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

DOCUMENT NAME: DRCr_FountainheadLot7C_082410 PLANNED DEVELOPMENT (0406)

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

DPR12116 – Development Plan Review including site plan, building elevations and landscape plan.

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

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

LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO: There are no changes to the prior development plans. This request only seeks to extend the time period the design approval is valid.

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

Landscape area 22%; 22% with anticipated dedication (10% min. required)
Vehicle Parking 1,703 spaces (1,256 min. spaces required)
Bicycle Parking 47 spaces (47 min. required)

A neighborhood meeting is not required with this application.
PAGES:
1. List of Attachments
2-3. Comments
4-6. Reason for Approval / Conditions of Approval
7-8. Code/Ordinance Requirements

ATTACHMENTS:
1. Location Map(s)
2-7. Aerial and Site Photo(s)
8-9. Letter of Explanation
10-11. Site plans
12-13. Floor plans
14-15. Building Elevations
16. Building Sections
17-18. Landscape Plan
19. Preliminary Grading & Drainage Plan
20-23. Rendering perspectives
8/24/12 UPDATE:
The applicant is seeking an extension of the previous development plan approval on August 24, 2010, by the Development Review Commission. In August of 2011, the applicant received an administrative time extension, maximum one year, pursuant to the Zoning and Development Code Section 6-901, Time Extensions. The applicant is currently seeking up to a 3 year time extension for the current development and conditions previously provided. The project is marketing a primary tenant, and until such time, a building permit application would then be submitted.

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

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

This request includes the following:

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

The applicant is requesting the Development Review Commission take action on this item listed above.

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

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

PROJECT ANALYSIS

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

Building Elevations
The project's building design is in concert with two other office buildings directly to the north. This project is proposed for development by the same design team that constructed the other buildings and parking structure. This design, although similar layout in material, will have unique elements as a prominent structure within the area. The west building face from the third floor above will have a projected building curve, providing additional floor space. The building will have the appearance of two combined buildings, with the southern portion containing an elevated screening design above the actual roof parapet. The design will enhance the overall development complex integrating common design materials. The parking structure as well, will match the previous approved parking structure along 55th Street, currently under construction.
Landscape Plan
The landscape palette includes a mixture of low-water use plants and areas north of the site dedicated for turf. The emergency fire turn around includes a grass-crete paving to serve as a drivable surface. This palate of turf will blend in with previously approved design around the remaining portions of the lake. Developments with public street access more than 150 feet from the primary building entrance requiring additional shading along the pedestrian pathway. This project has incorporated a tree shaded walkway with ample landscaping, separating the western surface parking, and aligning the primary entrance access to the public street.

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

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

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; The placement of buildings varies with the parking structure placed along the street frontage with ample landscape and tree shading, while the primary office building is setback from the street.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; Because of the large office design, a parking structure was necessary to supply the required number of parking spaces for the site. The structure limits the overall amount of surface parking while providing shade and comfort for use of the vehicle access. The building orientation is not desirable for potential heat gain within the building, requiring greater use of energy.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; The project material will complement and match the surrounding structures, creating a unified complex.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; Appropriate scale to the surrounding has been achieved.

5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; A unique base with varying building elevations are well articulated throughout the design.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; This criteria has been satisfied.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; The site will provide adequate bicycle parking, direct shaded access to the public access ways, and provide space for a future pedestrian bridge.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; This design criteria has been satisfied.

9. Plans appropriately integrate Crime Prevention Through Environmental Design (CPTED) principles such as territoriality, natural surveillance, access control, activity support, and maintenance; The site through conditions of approval will satisfy CPTED principles.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; Landscape plan provides delineation identified areas.
Conclusion
Based on the information provided by the applicant and the above analysis, staff recommends approval of the request for Development Plan Review, subject to conditions of approval.

REASONS FOR APPROVAL:
1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code and Planned Area Development Overlay.
3. The proposed project meets the approval criteria for a Development Plan Review.

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

1. This approval is valid until August 24, 2015. Development plan approval shall be void if an application for a building permit has not been submitted by the time stipulated by the Development Review Commission, unless otherwise modified prior to the decision becoming null and void. (ADDED CONDITION)

2. An administrative Amended Planned Area Development Overlay is required and shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe’s Community Development Department prior to issuance of building permits.

