

Staff Summary Report

Development Review Commission Date: **04/10/07**

Agenda Item Number: **__6__**

SUBJECT: Hold a public meeting for Development Plan Review for RESIDENCE INN BY MARRIOTT located at 125 East 5th Street.

DOCUMENT NAME: DRCr_ResidenceInn_041007

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

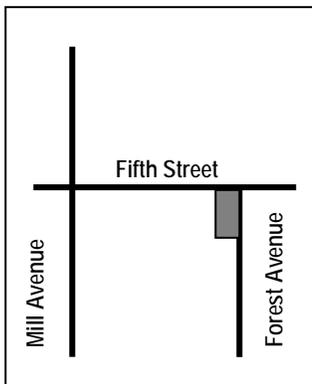
COMMENTS: Request by **RESIDENCE INN BY MARRIOTT (PL060674)** (Richard Finvarb, Tempe RI, L.L.C., owner; Manjula Vaz, Gammage & Burnham, P.C., applicant) for an eleven story, 172 guest room hotel and retail building including +/- 138,879 s.f. area and +/- 142 foot height. The site is +/- 0.351 acres and is in the City Center District and the Transportation Overlay District Station Area. The request includes the following:

DPR07004 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) *LC*
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1 - 58).

ADDITIONAL INFO:



Gross/Net site area	+/- 0.351 acres (15,272 s.f. hotel site only)
Building area	132,619 s.f. hotel & 6,260 hotel retail
Lot Coverage	100 % (of hotel site only)
Building Height	+/- 142 ft. hotel
Building setbacks	0 ft. front, 0 ft. street-side, 0 ft. side & 0 ft. rear
Landscape area	5,172 s.f. (hotel site only; all area is above grade) (hotel pool, spa & deck & 4 th floor roof garden)
Landscape Coverage	34 % (of hotel site only) (right of way, contiguous lot landscape not included)
Vehicle Parking	445 total including 429 garage, 6 surface & 10 street (218 min. required for hotel & hotel retail)
Bicycle Parking	20 provided (20 min. required for hotel & hotel retail)

An extended stay hotel with guest rooms that include bedrooms and kitchens, the Residence Inn features a restaurant and a rooftop pool/spa deck, both exclusively for guest use, and conference space for public use. The ground floor of the hotel also includes retail tenant space facing 5th Street and Forest Avenue.

A neighborhood meeting was held on February 20, 2007 and the proposal was favorably received.

CONTENTS:

1. List of Attachments
- 2-5. Comments
5. Reasons for Approval
- 6-13. Conditions of Approval
- 14-15. History
15. Zoning & Development Code Reference

ATTACHMENTS:

- A. Ordinance 2006.52
- B. Location Map
- C. Aerial Photo: surrounding context
- D. Aerial Photo: site (Bandersnatch Brew Pub, 2 pages)
- E. Applicant's Letter of Intent (4 pages) dated 01/08/2007
- F. Architect's Design Narrative Statement dated 03/26/2007
- G. Planned Area Development Overlay Cover Sheet C1
- H. Site Plan & Site Development Data Sheet S1
- I. 1st Floor Plan Sheet A1
- J. 2nd Floor Plan Sheet A2
- K. 3rd Floor Plan Sheet A3
- L. 4th & 5th Floor Plans Sheet A4
- M. 6th & 7th Floor Plans Sheet A5
- N. 8th through 10th Floor Plans Sheet A6
- O. 11th Floor Plan Sheet A7
- P. East Elevation Sheet EL1
- Q. North Elevation Sheet EL2
- R. West Elevation Sheet EL3
- S. South Elevation Sheet EL4
- T. Longitudinal Section Sheet CS1
- U. Transverse Section Sheet CS2
- V. Conceptual Landscape Plan & Landscape Legend Sheet LA-1 of 1
- W. Preliminary Grading & Drainage Plan Sheet 1 of 1
- X. Perspective Looking Southwest
- Y. Perspective Looking Northwest
- Z. Perspective Looking Southeast
- AA. Perspective Looking East
- BB. Rendered Elevation – East
- CC. Rendered Elevation – South
- DD. Rendered Elevation – West
- EE. Rendered Elevation - North

COMMENTS:

The applicant is requesting approval of a Development Plan for a hotel. A Planned Area Development Overlay for this hotel separately was recommended for approval on March 13, 2007 and at this time is completing its course of approval through City Council. The hotel has proposed uses that include 172 extended stay guest rooms, a roof top pool and spa with deck, 1,200 s.f. of hotel employee support space and 4,227 s.f. of hotel conference space. The hotel lobby entrance is on Forest Avenue. Additionally, the building includes 6,260 s.f. of ground floor retail/restaurant tenant space that is separate from the hotel and with entrances on the 5th Street and Forest Avenue frontages. The hotel and retail tenants are included in an eleven story building of 138,879 s.f. area (132,619 s.f. hotel and 6,260 s.f. retail tenants). The 0.351 net acre lot is located at the southwest corner of 5th Street and Forest Avenue on the site presently occupied by the one story Bandersnatch Brew Pub. The footprint of the hotel and retail building occupies the entire area of the lot.

The hotel is being developed by the Finvarb Group for Marriott International. The lot on which the hotel rests will be separately owned. The adjacent lots to south and west, which are in part for hotel use, are owned and will be redeveloped by the City of Tempe. The hotel relies on the contiguous lots to south and west for parking, service access (including refuse storage and collection) and storm water retention.

Project Analysis

The site is rectangular with a long north-south axis and street frontages to north and east. The hotel footprint takes up the entire site. The overall hotel form is eleven stories. The form is carved slightly on top so the northern portion is only ten stories. Atop this tenth story is a roof top pool and spa amenity for the guests. This amenity is open to the sky and oriented toward Hayden Butte and the stadium. The hotel form is carved dramatically on the west above the second story to the top to increase guest room window frontage. In plan the hotel third to eleventh floors resembles a backward "E" to maximize exposure of guest rooms to light and air. This approach evokes high rise planning techniques that have been used in American cities for well over a century, and in turn rely on earlier architectural typologies.

At the March 13, 2007 Hearing the Commission reviewed the proposed period design as well as an alternate, modern design. The Commission expressed a preference for the modern design as more appropriate to this location in the city but asked the architect to refine one of the designs and return to the Commission for another presentation. The revised design is a development of the modern architectural expression.

This architectural expression relates to its urban context. The hotel as proposed is part of the boundary of 6th Street Park, along with the Laird Building, 525 South Mill, the Orchid House, the Congregationalist Church and the Mission Palms Hotel. The architecturally distinctive City Hall and garden level are the focal point within the park. The hotel and the proposed garage are to be extensions of the park boundary, and relate not to City Hall but to the architecture, materials and colors of the other buildings at the park edges. The architect has adapted the architecture of the hotel tower to this park edge idiom. At the same time the architect has reconciled the Downtown Building Heights Concept Study with the height of the hotel through horizontal adjustments to the materials in the elevations.

The hotel is lighter in color than the previous submittal. The red clay brick elements of the previous proposal have been replaced with a Sandstone veneer. The general composition is similar, with a sandstone base, pre-cast concrete belts, balcony railings and upper elevations of exterior plaster in several earth colors. The windows and doors continue the reflective Artic Blue glass of the earlier submittal. The distinctive composition of framed glass in the windows continues from the earlier design and evokes a traditional pattern found throughout the downtown. In a broad stroke, the color and massing of the hotel most closely represents the 525 Building, but a closer look reveals a distinct building that contributes well to the emerging city skyline.

A five level parking garage is proposed by the city to the west of the hotel. The garage levels as planned are one below and four above grade. The garage will include parking for the hotel, for retail on the hotel lot, for

retail and potentially for other uses that are attached to the garage structure, and for city government business use. The hotel plans one direct entrance from the western portion of the lobby to the garage. This entrance will be at street level adjacent to the east garage elevator bank. A major drive aisle connecting 5th Street and Forest Avenue is located through the garage and extends around the southwest corner of the hotel. This drive aisle is designed to accommodate refuse and emergency vehicle traffic as well as allow user vehicle access from the garage to both streets. Refuse storage for the hotel is located on a contiguous lot to the south of the hotel. Two buried storm water retention structures will occur on contiguous lots to the south and west of the hotel. One of these structures is proposed to be partially under the garage.

