

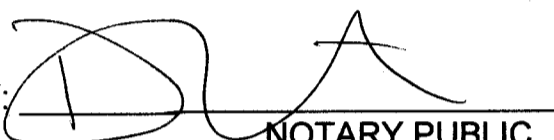
PLANNED AREA DEVELOPMENT OVERLAY THE FOUNDRY

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

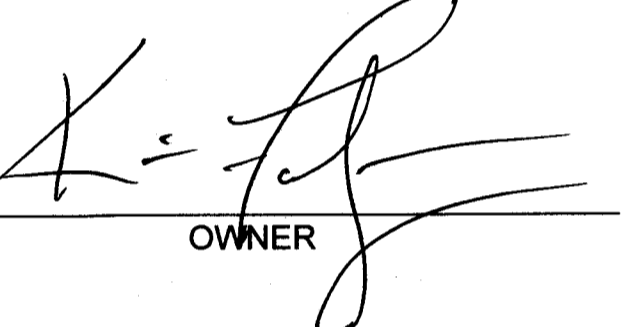
ACKNOWLEDGMENT

ON THIS DAY OF April 5 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED KEVIN FOLTZ, 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
 DANIELLE CHRISTIANSEN
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID # 20124032452
 MY COMMISSION EXPIRES 05-25-2020
May 25 2020
 MY COMMISSION EXPIRES

FORUM REAL ESTATE GROUP, A COLORADO LIMITED LIABILITY COMPANY

BY:  OWNER
04-05-2017
 DATE

IT'S KEVIN FOLTZ, MANAGING DIRECTOR - DEVELOPMENT

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 23rd DAY OF JUNE, 2016

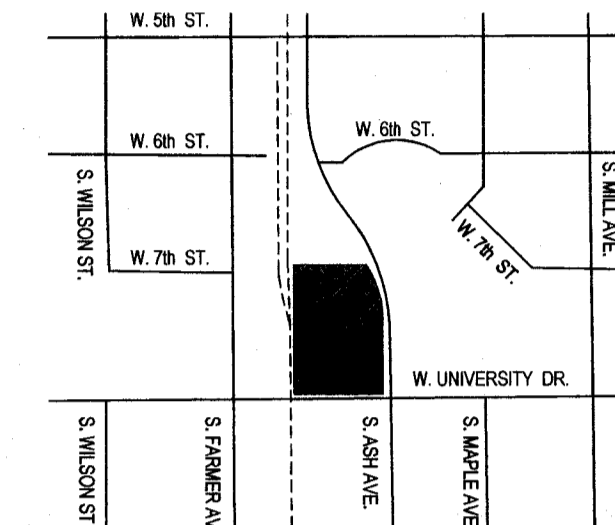
OWNER/DEVELOPER

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 DISTRICTS AND OVERLAYS TABLE 4-203(B)	PAD PROVIDED (CC PAD)
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (>65 DUA)
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
GROCEER 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
GROCEER (INCL. MEZZ.)	41,477 SF
LOBBY/LEASING/AMENITIES	10,586 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 VICINITY MAP



CONDITIONS OF APPROVAL: PAD (PL160099)

1. A building permit application shall be made by June 23, 2018, within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Planned Area Development approval shall be null and void.
3. The Planned Area Development Overlay for THE FOUNDRY shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department by August 22, 2016, within sixty (60) days of the date of City Council approval.
4. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.
5. The parking management plan must be updated to the most current parking numbers identified in the plans submitted.
6. The applicant will commit to pay the City of Tempe \$200,000 for traffic calming, affordable housing, neighborhood preservation and historic preservation, but as the first priority, the traffic-calming will be undertaken and consist of a quad-crossing system installed on University Drive between Ash and Farmer avenues. (Added by staff based on previous PAD condition).

DS160108

PL160099

REC16058

REC16058

PL160099

DS160108

ISSUE DATE: 03/21/2016

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 • DUBAI • HANOI • MONTEVIDEO

SHEET CONTENTS:
 COVER
 SHEET NO.
 A101
 HPA 15267

CITY PLANNING SUBMITTAL-05-06-2016

PLANNED AREA DEVELOPMENT OVERLAY THE FOUNDRY SITE PLAN

ISSUE DATE: 03/21/2015

REVISIONS:

#	DATE	COMMENTS

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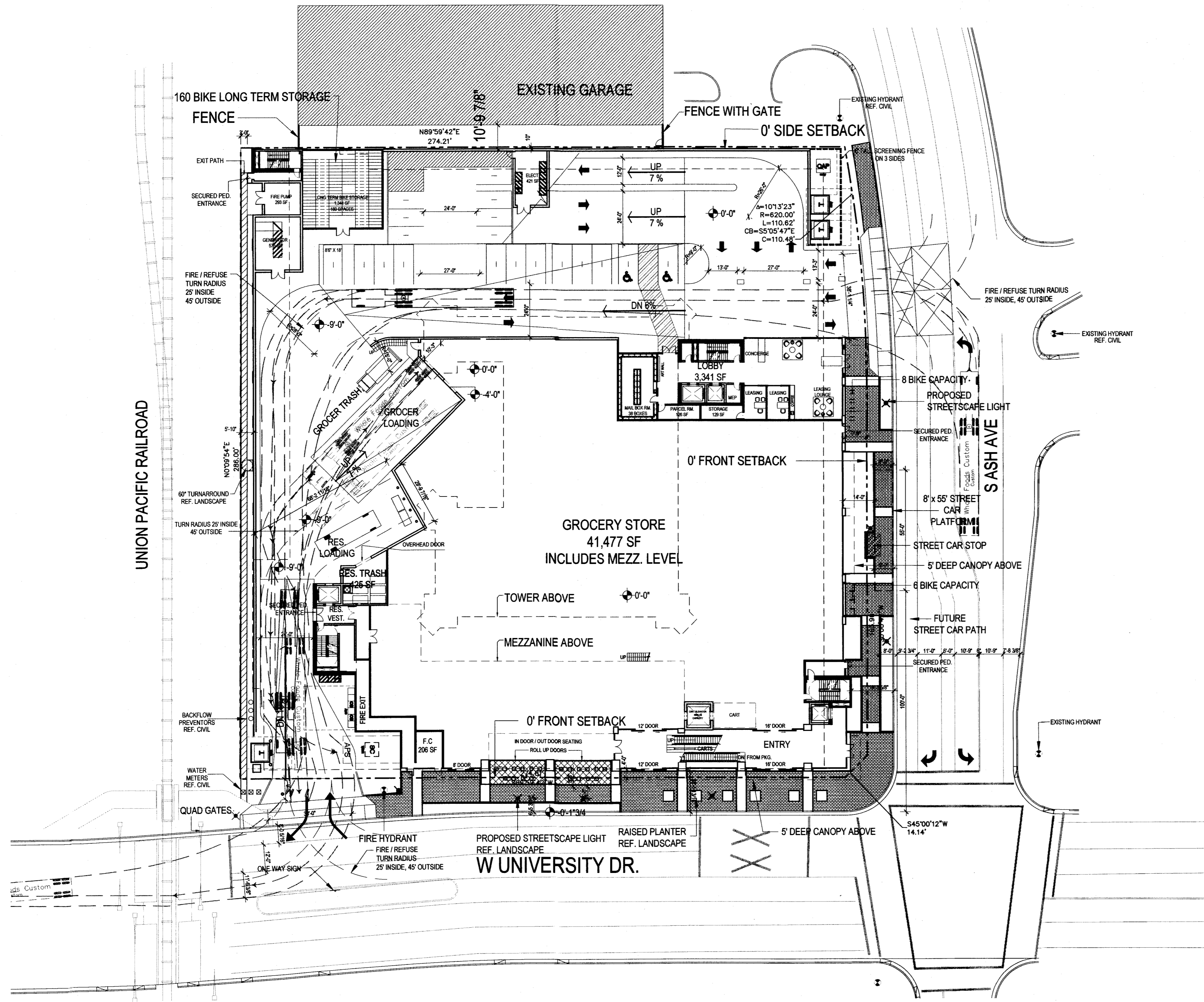


TABLE 4-203(B)	CC DEV. STANDARDS	SPD-2006-53 (COSMO AMENDED)	PAD PROVIDED (CC PAD)
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY (>25 DUA)	HIGH DENSITY (>25 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)
SITE AREA	-N/S-	84,070.84 SF (1.93 AC)*	80,938.00 SF (1.858 AC)
DWELLING 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. 02015.60)	(TABLE 4-603(E))	(CC STANDARDS ORD. 02015.60)
GROCCER	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
GROCCER 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)
GROCCER	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
GROCCER (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-	9,999 SF
PARKING		-UNK-	249,711 SF
GENERAL COMMERCIAL		53,172 SF	0.00 SF
GROSS RESIDENTIAL AREA		385,653 SF	244,286 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.

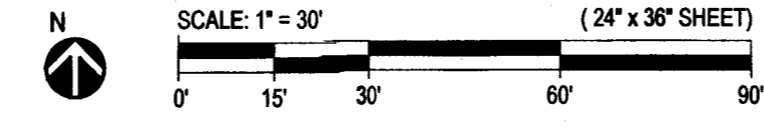
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NEWPORT BEACH-SCOTTSDALE-TORONTO-CHENNAI-DUBAI-HANOI-MONTEVIDEO

SHEET CONTENTS:
SITE PLAN

SHEET NO.
A102
HPA 15267



CITY PLANNING SUBMITTAL-05.06.2015