3. The developer must receive final approval of Traffic Impact Analysis from City Traffic Engineering prior to issuance of a building permit.

Site Plan
4. The project shall either dedicate future public right-of-way or provide a public access easement, as determined by the property owner, for the construction by the City of Tempe, of a future pedestrian bridge planned to span across the I-10 freeway. The applicant has proposed a ninety (90) degree rotation of the switch-back ramp with preliminary acceptance by the Tempe Transportation Division. Final determination and dimensions of the dedication and alignment to be determined by the City of Tempe, prior to completion of building permits. This specific easement or dedication will not modify the two (2) proposed driveways along Alameda nor alter the location and design of the parking structure, as shown on the site plan.

5. Upon final determination of a future dedicated west property line, through an administrative plan review, the building may be setback and reoriented closer to the western property line, subject to all applicable codes and reviewed for building permits.

6. Provide 6'-0" wide public sidewalk along Alameda Drive, or as required by Traffic Engineering Design Criteria and Standard Details.

7. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.

8. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

9. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
10. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

11. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

12. Where shade canopies are provided in parking areas:
   a. Provide an 8” fascia for the canopy structure.
   b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
   c. Relate canopy in color and architectural detailing to the buildings.
   d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

Floor Plans

13. Exit Security:
   a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
   b. In instances where an elevator or stair exit in the office or parking structure is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

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

15. Garage Security:
   a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
   b. Provide exit stairs that are open to the exterior as indicated.
   c. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
   d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

16. Parking Garage:
   a. Minimum required parking dimensions shall be clear of any obstructions.
   b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
   c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

17. The materials and colors are approved as presented:
   Glazing – Versalux Blue 2000T subdued silver reflectance
   Glazing – Viracon Gray with subdued silver reflectance
   Building Wall – southern segment – Integral Color Concrete, to match “DE6242 Wells Grey”
   Building Wall – northern segment – Metal panel painted to match ATAS 70 Clear
   Window Accent – Clear Anodized Aluminum – to match arcadia #11/clear AC-2
   Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.
18. The roof top mechanical screening shall be designed in a way to create a visual break from the building's true parapet edge. The architectural element above the true parapet, allowed to exceed the maximum height, is intended to be an integral part of the building design for mechanical screening. Material may consist of alternate methods complimentary to the overall design.

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

20. Concel roof drainage system within the interior of the building.

21. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

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

23. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

**Lighting**

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

**Landscape**

25. The plant palate is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.

26. Do not locate drywell chambers under required landscape islands in order to avoid interference with tree plantings.

27. Irrigation notes:
   a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
   b. Locate valve controller in a vandal resistant housing.
   c. Hardwire power source to controller (a receptacle connection is not allowed).
   d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
   e. Provide temporary irrigation for the native hydro-seed area. Dismantle this irrigation system when germination of hydro-seed is seen.

28. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

29. Top dress planting areas with a rock or decomposed granite application with a 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

**Signage**

30. Provide address sign(s) on each building elevation, placed no higher than the 3rd level on the building.
   a. Conform to the following for building address signs:
      1) Provide street number only, not the street name
      2) Compose of 12” high, individual mount, metal reverse pan channel characters. 
      3) Self-illuminated light source.
      4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
      5) Do not affix number or letter to elevation that might be mistaken for the address.
b. Utility meters shall utilize a minimum 1” number height in accordance with the applicable electrical code and utility company standards.

c. Provide one painted address sign on the roof of the office building. Orient sign to be read from the south.
   1) Include street address number in 6’-0” high characters on one line and street name in 3’-0” high characters on a second line immediately below the first.
   2) Provide high contrast sign, either black characters on a light roof or white characters on a black field that is painted on the roof.
   3) Do not illuminate roof address.

