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MEMORANDUM Transportation & Development – PZ Memo No. 13-094

DATE: OCTOBER 16, 2013

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR

FROM: KEVIN MAYO, PLANNING MANAGER

SUBJECT: PDP13-0015 WELLS FARGO CHANDLER CAMPUS PHASE II

Request: Preliminary Development Plan (PDP) approval for the site layout and building architecture for Phase II of the existing Wells Fargo Ocotillo Corporate Center campus

Location: Northwest corner of Price and Queen Creek road

Applicant: Farncis J. Slavin, P.C.

Project Info: Approximately 68 acres, 410,000 square-foot existing campus, 410,000 square-foot Phase II

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and in conformance with the site's Planned Area Development (PAD) and Planned Commercial Office (PCO)/ PAD zoning, Planning Staff recommends approval subject to conditions.

BACKGROUND

The subject site is comprised of 3 parcels totaling approximately 68 acres located at the northwest corner of Price and Queen Creek roads. The site is bordered to the north by a vacant 15-acre parcel zoned in 2005 for the TSYS data operations center. Adjacent to the west is the Gila River Indian Community. Price Road abuts the site's east side, with the Continuum business park development and vacant land planned for employment uses located east of Price Road. Queen Creek Road abuts the site's southern side, with an existing fuel station and vacant land zoned for business park uses located south of the arterial.

The 68-acre Wells Fargo Ocotillo Corporate Center received zoning approval in 2002 designating the approximate northern two-thirds to Planned Commercial Office (PCO) with a Planned Area Development (PAD) overlay, and the approximate southwestern one-third to PAD. The PCO district provided the commercial office and related uses entitlements while the PAD overlay provided design flexibility yet an assured predictable level of campus quality. The companion PAD zoning allowed for additional office space as well as 50,000 square-feet of retail uses. The 2002 approvals included Preliminary Development Plan (PDP) approval for Phase I of the campus master plan including Buildings A and B, associated surface parking, and landscape improvements for Phase I and along the Price Road frontage. Construction of Phase I began shortly after.

A Public Transportation Plan was approved through a PDP in 2003 that provides guidance through policy direction for the pedestrian and vehicular transportation needs to support the public transportation service to the corporate campus.

Most recently, the subject site received PDP approval in 2008 amending the campus master plan to include an approximate 432,000 square-foot data processing service center building. This building was to be located along the site's southern side north of Queen Creek Road. Wells Fargo ultimately never constructed this facility and no longer intends to pursue this component of the campus.

The current request is for PDP approval for Phase II of the Wells Fargo Ocotillo Corporate Center campus that includes the site design, landscaping, surface and structured parking associated with the proposed buildings D & E. The current site design is a continuation and progression of the conceptual master plan developed in 2002. Buildings D & E remain in roughly the same location as originally proposed, however the associated building footprints and more importantly the campus pedestrian experience have undergone further evolutionary refinement. Buildings D & E continue the provision of the dynamic north-south axis oriented pedestrian mall established by the existing buildings A & B. The pedestrian mall's landscape and hardscape design includes varying geometric forms complemented by curvilinear pedestrian walkways that provide a wide range of pedestrian circulation and seating opportunities. Most significantly is the outdoor dining area adjacent to the cafeteria located at the northern end of building D's first floor.

The proposed Phase II continues the high level of quality established through Phase I. The landscape design promotes a seamless extension through the material palette and form. Additional attention has been paid ensuring a complimentary relationship between the building design and landscape interface that softens the buildings' pedestrian experience transitioning to a human scale.

The design team has worked tirelessly to ensure the proposed Phase II architecturally relates to the existing Phase I campus vernacular, yet provides buildings D & E an opportunity for unique identity. Campus architectural continuity has been achieved through the incorporation of various prominent design features found on buildings A & B. For example, the strong horizontal elements such as parapet heights, glazing bands, and fundamental geometry continue. The

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façade precast panels include similar floor and column profiles, and the metal panels retain the same panel-seam size and scale yet now include additional reveals for further architectural interest. The buildings' first floors and primary entrance glazed curtain walls include the same 'Silver Glass'. As well, the second, third and fourth floors include the same 'Blue-Green Glass'. The basic building form and proportions remain consistent with Phase I. This evokes a strong campus image when viewed from Price Road. Once within the campus, the finish detailing provided on Phase II, provides the desired distinctive identity from Phase I.

Furthering the design evolution is the efforts taken towards environmental awareness. The fundamental design has shifted the building's central core to the west side to minimize heat gain and solar glare within the office space. As a result, careful attention was paid to ensure the western façade of building E remained sensitive to the human experience along the pedestrian mall. The first floor was recessed beneath the second floor to not only provide a single-story human scale element, but provide a significant shading as well. The north and south elevations utilize glazed curtain walls to provide not only controlled natural light, but significant views offering a sense of openness. Through the design team's efforts, buildings D & E will experience a significant cost savings in ongoing utility costs. As such, Wells Fargo will be pursuing LEED Silver certification for Phase II.

Wells Fargo's existing Phase I campus comprises roughly 410,000 square feet with approximately 2,500 employees. The Proposed Phase II includes an additional 410,000 square feet for an additional 2,500 employees. To accommodate the increased parking demand, the proposal includes a new 4-level 2,108-space parking structure located west of building D. This structure is expandable in the future for a 5th floor. The structure includes a muted but related cast-concrete design that incorporates metal panels at the taller vertical elements, a cue taken from the office buildings. Additionally, 440 new surface parking spaces are provided. All together Phase II will include an additional 2,548 parking spaces for a total campus parking supply of 4,270 spaces. The conceptual campus plan shows future multi-story office buildings and additional multi-level parking structures. It is important to identify the intentional campus organization whereby the surface parking is located along Price Road, the multi-level parking structures are located along the western boundary, and the elegant office buildings are centrally located to screen the parking structures from Price Road views.

