

# 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

FORUM REAL ESTATE GROUP, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ITS DAVID CLOCK, MANAGER - DEVELOPER

## 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  
303.601.6871, DCLOCK@FORUMRE.COM

## PROJECT DATA

COMMUNITY PLANNING OVERLAY	PAD PROPOSED (CITY)
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (H45-DH4)
ZONING	CC PAD
SITE AREA	80,938.00 SF (1.858 AC)
DWELLING QUANTITY	292 UNITS (MIN 266, MAX 300 UNITS)
DENSITY	357.36 DUA (MIN 319.94, MAX 363.46 DUA)
BUILDING HEIGHT	117'-0" (MAX 130'-0" (TO TOP OF MECH))
BUILDING LOT COVERAGE	92.12% (74,540.00 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 (UNIVERSITY)	0'-0" MAX
SIDE (WEST)	0'-0" MAX
STREET SIDE (ASH)	0'-0" MAX
VEHICLE PARKING QUANTITY	557 SPACES
GROCCER PARKING	192 SPACES
TANDEM	0 TANDEM SPACES
RESIDENTIAL PARKING	365 SPACES
TANDEM	39 TANDEM SPACES
BICYCLE PARKING QUANTITY	312 SPACES
USES & AREAS	
TOTAL GROSS BUILDING AREA	572,278 SF
GROCCER (INCL. MEZZ.)	41,477 SF
LOBBY/LEASING/AMENITIES	10,586 SF
CLUB-HOUSE	6,837 SF
LOADING & TRASH	368 SF
MEP/STORAGE	9,014 SF
MAJOR VERT. PENETRATIONS	9,999 SF
PARKING	2,245,711 SF
GROSS RESIDENTIAL AREA	214,286 SF
NET RESIDENTIAL AREA	207,988 SF
USE PERMITS	
TANDEM PARKING	19 TANDEM STALLS

## SITE VICINITY MAP



CONDITIONS OF APPROVAL: PADXXXXX

DS160108

PL160099

REC16058

REVISIONS

#	DATE	COMMENTS

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The architect or architect-in-charge is not responsible for the construction of the project or for the performance of the project. The architect or architect-in-charge is only responsible for the design of the project and for the construction of the project in accordance with the contract documents. The architect or architect-in-charge is not responsible for the construction of the project or for the performance of the project.

