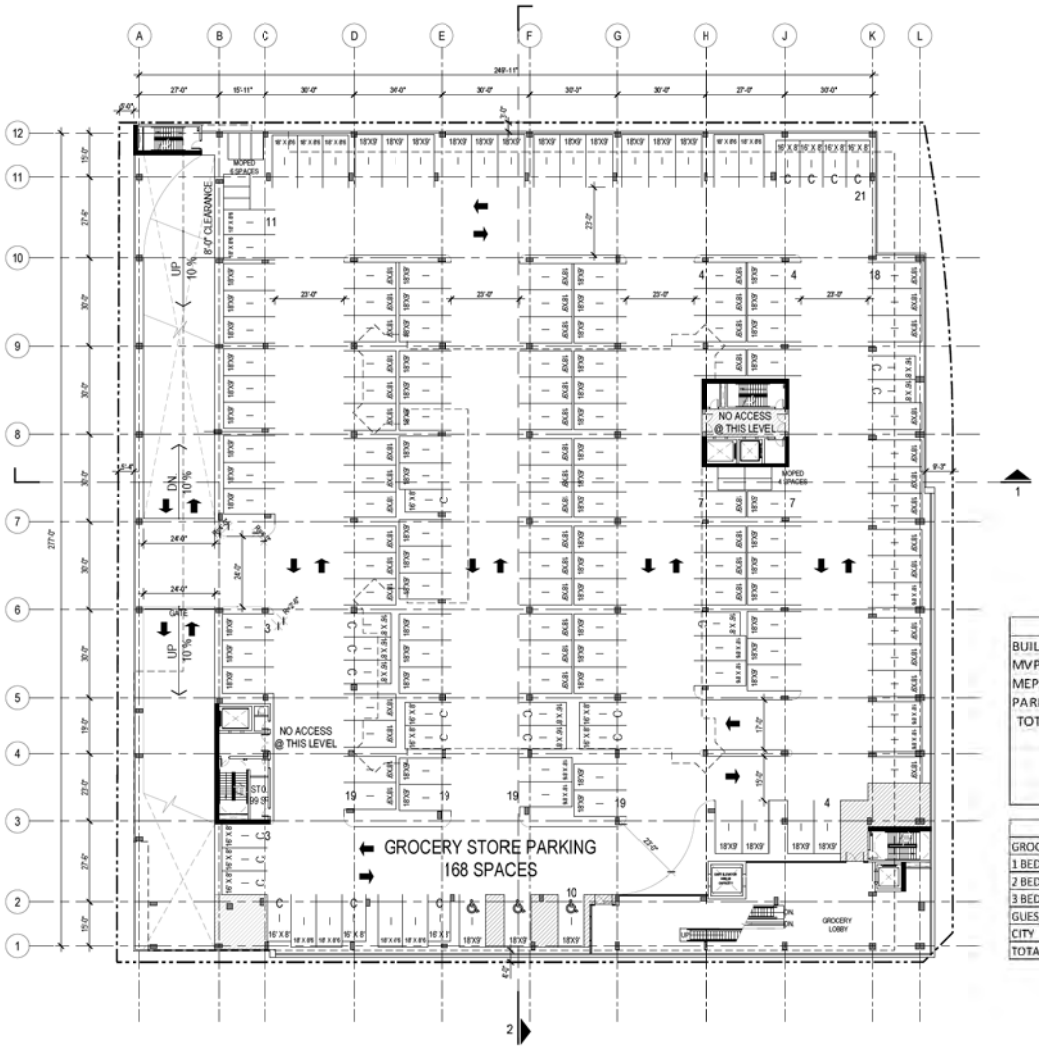
SHEET CONTENTS
MEZZANINE LEVEL

SHEET NO.
A412

HPA 15267



	LEVEL 2	
BUILDING AREA:	75,703	SF
MVP:	1,820	SF
MEP/ STORAGE:	112	SF
PARKING/ SERVICES:	73,771	SF
TOTAL GROCERY PARKING	168	SPACES
STANDARD	142	SPACES
COMPACT	23	SPACES
ADA	3	SPACES
TANDEM	-	SPACES

	STANDARD	COMPACT	ADA	TANDEM	TOTAL
GROCERY	142	23	3	-	168
1 BED	-	-	-	-	-
2 BED	-	-	-	-	-
3 BED	-	-	-	-	-
GUEST	-	-	-	-	-
CITY	-	-	-	-	-
TOTAL	142	23	3	-	168

"min required by city is only 8'6 x 18'

SCALE: 1" = 20'
(24"x36" SHEET)
0 10' 20' 40' 60'

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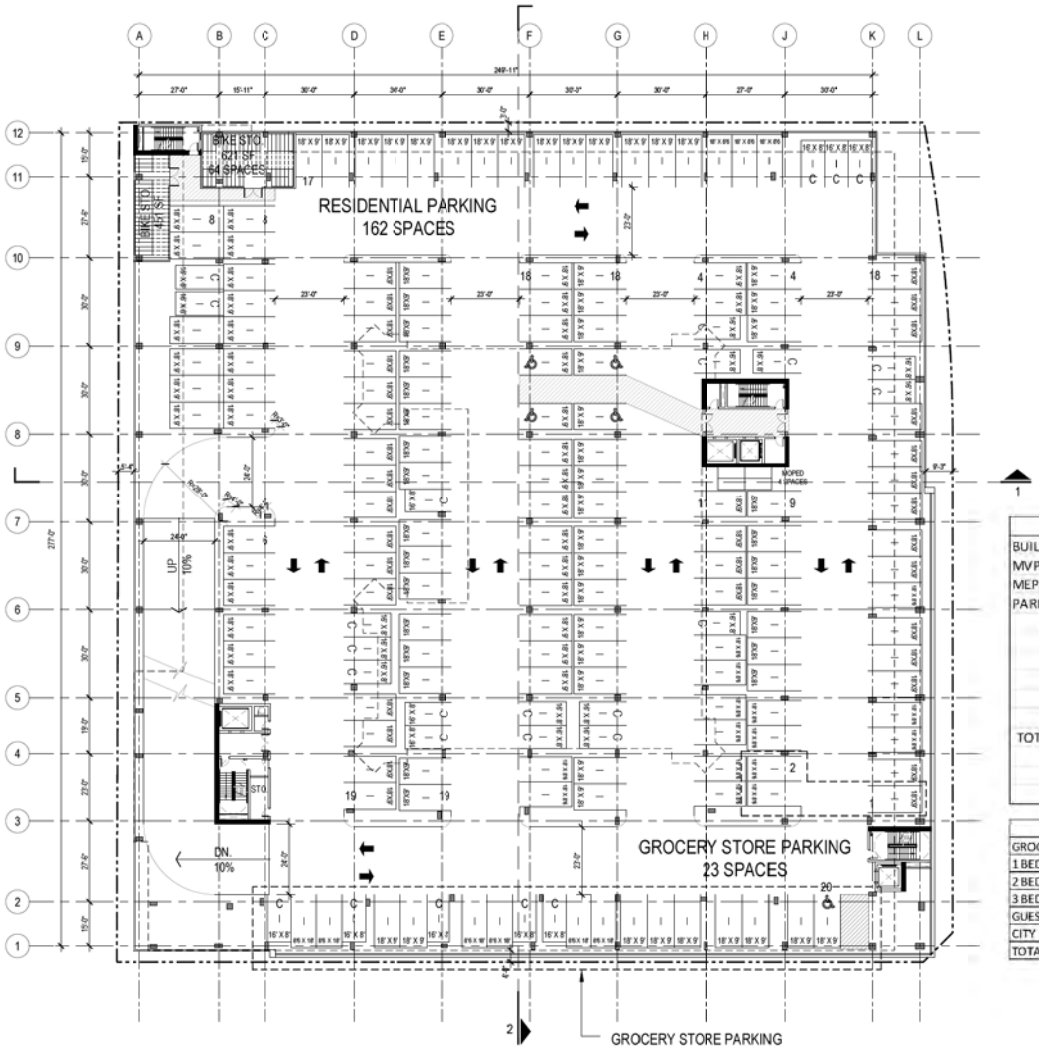
SHEET CONTENTS
LEVEL 2 FLOOR PLAN

SHEET NO.
A413

HPA 15267



	LEVEL 3	
BUILDING AREA:	74,703	SF
MVP:	1,097	SF
MEP/ STORAGE:	1,265	SF
PARKING/ SERVICES:	72,341	SF
TOTAL RES. PARKING	162	SPACES
STANDARD	129	SPACES
COMPACT	21	SPACES
ADA	4	SPACES
TANDEM	8	SPACES
TOTAL GROCERY PARKING	23	SPACES
STANDARD	17	SPACES
COMPACT	5	SPACES
ADA	1	SPACES

	STANDARD	COMPACT	ADA	TANDEM	TOTAL
GROCERY	17	5	1	-	23
1 BED	91	20	1	-	112
2 BED	16	-	1	5	22
3 BED	3	-	1	3	7
GUEST	19	1	1	-	21
CITY	-	-	-	-	-
TOTAL	146	26	5	8	185

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SHEET CONTENTS
LEVEL 3 FLOOR PLAN

SHEET NO.
A414

HPA 15267

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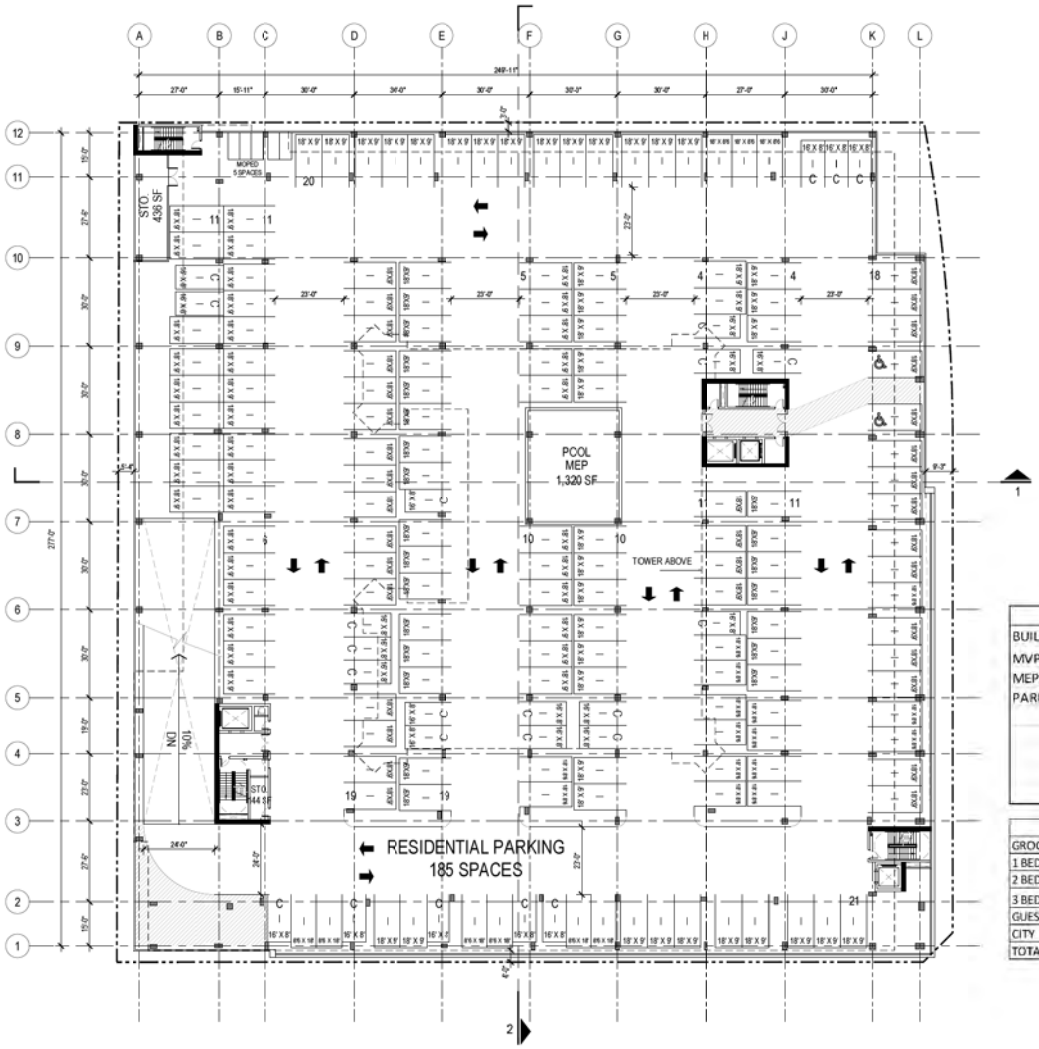
SCALE: 1" = 20' (24"x36" SHEET)



		LEVEL 4
BUILDING AREA:	72,843	SF
MVP:	1,097	SF
MEP/ STORAGE:	1,842	SF
PARKING/ SERVICES:	69,904	SF
TOTAL PARKING	185	SPACES
STANDARD	148	SPACES
COMPACT	24	SPACES
ADA	2	SPACES
TANDEM	11	SPACES

	STANDARD	COMPACT	ADA	TANDEM	TOTAL
GROCERY	-	-	-	-	-
1 BED	134	20	1	-	155
2 BED	9	4	1	6	20
3 BED	5	-	-	5	10
GUEST	-	-	-	-	-
CITY	-	-	-	-	-
TOTAL	148	24	2	11	185

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SHEET CONTENTS
LEVEL 4 FLOOR PLAN