The proposed garage and grounds of the contiguous lots will be brought separately to the Commission by the City of Tempe. Conditions of approval related to the contiguous lots, including principally the garage structure, are included in this report because the two projects are inextricably intertwined. This report on the hotel proposal includes conditions that relate to the contiguous lots because the hotel is the first of the two cases being heard. Some of these conditions may not be actionable for the execution of the hotel approval. However, certain components of development of the contiguous lot, on which the hotel depends, cannot be delayed, they are as follows:

- Standard and disabled accessible parking for the hotel must be provided. The hotel and retail/restaurant space on the hotel property, because of the Transportation Overlay District, may claim the parallel parking on street in front of the hotel. For the remainder, the City of Tempe Community Development Department has indicated the hotel parking will be accommodated in the proposed garage or, if there is a delay in the proposed garage, the parking for the hotel will be accommodated on non-contiguous lot(s) within the city while the garage is being planned and built. The applicant discusses the alternate parking arrangement in the Letter of Intent (refer to attachments).
- Storm water retention for the hotel must be provided. Because the hotel is downtown and can use municipal storm sewer infrastructure, retention for a two-year, rather than an one-hundred year storm, is allowed. The retention system proposed for the hotel and contiguous lots is combined.
- Refuse storage and collection, as well as emergency vehicle access to all sides of the hotel, must be provided. The refuse enclosure, presumably also serving hotel retail and garage retail use, is located to the south of the hotel. The refuse and emergency vehicle access lane for the hotel and garage is south and west of the hotel and passes through the garage.
- Lot tie connecting the hotel lot to the contiguous lots must be provided. The tie allows building fenestration (openings, including doors and windows) that is indicated to occur at the property line. The lots so tied do not need to be commonly owned, but the lot tie must exist as long as the structures exist. If the lots become commonly owned, a subdivision plat removing the property lines between the commonly owned lots is recommended.

The proposed garage as originally presented to staff included a retail front on Fifth Street that related architecturally to the hotel. The remaining garage elevations feature openings to the parking decks. Because the proposed garage is not included in this development plan approval, staff has asked that the architect not include the garage in the presentation exhibits. Staff has also conditioned in this report that when the garage is brought forward to the Commission, the garage perimeter would be developed with retail and possibly residential space interspersed with a landscape screen to obscure the parking decks.

Transportation Overlay District / Traffic Impact

The hotel and contiguous lots are within the T.O.D. Station Area. The Tempe Transit Center is currently under construction on the north of 5th Street, directly across from the hotel site. Because the project is within the downtown and conveniently located to the bus and light rail facilities afforded by the city's main transit station, there are several alternate transportation options to services, recreation and entertainment in Tempe, central Phoenix and other valley metropolitan destinations. The use of transit by hotel patrons and employees would allow a potential reduction in automobile traffic.

The project benefits from the T.O.D. Station Area parking standard, which allows a reduction by 50 percent of the first 10,000 s.f. of retail tenant and employee support spaces for calculation of parking, allows outdoor dining without parking and allows the adjacent street parking to be counted for the hotel and retail uses. The project complies with the Pedestrian Oriented Design Standard of the Transportation Overlay District.

Since retail, conference and guest service functions within the hotel have concurrent transportation needs, a Shared Parking Model has not been offered for this project. Similarly, the transportation need for the hotel as a whole are roughly concurrent with those of the downtown, so a Downtown Shared Parking Model has not been undertaken.

Traffic analysis-trip generation study has been prepared by the design team and reviewed by Public Works/Transportation staff. It has been determined by the City of Tempe Traffic Engineer that the size of the hotel and its attendant retail space does not warrant a Traffic Impact Study.

Public Safety

The Police Department Crime Prevention Unit has assembled a report addressing security concerns and recommendations for this project. The report has been forwarded to the applicant, and in several instances specific conditions of approval have been added to address those concerns. The Fire Department will have vehicle access of the site via Forest and 5th. The developer must work closely with the Fire, Police and Building Safety Departments to ensure that rescue and security infrastructure are in place.

Public Input

The applicant (Manjula Vaz), developer (Ronnie Finvarb) and architect (Roger Brown) held a neighborhood meeting on February 20, 2007 from 6:10pm to 7:30pm at the Studio 5C Building. In attendance were three members of the public. A spirited discussion of the project was undertaken. At the outset of the meeting it was explained that the City of Tempe will develop the parking garage and the hotel will lease back parking space from the city. The public open space of the City Park on the south of City Hall will extend east, between the City Hall podium and the garage.

The architect explained that the hotel features 172 guest rooms beginning at the second and ending at the eleventh level, typically with nineteen keys per floor, although part of the second level is taken by conference rooms and part of the eleventh is taken by the pool and related guest amenity functions. The lobby entrance faces Forest Avenue, retail space takes up half of the first level north of the lobby entrance, and back of house functions occur on the south of the hotel. Of the elevations, masonry through 5th level is red, reflecting the Orchid House, with buff brick accents that reflect 525 Mill. The elevations of the hotel include blind window treatment at walls with service functions or bed head walls.

The developer explained that this is an extended stay hotel, with typical residence of five nights or more. Each guest room is a suite including a kitchen. The rooms are studios, studio doubles, one bedroom and two bedroom types. The restaurant is interior to the hotel and is not open to the public. Of the roof top pool and sun deck, this model has been completed in South Beach, Florida (photographs were presented) and has proven very successful.

The public asked if the architect had seen the Community Design Guidelines, which he had. The architect is also familiar with the Pedestrian Oriented Design Standard of the Transportation Overlay District. The discussion of the right of way focused on the use of fences for outdoor drinking/dining patios. The public understood police concerns that gave rise to these barriers but lamented its impact on the streetscape. Public input included criticism of the architecture. While there is a good effort to incorporate neighboring materials, the architecture itself is "ordinary." At least one member of the public was concerned about a garage with four parking levels above grade. The architect explained the limitation of subterranean development due to bedrock. Other members of the public were supportive of a design that "contrasts with the glass/steel elements elsewhere in downtown," "fits in with Mill Avenue" and "look forward to project."

The garage was discussed further. The original garage elevations were presented by the applicant. The applicant explained a fall back parking reserve is assured by the City in case the garage is not ready for the hotel opening, however, it is preferred to have the garage and the hotel built at the same time. Comment from the public included the importance of facing the west side of the garage with retail or some other element that obscures the open car bays. Even if the retail includes shallow kiosks that could be shuttered—this would be preferable to four levels of garage adjacent to city hall and the park.

General Plan Analysis

This proposal in its surroundings is consistent with the General Plan 2030 Projected Land Use map designation of mixed use.

Conclusion

Staff recommends approval of the request for the Planned Area Development Overlay and Development Plan Review.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project is within the City Center District.
3. The “Downtown Building Heights Concept Study” (Urban—Park Transition Area) anticipates, and supports a building height of up to 200 ft.
4. The project will meet the development standards required under the Zoning and Development Code.

CONDITIONS OF APPROVAL

General

1. Your drawings for the hotel must be submitted to the Development Services Building Safety Division for building permit by **April 10, 2008** or the Development Plan approval for the hotel will expire.
2. Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **November 22, 2006, January 24, 2007 and February 28, 2007**. Direct questions that are related to specific comments to the appropriate department. Coordinate any necessary modifications with all concerned parties during building plan check process. Planning staff will review construction documents as part of the building plan check process to ensure consistency with the Development Plan approval.
3. Redevelopment of contiguous lots, including particularly the proposed garage with its retail tenant and /or residential space, as well as the lot to the south which contains a driveway and "back of house" functions for the hotel, each require separate Development Plan Review Processing. Conditions included below that relate to a contiguous site are not actionable for the execution of the approval of the hotel except where the condition (required parking, storm water retention, refuse processing) for the hotel may not be deferred.
4. Provide public art as part of this development in conformance with the Art in Private Development Ordinance and the Zoning and Development Code; see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the Cultural Services Administration (Adrienne Richwine or Liz Lagman 480-350-5287) if any questions regarding implementation of this requirement. Indicate if any portion of the Bandersnatch art will be salvaged and if so, where it will be used.
5. Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Water Resources (Pete Smith 480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
6. Provide emergency radio amplification for the hotel as required. Amplification will allow Police and Fire personnel to communicate in the building during a catastrophe. Contact I.T.D. Telecommunications (Stuart Snow 480-350-8364) to discuss the size and materials of the building, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.
7. The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
8. Security Requirements:
 - a. For security of hotel guests, retail users and employees, follow the design guidelines related to the location of pedestrian environments and places of concealment as outlined in the ZDC Appendix A-II (C). Incorporate these design guidelines with the recommendations contained in the Public Safety and Security Considerations Report, dated January 24, 2007 and prepared by the Police Department (Officer Derek Pittam 480-858-6341).

- b. The Owner is required to prepare a security plan for the hotel, conference and commercial components of the project with the Police Department. Staff recommends the architect be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact Officer Derek Pittam to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
 - c. If required prior to Certificate of Occupancy, owner shall have management contact the Crime Prevention Unit of the Police Department to be included in the "Operation Notification" crime prevention program.
9. Specific requirements of the **Zoning and Development Code** 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, it is necessary that the architect be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
10. Standard Details:
- a. Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - b. Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov/tdsi/bsafety or may be obtained at Development Services.