REC16058

PL160099

DS160108

CITY PLANNING SUBMITTAL - 05.05.2016

HUMPHREYS & PARTNERS URBAN ARCHITECTURE, L.P.  
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0423 CONTRACT COVER

8/07/16

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HPA 15267

# PLANNED AREA DEVELOPMENT OVERLAY THE FOUNDRY SITE PLAN

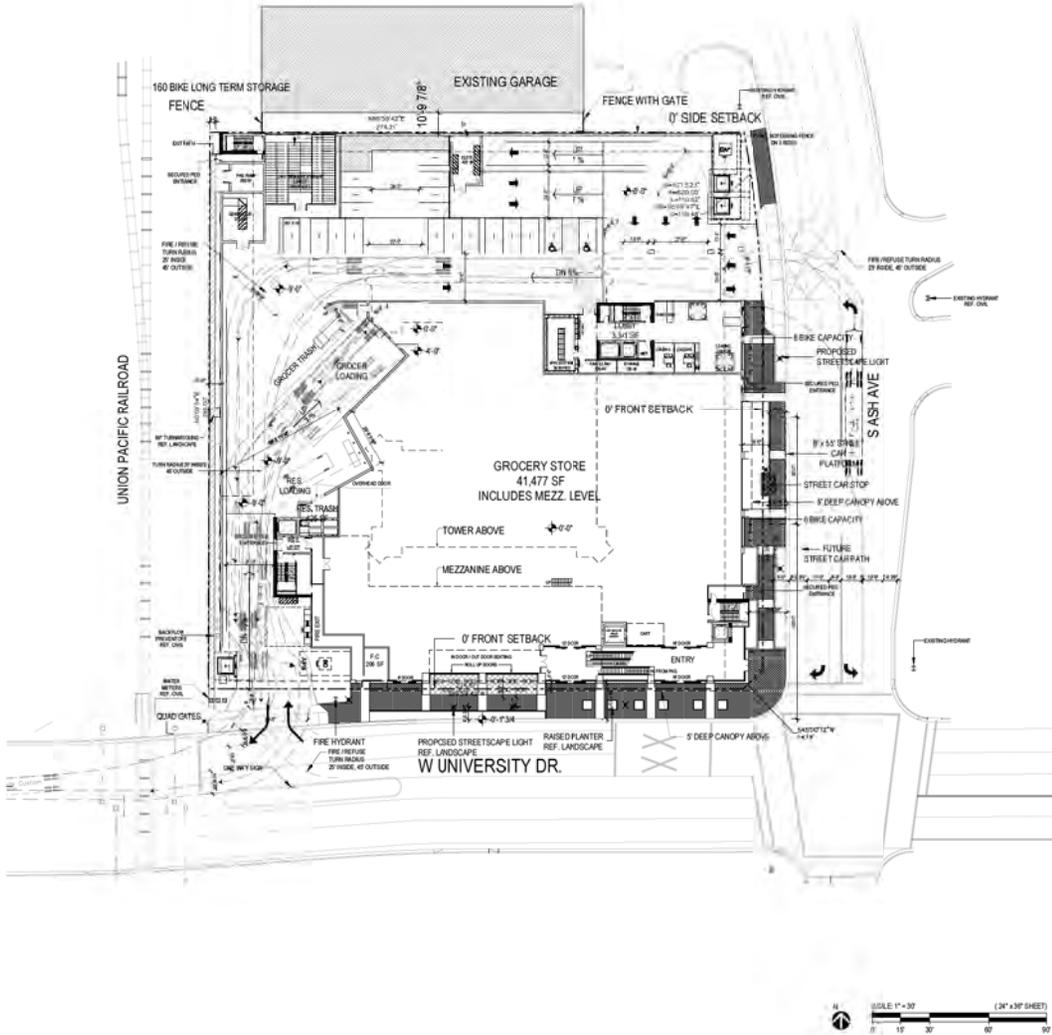


TABLE 4-20(1)	CC DEV. STANDARDS	SFD 2006.11 (2024) AMENDMENTS	PAD PROVIDED (CC PAD)
<b>GENERAL PLAN LAND USE</b>	MIXED-USE	MIXED-USE	MIXED-USE
<b>GENERAL PLAN DENSITY</b>	HIGH DENSITY (≥25 DU/A)	HIGH DENSITY (≥25 DU/A)	HIGH DENSITY URBAN CORE (4-65 DU/A)
<b>SITE AREA</b>	-N/A-	84,070.84 SF (1.93 AC)	80,938.91 SF (1.85 AC)
<b>DWELLING QUANTITY</b>	-N/A-	187 UNITS	793 UNITS (MIN 245, MAX 300 UNITS)
<b>DENSITY</b>	-N/A-	16.90 DU/A	137.18 DU/A (MIN 133.84, MAX 161.48 DU/A)
<b>BUILDING HEIGHT</b>	5<-4<	247'-0"	137'-4" (MAX 130'-0" (TO TOP OF MCH))
<b>BUILDING LOT COVERAGE</b>	-N/A-	70% (84,070.84 SF/84,070.84 SF)	70.12% (74,560.00 SF/80,938.00 SF)
<b>SITE LANDSCAPE COVERAGE</b>	-N/A-	1.2% (1,009.85 SF/84,070.84 SF)	2.00% (1,618.00 SF/80,938.00 SF)
<b>MUNICIPAL SETBACKS</b>			
FRONT (UNIVERSITY)	20'-0"	5'-0"	0'-0" MAX
REAR (NORTH)	0'-0"	7'-0"	0'-0" MAX
SIDE (WEST)	0'-0"	20'-0"	0'-0" MAX
STREET SIDE (SASH)	0'-0"	5'-0"	0'-0" MAX
<b>REQUIRED VEHICLE PARKING</b>	(CC STANDARDS ORD. 02015.60)	(TABLE 4-60(1)(E))	(CC STANDARDS ORD. 02015.60)
GROCER	7.91 (41,477 / 5,000 / 500)	177 (83,377 SF / 300)	72.91 (1,477 / 5,000 / 500)
ACCESSORY RESTAURANT	4.00 (1,200 / 300 / 500)	0.00	0.00 (1,200 / 300 / 500)
ACCESSORY OUTDOOR PATIO	4.00 (600 / 150)	0.00	0.00 (600 / 150)
1 BEDROOM RESIDENTIAL	33.00 (268.88 * 0.5/80)	178 (113 * 1.5/UNIT)	133 (202/6.88 * 0.5/80)
2 BEDROOM RESIDENTIAL	11.00 (43.88 * 0.5/80)	132 (66 * 2.0/UNIT)	71.00 (42.88 * 0.5/80)
3 BEDROOM RESIDENTIAL	4.50 (15.88 * 0.5/80)	45 (18 * 2.5/UNIT)	4.50 (11.88 * 0.5/80)
GUEST RESIDENTIAL	9.20 (292 * 0.3/UNIT)	37 (187 * 0.3/UNIT)	37.20 (192 * 0.3/UNIT)
<b>PARKING PROVIDED</b>	241 SPACES	541 SPACES	261 SPACES
<b>PROVIDED VEHICLE PARKING</b>			
GROCER PARKING			197 SPACES
STANDARD			160 SPACES