SHEET NO.
A415

HPA 15267

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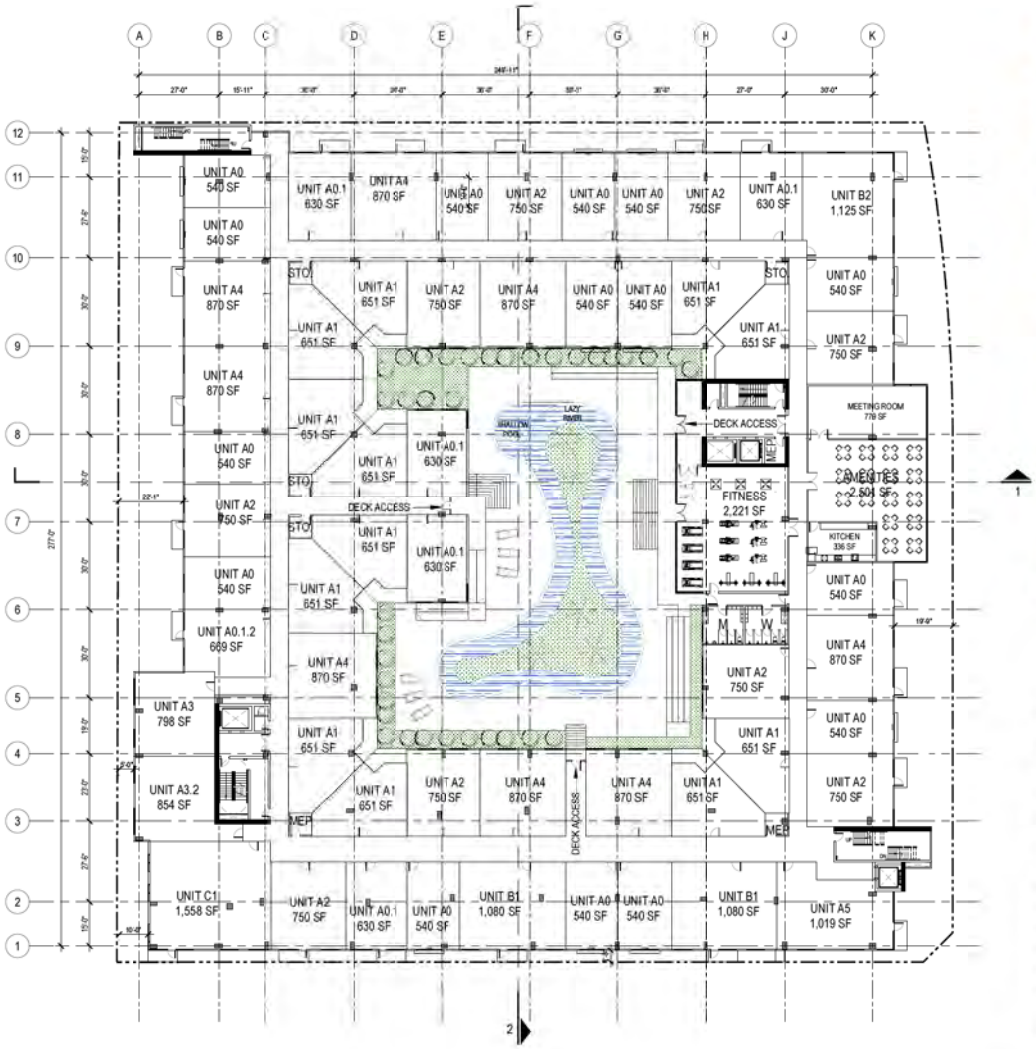
SCALE: 1" = 20' (24"x36" SHEET)



POOL COURTYARD / AMENITIES
CHARACTER IMAGES
SEE LANDSCAPE PLANS

GROSS WIDTH TABULATION

ROOM NAME	AREA (gross)	OCCUPANT RATE	OCCUPANTS
Assembly (Unconcentrated) - Outdoor Pool Deck	4,775	15	319
Assembly (Unconcentrated) - Amenities	2,501	15	167
Pool	1,622	50	32
Fitness	2,221	50	44
Residential	48,872	200	244

Total occupant 812

IBC 2012

		LEVEL 5
BUILDING AREA	55,507	SF
MVP:	1,347	SF
FITNESS/AMENITIES:	4,722	SF
MEP/ STORAGE:	566	SF
GROSS RESIDENTIAL AREA:	48,872	SF
CIRCULATION:	7,917	SF
NET RESIDENTIAL AREA:	40,955	SF
EFFICIENCY:	83.8%	
UNIT COUNT:	57	53A, 2B, 1C

N SCALE: 1" = 20' (24"x36" SHEET) 0' 10' 20' 40' 60'

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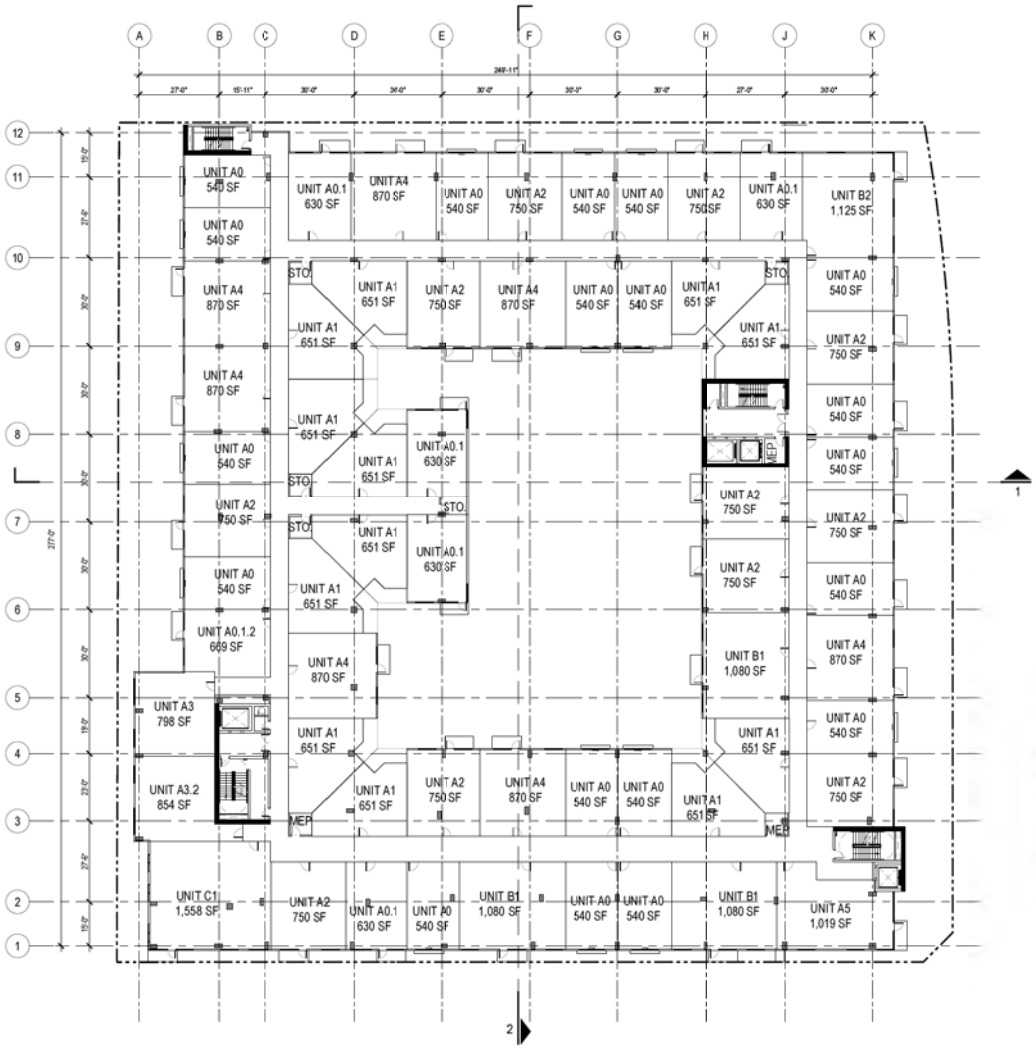
SHEET CONTENTS:
LEVEL 5 FLOOR PLAN

SHEET NO:
A416

HPA 15267



	LEVELS 6-7 (2 LEVELS)	
BUILDING AREA:	53,879	SF
MVP:	1,097	SF
MEP/ STORAGE:	566	SF
GROSS RESIDENTIAL AREA:	52,216	SF
CIRCULATION:	7,391	SF
NET RESIDENTIAL AREA:	44,825	SF
EFFICIENCY:	85.8%	
UNIT COUNT:	63	58A, 4B, 1C

SCALE: 1" = 20' (24"x36" SHEET)

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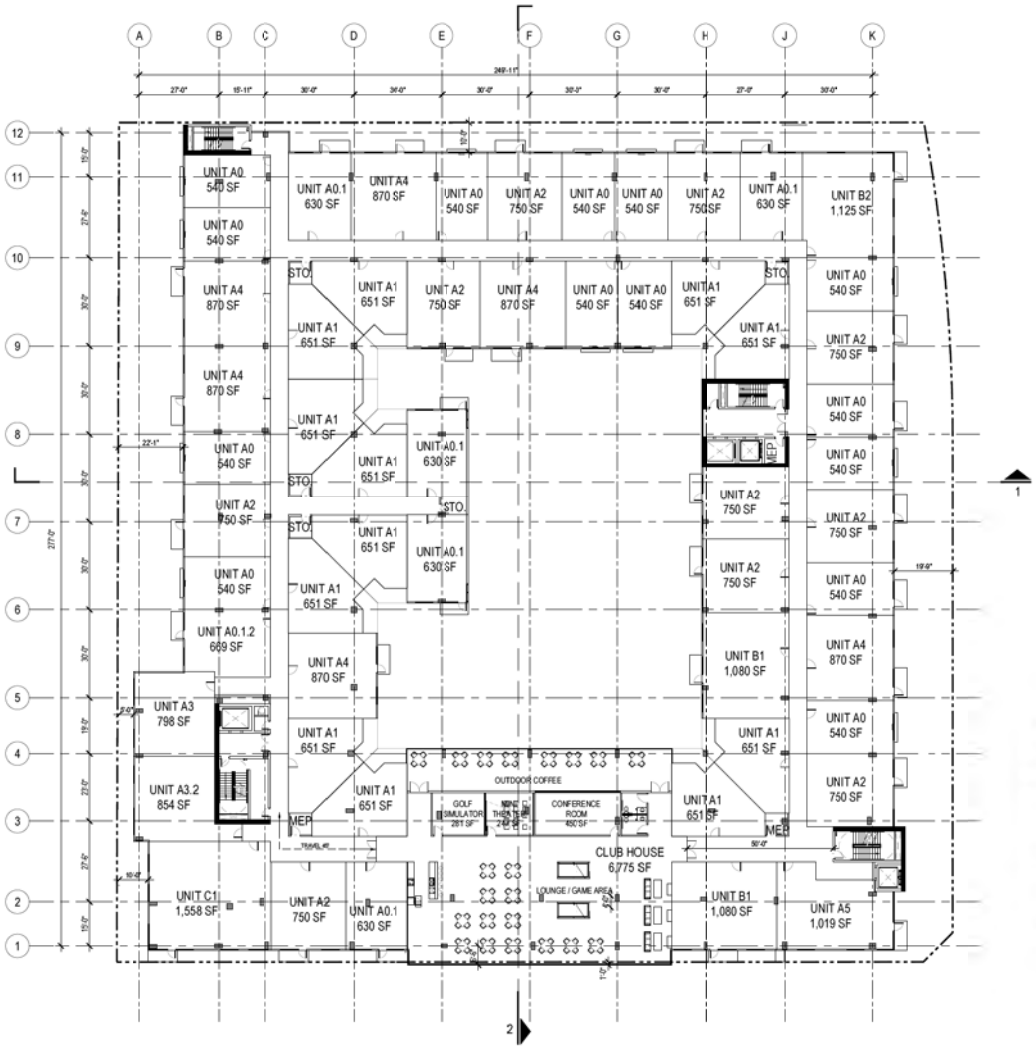
SHEET CONTENTS
LEVELS 6-7
FLOOR PLAN

SHEET NO.
A417

HPA 15267

ATTACHMENT 52



		LEVEL 8
BUILDING AREA:		54,329 SF
MVP:		1,097 SF
MEP/ STORAGE:		566 SF
CLUB HOUSE:		6,837 SF
GROSS RESIDENTIAL AREA:		45,829 SF
CIRCULATION:		6,404 SF
NET RESIDENTIAL AREA:		39,425 SF
EFFICIENCY:		86.0%
UNIT COUNT:	55	51A, 3B, 1C

SCALE: 1" = 20' (24"x36" SHEET)

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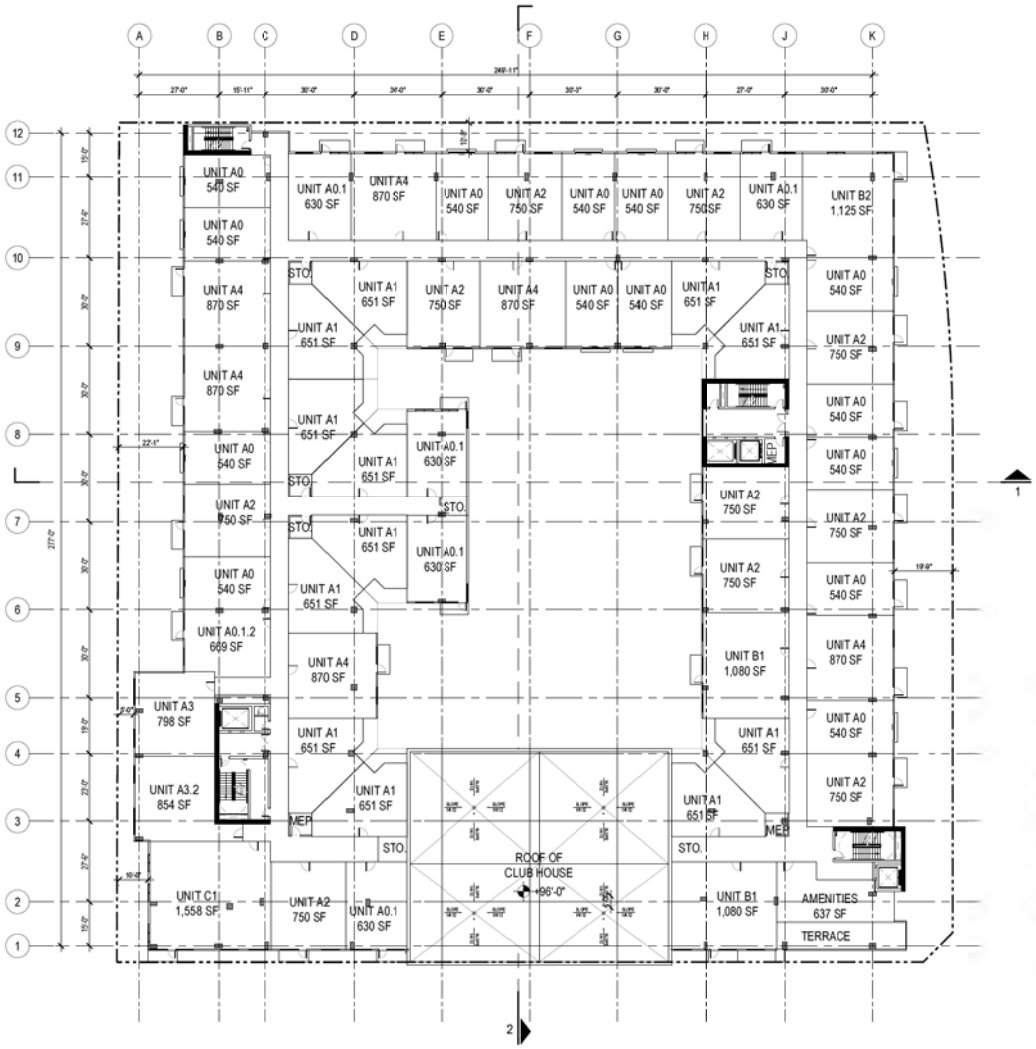
SHEET CONTENTS
LEVEL 8
FLOOR PLAN