Site Plan

11. Update Site Data:
- a. With reference to Project Data, sheet C1 and Site Data Table, sheet S1: correct the site area to indicate the area of the hotel lot, not the hotel plus adjacent lot.
 - b. Clearly indicate that the contiguous lot, including the garage, is not part of the proposed Planned Area Development Overlay for the hotel.
 - c. Parking for the hotel, whether on a contiguous lot (in the garage) or on non-contiguous lot(s) in the interim while the garage is being planned and built, shall be part of the hotel project and may not be deferred.
 - d. Provide a Parking Calculation table.
 - 1) Include the amount of hotel guest rooms, plus area of office, retail/restaurant (stipulate indoor and outdoor) and conference spaces in the hotel. Calculate required parking based on reductions allowed in the Transportation Overlay District Station Area, see ZDC Table 5-612 (A). The hotel conference room space is not considered "service area" and does not have a parking reduction.
 - 2) Reduce parking total provided in proposed garage to allow access to elevators and stair tower entrances at various levels and remove undersized parking spaces at the top level. Refer to Site Plan review mark-up, dated February 28, 2007 for a complete understanding of the removed parking spaces.
 - 3) Include adjacent street parallel parking spaces in parking that is provided for the hotel and for the contiguous lots, as allowed by the T.O.D. Station area.
 - 4) Modify required bicycle parking itemized totals to reflect the "Bicycle Commute Area", following ZDC Table 4-603 (E).
12. Engineering/Site Layout Issues:
- a. The site is within an Alternative Retention Criteria Area. Verify specific design considerations with Public Works/Engineering (Steve Horstman or Chris Kabala 480-350-8341) for storm water retention for hotel and contiguous lots. Retention on a contiguous lot shall be part of the hotel project and may not be deferred.
 - 1) Following the suggestion made by Engineering staff in the Site Plan Review Public Works Department Comments, dated February 28, 2007, consider use of lawn at the southwest corner of the hotel as a filtration barrier for the drywells, allowing installation of single-chamber rather than dual chamber drywells. With reference to the same Engineering comments, investigate if one

drywell, rather than two, may be used at this location. See also **Landscape** Section below.

- b. Underground utility connections to hotel and proposed garage.
 - c. Relocate existing buried site utilities and communications equipment in way of hotel and proposed garage, including, but not limited to, the nitrogen gas (Air Products) pipeline in the 5th Street right of way, the Hayden Tank water transmission main and the chilled water pipelines buried east of City Hall, and the satellite dish and equipment standing in a yard east of City Hall. Indicate locations of existing buried utilities at the hotel lot, at contiguous lots and in the 5th Street and Forest Avenue public rights of way. Indicate which existing utilities will remain in place and which will be relocated.
13. For the hotel and the contiguous lots, indicate full property dimensions including half street rights of way of Forest Avenue and 5th Street. Verify location of any easements, or property restrictions, to ensure no conflict exists between buried utilities that remain with the site layout or foundation design.
14. Provide landscape islands in accordance with ZDC Sec. 4-704 for the exterior parking spaces on the contiguous lot to the south. Clearly identify paving and landscape areas at the south side of the hotel.
15. Refuse:
- a. Construct walls, pad and bollards in conformance with Standard Detail DS-118. Refuse on a contiguous lot shall be a part of the hotel project and may not be deferred.
 - b. The compactor south of the hotel is inaccessible as indicated. Position compactor enclosure with opening toward driveway on Forest Avenue so truck can back in from Forest and pull the compactor up on the truck. Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is adequate.
 - c. Gates for enclosure are not required. If gates are used, construct panels of steel mesh or vertical pickets that inhibit climb over and allow visual surveillance through gates when up close.
16. Driveways:
- a. Provide upgraded paving at each driveway apron consisting of unit paving. Match unit paving to the downtown brick sidewalk standard. Use of an alternate unit paving in the driveway may be considered, subject to approval by the Planning Division. In either case, extend unit paving in the driveway from the back of the accessible public sidewalk bypass to minimum 20'-0" on site and from curb to curb at the drive edges.
 - b. 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 the Traffic Engineer (Shelly Seyler 480-350-8219)
 - c. Correctly indicate clear vision triangles at both driveways and at the intersection 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 Development Services Counter or from John Brusky in Public Works/Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy tree trunks are allowed) within each clear vision triangle.
17. Incorporate brick sidewalks for pedestrian paving in public right of way. Follow City of Tempe Public Works Department Detail T-353 for sidewalk and tree grate, when designing all sidewalk areas in the right of way, except use long (12'-0" by 4'-0") grate detail following installation example on Mill Avenue. Position tree grates, bike racks for 2'-0" by 6'-0" bike parking, and any site furnishings so there is a minimum 8'-0" clear, continuous path alongside the street building elevations. Alternative unit paving may be considered, subject to review and approval by Engineering and Planning. Use any alternative patterns in small amounts to create accent areas at entrances or demarcate architectural features in the lower portions of the elevations. Do not propose a wholesale change of paving material. Provide paving materials that are compatible with accessibility provisions of the Americans with Disabilities Act and the Building Code.

18. Use Special District Street Light in accordance with standard detail T-653. Indicate street lights on site plan. Contact Public Works/Street Lights and Signals (Alan Rady 480-350-8284) if questions and observe the following engineering guidelines for positioning of lights:
 - a. Place street lights with minimum 2'-0" clearance between back of curb and light.
 - b. Place street lights with minimum 5'-0" clearance between pole and encroaching building canopy.
 - c. Center lights between adjacent street tree canopies.

19. Parking spaces:
 - a. Layout standard vehicle parking spaces in conformance with ZDC Sec. 4-606. Remove parking spaces less than 18'-0" in length in the garage. Do not allow columns or walls to encroach into the minimum required dimensions of standard or disabled accessible parking spaces.
 - b. Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - c. Because of the T.O.D. Station area, the hotel, hotel retail and proposed garage retail may include adjacent parallel parking on 5th Street and Forest Avenue against the parking requirement. For the hotel, the eastern parallel space of 5th St. is too close to the crosswalk, delete this space. Verify with the Traffic Engineer (Shelly Seyler 480-350-8219) the minimum distance of parallel street parking from adjacent cross walks when finalizing the parallel street parking layout alongside the hotel.
 - d. In proposed garage, maintain minimum 12'-0" inside and 24'-0" outside turn radii for vehicle maneuvering through curves in drive aisle.
 - e. In proposed garage ground floor level, delineate 20'-0" wide fire lane and maintain minimum 14'-0" vertical clearance in main drive aisle to west of hotel to allow refuse and emergency vehicle passage. Do this with a distinctive paving demarcation rather than paint.
 - f. Provide bicycle parking hoops for retail tenants in the Forest Avenue and 5th Street public right of way. Position the bike parking hoops so the 2'-0" by 6'-0" bike parking spaces do not interfere with adjacent vehicle parallel parking and are clear of the required 8'-0" clear path of travel between the base of the building and the street trees. Bike parking hoops for employees and others may remain at southwest and northwest corners of the hotel. Install bike parking hoops per standard detail T-578. For purpose of counting bike parking spaces, one hoop may be positioned between two spaces to serve both spaces.

20. Provide masonry screen wall for exterior parking screen on contiguous lot near southeast corner of hotel and where required. Finish the screen wall with a sandstone veneer or exterior plaster that matches that found on the hotel elevations.

21. Place exterior, freestanding reduced pressure and double check backflow assemblies if located on contiguous lot in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If exterior backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry screen wall following the requirements of Standard Detail T-214. This condition is void if the assemblies are located in the mechanical room of the hotel.

22. Finish exterior utility equipment boxes such as the transformer in a neutral color (subject to utility provider approval) that compliments the coloring of the building. Place electrical service entrance and related equipment in the electrical room of the hotel.

Floor Plans & Sections

23. Provide a roof plan of the hotel. Indicate pool deck paving design, perimeter fencing and shade trellis detailing. Indicate layout of upper roof, including mechanical equipment components behind parapet. Demonstrate with a section the full concealment of roof mount equipment behind parapet.

24. Provide a plan of the top deck for the proposed garage. Design the top deck that includes canopies, landscape and/or architectural detailing that provides shade for vehicles on the fourth floor garage level and is an amenity when viewed from the upper level guest rooms or nearby structures.
25. At the ground level of the proposed garage, provide a glazed vestibule to the hotel lobby entrance. Have the front (west face) of the vestibule align with the doors of the adjacent elevator bank.
26. Provide an East-West building section that indicates the relation of the garage levels to the hotel floors.
27. Provide a fire command room on the ground floor if required by the Fire Department. Verify size and location of command room with Fire Department (Jim Walker 480-350-8341).
28. Address site and building accessibility requirements as part of the building safety plan check review. Contact Building Safety Division (Jim Maldonado 480-350-8341) if questions.
29. Service Door Security:
 - a. Equip service doors (except to rarely accessed equipment rooms) with a 6" square high strength plastic or laminated glass window centered and mounted at 63" from the bottom to the center of the glazing.
30. Exit Security:
 - a. At garage, dedicate space for exit way to stair tower and elevator entrances, where access is not obscured by parking spaces. Refer to garage level plans in the Site Plan Review mark-up, dated February 28, 2007 for a visual delineation of this condition.
 - b. Provide visual surveillance by means of fire-rated glazing assemblies from hotel and proposed garage stair towers into adjacent circulation spaces.
 - c. Eliminate blind corners. In instances where an elevator or stair exit in the office or garage 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.
 - d. Verify if access is required from interior ground level of proposed garage to garage stair towers.
 - e. On the second floor plan of the proposed garage, coordinate stair tower west elevation exterior exits with finish grade in adjacent park.
31. Public Restroom Security (this condition does not apply to bathrooms in guest rooms):
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side
32. Garage Security:
 - a. Minimize interior partitions as indicated. Where partitions are required, convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.