DISCUSSION

Staff supports the request finding the proposed Phase II campus expansion to represent a high-quality addition to the Ocotillo Corporate Center campus. Wells Fargo's commitment to the Price Corridor is furthered by this 410,000 square-foot addition to their campus. The design team has done a fantastic job maintaining a strong campus relationship architecturally while providing Building's D & E their own identity within the campus. This careful attention to detail sets the stage for future campus expansions in terms of quality design. Finally, Wells Fargo's interest in responsible environmental sustainability is evidenced by the efforts taken in building design and internal space programing, as well as material selection and placement.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.

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- Two neighborhood meetings were held on September 16th and 19th, 2013, within the lobby of the existing western building. Approximately 8 citizens attended each meeting. Attendees sought information regarding construction timing, anticipated number of new employees and other development related questions. No one offered any opposition to the request.

At the time of this writing, Staff has received no phone calls or letters in opposition to this request.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Staff recommends approval of the Preliminary Development Plan (PDP) for the site layout and building architecture for Phase II of the existing Wells Fargo Ocotillo Corporate Center campus, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Wells Fargo Chandler Campus Expansion" kept on file in the City of Chandler Planning Services Division, in File No. PDP13-0015, except as modified by condition herein
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3389, case DVR02-0021 WELLS FARGO OCOTILLO CORPORATE CAMPUS, except as modified by condition herein.
3. Compliance with the original stipulations adopted by City Council in case PDP02-0025 WELLS FARG OCOTILLO CENTER, except as modified by condition herein.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
7. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

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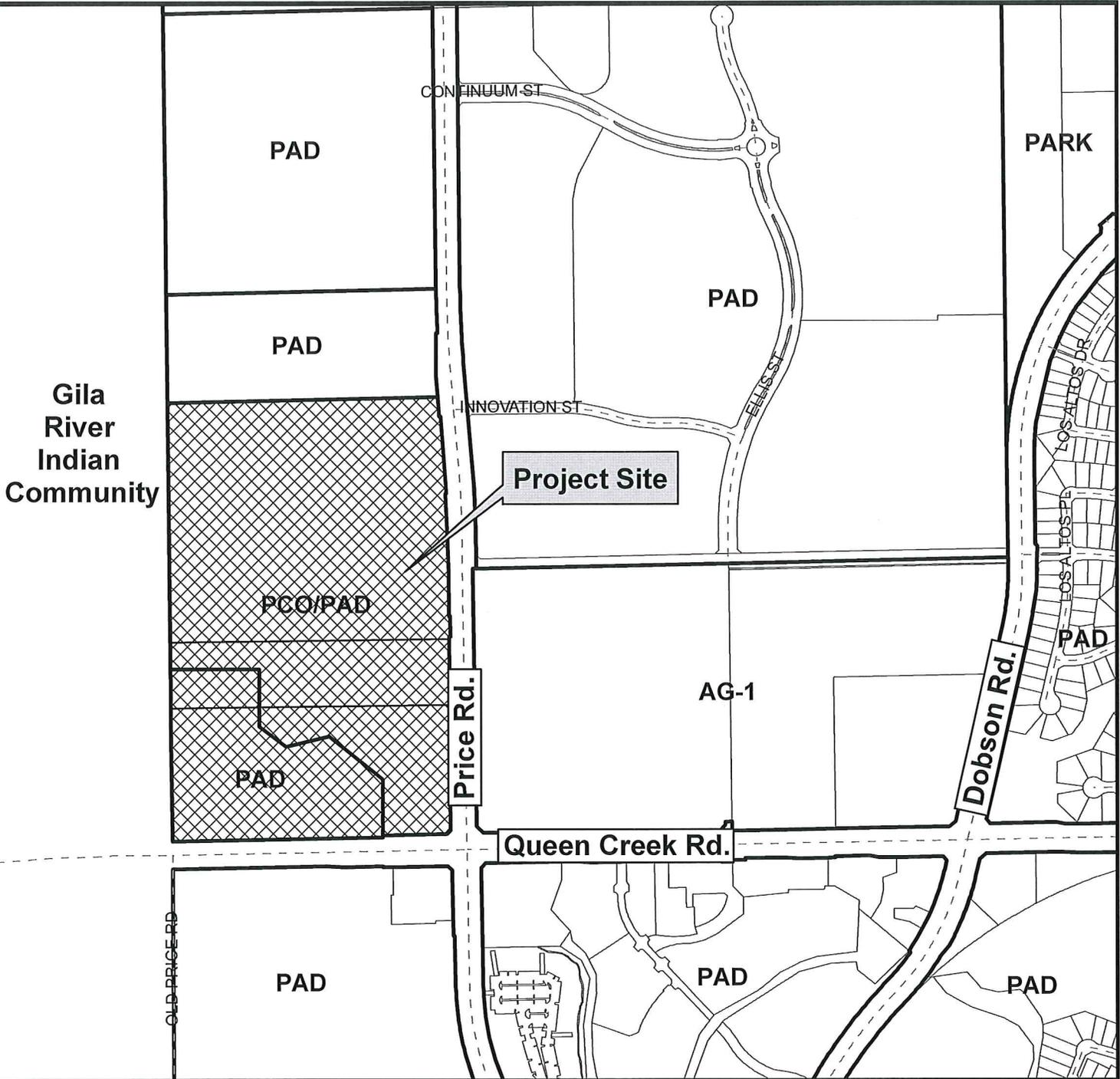
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
10. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

PROPOSED MOTION

Motion to recommend approval of the Preliminary Development Plan in case PDP13-0015 WELLS FARGO CHANDLER CAMPUS PHASE II, subject to the conditions recommended by Planning Staff.