SHEET NO
A418

HPA 15267



		LEVEL 9
BUILDING AREA:	47,316	SF
MVP:	1,097	SF
AMENITIES:	637	SF
MEP/ STORAGE	566	SF
GROSS RESIDENTIAL AREA:	45,016	SF
CIRCULATION:	6,610	SF
NET RESIDENTIAL AREA:	38,406	SF
EFFICIENCY:	85.3%	
UNIT COUNT: 54	50A, 3B, 1C	

SCALE: 1" = 20' (24"x36" SHEET)

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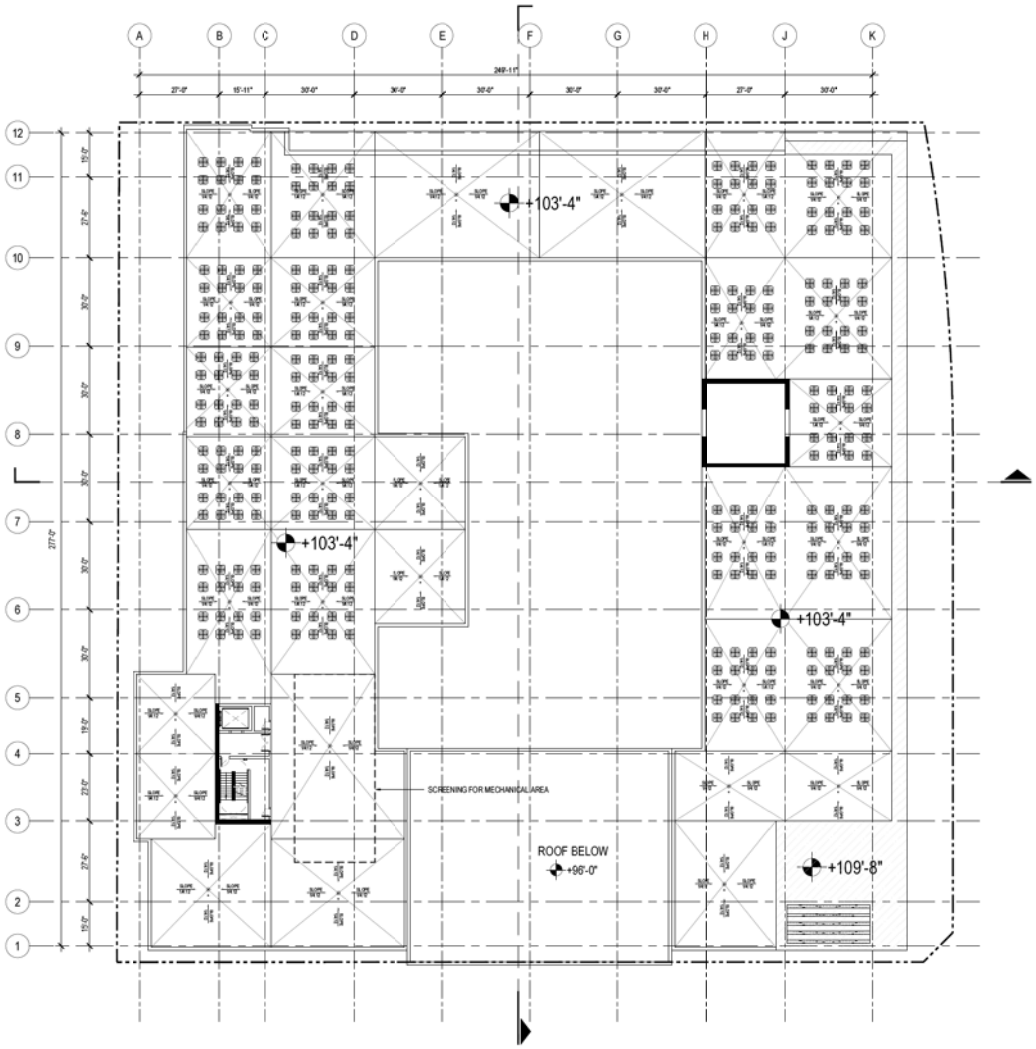
SHEET CONTENTS
LEVEL 9 FLOOR PLAN

SHEET NO.
A419

HPA 15267

ATTACHMENT 54



ROOF PLAN

SCALE: 1" = 20'

(24"x36" SHEET)

0' 10' 20' 40' 60'

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SHEET CONTENTS
ROOF PLAN

SHEET NO.
A420

HPA 15267

ATTACHMENT 55

UNIT A0
540 SF
STUDIO
81 UNITS

UNIT A0.1
630 SF
JR. 1 BED
25 UNITS

UNIT A0.1.2
665 SF
JR. 1 BED
5 UNITS

SCALE: 1" = 6'-0" (24"x36" SHEET)

0' 2½" 5' 10' 15'

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CITY PLANNING SUBMITTAL - 05.06.2016

SHEET CONTENTS
UNIT PLANS

SHEET NO.
A301

HPA 15267

UNIT A1
651 SF
1 BED
60 UNITS

UNIT A2
750 SF
1 BED
51 UNITS

UNIT A3
816 SF
1 BED
5 UNITS

SCALE: 1" = 5'-0" (24"x36" SHEET)

ISSUE DATE: 05/26/2016

REVISIONS:

#	DATE	COMMENTS

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THE FOUNDRY
234 W. UNIVERSITY DR
TEMPE, ARIZONA, 85281
FORUM REAL ESTATE GROUP

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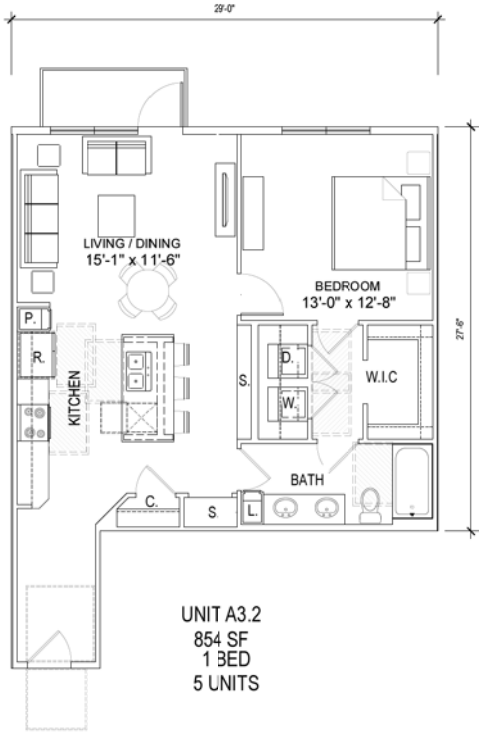
CITY PLANNING SUBMITTAL: 05/26/2016

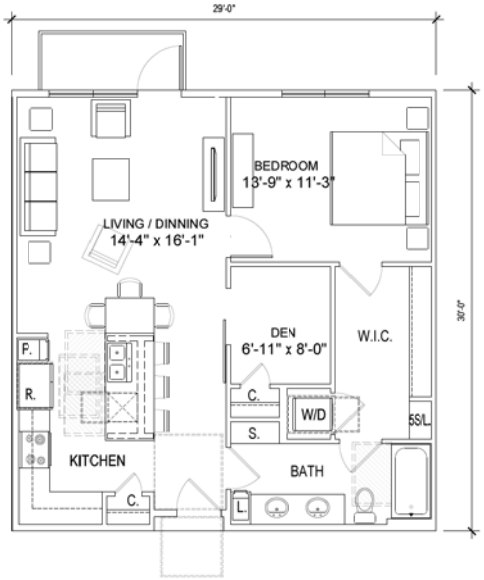
SHEET CONTENTS
UNIT PLANS

SHEET NO.
A302

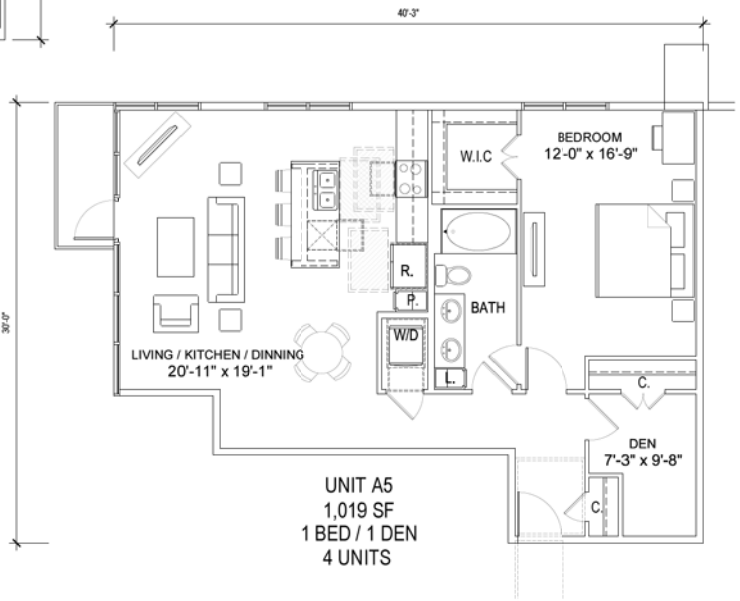
HPA 15267



UNIT A3.2
854 SF
1 BED
5 UNITS



UNIT A4
870 SF
1 BED/ 1 DEN
34 UNITS



UNIT A5
1,019 SF
1 BED / 1 DEN
4 UNITS

SCALE: 1" = 5'-0" (24"x36" SHEET)

ISSUE DATE

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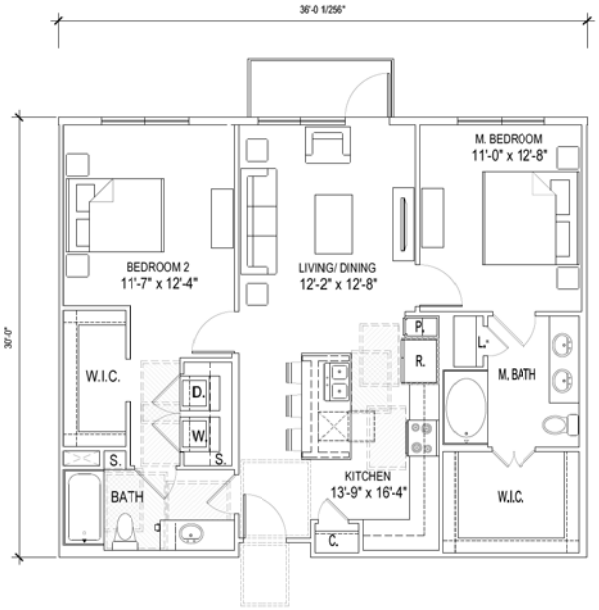
CITY PLANNING SUBMITTAL - 05.06.2016

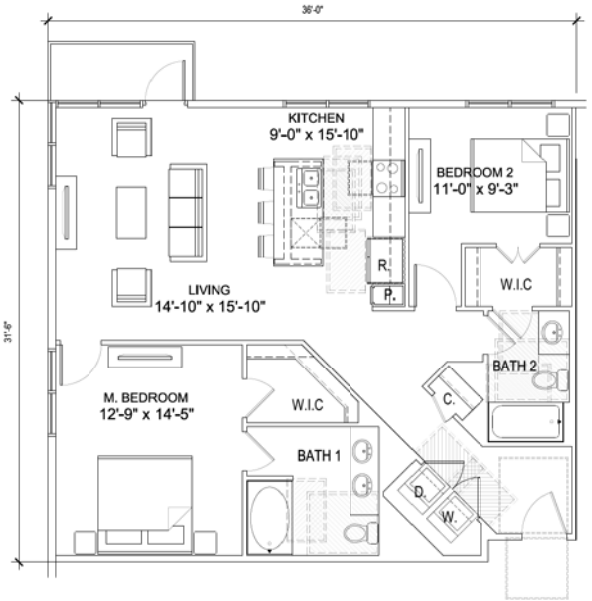
SHEET CONTENTS
UNIT PLANS

SHEET NO.
A302

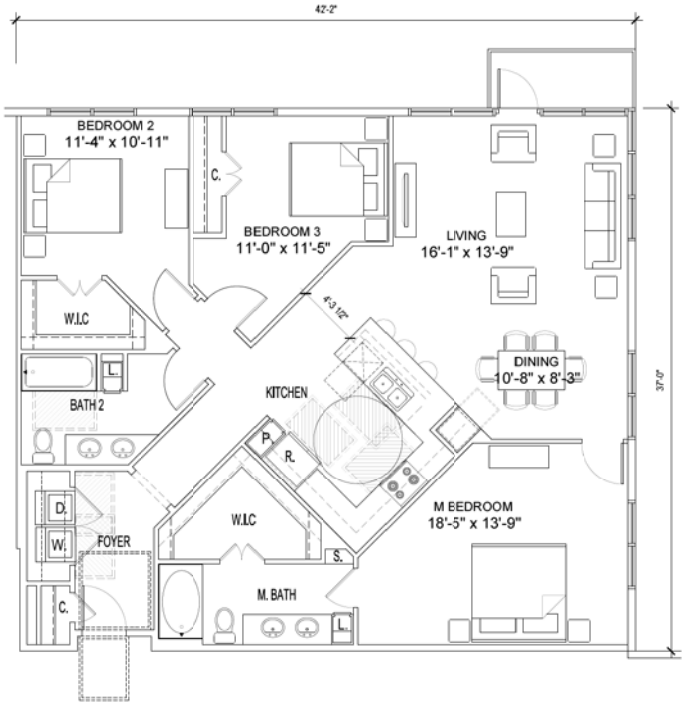
HPA 15267



UNIT B1
1,080 SF
2 BED / 2 BATH
12 UNITS



UNIT B2
1,125 SF
2 BED / 2 BATH
5 UNITS



UNIT C1
1,558 SF
3 BED / 2 BATH
5 UNITS

SCALE: 1" = 5'-0" (24"x36" SHEET)

0' 2'6" 5' 10' 15'