Building Elevations

33. The four elevations indicate a uniform height for a pre-cast belt at 36 ft. height (3rd floor line). The sandstone veneer is below this belt and exterior plaster is above. Re-introduce a secondary pre-cast belt with a step down that emphasizes the northeast corner of the hotel similar to that which existed in the elevations presented at the March 13, 2007 Hearing. Coordinate the step down with the extent of the proposed exterior patio at the northeast corner. Coordinate the height of the step down with the height of

the retail block facing 5th Street in front of the proposed garage.

34. Provide curving rooftop canopy, subject to approval by Planning Division staff, which is visible from the west elevation and relates architecturally to the canopy that is predominant on the roof of the east elevation.
35. Investigate with Public Works Department if the first floor canopies that encroach in the 5th and Forest public right of way may be lower than 14 ft. in exchange for a removable option. If this is allowed by Public Works/Engineering (Andy Goh or Jim Bond 480-350-8200), lower the canopies and re-introduce the first floor transom window detail above the canopy that was exhibited in the early design perspectives. This condition intends to replicate the existing canopy condition on Mill Avenue at the Goodwin Building and in other locations. This condition is void if Public Works will not allow the encroachment height exception for new construction.
36. If an exception is not granted, maintain minimum 14'-0" vertical clearance between finish ground floor and the underside of the encroaching entrance canopies. Detail canopies so they are hinged and can be retracted to provide additional clearance for Public Works Department operations in the right of way.
37. Provide exterior elevations that face into the proposed outdoor dining patio at the northeast ground floor level of the hotel.
38. Provide masonry accent detailing, subject to approval by Planning Division staff, at the water table and lower portion of the elevations, particularly on the 5th and Forest frontages. Relate this detailing to masonry accents in the brick pavement. This condition seeks to add a rich architectural signature to the elevations at the pedestrian level.
39. Measure height of building from top of curb on 5th Street opposite the center front of the property, in accordance with ZDC Sec. 7-108.
40. Provide main colors and materials (except the interior of the garage) with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by Planning. Submit any additions or modifications for review during building plan check process. During construction, planning inspection staff will field verify colors and materials.
41. For at least the ground, second and third levels of the proposed garage elevations (to the fourth level deck), face the full length of the west elevation, the western portion of the south elevation and the southern portion of the east elevation (to the southeast stair tower) with residential units, retail tenant space and/or a "green screen." The "green screen" may be a maximum of fifty percent of the elevation area from the ground through third level.
42. Provide secure upper roof access to mechanical equipment deck (above the eleventh floor) from the interior of the hotel. Provide secure light well roof deck access (above the second floor) from the interior of the hotel or from the garage. Limit access to the mechanical space and to the light well to service personnel.
43. A parapet system is recommended (not required) for the roof top mechanical space that would allow a cellular provider to incorporate and/or conceal antenna within the architecture of the building, such that future installations may be accomplished with little modification.
44. Avoid upper/lower divided glazing panels in exterior windows at the ground floor, particularly where lower glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. If this mullion pattern is desired for aesthetic concerns, laminated or other high strength glazing may be considered in the lower glass panes.

45. Conceal roof drainage system, piping and electrical conduit within the interior of the building. Minimize visible, external features, such as roof overflows, and incorporate these and other required exterior projections (Fire Department Connection, security cameras, alarm klaxons, etc.) into the design of the elevations so these elements enhance the building architecture.

Lighting

46. Conform to the illumination requirements of ZDC Sec. 4-801 through 4-805 and follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.

Landscape

47. Install 'Heritage' Live Oak at each of the tree grates at the 5th Street and Forest Avenue frontages of the hotel. Provide trees of 48" box size at installation, as indicated, and select standard (single trunk) specimens of uniform size.
48. Provide a roof garden at the light well deck above the second floor as an amenity to the overlooking hotel guest rooms. Limited use of rock landscape at this roof is acceptable, such as a "sized" (matching size) river run or fissured rock ballast, however a minimum of 75 percent vegetative tree canopy or plant groundcover is required at maturity. The roof garden is not required to be accessible to the public.
49. For the proposed garage, provide a landscape plan that includes repair to the edge of the city park to the west of the garage and includes detailing for the "green screen" portions of the garage elevations.
50. Provide plan, plant material legend and details of containerized plants indicated at the rooftop pool deck.
51. Indicate the location of security light fixtures on the landscape (and photometric) plans. Avoid conflicts between lights and trees in order to maintain illumination levels.
52. Irrigation notes:
- Provide separate irrigation plans for the hotel and the contiguous lots. Completely indicate by detail, schedule and plan the material and assembly of the water distribution system.
 - Extend irrigation system to plants in the adjacent public right of way. Repair and maintain any existing through system irrigation main in the public right of way that belongs to the city.
 - Locate valve controllers in vandal resistant housings.
 - Hardwire power source to controller (no receptacle).
 - Controller valve wire conduit may be exposed if the controller is mounted inside the building in a service room. For exterior installation that is exposed to the public, conceal the power conduit and valve wire conduit to the controller within a pedestal or in the wall on which the controller is mounted.
53. Include requirement in landscape work to de-compact soil in public right of way or contiguous lot planting areas and remove construction debris from planting areas prior to landscape and irrigation installation.
54. Generally top dress at grade landscape areas, except under tree grates, with compacted decomposed granite. Indicate granite size, quality (minus, screen or sized) and color in the landscape legend. Provide a color that compliments the building. Install compacted decomposed granite to a 2" uniform thickness.

Signage

55. 125 East 5th Street is a processing address. Obtain actual building address for the hotel from Engineering (Stuart Lane 480-350-8200).
56. Obtain sign permit (including for identification signs, halo illuminated address signs, and as required) as a separate process. Planning staff recommends this be done during building plan check review. Conform to the sign requirements of ZDC Sec. 4-901 through 4-904.

- a. Directional signs (if proposed) may not require a sign permit, depending on size. In any case, directional signs are subject to review by Planning during plan check process.
 - b. Separate Development Plan Review process may be required if signs do not conform to ZDC Sec. 4-901 through 4-904.
57. Provide details of major building address signs for review during building plan check process. Address signs do not need a sign permit unless they are halo illuminated. Each major address sign consists of an illuminated, 12" high, metal, reverse pan channel, individually mounted set of address numbers that are attached to the building elevation. The street name and direction are not part of the address sign. Do not affix a number or letter to the building that might be mistaken for the address assigned to the building. Maintain minimum 50 percent contrast between address number and the background to which it is attached. Provide at least two major address signs on the hotel, including one on the south elevation. Do not place an address sign on an elevation facing the street on which the hotel is not addressed. Refer to the Site Plan Review mark-up, dated January 24, 2007, for a preliminary graphic presentation of the major building address locations. Consider modification of height of address signs to avoid visual conflicts from entrance canopies and tree foliage. In addition to the major building address signs, provide the following:
- a. 6" high vinyl (or similar) address number set on the glass directly above each business entrance.
 - b. 1" address number set at meter in accordance with electrical code and utility company standards.
58. Provide one horizontal address sign on the upper roof (in the roof top mechanical yard) of the hotel. Orient sign to be read from the south.
- a. 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.
 - b. Provide high contrast sign, either black characters on a light surface or white characters on a black surface.
 - c. Do not illuminate roof address.

HISTORY & FACTS:

- May 21, 1974 The Board of Adjustment approved a Use Permit for Fifth Street Enterprises, Inc. to operate a restaurant/bar at 123 East 5th Street in the C-3, Central Commercial District.
- June 5, 1974 The Design Review Board approved the building and landscaping for 5th Street Enterprises located at 123 E. Fifth St. in the C-3, Central Commercial District.
- February 25, 1981 The Board of Adjustment approved a parking reduction from 37 to 19 spaces.
- May 6, 1981 The Design Review Board approved a 900 s.f. building addition and a 300 s.f. exterior patio area for the Bandersnatch Restaurant.
- December 21, 1987 The Board of Adjustment approved a Use Permit and four Variances for the Bandersnatch Brew Pub.
Note: Attendant with this activity was the addition of a micro brewery to the restaurant.
- January 7, 1988 The Design Review Board approved a building addition, site and landscape plans for Bandersnatch Brew Pub at 125 E. 5th St. in the Central Commercial District.
- March 16, 1988 The Design Review Board approved signage for the Bandersnatch Brew Pub.
- June 15, 1988 The Design Review Board voted to reconsider their previous action of March 16, 1988.
- June 22, 1988 The Board of Adjustment approved a request by the Bandersnatch Brew Pub for four Variances including (A) increase maximum allowable sign area; (B) waive the required screen wall and landscape at the south parking lot; (C) waive paving and striping of the south parking lot, and (D) Use Permit for outdoor dining.
- July 6, 1988 The Design Review Board approved signage for the Bandersnatch Brew Pub including an internally illuminated awning and a non-illuminated rear awning.
- March 1, 1989 Violation notice issued to Bandersnatch for installing a new awning sign without a permit.
- October 28, 1993 The City Council approved the Use Permit for Bandersnatch Brew Pub to allow indoor live entertainment as an accessory use to a restaurant in the CCD District.
- July 5, 1995 The Design Review Board approved the request for building elevations, site plan and landscape plan for Bandersnatch Brew Pub located at 125 E. 5th St. in the Central Commercial District.
- July 18, 1995 The Hearing Officer approved Use Permit request to expand the outdoor dining/drinking area to include the space previously used as a volleyball court at the east side of the building located at 125 E. Fifth St. in the Central Commercial District.
- March 13, 2007 The Development Review Commission recommended approval of the Planned Area Development (to City Council) and continued the Development Plan for Residence Inn by Marriott. The continuance was made to the March 27, 2007 Development Review Commission meeting. The project site is 125 E. Fifth St. in the Central Commercial District.