TANDEM			0 TANDEM SPACES
COMPACT			28 SPACES
ADA			4 SPACES
RESIDENTIAL PARKING			868 SPACES
STANDARD			276 SPACES
TANDEM			19 TANDEM SPACES
COMPACT			45 SPACES
ADA			5 SPACES
<b>BIKECYCLE PARKING QUANTITY</b>	(BIKECYCLE COMMUNITY AREA)	(BIKECYCLE COMMUNITY AREA)	(BIKECYCLE COMMUNITY AREA)
GROCER	1.53 (41,477 / 7,300) (MIN 4)	13 (51,171 SF / 7,300 SF)*	1.53 (41,477 / 7,300) (MIN 4)
ACCESSORY RESTAURANT	7.40 (3,200 / 500)	0.00	3.40 (3,200 / 500)
ACCESSORY OUTDOOR PATIO	6.65 (600 / 7,300)	0.00	0.45 (190 / 7,300)
1 BEDROOM RESIDENTIAL	99.50 (268.88 * 0.75/UNIT)	85 (113 * 0.75/UNIT)	109 (60/6.88 * 0.75/UNIT)
2 BEDROOM RESIDENTIAL	5.75 (21 * 0.75/UNIT)	42 (66 * 0.75/UNIT)	15.75 (11 * 0.75/UNIT)
3 BEDROOM RESIDENTIAL	1.80 (5 * 1.0/UNIT)	18 (18 * 1.0/UNIT)	5.00 (5 * 1.0/UNIT)
GUEST RESIDENTIAL	18.40 (292 * 0.3/UNIT)	37 (187 * 0.3/UNIT)	18.40 (192 * 0.3/UNIT)
<b>PARKING REQUIRED</b>	241.63 SPACES	155.56 SPACES	241.63 SPACES
<b>PARKING PROVIDED</b>		267 SPACES	312 SPACES
<b>USES &amp; AREAS</b>			
TOTAL GROSS BUILDING AREA	733,439 SF		572,278 SF
GROCER (INCL MEZZ.)	53,172 SF		41,473 SF
LOBBY/LEASING/AMENITIES	-N/A-		10,586 SF
CLUB HOUSE	-N/A-		6,837 SF
LOADING & TRASH	-N/A-		148 SF
MEP/STORAGE	-N/A-		9,014 SF
MAJOR VERT. PENETRATIONS	-N/A-		9,893 SF
PARKING	-N/A-		289,711 SF
GENERAL COMMERCIAL	53,172 SF		0.00 SF
GROSS RESIDENTIAL AREA	380,453 SF		344,341 SF
NET RESIDENTIAL AREA	-N/A-		297,868 SF
<b>USE PERMITS</b>			
TANDEM PARKING		-N/A-	19 TANDEM SPACES

MVP (major vertical penetrations) on or overtopping 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 an space separate side of exterior walls within the footprint of the building.  
 Gross residential area: the floor area including MEP, MEI/storage, retail and parking.  
 Total gross building area: the floor area within the perimeter of the exterior walls.

REVISIONS

#	DATE	COMMENTS

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THE FOUNDRY  
 284 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.

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CITY PLANNING SUBMITTAL - 05.05.2016

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