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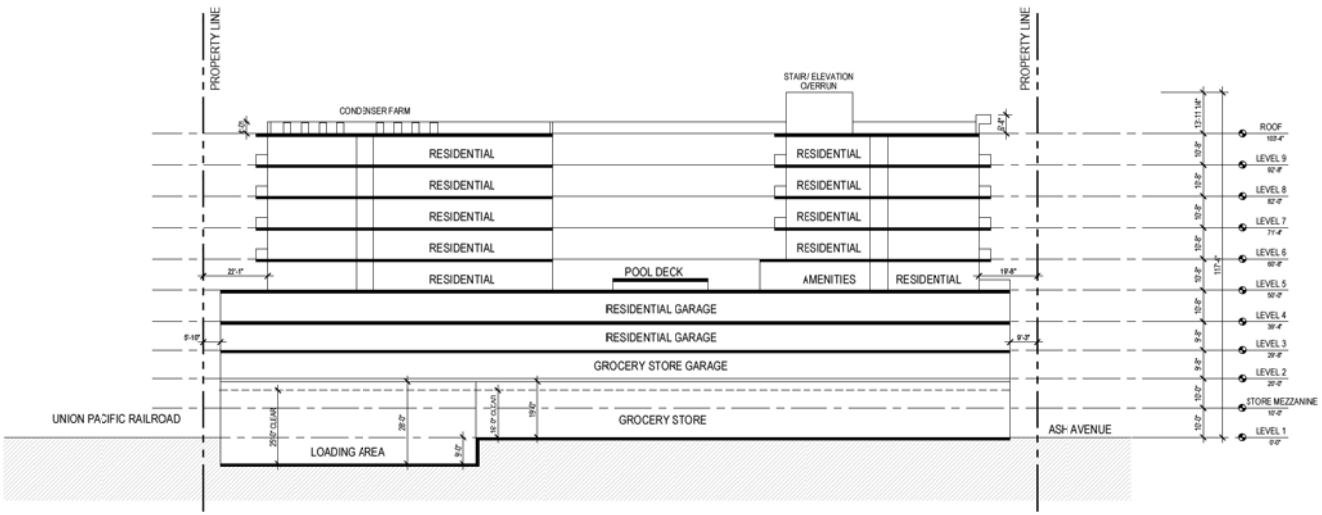
CITY PLANNING SUBMITTAL - 05.06.2016

SHEET CONTENTS
UNIT PLANS

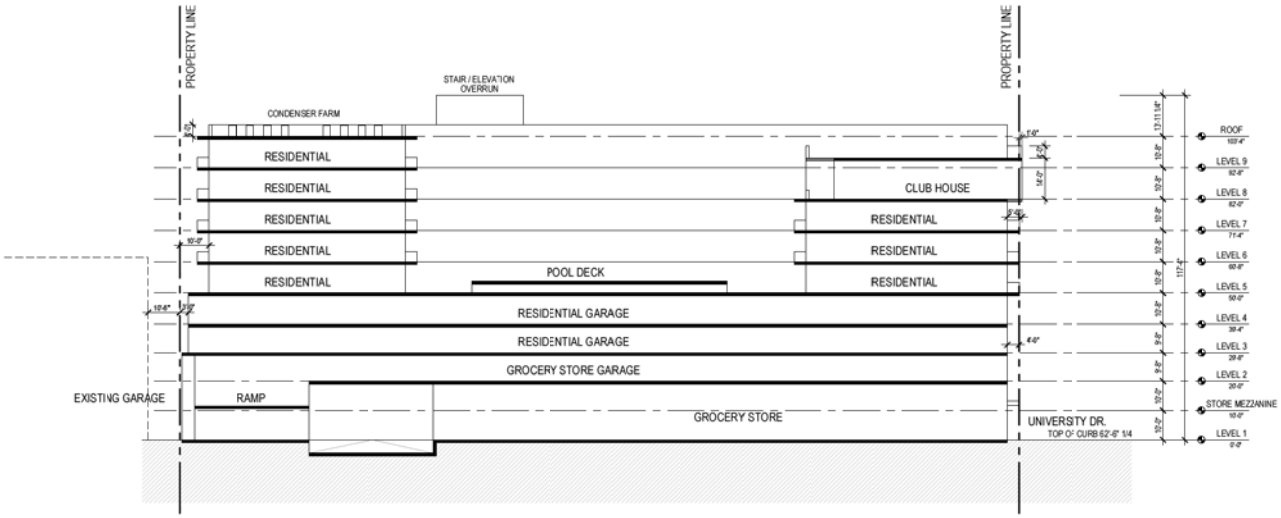
SHEET NO.
A302

HPA 15267

ATTACHMENT 59



SECTION 1



SECTION 2

SCALE: 1" = 20' (24"x36" SHEET)

0' 10' 20' 40' 60'

ISSUE DATE: 05/06/2016

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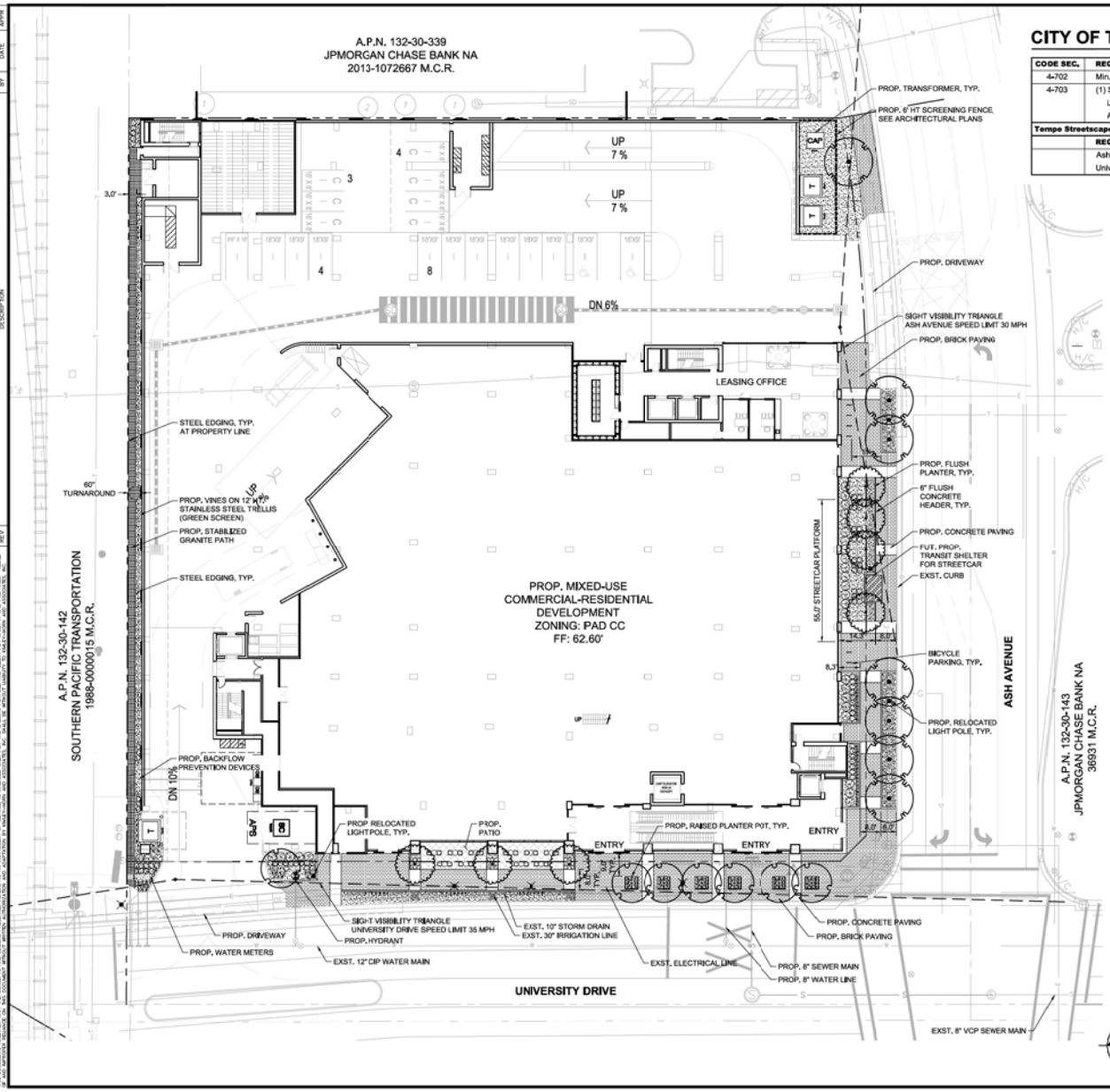
CITY PLANNING SUBMITTAL - 05.06.2016

SHEET CONTENTS
SECTIONS

SHEET NO.
A501

HPA 15267



CITY OF TEMPE REQUIREMENTS

CODE SEC.	REQUIRED	PROVIDED
4-702	Min. 1-1/2" caliper trees	Provided
4-703	(1) Street tree per 30 LF street frontage	
	University Drve (296 LF) = 10 Trees	10 Trees
	Ash Avenue (276 LF) = 10 Trees	11 Trees
Tempe Streetscape Principles and Guidelines		
	REQUIRED	**PROVIDED**
	Ash Avenue - Minimum 70% Brick Paving	75% Provided
	University Drive - Minimum 30% Brick Paving	84% Provided

VICINITY MAP
N.T.S.

PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME	PLANTING SIZE	QTY
Acacia aneura **Mulga**	1-1/2" Caliper, min. 6' ht. Full crown, specimen Single Trunk	7
Laurus nobilis 'Saratoga' **Saratoga Bay Laurel (fruitless variety)**	1-1/2" Caliper, min. 6' ht. Full crown, specimen Single Trunk, upright	7
Ulmus parvifolia **Evergreen Elm**	1-1/2" Caliper, min. 8' ht. Full crown, specimen Single Trunk	7

SHRUBS & GROUNDCOVERS

BOTANICAL NAME / COMMON NAME	PLANTING SIZE	QTY
Agave desmettiana **Smooth Agave**	5 Gal. 12" ht.	51
Bougainvillea spp **Bougainvillea**	5 Gal.	25
Convolvulus cneorum **Bush Morning Glory**	1 Gal.	146
Hesperaloe parviflora **Red Yucca**	5 Gal.	15
Macfadyena unguis-cati **Catclaw Vine**	5 Gal.	34
Muhlenbergia rigida 'Nashville' **Purple Muhly**	5 Gal. 8" x 8"	73
Nandina domestica **Heavenly Bamboo**	5 Gal.	23
Pedilanthus macrocarpus **Lady Slipper**	5 Gal. 12" ht.	24
Plumbago scandens 'Summer Snow' **White Plumbago**	5 Gal.	20
Ruellia brittoniana **Common Ruellia**	5 Gal.	31
Ruellia brittoniana 'Katie' **Dwarf Blue Ruellia**	1 Gal.	128
Teucrium chamaedrys **Germander**	5 Gal.	51
Zephyranthes x 'Prairie Sunset' **Coral Lily**	1 Gal.	24

INERT MATERIALS / PAVING

DESCRIPTION / SPECIFICATION	QTY
Decomposed Granite: 1" Screened, 2" depth; Color: 'Express Brown' by Granite Express or approved equal	4,015 SF
Patio Specialty Paving: Integral Colored Concrete, light broom finish Davis Colors '160 Canyon'	340 SF
Sidewalk Brick Paving: Brick: 'Tempe Antigua Blend' by Phoenix Brick Yard; install per City of Tempe Standard Details	5,265 SF
Stabilized Granite Path: 3/8" Minus, 3" depth with 1/4" x 5" Steel Edging; Color: 'Express Brown' by Granite Express or approved equal	905 SF

SITE AMENITIES

DESCRIPTION / SPECIFICATION	QTY
Raised Planter Pot Quick-Crete QR-CAL6036P, 60" SQ. x 36" ht. square planter pot Manufacturer's Std. Color: 'Latte' with 'Strata' Finish, or approved equal	6
Relocated Light Pole	7
Bike Rack 'Emerson' Bike Rack by Landscape Forms, or approved equal 14 bike spaces provided	7

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Kimley»Horn
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1855 S. Gilbert Road, Suite 200
Mesa, Arizona 85202 (480) 207-2666

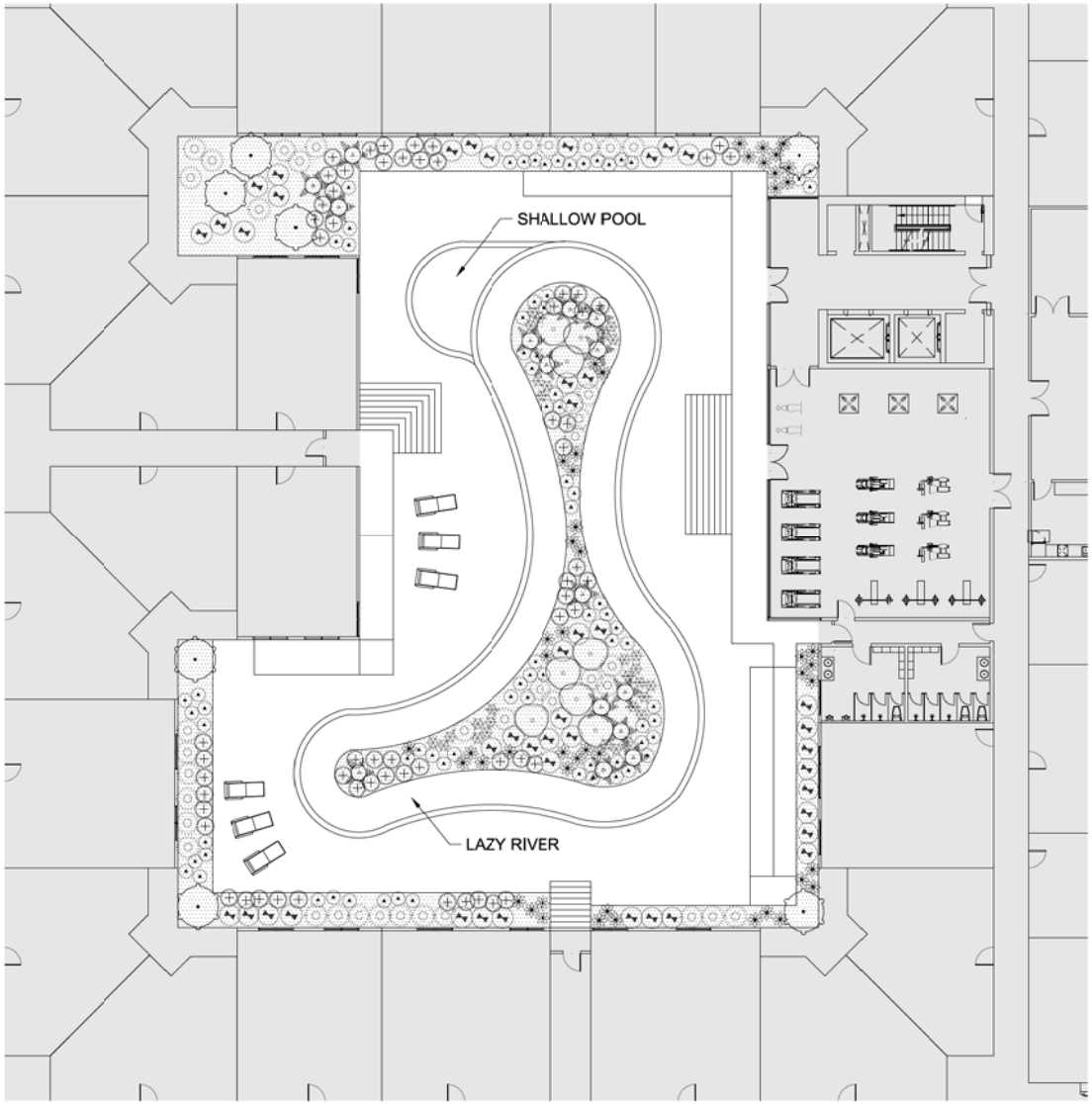
NEC UNIVERSITY AND ASH
PRELIMINARY LANDSCAPE CONCEPT
TEMPE, ARIZONA

PROJECT No.	191828000
SCALE (H):	1"=30'
SCALE (V):	NONE
DRAWN BY:	CMR
DESIGN BY:	CMR
CHECK BY:	ACP
DATE:	05/06/16

NOT FOR CONSTRUCTION

L1
1 OF 2 SHEETS

PRELIMINARY CONCEPT SUBJECT TO CHANGE



VICINITY MAP
N.T.S.

PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME
Chamaerops humilis **Mediterranean Fan Palm**
Sophora secundiflora **Texas Mountain Laurel**

SHRUBS & GROUNDCOVERS

BOTANICAL NAME / COMMON NAME
Agave desmettiana **Smooth Agave**
Agave geminiflora **Twin Flower Agave**
Bulbine frutescens **Yellow Bulbine**
Caesalpinia gilliesii **Mexican Bird of Paradise**
Justicia candicans **Red Justicia**
Muhlenbergia c. 'Regal Mist' **Regal Mist Muhly**
Wedelia trilobata **Yellow Dot**

INERT MATERIALS / PAVING

DESCRIPTION / SPECIFICATION
Decomposed Granite: 1/4" Minus, 2" depth; Color: TBD

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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Mesa, Arizona 85202 (480) 207-2666

NEC UNIVERSITY AND ASH
PRELIMINARY LANDSCAPE CONCEPT
POOL COURTYARD
TEMPE, ARIZONA

PROJECT No.	191828000
SCALE (H):	1"=30'
SCALE (V):	NONE
DRAWN BY:	CMR
DESIGN BY:	CMR
CHECK BY:	ACP
DATE:	05/06/16

NOT FOR CONSTRUCTION

828000LS = pool.dwg

L2
2 OF 2 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

K:\SEV_CLV\191828000\CAD\828000LS - pool.dwg, Layout:Layout1 May 09, 2016 - 7:56pm chris.rose

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MATERIALS / COLOR KEY NOTES

A.	GARAGE SCREENING PERFORATED METAL PANEL 51% OPENINGS MORIN SURREY BEIGE & DOVE GRAY
B.	STUCCO FINISH - 3 COAT SYSTEM GRAY SCREEN SHERWIN WILLIAMS SW 7011
C.	STUCCO FINISH - 3 COAT SYSTEM WEB GRAY SHERWIN WILLIAMS SW 7075
D.	MASONRY SUMMIT VICTORIAN
E.	METAL PANEL MORIN BLUE GRAY
F.	VINYL WINDOW FIBREX DARK BRONZE CLEAR/ DUAL PANEL / LOW-E
G.	ALLUMINUM STOREFRONT WINDOW EFCO SERIES 403 DARK BRONZE ANODIZED
H.	RAILING METAL POWDER COATED BLACK FIINSH
J.	STUCCO FINISH - 3 COAT SYSTEM RED BAY SHERWIN WILLIAMS SW 6321
K.	STUCCO FINISH - 3 COAT SYSTEM ACCESSIBLE BEIGE SHERWIN WILLIAMS SW 7036
L.	METAL PANEL MORIN SPARTAN BRONZE
M.	WINDOW WALL VIRACON COLOR: SILVER, VFE 1-38
N.	PRECAST PANEL TO BE BID FINISH COLOR ACCESSIBLE BEIGE SW 7036 LIGHT SANDBLAST
O.	PRECAST PANEL TO BE BID FINISH COLOR SAME AS "D" ABOVE

ISSUE DATE: 05/06/2016

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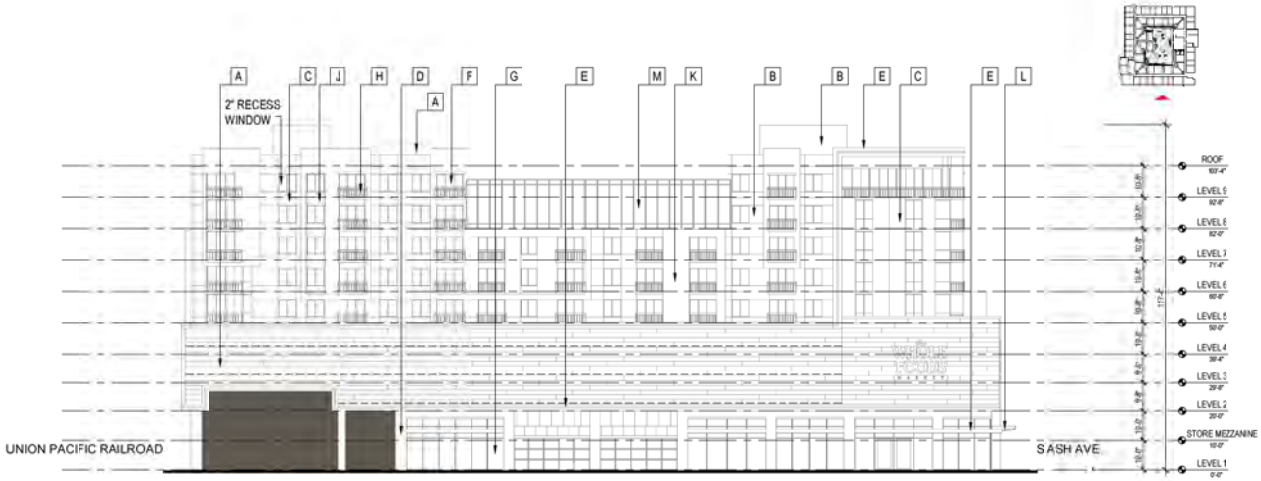
CITY PLANNING SUBMITTAL - 05.06.2016

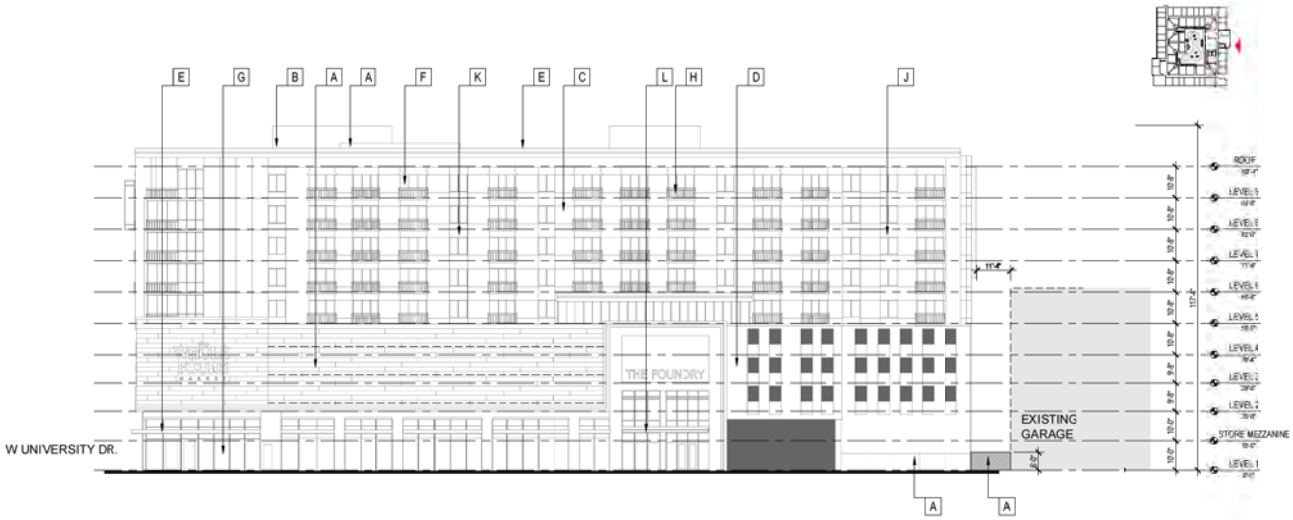
SHEET CONTENTS
PERSPECTIVE OPTION 1

SHEET NO.
A510

HPA 15267



SIDE STREET (SOUTH) ELEVATION
FACING UNIVERSITY DRIVE



FRONT (EAST) ELEVATION
FACING ASH AVENUE

MATERIALS / COLOR KEY NOTES

A.	GARAGE SCREENING PERFORATED METAL PANEL 51% OPENINGS MORIN SURREY BEIGE & DOVE GRAY
B.	STUCCO FINISH - 3 COAT SYSTEM GRAY SCREEN SHERWIN WILLIAMS SW 7011
C.	STUCCO FINISH - 3 COAT SYSTEM WEB GRAY SHERWIN WILLIAMS SW 7075
D.	MASONRY SUMMIT VICTORIAN
E.	METAL PANEL MORIN BLUE GRAY
F.	VINYL WINDOW FIBREX DARK BRONZE CLEAR/ DUAL PANEL / LOW-E
G.	ALLUMINUM STOREFRONT WINDOW EFCO SERIES 403 DARK BRONZE ANODIZED
H.	RAILING METAL POWDER COATED BLACK FIINSH
J.	STUCCO FINISH - 3 COAT SYSTEM RED BAY SHERWIN WILLIAMS SW 6321
K.	STUCCO FINISH - 3 COAT SYSTEM ACCESSIBLE BEIGE SHERWIN WILLIAMS SW 7036
L.	METAL PANEL MORIN SPARTAN BRONZE
M.	WINDOW WALL VIRACON COLOR: SILVER, VFE 1-38
N.	PRECAST PANEL TO BE BID FINISH COLOR ACCESSIBLE BEIGE SW 7036 LIGHT SANDBLAST
O.	PRECAST PANEL TO BE BID FINISH COLOR SAME AS "D" ABOVE

SCALE: 1" = 20' (24"x36" SHEET)
0' 10' 20' 40' 60'

ISSUE DATE: 03/22/2016

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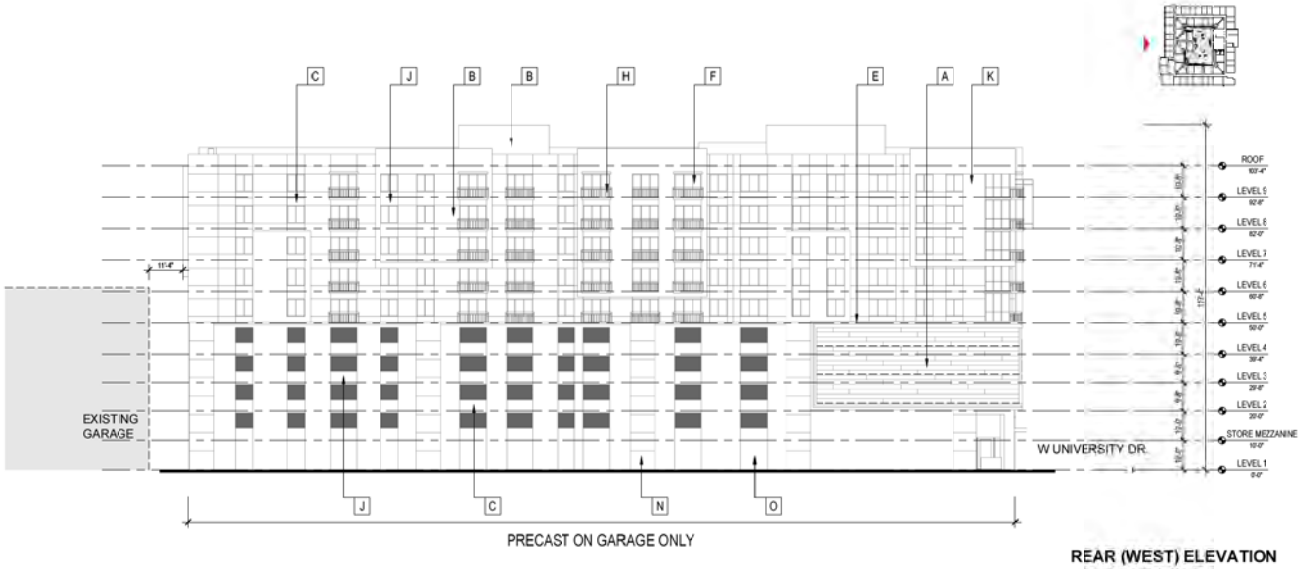
CITY PLANNING SUBMITTAL - 05.06.2016

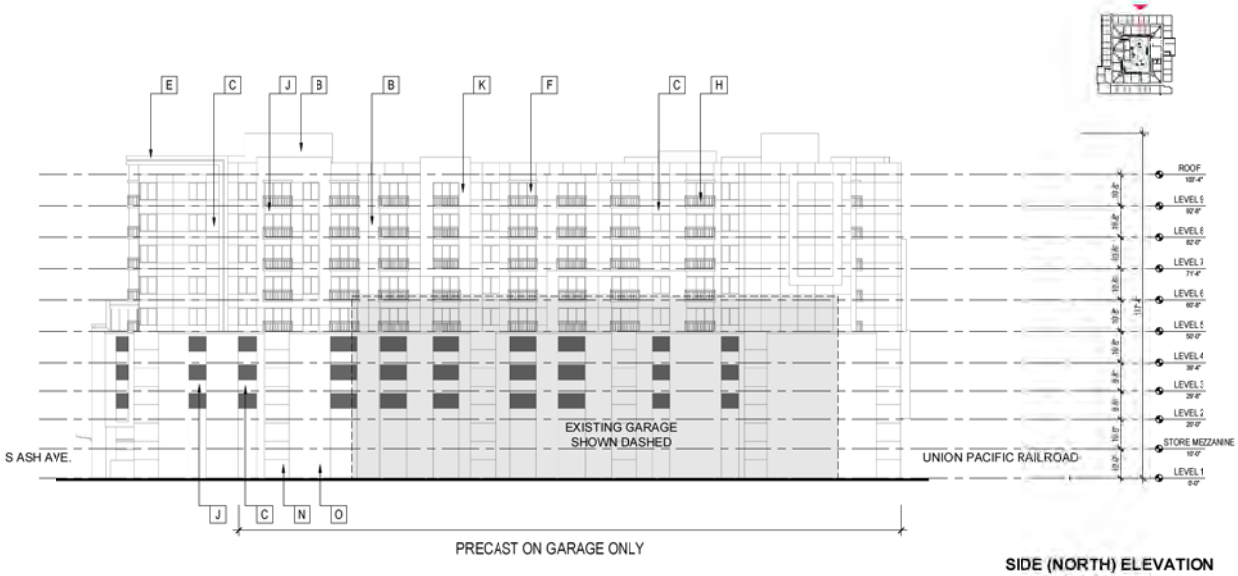
SHEET CONTENTS
ELEVATIONS

SHEET NO.
A515

HPA 15267



REAR (WEST) ELEVATION
FACING RAILROAD TRACKS



SIDE (NORTH) ELEVATION
FACING EXISTING PARKING STRUCTURE

MATERIALS / COLOR KEY NOTES

A.	GARAGE SCREENING PERFORATED METAL PANEL 51% OPENINGS MORIN SURREY BEIGE & DOVE GRAY
B.	STUCCO FINISH - 3 COAT SYSTEM GRAY SCREEN SHERWIN WILLIAMS SW 7011
C.	STUCCO FINISH - 3 COAT SYSTEM WEB GRAY SHERWIN WILLIAMS SW 7075
D.	MASONRY SUMMIT VICTORIAN
E.	METAL PANEL MORIN BLUE GRAY
F.	VINYL WINDOW FIBREX DARK BRONZE CLEAR/ DUAL PANEL / LOW-E
G.	ALLUMINUM STOREFRONT WINDOW EFCO SERIES 403 DARK BRONZE ANODIZED
H.	RAILING METAL POWDER COATED BLACK FIINSH
J.	STUCCO FINISH - 3 COAT SYSTEM RED BAY SHERWIN WILLIAMS SW 6321
K.	STUCCO FINISH - 3 COAT SYSTEM ACCESSIBLE BEIGE SHERWIN WILLIAMS SW 7036
L.	METAL PANEL MORIN SPARTAN BRONZE
M.	WINDOW WALL VIRACON COLOR: SILVER, VFE 1-38
N.	PRECAST PANEL TO BE BID FINISH COLOR ACCESSIBLE BEIGE SW 7036 LIGHT SANDBLAST
O.	PRECAST PANEL TO BE BID FINISH COLOR SAME AS "D" ABOVE