Attachments

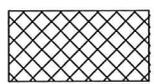
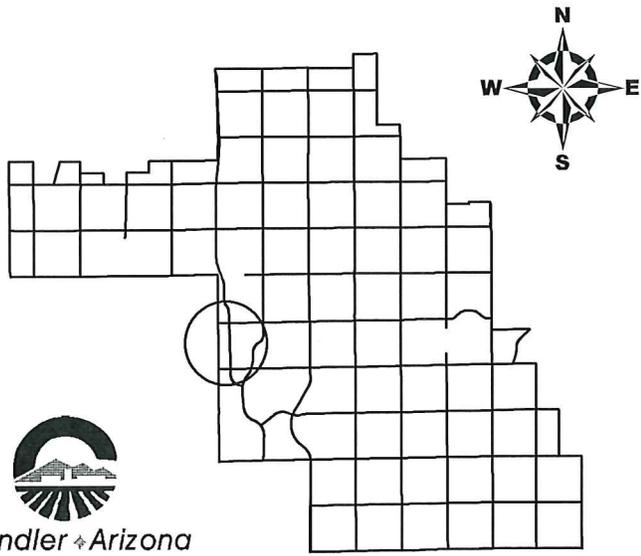
1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevation Exhibits
5. Exhibit A, Development Booklet



Gila River Indian Community

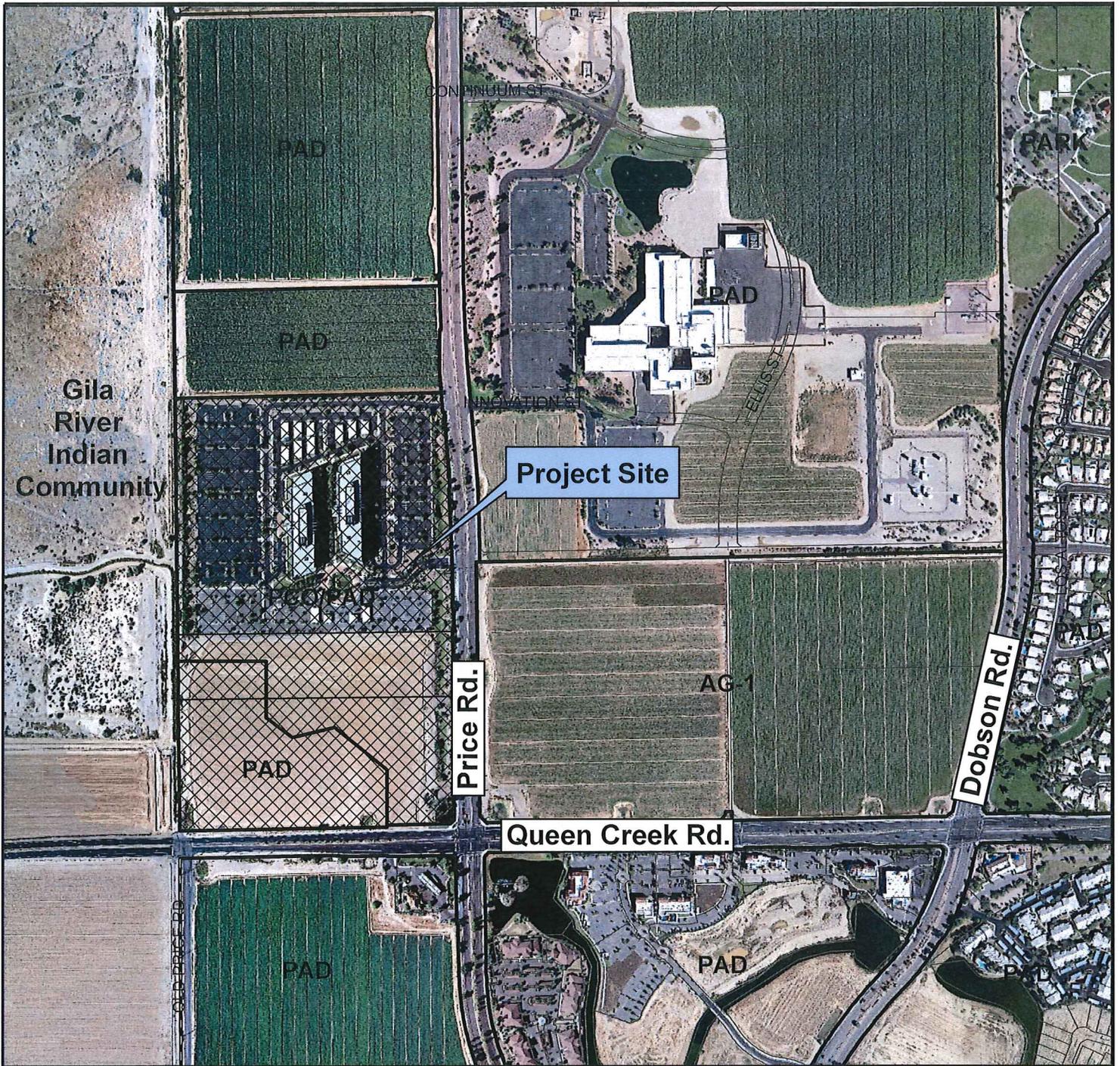
Project Site

Vicinity Map



PDP13-0015

Wells Fargo Chandler Campus Phase II



Gila River Indian Community

Project Site

Price Rd.