- March 22, 2007 The City Council held an Introduction and First Public Hearing for the Planned Area Development Overlay for Residence Inn by Marriott located at 125 E. Fifth St. in the Central Commercial District.
- March 27, 2007 The Development Review Commission continued (at the applicant's request) the Development Plan for Residence Inn by Marriott located at 125 E. Fifth St. in the Central Commercial District.
- April 5, 2007 The City Council is scheduled to review and vote the Planned Area Development Overlay for Residence Inn by Marriott located at 125 E. Fifth St. in the Central Commercial District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

ORDINANCE NO. 2007.15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the Zoning Map of the City of Tempe, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and Section 2-107, is hereby amended by removing the below described property from the MU-4 and CC Mixed Use, High Density and City Center Districts with Transportation Overlay and Rio Salado Overlay and designating the property as MU-4 and CC (PAD), Mixed Use, High Density and City Center Districts with Transportation Overlay, Rio Salado Overlay with a Planned Area Development Overlay, on 5.08 acres.

LEGAL DESCRIPTION

The East 95 3/4 feet of the North 159 1/2 feet of block 2, of Tempe, according to book 2 of maps, page 26, records of Maricopa County, Arizona. Also known as the East 95 3/4 feet of the North 159 1/2 feet of lot 1, block 2, of the old map of West Tempe, according to book 2 of maps, page 79, records of Maricopa County, Arizona.

Section 2. Further, those conditions of approval imposed by the City Council as part of case **PAD07002 – Residence Inn by Marriott** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2007.

Mayor

ATTEST:

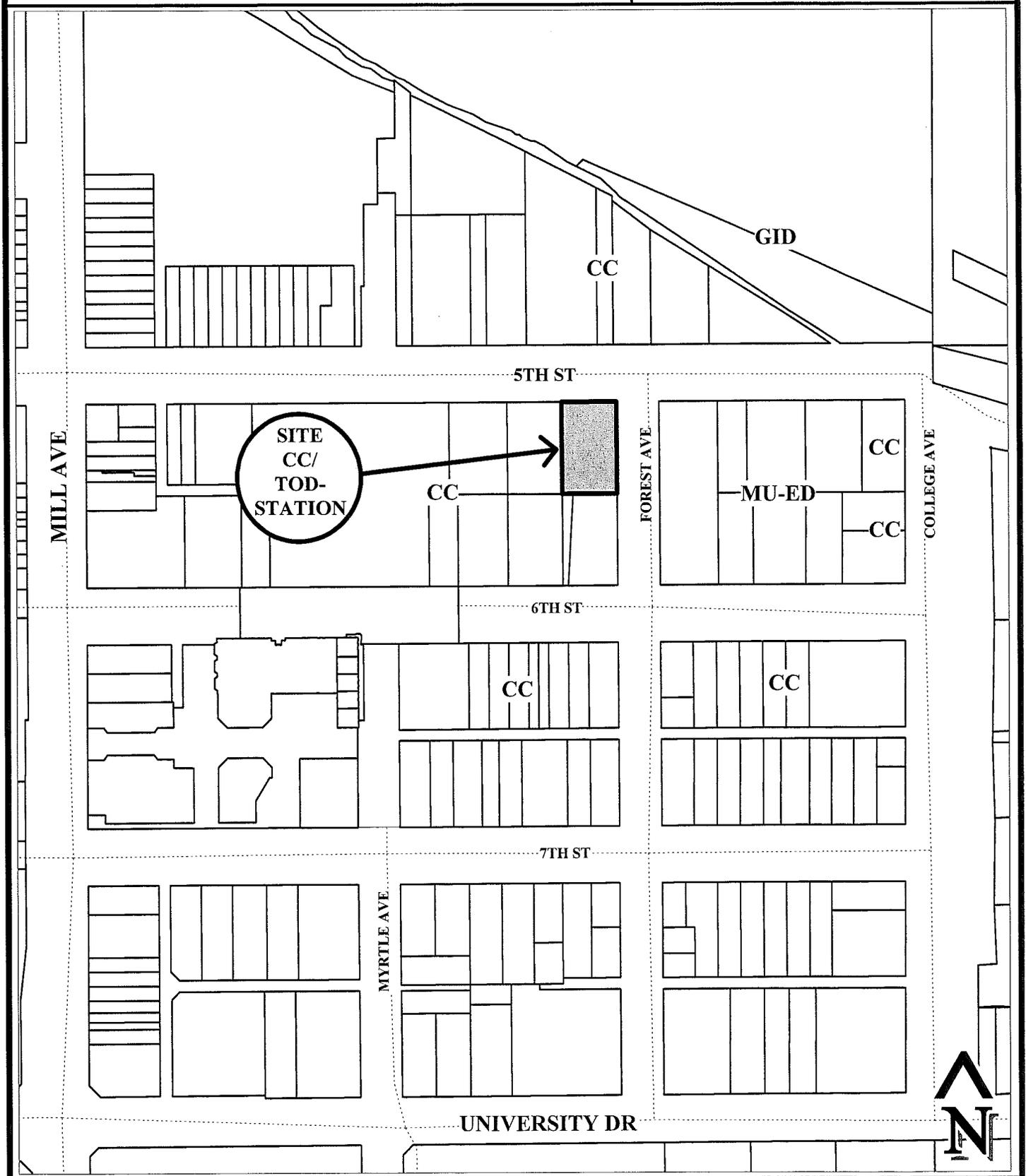
City Clerk

APPROVED AS TO FORM:

City Attorney

RESIDENCE INN BY MARRIOTT

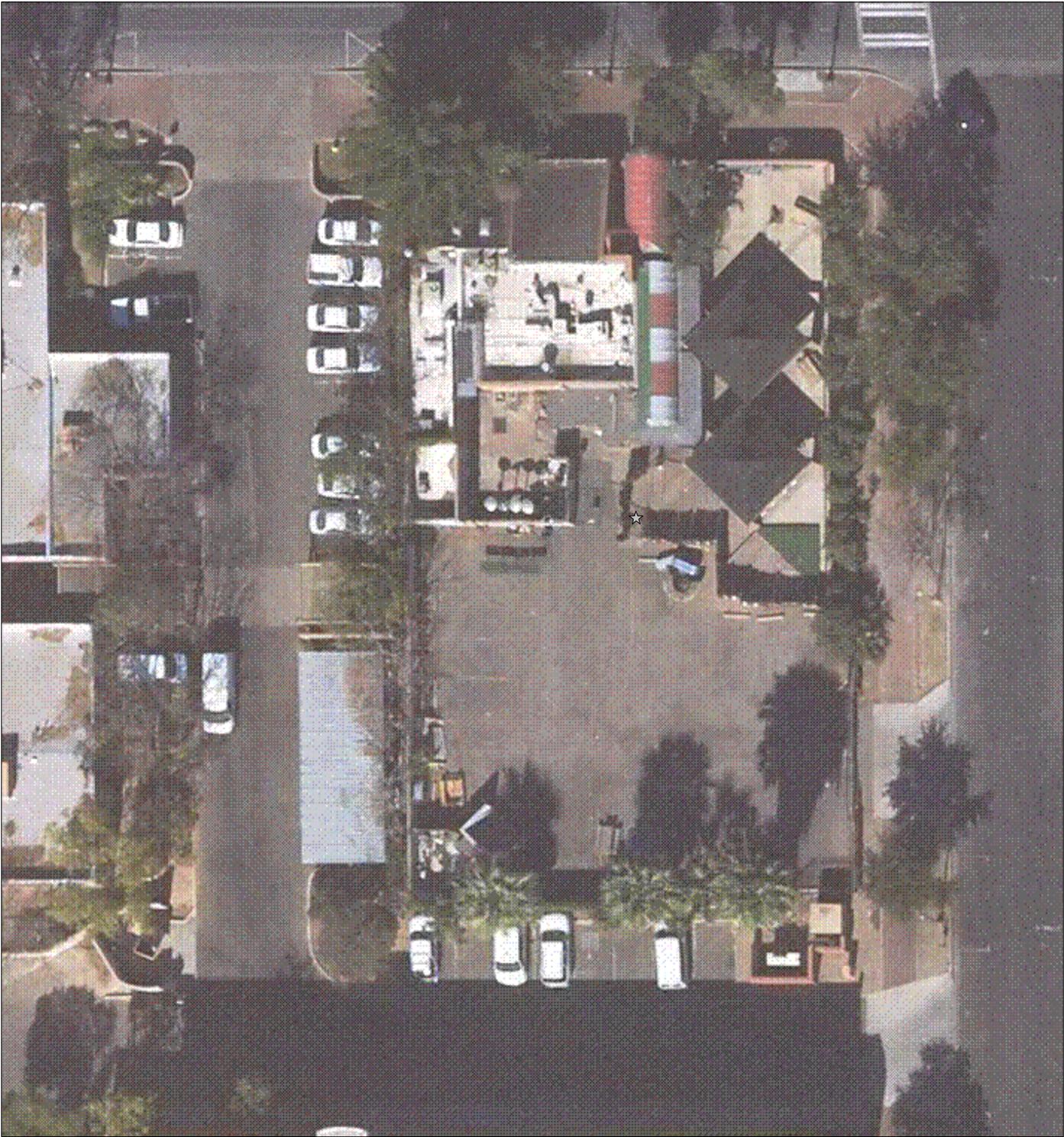
PL060674





RESIDENCE INN BY MARRIOTT (PL060674)