SCALE: 1" = 20' (24"x36" SHEET)
0' 10' 20' 40' 60'

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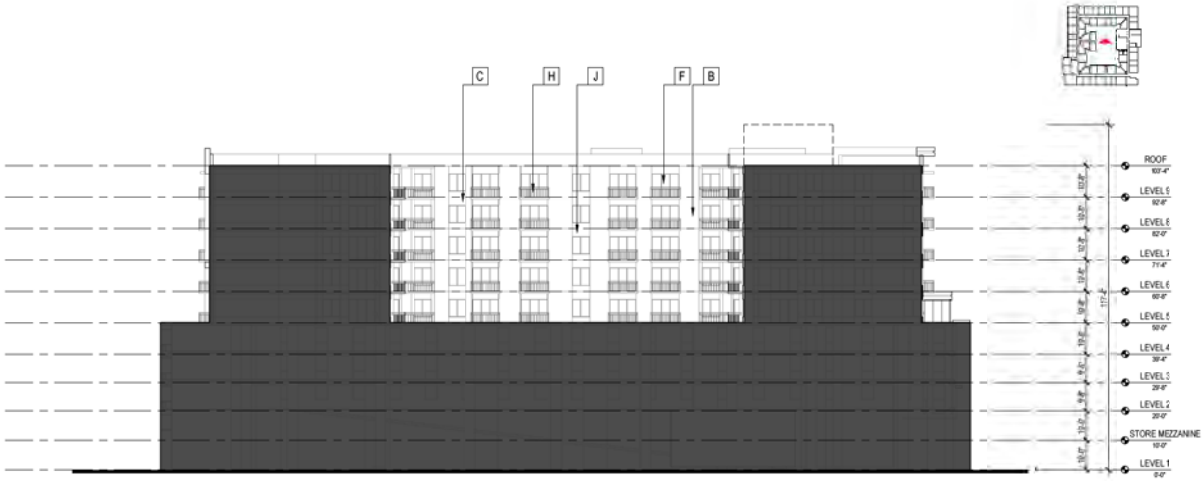
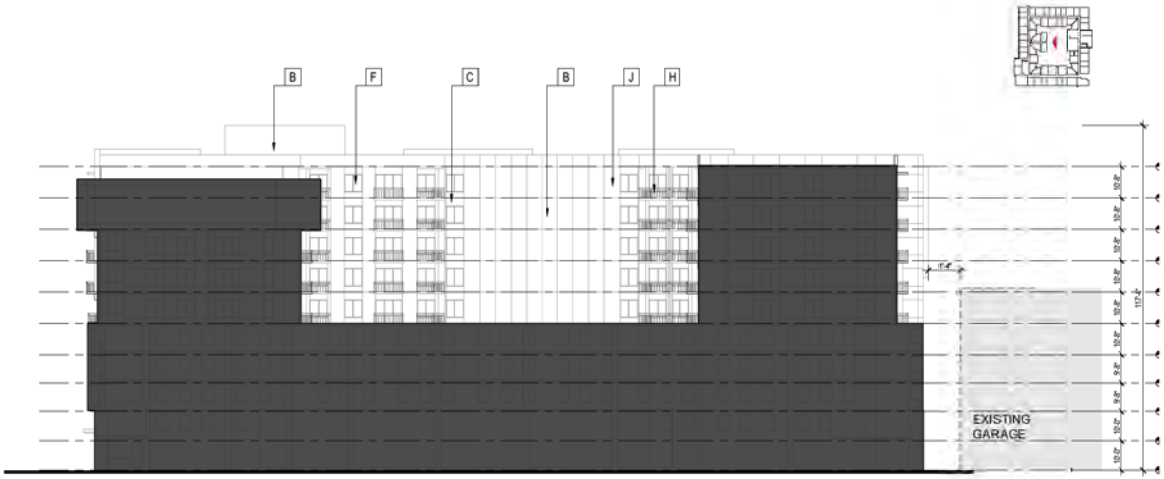
SHEET CONTENTS
ELEVATIONS

SHEET NO.
A516

HPA 15267



COURTYARD ELEVATION



COURTYARD ELEVATION

MATERIALS / COLOR KEY NOTES

A.	GARAGE SCREENING PERFORATED METAL PANEL 51% OPENINGS MORIN SURREY BEIGE & DOVE GRAY
B.	STUCCO FINISH - 3 COAT SYSTEM GRAY SCREEN SHERWIN WILLIAMS SW 7011
C.	STUCCO FINISH - 3 COAT SYSTEM WEB GRAY SHERWIN WILLIAMS SW 7075
D.	MASONRY SUMMIT VICTORIAN
E.	METAL PANEL MORIN BLUE GRAY
F.	VINYL WINDOW FIBREX DARK BRONZE CLEAR/ DUAL PANEL / LOW-E
G.	ALLUMINUM STOREFRONT WINDOW EFCO SERIES 403 DARK BRONZE ANODIZED
H.	RAILING METAL POWDER COATED BLACK FIINSH
J.	STUCCO FINISH - 3 COAT SYSTEM RED BAY SHERWIN WILLIAMS SW 6321
K.	STUCCO FINISH - 3 COAT SYSTEM ACCESSIBLE BEIGE SHERWIN WILLIAMS SW 7036
L.	METAL PANEL MORIN SPARTAN BRONZE
M.	WINDOW WALL VIRACON COLOR: SILVER, VFE 1-38
N.	PRECAST PANEL TO BE BID FINISH COLOR ACCESSIBLE BEIGE SW 7036 LIGHT SANDBLAST
O.	PRECAST PANEL TO BE BID FINISH COLOR SAME AS "D" ABOVE

SCALE: 1" = 20' (24"x36" SHEET)

0' 10' 20' 40' 60'

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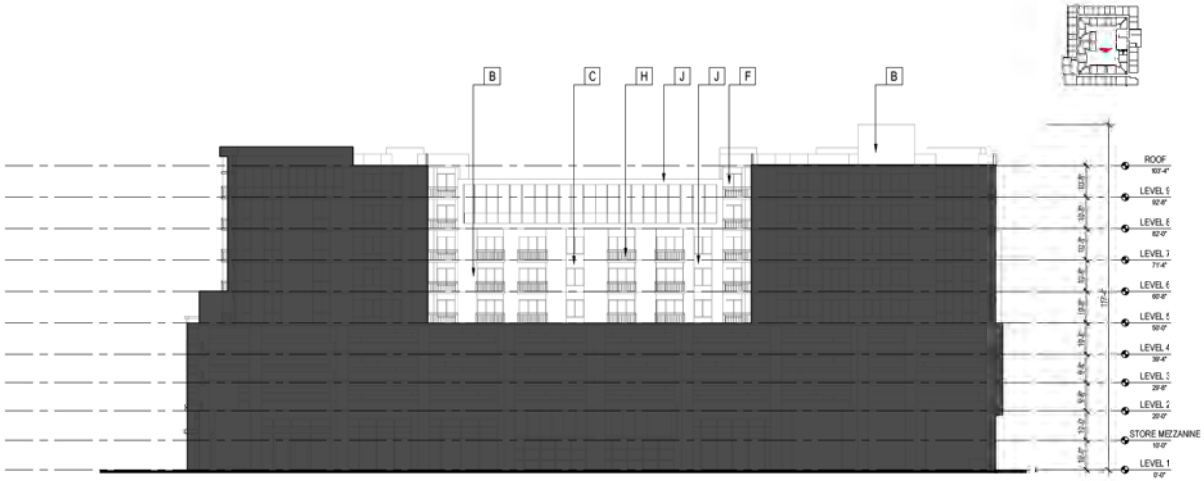
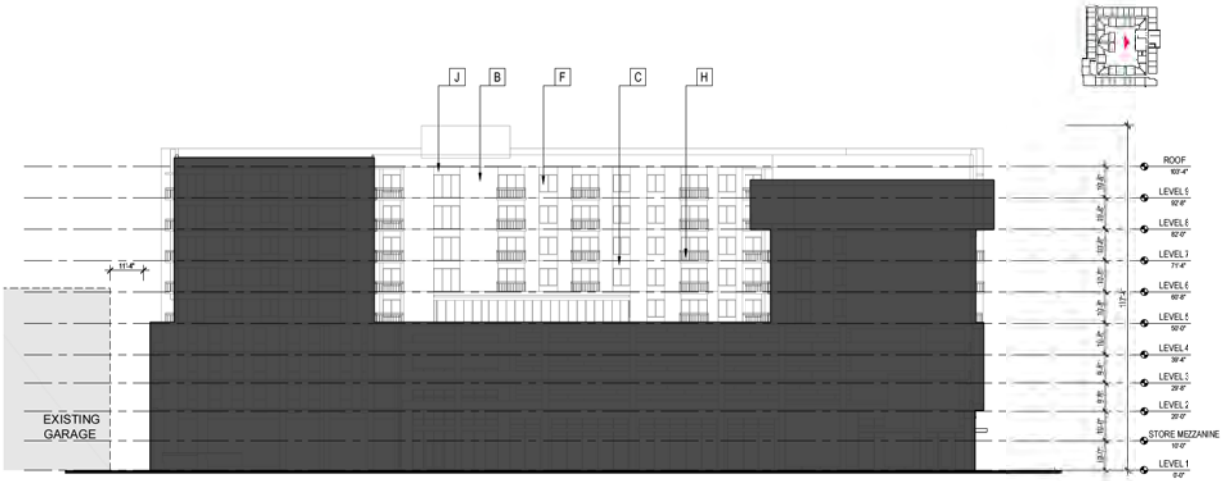
SHEET CONTENTS
ELEVATIONS

SHEET NO.
A517

HPA 15267



COURTYARD ELEVATION



COURTYARD ELEVATION

MATERIALS / COLOR KEY NOTES

A.	GARAGE SCREENING PERFORATED METAL PANEL 51% OPENINGS MORIN SURREY BEIGE & DOVE GRAY
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L.	METAL PANEL MORIN SPARTAN BRONZE
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O.	PRECAST PANEL TO BE BID FINISH COLOR SAME AS "D" ABOVE

SCALE: 1" = 20' (24"x36" SHEET)

0' 10' 20' 40' 60'

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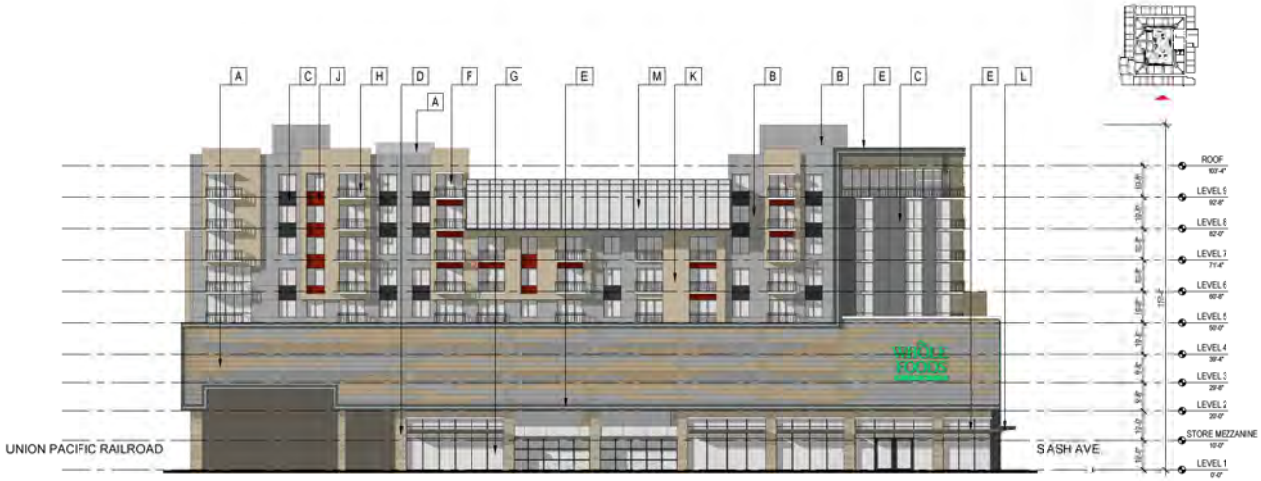
SHEET CONTENTS
ELEVATIONS

SHEET NO.
A518

HPA 15267



SIDE STREET (SOUTH) ELEVATION
FACING UNIVERSITY DRIVE

FRONT (EAST) ELEVATION
FACING ASH AVENUE

MATERIALS / COLOR KEY NOTES

A.	GARAGE SCREENING PERFORATED METAL PANEL 51% OPENINGS MORIN SURREY BEIGE & DOVE GRAY
B.	STUCCO FINISH - 3 COAT SYSTEM GRAY SCREEN SHERWIN WILLIAMS SW 7011
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O.	PRECAST PANEL TO BE BID FINISH COLOR SAME AS "D" ABOVE

SCALE: 1" = 20' (24"x36" SHEET)
0' 10' 20' 40' 60'