Queen Creek Rd.

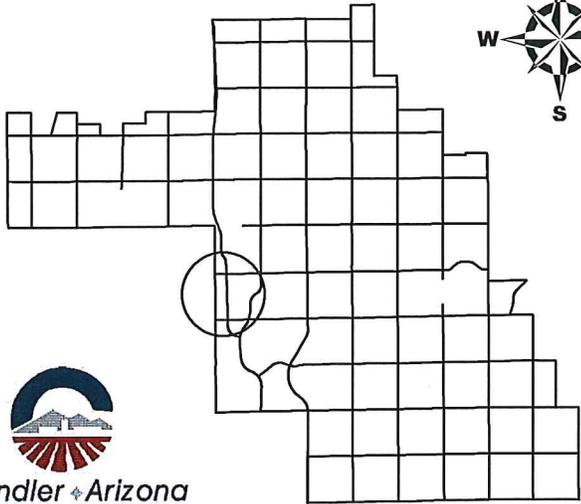
Dobson Rd.

PAD

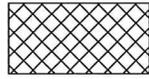
AG-1

PAD

PAD



Vicinity Map



PDP13-0015

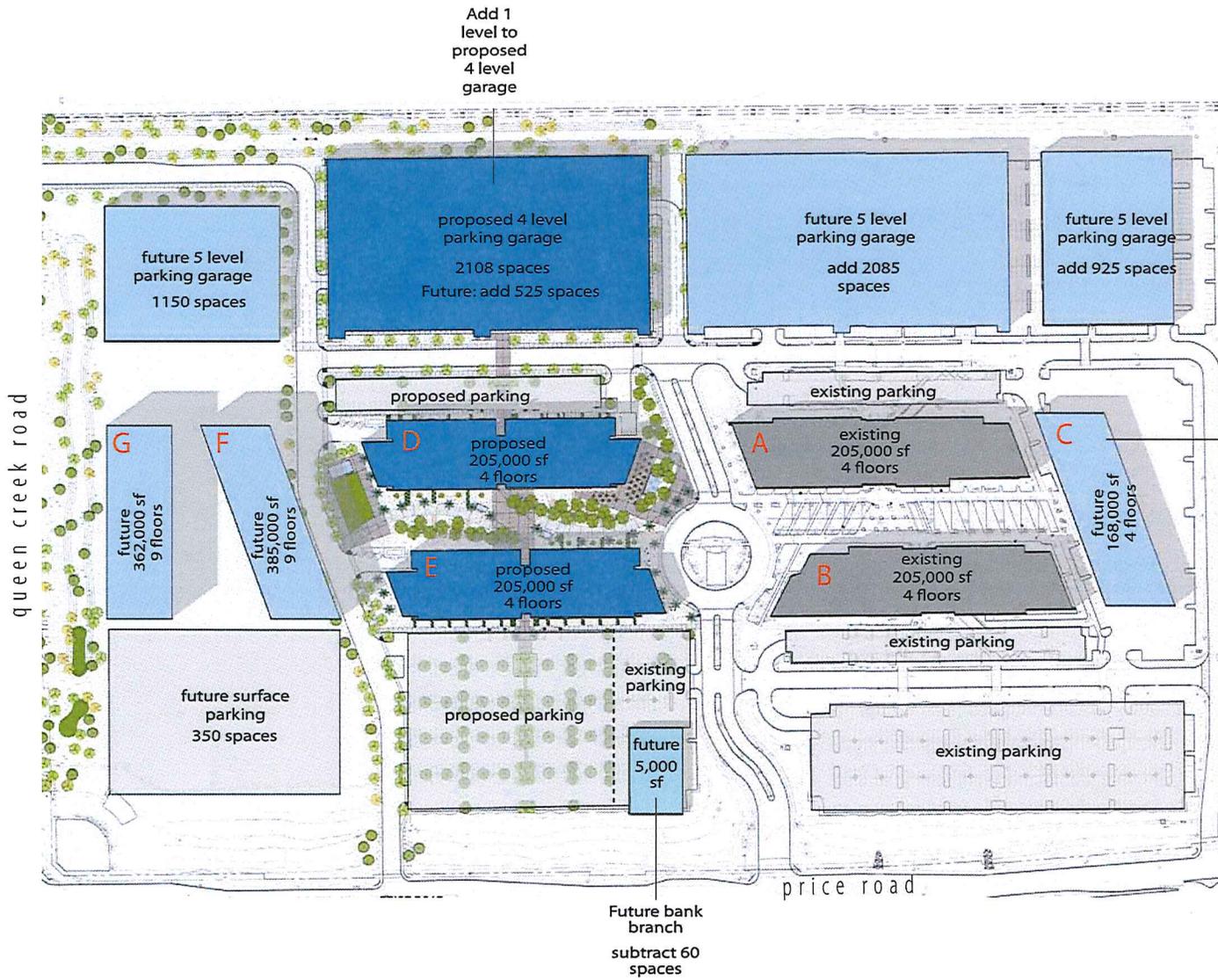
Wells Fargo Chandler Campus Phase II



Master Plan

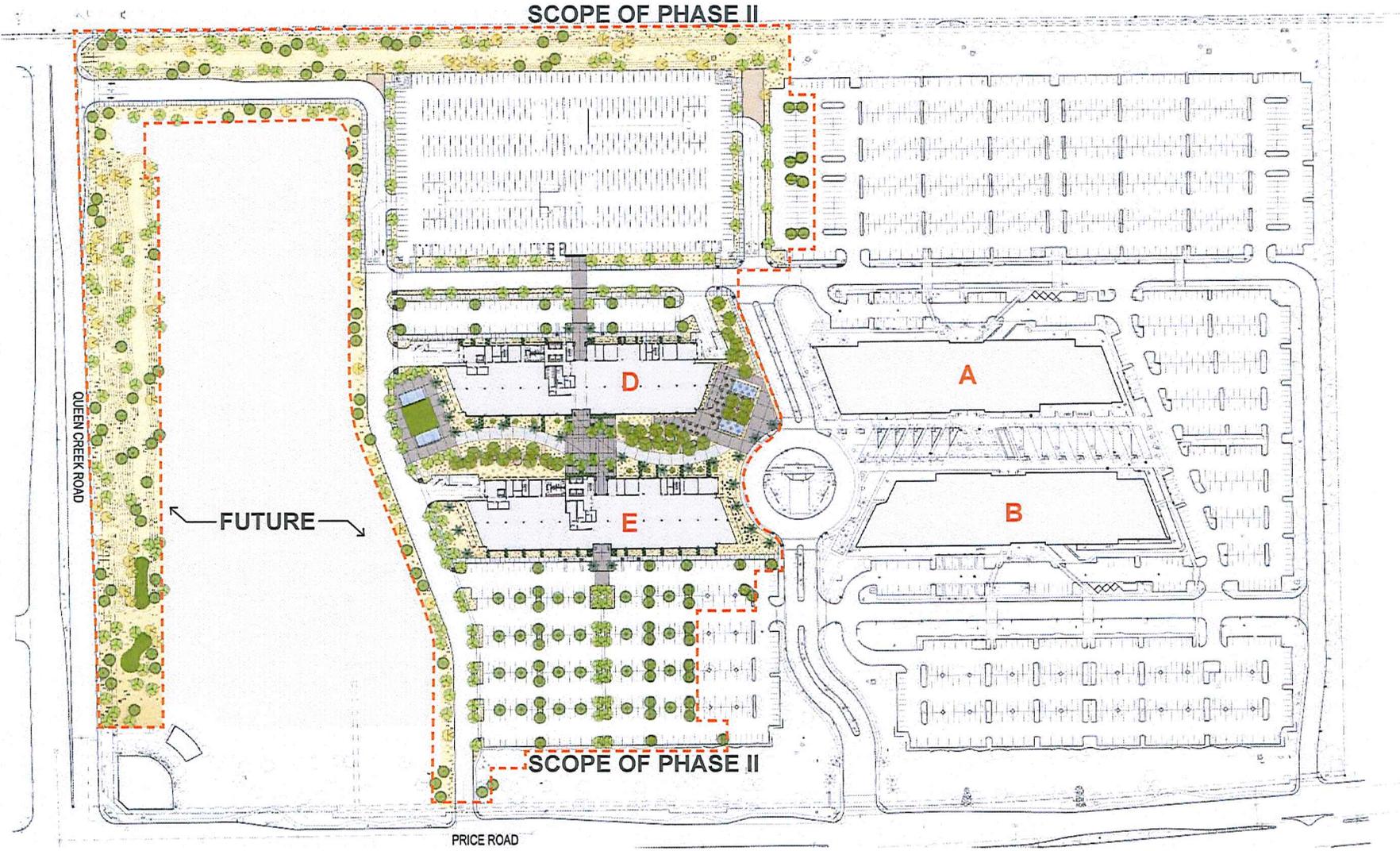
Revision: October 10, 2013
(miscellaneous changes to text, labels, background)

Existing
 Current proposal
 Future



	Building Area	Parking Spaces	Parking Ratio
Existing:	410,000sf	included below	5.2
Current proposal:	410,000sf	4,270	5.2
Future:	920,000sf	4,775	5.2
Total:	1,740,000sf	9,045	5.2
Lot Intensity:			30.65%