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

- Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- STANDARD DETAILS:

- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

- COMMUNICATIONS:
  - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: www.tempe.gov/index.aspx?page=949. Contact Information Technology Department to discuss size and materials of the buildings and to verify radio amplification requirement.
  - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

- PUBLIC ART: Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

- SECURITY REQUIREMENTS:
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3” wide high strength plastic or laminated glass window, located between 43” and 66” from the bottom edge of the door.
• FIRE:
  • Clearly define the fire lanes. Ensure that there is at least a 20’-0” horizontal width, and a 14’-0” vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
  • Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

• ENGINEERING:
  • Underground all overhead utilities, except high-voltage transmission line unless project inserts a structure under the transmission line.
  • Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  • Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  • Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  • 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

• REFUSE:
  • Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  • Verify that vehicle maneuvering and access to the enclosure is adequate.
  • Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  • Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

• DRIVEWAYS:
  • Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
  • Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15’-0” in back of face of curb. Consult “Corner Sight Distance” leaflet, available from Traffic Engineering if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2’-0” tall (except canopy trees are allowed) within each clear vision triangle.

• PARKING SPACES:
  • At parking areas, provide demarcated accessible aisle for disabled parking.
  • Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2’-0” by 6’-0” individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

• LIGHTING:
  • Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  • Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees (20’-0” separation) or other site features in order to maintain illumination levels for exterior lighting.

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

July 13, 1988  City Council approved an Amended Planned Area Development Overlay for FOUNTAINHEAD CORPORATE PARK, which included Site #8, Lot 7 a variance to increase building height to 190'-0".

December 7, 2005  Design Review Board approved the building elevations, site plan and landscape plan for FOUNTAINHEAD CORPORATE PARK-PHASE IV-LOT 7 consisting of a 75,443 s.f., three story office building located at 1630 West Alameda Drive in the GID, General Industrial Zoning District. (EXPIRED)

August 24, 2010  Development Review Commission approved a Development Plan Review request for FOUNTAINHEAD LOT 7C (PL100197/DPR10116) for a new 14-story office consisting of 384,300 sf. building area and an 8-level parking structure consisting of 490,000 sf. all on a +/- 5.97 acre site, located at 1650 West Alameda Road, in the GID (PAD), General Industrial District within a Planned Area Development Overlay.


ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
Location Map

ATTACHMENT 1
FOUNTAINHEAD LOT 7C (PL100197)
Fountainhead Lot 7c

Letter of Explanation

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

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

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

The landscape materials and plant palette will be in harmony with the materials and palette being used on “Fountainhead Office Plaza” currently under construction, with a design focus on the “greenspace” located between the new office tower and the lake area on the property to the north. We have provided a very generously landscaped pedestrian walkway from the front entry of the office building to the public sidewalk located on
Alameda to the south, and also to the new office complex under construction to the north. Signage and exterior lighting will be in keeping with the overall Fountainhead theme, and will not be intrusive on the adjacent properties.
## PLANT LEGEND

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<td>Thunder Cloud/Leucophyllum candidum</td>
<td>5 Gallon</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwarf Nandina/Nandina domestica 'Nana'</td>
<td>5 Gallon</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ocahui/Agave ocahui</td>
<td>5 Gallon</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Honeysuckle/Justicia spectigera</td>
<td>5 Gallon</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Brittlebush/Encelia farinosa</td>
<td>1 Gallon</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Triangle Leaf Bursage/Ambrosia deltoidea</td>
<td>1 Gallon</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Regal Mist/Muhlenbergia capillaris</td>
<td>1 Gallon 3'-0&quot; OC</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Groundcovers (Max. 2'-0&quot; @ maturity)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwarf Mule/Muhlenbergia rigens 'Nashville'</td>
<td>1 Gallon 3'-0&quot; OC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Gold Mound/Lantana sp.</td>
<td>1 Gallon 3'-0&quot; OC</td>
<td></td>
</tr>
<tr>
<td></td>
<td><em>Sierra Gold</em>/Dalea capitata</td>
<td>1 Gallon 3'-0&quot; OC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Seasonal Annuals</td>
<td>4&quot; Flats Varies</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rip Rap, See Civil. Embedded in concrete to depth of 1/4 the dimension of rock. Color to match decomposed granite.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Mid Iron Tiff/Cynodon Dactylon</td>
<td>Sod 9,856 sf (17.5% OF TOTAL LS AREA)</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Decomposed Granite Topdressing</strong></td>
<td>46,584 sf</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1/4'' minus 2'' UB+1&quot; MIN.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NOTE:** All Quantities are approximate and should be verified by contractor, plant as shown on the plans.