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SHEET NO.
A511

HPA 15267

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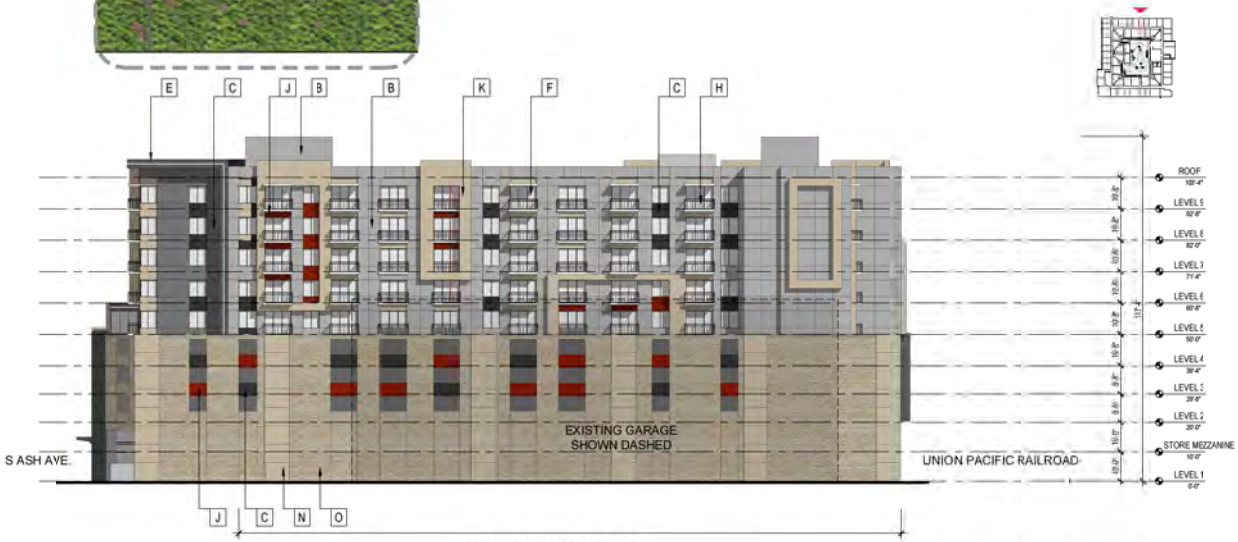
REAR (WEST) ELEVATION
FACING RAILROAD TRACKS



SIDE (NORTH) ELEVATION
FACING EXISTING PARKING STRUCTURE

MATERIALS / COLOR KEY NOTES

A.	GARAGE SCREENING PERFORATED METAL PANEL 51% OPENINGS MORIN SURREY BEIGE & DOVE GRAY
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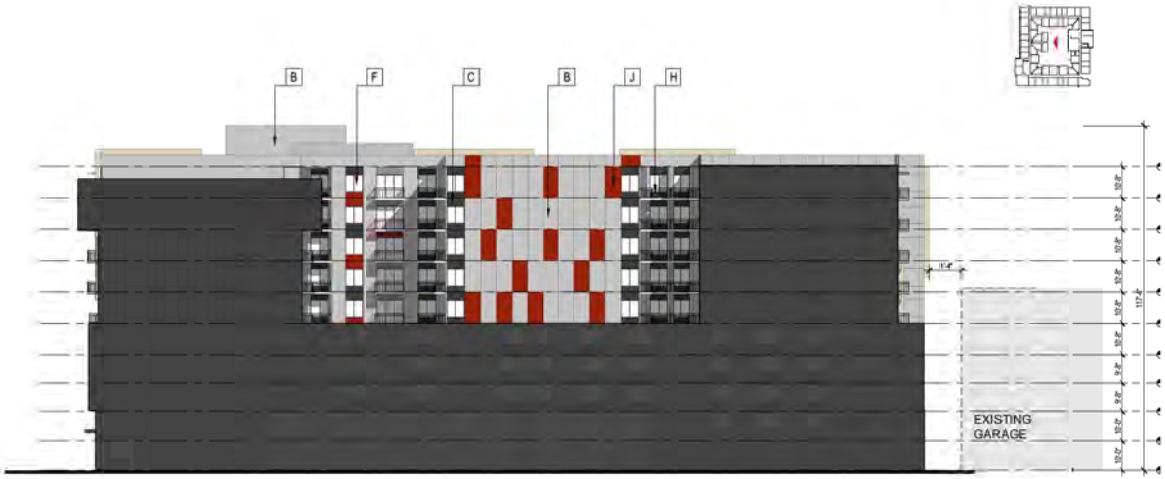
SHEET CONTENTS
ELEVATIONS

SHEET NO.
A512

HPA 15267

COURTYARD ELEVATION



COURTYARD ELEVATION

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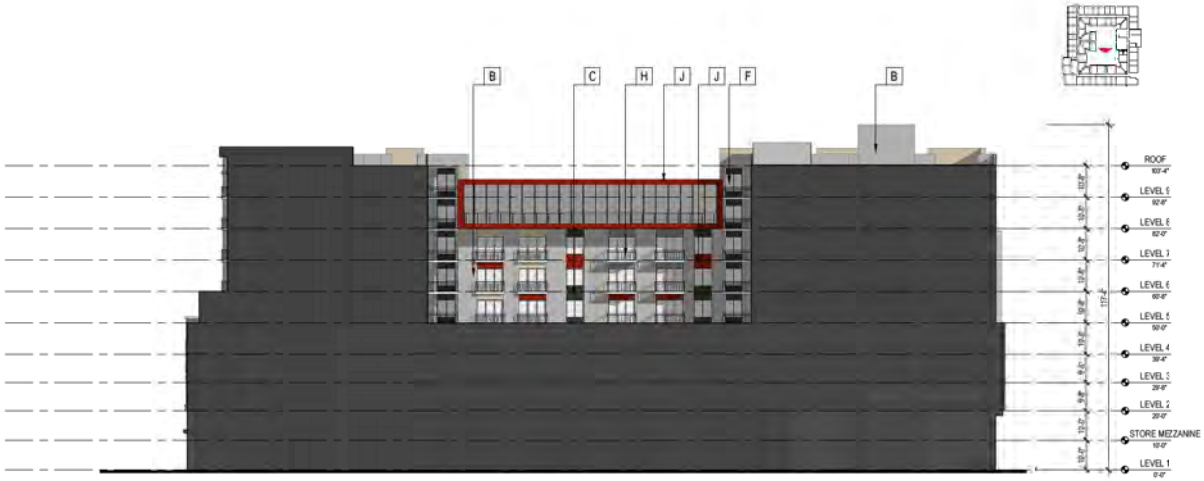
CITY PLANNING SUBMITTAL- 05.06.2016

SHEET CONTENTS
ELEVATIONS

SHEET NO.
A513

HPA 15267



COURTYARD ELEVATION

COURTYARD ELEVATION

MATERIALS / COLOR KEY NOTES

A.	GARAGE SCREENING PERFORATED METAL PANEL 51% OPENINGS MORIN SURREY BEIGE & DOVE GRAY
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0' 10' 20' 40' 60'

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ELEVATIONS

SHEET NO.
A514

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PERSPECTIVE VIEW 1

SHEET NO.
A105

HPA 15267

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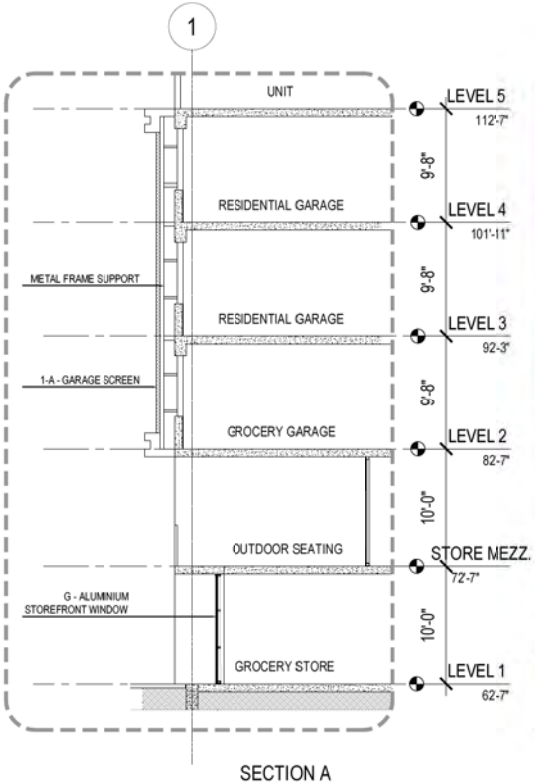
PERSPECTIVE VIEW 2

SHEET NO
A106

HPA 15267



SECTION A

A107a

W. UNIVERSITY DR. PERSPECTIVE

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SHEET CONTENTS
PERSPECTIVE
STORE MEZZ. BALC.

SHEET NO.
A107

HPA 15267

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PERSPECTIVE WF SEATING AREA

SHEET NO.
A107a

HPA 15267

S. ASH AVE. PERSPECTIVE

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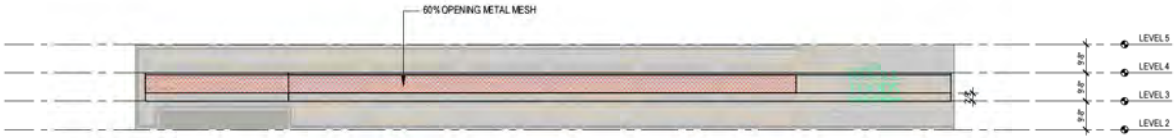
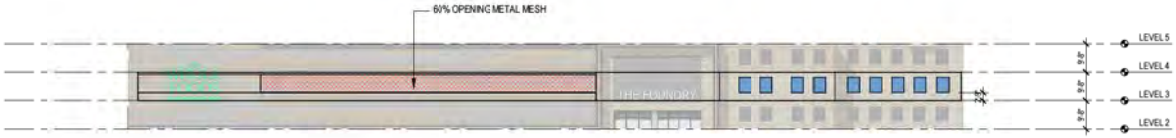
PERSPECTIVE RESIDENTIAL ENTRY

SHEET NO.
A108

HPA 15267



		100% Open	51% Open
SOUTH ELEVATION	TOTAL ELEVATION AREA PER LEVEL	2653 SF	
	AREA OF EXTERIOR WALL OPENINGS PER LEVEL	1,369 SF	698 SF
	% OF PROPOSED OPENINGS	51.6%	26.3%



		100% Open	51% Open
EAST ELEVATION	TOTAL ELEVATION AREA PER LEVEL	2712 SF	
	AREA OF EXTERIOR WALL OPENINGS PER LEVEL	891 SF	546 SF
	% OF PROPOSED OPENINGS	32.9%	20.1%

		100% Open	51% Open
WEST ELEVATION	TOTAL ELEVATION AREA PER LEVEL	2718 SF	
	AREA OF EXTERIOR WALL OPENINGS PER LEVEL	810 SF	611 SF
	% OF PROPOSED OPENINGS	29.8%	22.5%

NORTH ELEVATION	TOTAL ELEVATION AREA PER LEVEL	2508 SF
	AREA OF EXTERIOR WALL OPENINGS PER LEVEL	356 SF
	% OF PROPOSED OPENINGS	14.2%

		100% Open	51% Open
TOTAL	TOTAL ELEVATION AREA PER LEVEL	10591 SF	
	AREA OF EXTERIOR WALL OPENINGS PER LEVEL	3,426 SF	2,210 SF
	% OF PROPOSED OPENINGS	32.3%	20.9%

406.5.2 OPENINGS.
FOR NATURAL *VENTILATION* PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN *EXTERIOR WALLS* ON A TIER SHALL BE NOT LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL *VENTILATION* SHALL BE NOT LESS THAN 40 PERCENT OF THE PERIMETER OF THE TIER. INTERIOR WALLS SHALL BE NOT LESS THAN 20 PERCENT OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS.

EXCEPTION: OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING.

SCALE: 1" = 20' (24"x36" SHEET)
0' 10' 20' 40' 60'

ISSUE DATE: 05/02/2016

REVISIONS

#	DATE	COMMENTS

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THE FOUNDRY
234 W. UNIVERSITY DR.
TEMPE, ARIZONA 85281
FORUM REAL ESTATE GROUP

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction

HUMPHREYS & PARTNERS URBAN ARCHITECTURE, L.P.
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NEWPORT BEACH•SCOTTSDALE•TORONTO•CHENNAI•DUBAI•HANOI•MONTEVIDEO

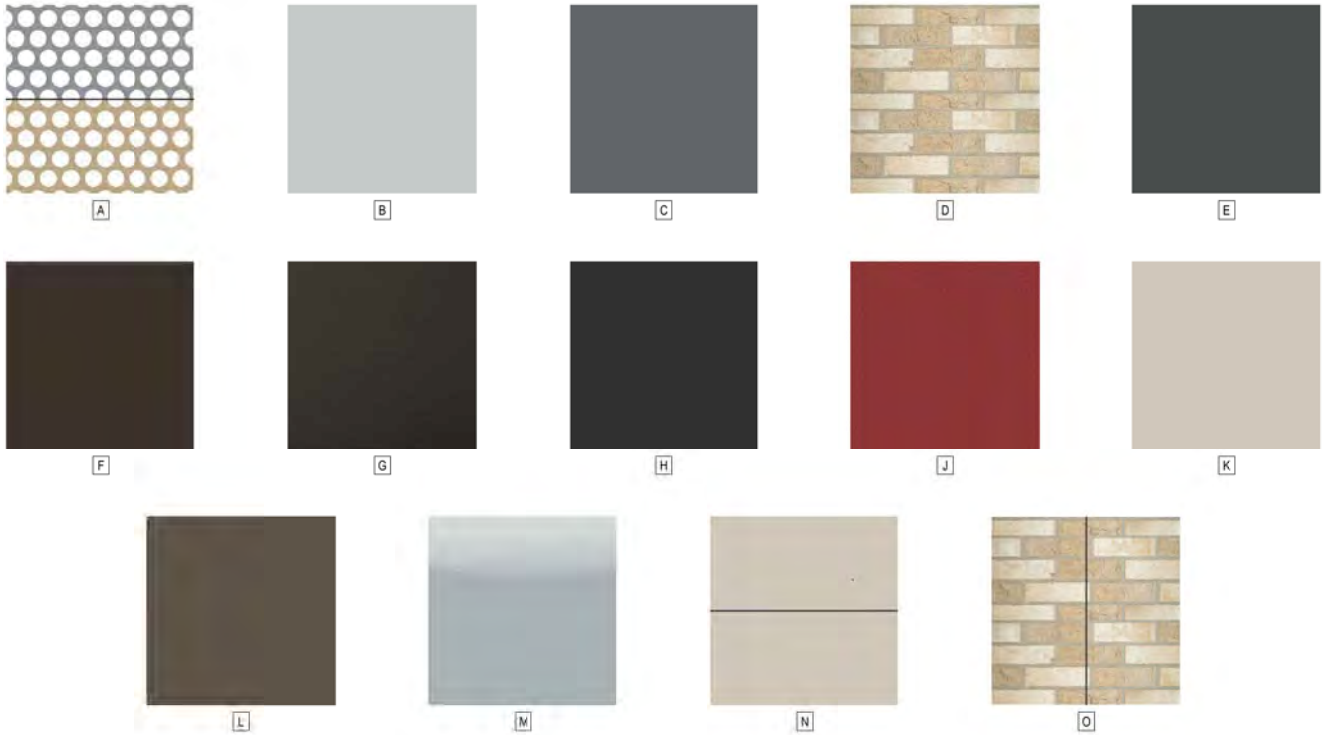
CITY PLANNING SUBMITTAL - 05.06.2016

SHEET CONTENTS
GARAGE OPENING CALCULATION

SHEET NO.
A520

HPA 15267

MATERIAL SAMPLE BOARD



PRECAST PANEL WITH INSET BRICK REFERENCE IMAGES

THIN BRICK

Oldcastle offers owners and architects the option to integrally-cast brick in concrete. From the nation's premier manufacturers of thin brick, there is a wide array of brick options available. Advantages of brick-embedded concrete include no flashing, lintels or weep cavities; no efflorescence; and reduced construction time.