Overall Landscape Plan

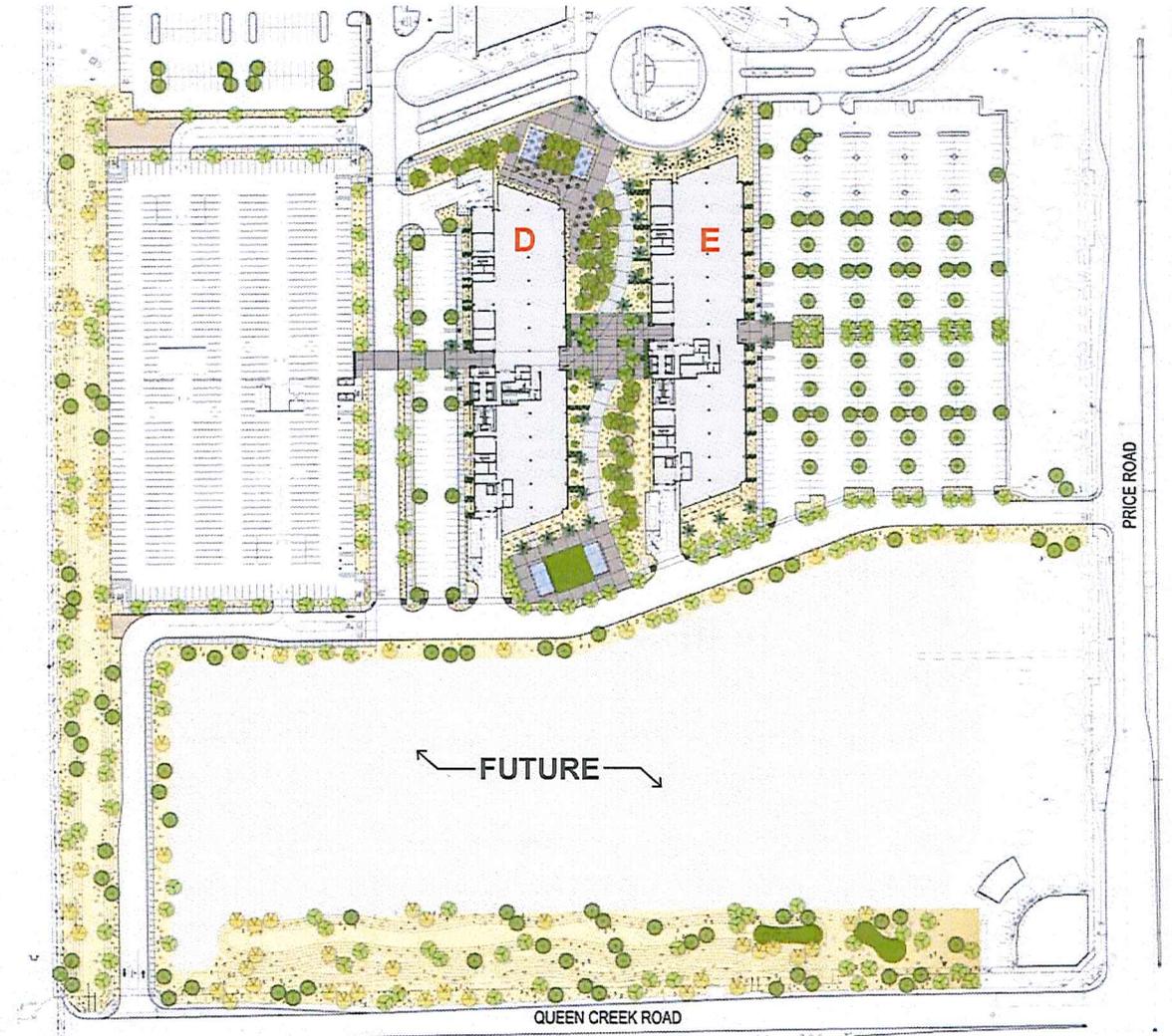


Landscape Enlargement Plan

LANDSCAPE LEGEND

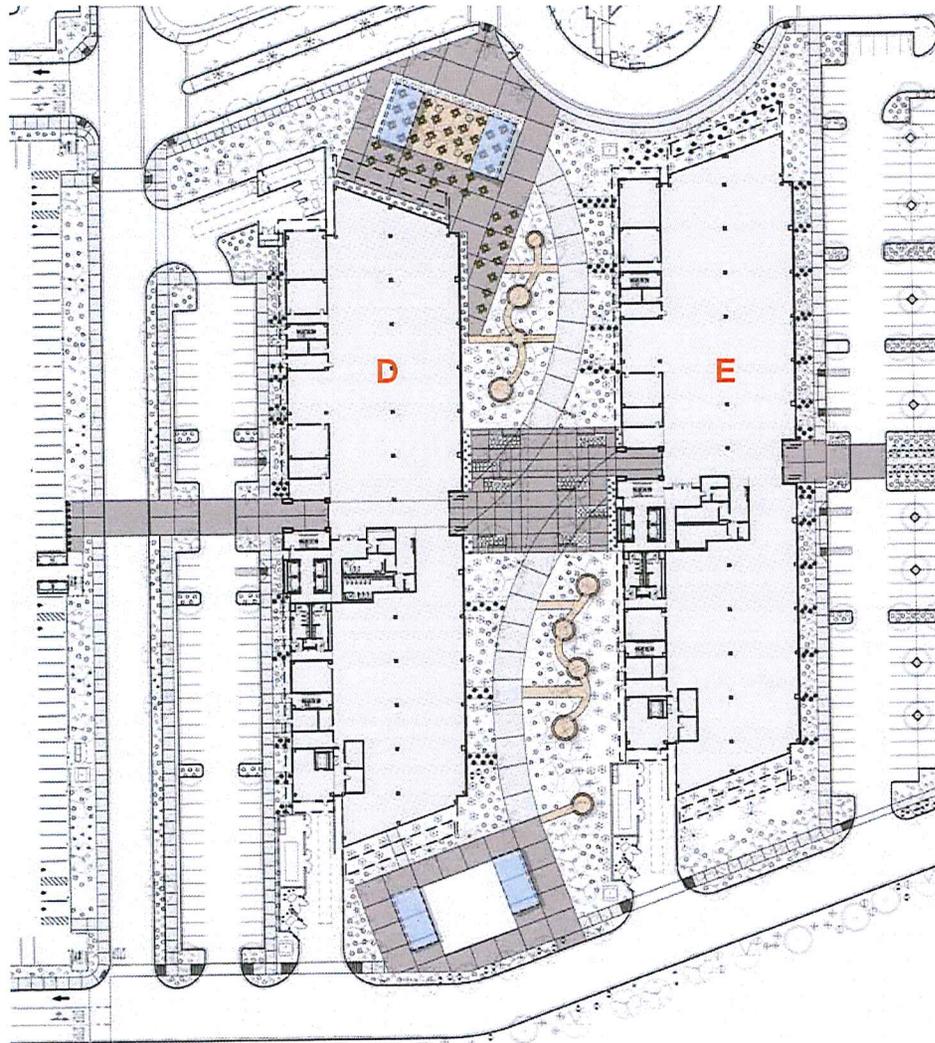
PLANT LEGEND

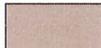
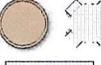
BOTANICAL NAME SYM. (COMMON NAME)	SIZE
TREES	
ACACIA FARNESIANA SWEET ACACIA	24" BOX - SITE ONLY 36" / 48" BOX - R.O.W.
DESCORAINIA DESERT MUSEUM DESERT MUSEUM	24" BOX - SITE ONLY 36" / 48" BOX - R.O.W.
PROSCOPIS CHILENSIS CHILEAN MESQUITE	24" BOX - SITE ONLY 36" / 48" BOX - R.O.W.
ULMUS PARVIFOLIA CHINESE ELM	24" BOX - SITE ONLY 36" / 48" BOX - R.O.W.
PHOENIX DACTYLIFERA DATE PALM	24" BOX - SITE ONLY 36" / 48" BOX - R.O.W.
SHRUBS - 5 GAL	
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	
RUELLIA PENINSULARIS DESERT RUELLIA	
SHRUBS - 5 GAL	
SIMMONDSIA CHINENSIS JOJOBA	
DODONAEA VISCOSA HOP BUSH	
LEUCOPHYLLUM LANGSHANENSE RED BRAVO SAGE	
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	
ACCENTS - 5 GAL	
AGAVE DESMETIANA SMOOTH AGAVE	
AGAVE CEMINIFLORA TWIN FLOWERED AGAVE	
YUCCA GLORIOSA SPANISH DAGGER	
ECHINOCACTUS GRUSONII GOLDEN BARREL	
DASYLIRON LONGISSIMUM MEXICAN GRASS	
DASYLIRON QUADRANGULATUM TOOTHLESS MEXICAN GRASS	
DASYLIRON WHEELERI DESERT SPOON	