Residence Inn By Marriott, Tempe Downtown

Applicant's Letter of Intent

Tempe RI LLC, (the "Applicant") is proposing a Planned Area of Development (PAD) Overlay on an approximate 15,215 square foot parcel at the Southwest corner of Forest Avenue and Fifth Street in Tempe, Arizona (the "Site"). The purpose of the PAD Application (the "Application") is to redevelop the Site as an extended stay hotel with ground floor retail amenities. Specifically, the Site is located East of Tempe City Hall, West of Forest Avenue and University Towers Apartment Units, South of the 5th Street and North of the Tempe City Offices. The Applicant envisions that this hotel will appeal to business travelers who would like a long term arrangement, visitors to downtown Tempe or as corporate housing. The development will be called Residence Inn By Marriott, Tempe Downtown.

Planning Context

The Site is located in downtown Tempe, at the southwest corner of 5th Street and Forest. The current City of Tempe ("City") General Plan 2030 classifies the Site as Mixed Use. According to General Plan 2030, the Mixed Use District is designed to accommodate land uses with a mixture of residential and commercial uses. The Mixed Use category encourages creatively designed environments that create a "living" environment, reflective of a "village" concept, in which there is an opportunity to live, work and recreate within the same area. This Site is consistent with the 2030 General Plan. The Applicant is proposing a mixed use extended stay hotel development. The retail on the ground floor will support with hotel guests and provide additional retail opportunities for the downtown Tempe community.

The Site is currently zoned City Center (CC). The Applicant is not rezoning the Site. The Application is for a PAD Overlay to allow an extended stay hotel with ground floor retail. The CC District permits a wide variety of uses. The proposed uses for the Site are all permitted by right by the CC District.

The CC District allows 50 feet in height, by right. The City's Building Height Guideline Study allows a 200 foot maximum building height, with a 10 foot step back at 75 feet if the building is 200 feet in height. The proposed hotel is approximately 133 feet to the roof line, below the 200 foot maximum building height. In addition, the proposed hotel design incorporates several architectural

elements to break up the massing along the roof line. Those elements include breaking up the elevation into several smaller vertical tower forms with coordinating colors and cornices. The base of the building takes its design character from the "Orchid House" building south of City Hall.

Site Area

The Site consists of approximately 15,215 square feet at the Southwest Corner of Fifth Street and Forest Avenue. A full metes and bounds legal description is attached to the narrative as "Exhibit A".

Area Context

The Site is located in downtown Tempe, east of City Hall and north of city offices. The Site is currently occupied by the Bandersnatch Bar ("Bandersnatch"). Bandersnatch has been closed for about one year. In its present state, Bandersnatch is closed and vacant. The land is not being utilized to its highest use.

Fifth Street and Forest Avenue will provide access points for the proposed hotel development. Currently, Bandersnatch only has ingress and egress from Forest Avenue.

North of the site is the City's Police and Courts complex. The Tempe Mission Palms Hotel is northwest of the Site. East of the Site is an eight story University owned apartment complex for Arizona State University students.

The Applicant envisions this development will provide alternative hotel rooms in the downtown Tempe area. In contrast to the full service Tempe Mission Palms Hotel, this extended stay hotel is designed for business travelers or guests who need corporate housing, University visitors who want an extended stay options or out of town visitors who like to have home amenities (kitchen, living room, large bedrooms) when they are away from their home. The rooms at the extended stay are larger than the typical hotel rooms and include large living areas and kitchen facilities. From the complimentary "Hometouch" breakfast to luxury bedding, this Residence Inn By Marriott, Tempe Downtown will offer all the warmth and comfort of home and all the quality you expect from the Marriott. The Applicant envisions that this proposed development will contribute to the needed hotel rooms in the downtown Tempe area, while adding to the diverse residential options in downtown Tempe.

Land Use

The Site will consist of an eleven story, 171 room hotel. The hotel itself is approximately 132,619 square feet. The first floor will have approximately 6,260 square feet of retail.

Site Plan

The Site will have full access from Fifth Street and Forest Avenue. The building is positioned at the immediate corner of Fifth Street and Forest Avenue. The drop off and entrances for the hotel are located on the west and south sides of the building. The Site will have a 24 hour valet service located near the south entrance which will service the hotel guests and visitors. The entrance on the west side will service the guests who will use the future municipal parking garage.

The retail space below the hotel is approximately 6,260 square feet. The types of tenants we anticipate for the retail space are boutique shops and service orientated tenants.

The Applicant has entered into a parking license agreement with the City of Tempe with respect to the parking for the Site. Initially, parking for the Site will be located at two parking garage near the Site. In the future, the Applicant and the City intend to build a five (5) story parking garage west of the Site. The parking garage will be designed and constructed by the City of Tempe. The parking garage will provide parking for the Site, as well parking for the City of Tempe. The front of the parking garage will be laminated by approximately 4,369 square feet of office and retail. This office and retail space will be developed by other people.

Project Phasing

This Site will be developed in two phases. The extended stay hotel and associated retail will be developed in the first phase. The parking garage and its associated retail and office will be developed in a second phase with the City of Tempe.

Conclusion

We are very excited about the development of a Residence Inn By Marriott, Tempe Downtown. We believe the addition of hotel rooms and additional residential options will add to the vibrancy of downtown Tempe. The

Applicants have designed similar hotels in Miami Beach (South Beach), Ft. Lauderdale, Tallahassee, Virginia, Melbourne, FL, Washington D.C. and San Antonio, TX. The Applicant's hotels are contemporary design, blend in with the community and provide excellence service for the community. We look forward to being a part of the downtown community and the City of Tempe.

We look forward to working with the City and the community in the development of this project. We respectfully ask for your support.

Marriott Residence Inn
Tempe, AZ

Design Narrative Statement
3/26/07

The Marriott Residence Inn is an eleven story hotel building which faces Fifth Street and Forest Avenue in downtown Tempe. Because of the great amount of street frontage, the building has been designed with quality pedestrian level amenities. The materials, window openings, retail storefronts, canopies, landscaping and the architectural character work together to invite pedestrian activity in keeping with this downtown location. The first two floors of the building feature native / regional stone on the elevations while the upper portions of the wall utilize EIFS.

The use of retail space on the ground level provides a wonderful sense of scale to the building along with the rhythm of the windows and masonry. The design is purposefully contemporary reflecting the clean lines and rhythms found in the newer building designs underway in downtown Tempe. The contemporary design utilizes minimal ornament and overhangs. The horizontal "belt-line" at the 36' level denotes not only a change in materials but also character which adds to the appearance of a step back.

The building façade is broken with many vertical step backs which break down the scale and provides many design opportunities. The varied parapet heights also provide a great deal of character to the design of the façade as they bring the eye to focus on the curved rooftop canopy. Projected balconies have been utilized in order to adorn the building elevations and further add to the architectural vocabulary of the project. The balconies tie into horizontal banding which further breaks up the façade into human scale and proportions. The railing designs will be sleek and horizontal in emphasis, playing against the strongly vertical façade.

The façade will be designed using native regional colors. The final colors will not only accent the building but will also serve to break up any perceived mass of the building.

MAR 26 2007

NO.	REVISION	BY DATE	APP.

DATE: 02/19/2007
 CHECKED BY: RB
 DRAWN BY: HV
 DESIGNED BY: HV
 SCALE: (1" = 20')

PROJECT NO. 13143300
 13143300
 24000RUC-05
 1 OF 1

GRAPHIC SCALE
 0 10 20
 (IN FEET)

SITE DEVELOPMENT DATA

PROJECT DESCRIPTION
 THE PROJECT SITE IS APPROXIMATELY 15,162 SF
 MARICOPA COUNTY ASSESSOR'S PARCEL NUMBER (APN)
 131-27-021.

THIS DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF
 APPROXIMATELY 2,950 SF OF RETAIL SPACE AND 8,555
 OF HOTEL SPACE AT GROUND LEVEL.

THE HOTEL PARKING WILL BE PROVIDED IN A PROPOSED
 OFFSITE PARKING STRUCTURE LOCATED AND
 CONSTRUCTED BY THE CITY OF TEMPE.