The images shown here represent a small sampling of the available color and texture blends. Brick corners and edge caps are also available. The Oldcastle representative will make available more accurate color literature and samples when requested.

MATERIALS / COLOR KEY NOTES

A.	GARAGE SCREENING PERFORATED METAL PANEL 51% OPENINGS MORIN SURREY BEIGE & DOVE GRAY
B.	STUCCO FINISH - 3 COAT SYSTEM GRAY SCREEN SHERWIN WILLIAMS SW 7011
C.	STUCCO FINISH - 3 COAT SYSTEM WEB GRAY SHERWIN WILLIAMS SW 7075
D.	MASONRY SUMMIT VICTORIAN
E.	METAL PANEL MORIN BLUE GRAY
F.	VINYL WINDOW FIBREX DARK BRONZE CLEAR/ DUAL PANEL / LOW-E
G.	ALLUMINUM STOREFRONT WINDOW EFCO SERIES 403 DARK BRONZE ANODIZED
H.	RAILING METAL POWDER COATED BLACK FIINSH
J.	STUCCO FINISH - 3 COAT SYSTEM RED BAY SHERWIN WILLIAMS SW 6321
K.	STUCCO FINISH - 3 COAT SYSTEM ACCESSIBLE BEIGE SHERWIN WILLIAMS SW 7036
L.	METAL PANEL MORIN SPARTAN BRONZE
M.	WINDOW WALL VIRACON COLOR: SILVER, VFE 1-38
N.	PRECAST PANEL TO BE BID FINISH COLOR ACCESSIBLE BEIGE SW 7036 LIGHT SANDBLAST
O.	PRECAST PANEL TO BE BID FINISH COLOR SAME AS "D" ABOVE

ISSUE DATE:

REVISIONS:

#	DATE	COMMENTS

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SHEET CONTENTS:
MATERIAL SAMPLE

SHEET NO.
A519

HPA 15267

CITY PLANNING SUBMITTAL: 05.06.2016

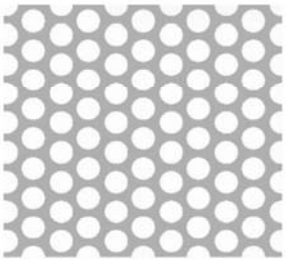
Morin Color Samples - Metal Panels (Solid & Perforated)

Blue Gray

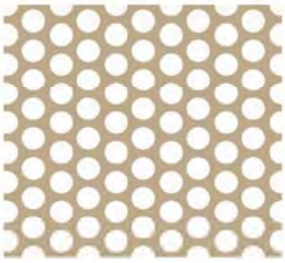
Dove Gray

Spartan Bronze

Surrey Beige



Dove Gray



Spartan Bronze

ATTACHMENT 79

THE FOUNDRY
PUBLIC INVOLVEMENT FINAL REPORT

1. THE FOUNDRY - PUBLIC INVOLVEMENT FINAL REPORT (DS160108)

Lot 1, Cosmopolitan (MCR Bk 900 P 35) – NWC University Drive & Ash Avenue.

2. NOTIFICATION DATES

Pursuant to Section 6-401(F) of the Zoning and Development Code, all property owners within 600' and registered Community, Neighborhood, and Homeowner's Associations within ¼ mile of the Site were notified of the neighborhood meeting as follows:

- March 21, 2016: Neighborhood Meeting Notices sent via Fist Class US Mail
- March 18, 2016: Neighborhood Meeting and Public Hearing Notification Sign posted on Site
- May 3, 2016: Public Hearing Notification Sign updated with new hearing dates

3. NOTIFICATION AREA MAPS

The notification area included property owners within 600' of the Site and registered neighborhood and homeowners' associations within ¼ mile of the Site. (See attached Exhibit – Notification Area Maps.)

4. REGISTERED NEIGHBORHOOD AND HOMEOWNERS' ASSOCIATIONS

The notification area included two Affiliate Associations, five Homeowners Associations, and four Neighborhood Associations. (See attached Exhibit – Notification Area Maps and Exhibit – Notification Lists.)

5. NEIGHBORHOOD MEETING

A neighborhood meeting was held per the City of Tempe Zoning and Development Code §6-401(F) on November 4, 2015 from 6 PM to 7 PM at the Dennis J. Cahill Senior Center, 715 East Fifth Street.

The meeting format was an open-house style with project presentation boards arranged centrally in the meeting room with members of the Forum development team available to greet participants and discuss the project in an inviting and comfortable setting. The open house format allowed one-on-one interaction with the interested neighbors as well as small group discussions. The development team felt this format was appropriate to ensure that all neighbor voices had an equal opportunity to engage the development team in constructive discussion about the project.

6. OUTREACH AND ATTENDANCE NUMBERS

The 600' property owner notification area included 65 property owners, 2 Affiliate Associations, 4 Neighborhood Associations, and 5 Homeowner's Associations. In total, 80 letters were sent to property

owners and association contacts. Additionally, the association contacts were sent notification via email addresses provided by the city. (See attached Exhibit – Notification Lists.)

Attendance at the meeting was approximately 45 people, including 7 members of the Forum development team and Tempe Deputy Community Development Director - Planning, Ryan Levesque. Sign-in sheets were presented to everyone who attended the meeting. Thirty-two neighbors provided contact information on the sign-in sheets. A small number of neighbors in attendance did not wish to sign in. (See attached Exhibit – Neighborhood Meeting Sign In Sheets)

At the neighborhood meeting, neighbors were offered the opportunity to express their concerns on comment cards provided by the Forum development team. A number of neighbors provided their support, comments, questions, and concerns on the comment cards. (See attached Exhibit - Neighborhood Meeting Comment Cards.)

7. FEEDBACK

The neighborhood meeting was scheduled to begin at 6 PM and end at 7 PM. The Forum team was present beginning at 5:00 to greet any early arrivals, and stayed until shortly after 8 PM after the last of the neighbors left. Neighbors began arriving at 5:35 PM and the last neighbors left after 7:45 PM. Throughout the evening, all seven Forum team members greeted neighbors, presented the project, answered questions, and provided responses to input from the neighbors in attendance. In addition to general questions about the project's design, access, and location of the parking, the following is a list of questions, comments, and concerns expressed by members of the public in attendance at the neighborhood meeting, along with Forum's response:

- Great project – go for it!
- Elevation is good, ensure that west elevation facing railroad tracks maintains softened aesthetic value.
- Like the project – many good pedestrian elements and grocery store.
- Super project – this is what is needed for the area. Very impressive, looking forward to seeing this when it is complete.
- Perfect use for this vacant lot. Very excited about Whole Foods within walking distance of home.
- Potential graffiti on building walls and parking garage screening.
    - Forum has been working with city staff to ensure that design elements are in place to prevent graffiti, including landscaping, building materials and articulation, and lighting.
- Bicycle safety at University and Ash corner, including through traffic south on Ash into the residential neighborhood.
    - Forum will be working with the city to re-stripe Ash Avenue to accommodate the proposed Streetcar and will not change the restriction on southbound traffic to the neighborhood.
    - Traffic generated by the project will not pose an increased risk to bicycle safety at this intersection or along the Site's street frontages. The updated bike lanes along University Drive will remain in place.
- More public open space should be provided, such as gathering spaces on the sidewalks and access from the street to private amenity areas.

    - Forum and Whole Foods are committed to providing as much active space along the street frontages as possible. The ability to add more open public space is limited due to the size of the Site, the floor area necessary to accommodate a full service grocer, public utilities, and site design constraints such as ingress/egress, landscaping, and the proposed Streetcar stop.
    - Forum and Whole Foods would like to continue discussions with city staff to encroach the outdoor dining area further into the University right-of-way consistent with similar uses on Mill Avenue.
- Activate the pedestrian experience along University Drive.
    - University Drive is activated by the provision of outdoor dining, pedestrian access to Whole Foods, and a storefront glazing system that provides visual permeability into the retail base of the structure.
    - As stated above, Forum and Whole Foods are working with the city to make the outdoor dining area along University as large as possible while still complying with the Americans With Disabilities requirements.
- Why are trees along University proposed in planters instead of in the ground?
    - Utilities in the right-of-way prevent Forum from planting trees directly in the ground. Forum will utilize large planters to provide more root volume for the trees, supporting full, mature trees that will have a better chance of surviving and providing shade.
- Provide shade along University and Ash.
    - Tress and building elements, including awnings and other projections will provide shade along both street frontages for the comfort of pedestrians.
- How will pets (dogs) be accommodated regarding walking and relieving themselves?
    - The residential programming will include a pet area for residents.
- Whole Foods is too expensive for residents to shop at.
    - Whole Foods offers a number of affordable options, including their 365 line. Residents can shop affordably at Whole Foods by shopping the 365 line, purchasing bulk products (nuts, oats, grains etc.), buying seasonal fruits and vegetables, shopping sales, and planning ahead.
- Luxury apartments are too expensive and this project is gentrifying the neighborhood. Too many units.
    - The proposed apartments will be market rate and will help bring residents to the area to support Tempe's economic development.
    - This project does not displace any existing residential development or residents, the lot is currently vacant.
    - The proposed density conforms with the General Plan projected residential density for the Site.
- Happy to see a grocery store finally coming to downtown Tempe, in walking and biking distance from many homes and businesses.
- The proposed project is a great development that will be very beneficial to the community.
- Love all of it!

Overall, the project was very well-received, with a number of neighbors expressing their support of the proposed development. Certain neighbors that were opposed to the project did not wish to speak constructively with members of the development team.

8. DOCUMENTATION

- Neighborhood Notification Letter (See attached Exhibit – Neighborhood Meeting Notice.)
- Property Posting Affidavit and Photo (See attached Exhibit – Affidavit of Sign Posting.)
- Affidavit of Public Hearing Notification for Property Ownership List and Map (See Attached Exhibit – Signed Affidavit Form.)
- Neighborhood Meeting Sign-In Sheet (See attached Exhibit – Neighborhood Meeting Sign-In)
- Neighborhood Meeting Comment Cards (See attached Exhibit - Neighborhood Meeting Comment Cards.)
- Updated Property Posting Affidavit and Photo (See attached Exhibit – Affidavit of Updated Sign Posting)

9. ONGOING PUBLIC INVOLVEMENT

We will continue to utilize involvement techniques and communication approaches outlined in the Public Involvement Plan to ensure that any interested parties are engaged throughout the entitlement process. To date, only several neighbors who support the project have reached out to the development team.

The most current information about upcoming meetings and comment opportunities will be available via email (darin@senderlaw.com) or telephone (480-966-6735).

EXHIBIT - CONTEXT PLAN (SITE PHOTOS)

EXHIBIT - SITE PHOTOS

1. NWC Site - View North

2. NWC Site - View East

3. NWC Site - View South

4. NWC Site - View West

EXHIBIT - SITE PHOTOS

5. NEC Site - View North

6. NEC Site - View East

7. NEC Site - View South

8. NEC Site - View West

EXHIBIT - SITE PHOTOS

9. SEC Site - View North

10. SEC Site - View East

11. SEC Site - View South

12. SEC Site - View West

EXHIBIT - SITE PHOTOS

13. SWC Site - View North

14. SWC Site - View East

15. SWC Site - View South

16. SWC Site - View West

06 09 16 RCM
Supplemental Material
6B4

Source:

Maple - Ash - Farmer - Wilson Neighborhood

Neighborhood group with over 4,000 members

Sarah Scorpkilla created a poll.
6 hrs

MAFW TOTALLY OFFICIAL POLL: What kind of grocery store would you like to see in MAFW?

		Totals
Sprouts	+72	76
Trader Joe's	+42	46
Ranch Market	+30	34
WinCo	+21	25
Food City	+13	17
Frys	+7	9
Gentle Strength Co-op	+4	7
Whole Foods	+7	
Lee Lee International Supermarket	+4	6
Safeway	+3	5

From: Angela Creedon
Sent: Thursday, June 16, 2016 3:13 PM
To: Levesque, Ryan
Subject: The Foundry

Hi Ryan,

ASU met with the developer of The Foundry. We believe this is a great project and will be tremendously beneficial to the downtown area, including the ASU campus and our students. Thank you for the opportunity to review this project.

Thanks,

Angela Creedon
Associate Vice President
ASU Community & Municipal Relations

I AM A SUN DEVIL FAN.

HAYDEN SQUARE CONDOMINIUMS
C/O VISION COMMUNITY MANAGEMENT
DESERT FOOTHILLS PARKWAY
PHOENIX, AZ 85048

May 25th, 2016

The Honorable Mayor Mark Mitchell
Vice Mayor Corey Woods
Tempe City Council Members
35 E. 5th Street
Tempe, Arizona 85281

Re: University & Ash whole Foods project ("The Foundry").

Dear Mayor Mitchell and Council,

The Hayden Square Condominium Owner's Association in downtown Tempe supports The Foundry Whole Foods project. We are writing this letter in an effort to encourage your support this important project for Tempe, our residents, and the Downtown Community.

The Foundry is a well-designed mixed use project that includes a new Downtown grocery store that we have been in dire need of for over a decade. The project also includes a successful urban streetscape and an attractive building design that includes a diversity of materials and form. The pedestrian and transit design support a walkable downtown which is important to a vibrant and sustainable urban fabric. The residential units will provide a much needed urban housing element for the fast growing corporate climate of downtown Tempe. This type of development should be encouraged more as the downtown Tempe urban fabric matures.

Please consider supporting this important project.

Thank you for your consideration!

Sincerely,