DIETES INDIODES AFRICAN IRIS	
HERPESALOE FUNIFERA GIANT HESPERALOE	
HERPESALOE PARVIFLORA 'RED' RED HESPERALOE	
HERPESALOE PARVIFLORA 'YELLOW' YELLOW HESPERALOE	
MUHLENBERGIA RIGENS DEER GRASS	
NOLINA MICROCARPA BEAR GRASS	
GROUND COVER - 1 GAL	
LANTANA CAMARA YELLOW LANTANA	
LANTANA MONTEVIDENSIS PURPLE LANTANA	
CONVOLVULUS CNEORUM MORNING GLORY	
TURF	
CYNODON HYBRID BERMUDA HYBRID SOD	
TOPDRESS / DUST CONTROL	
3/4" MINUS - 2" DEPTH D.G. TOPDRESS IN ALL PLANTING AREAS. 3/4" COBBLE @ ACCENT PLANTING AREAS.	
1/4" MINUS - 2" DEPTH @ FUTURE DEVELOPMENT FOR DUST CONTROL. COLOR TO MATCH EXISTING TYP.	
R.O.W. LANDSCAPE	
1 TREE AND 6 - 5 GAL SHRUBS PER 30 LINEAL FEET OF STREET FRONTAGE, PLUS SHRUBS AND GROUND COVERAGE OF 50% OF AREA.	
SITE/PERIMETER/RETENTION LANDSCAPE	
1 TREE & 8 SHRUBS PER 750 SQ FT OF INTERIOR OPEN SPACE, PLUS SHRUBS AND GROUND COVERAGE OF 50% OF TOTAL AREA.	
PARKING AREA LANDSCAPE	
SINGLE ROW ISLAND PLANTERS CONTAIN 1 TREE & 5 SHRUBS MIN; DOUBLE ROW ISLAND PLANTERS CONTAIN 2 TREES AND 10 SHRUBS MIN.	



Hardscape Enlargement Plan

HARDSCAPE LEGEND



-  CONCRETE COLOR / FINISH A
-  CONCRETE COLOR / FINISH B
-  STABILIZED DECOMPOSED GRANITE
-  GATHERING / SEATING AREA
-  SHADE STRUCTURE