BUILDING DESCRIPTION
 142 FEET HIGH (HOTEL)
 13,216 SF TOTAL FOOTPRINT (INCLUDES RETAIL)
 11 STORY (HOTEL), (LOOR AREA (INCLUDES RETAIL)
 CONSTRUCTION: HOTEL, N-B

THE PROPOSED DEVELOPMENT WILL BE SPRINKLERED IN
 ACCORDANCE WITH THE NFPA

DEVELOPER
 RIVERWALK COURTYARD, CP, LLC
 10000 W. BUCKLEBOURNE DRIVE
 SUITE 100, JUPITER, FL 33454
 PH: (561) 744-1111
 FAX: (561) 744-1111

ARCHITECT
 CONTACT: RICHARD FINNABR
 10000 W. BUCKLEBOURNE DRIVE
 SUITE 100, JUPITER, FL 33454
 PH: (561) 744-1111
 FAX: (561) 744-1111

CIVIL ENGINEER
 WILEY-HORN AND ASSOCIATES, INC.
 7078 NORTH 18TH AVENUE, SUITE 300
 PHOENIX, ARIZONA 85020
 PH: (602) 944-7423
 FAX: (602) 944-7423

LAND SURVEYOR
 HORIZON CONSULTANTS OF ARIZONA, INC.
 10000 W. BUCKLEBOURNE DRIVE, SUITE 205
 PHOENIX, ARIZONA 85020
 PH: (602) 970-1657
 CONTACT: ROGER BROWN, A.L.A.
 CONTACT: TAYLOR PODDE

RETENTION REQUIRED

CLASSIFICATION	AREA	C.V. VALUE	VOL. REQ'D
ONSITE	15,162 SF	0.95	3,239 CF
OFFSITE	48,374 SF	0.95	10,340 CF
TOTAL	63,536 SF		13,579 CF

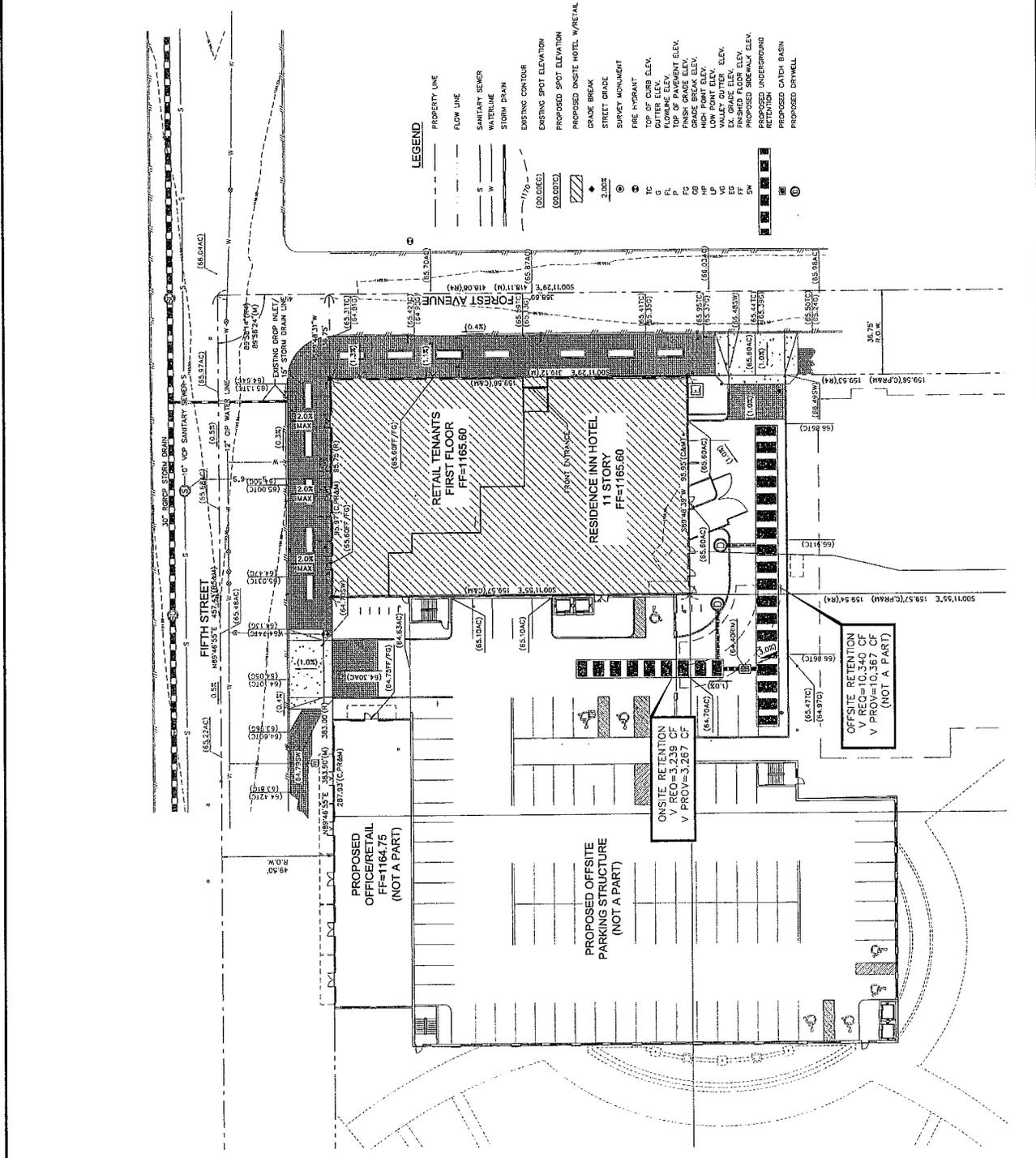
*CALCULATIONS ARE BASED ON A 100-YEAR 2-HOUR RAINFALL
 RATE FROM THE METEO DESIGN MANUAL PER CITY OF
 TEMPE COMMENTS.