Overall East Elevation Comparison



Proposed Building E



Existing Building B



View Coming from the East Entrance

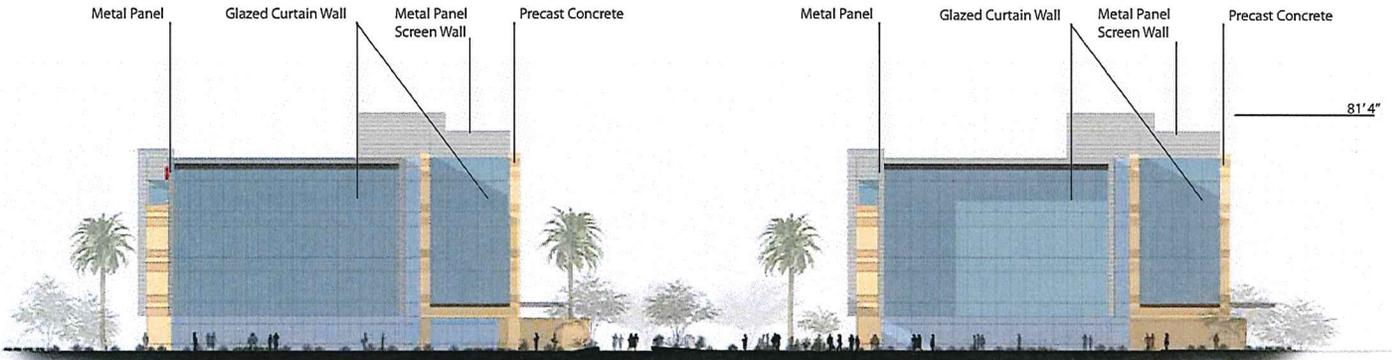


South End of Phase II Looking Northwest at East Elevation of Building D



North End of Phase II Looking South at Pedestrian Courtyard

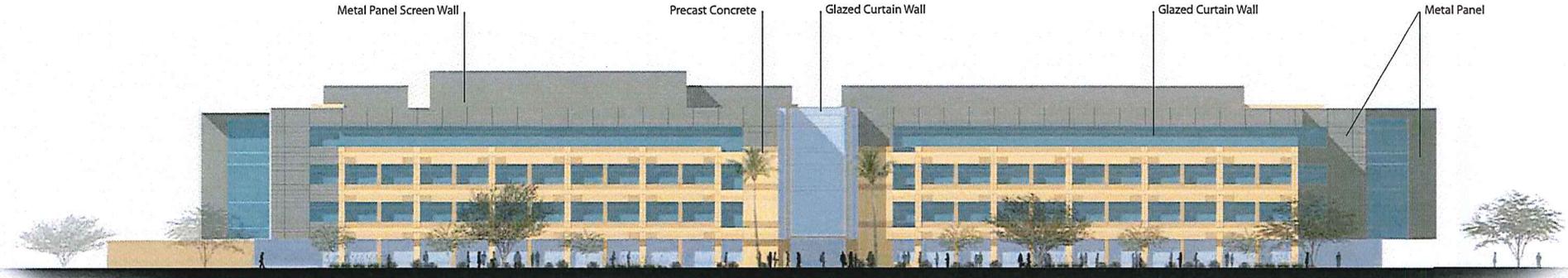
Elevations



North Elevation E

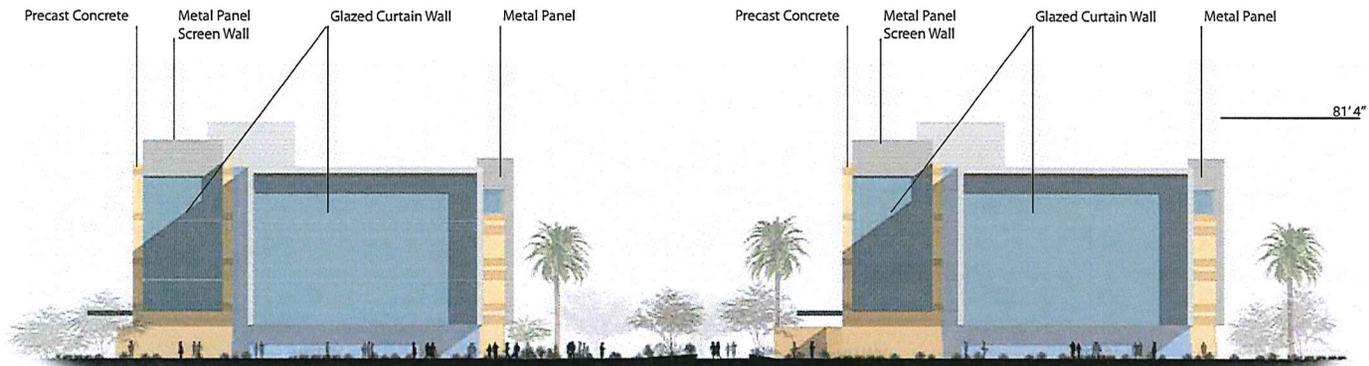
North Elevation D

0 40



East Elevation D

0 40



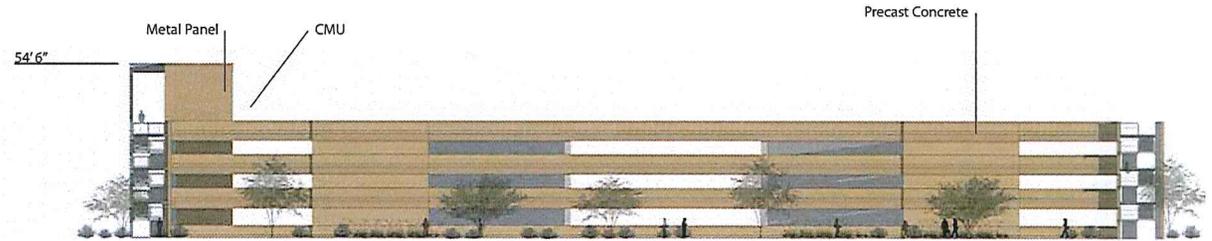
South Elevation D

South Elevation E



West Elevation D





North Elevation



East Elevation