RETENTION PROVIDED

SEQUENCE	QUANTITIES	TOTAL LENGTH	VOL. PROVIDED
ONSITE	1	8 FT	3,237 CF
OFFSITE	1	10 FT	10,342 CF
TOTAL			13,579 CF

DRYWELL CALCULATIONS

DESIGN RATE	NO. OF DRYWELLS	TIME TO DRAIN
ONSITE	0.1 CFS	9.1 HRS
OFFSITE	0.1 CFS	28.8 HRS



FEB 21 2007

602-263-1100
 1-800-STRE-IT

Residence Inn
 by Wyndham

TEMP, ARIZONA



Dennis D. Smith, AIA



Perspective Looking Southwest

03-30-07

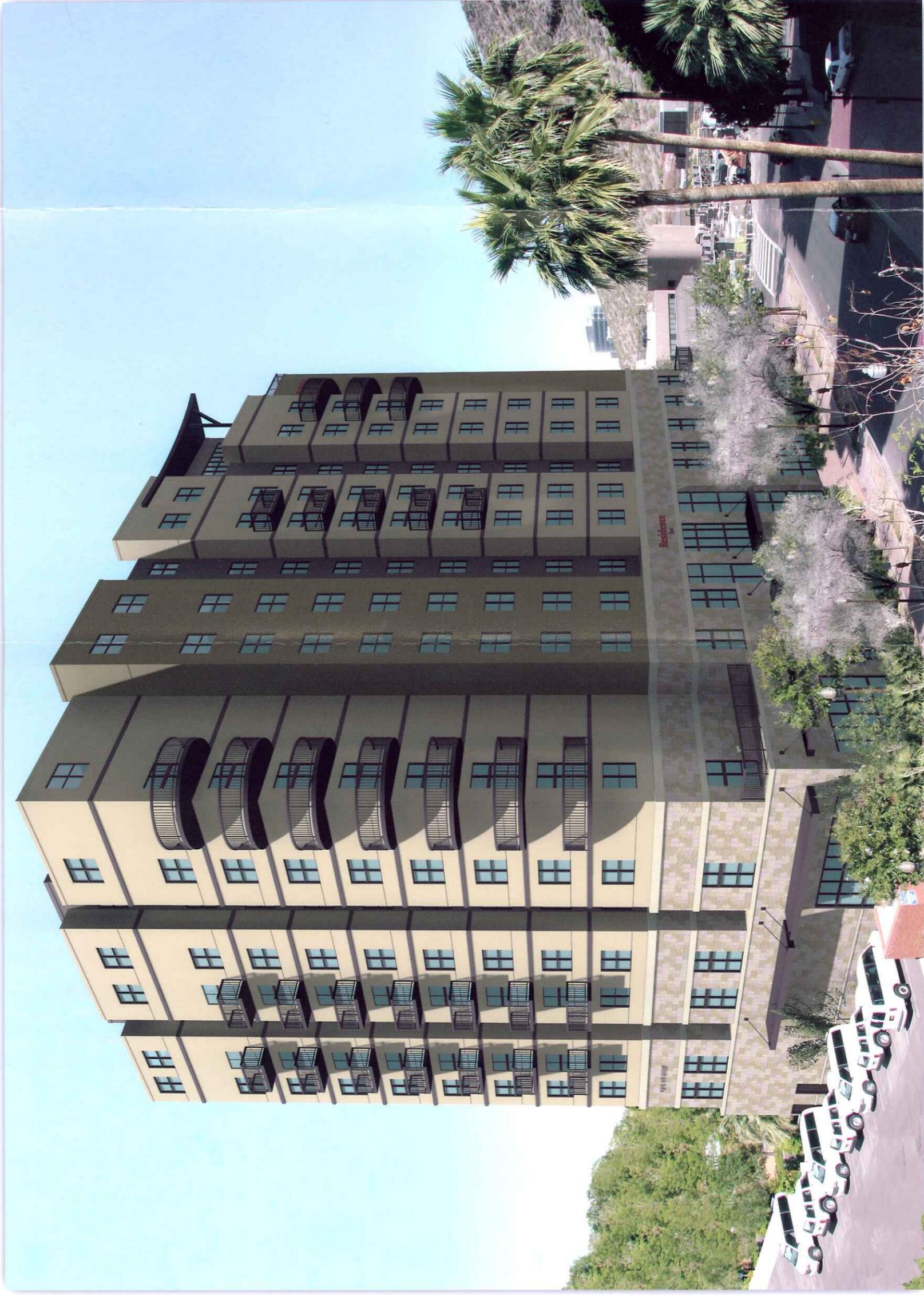
Residence

Inn

Marriott

Tempe, Arizona

APR - 3 2007



Perspective Looking Northwest

03-30-07

Residence
Inn
Marriott
Tempe, Arizona



Dennis D. Smith, AIA



Perspective Looking Southeast

03-30-07

Residence
Inn

Marriott

Tempe, Arizona

APR - 3 2007



Dennis D. Smith, AIA



Perspective Looking East

03-30-07

Residence
Inn
Marriott
Tempe, Arizona
AA

APR - 3 2007

3222



Residence
Inn
Marriott
Tempe, Arizona

03-30-07



Dennis D. Smith, AIA

01	EIFS 1 MFR: STO INDUSTRIES COLOR: 32122 FINISH: 1.0
02	EIFS 2 MFR: STO INDUSTRIES COLOR: 20618 FINISH: 1.0
03	EIFS 3 MFR: STO INDUSTRIES COLOR: SW6138 ARTIFACT FINISH: 1.0
04	STONE TILE MFR: CENTRAL STATES TILE COLOR: CANYON BLAZE SANDSTONE CONTACT: MIKE STRATHMAN 913-681-6629
05	CAST STONE MFR: CONTINENTAL CAST STONE COLOR: #1103
06	WINDOW AND DOOR FRAMES MFR: KAWNEER COLOR: DARK BRONZE ANODIZED NO. 40
07	WINDOW AND DOOR GLASS MFR: VIRACON COLOR: BLUE-5, LOW REFLECTANCE
08	METAL BALCONIES/CANOPIES/RAILINGS MFR: BENJAMIN MOORE COLOR: 1253 FRESCO URBAN



Rendered Elevation - South

3/32" = 1'-0" @ 24" x 36" print only



Residence

Inn



Tempe, Arizona

CC

03-30-07

APR - 3 2007

01	EIFS 1 MFR: STO INDUSTRIES COLOR: 32122 FINISH: 1.0
02	EIFS 2 MFR: STO INDUSTRIES COLOR: 20618 FINISH: 1.0
03	EIFS 3 MFR: STO INDUSTRIES COLOR: SW6138 ARTIFACT FINISH: 1.0
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07	WINDOW AND DOOR GLASS MFR: VIRAICON COLOR: BLUE-5, LOW REFLECTANCE
08	METAL BALCONIES/CANOPIES/RAILINGS MFR: BENJAMIN MOORE COLOR: 1253 FRESCO URBAN



Rendered Elevation - West

3/32" = 1'-0" @ 24" x 38" print only



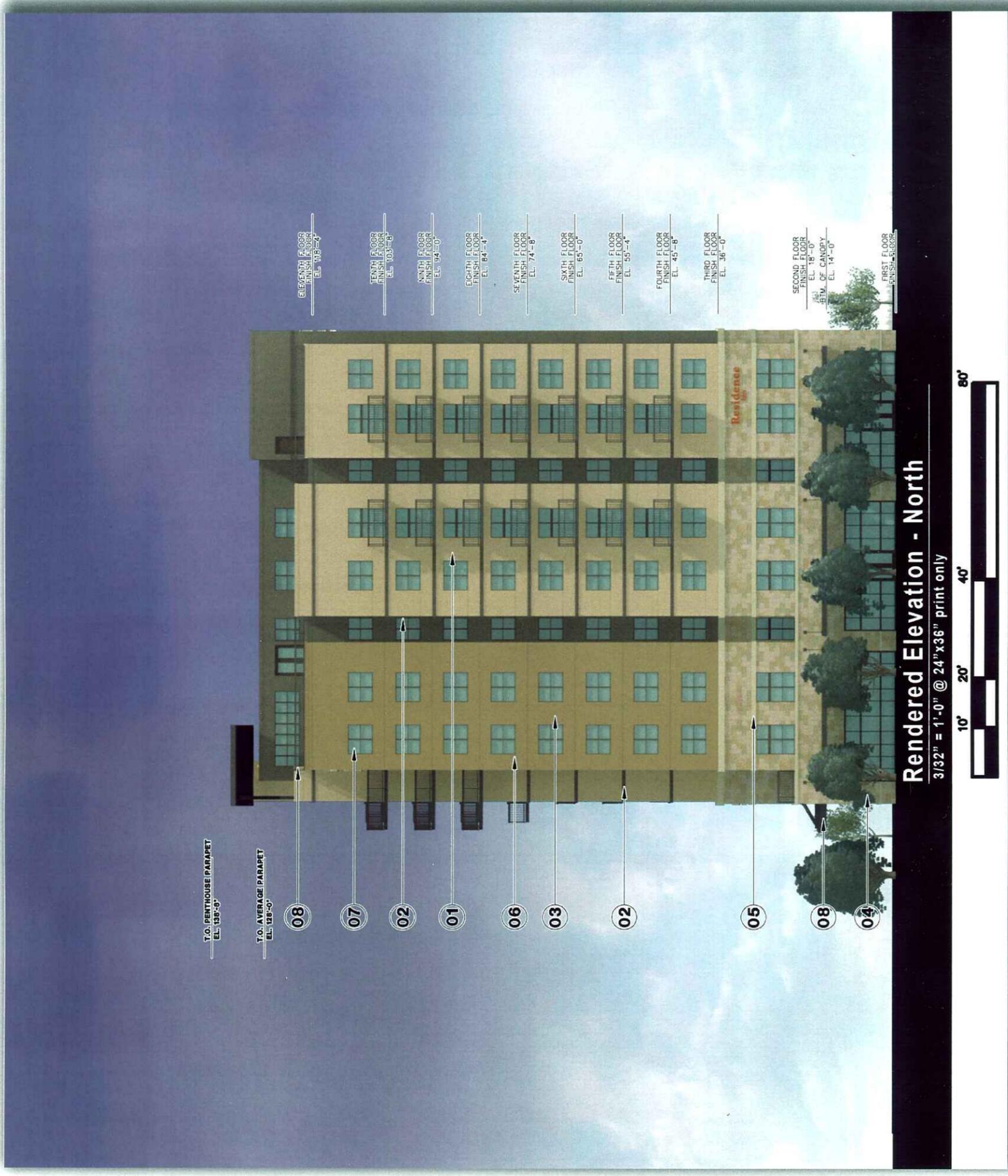
Residence
Inn
Marriott

Tempe, Arizona

DD



Dennis D. Smith, AIA



T.O. PENTHOUSE PARAPET
EL. 135'-0"

T.O. AVERAGE PARAPET
EL. 128'-0"

08
07
02
01
06
03
02
05
08
04

ELEVENTH FLOOR
FINISH FLOOR
EL. 108'-4"

TENTH FLOOR
FINISH FLOOR
EL. 103'-8"

NINTH FLOOR
FINISH FLOOR
EL. 99'-0"

EIGHTH FLOOR
FINISH FLOOR
EL. 94'-4"

SEVENTH FLOOR
FINISH FLOOR
EL. 74'-8"

SIXTH FLOOR
FINISH FLOOR
EL. 65'-0"

FIFTH FLOOR
FINISH FLOOR
EL. 55'-4"

FOURTH FLOOR
FINISH FLOOR
EL. 45'-8"

THIRD FLOOR
FINISH FLOOR
EL. 36'-0"

SECOND FLOOR
FINISH FLOOR
EL. 18'-0"

1ST FLOOR
FINISH FLOOR
EL. 14'-0"

FINISH FLOOR

Rendered Elevation - North

3/32" = 1'-0" @ 24"x36" print only



01	EIFS 1 MFR: STO INDUSTRIES COLOR: 32122 FINISH: 1.0
02	EIFS 2 MFR: STO INDUSTRIES COLOR: 20618 FINISH: 1.0
03	EIFS 3 MFR: STO INDUSTRIES COLOR: SW6138 ARTIFACT FINISH: 1.0
04	STONE TILE MFR: CENTRAL STATES TILE COLOR: CANYON BLAZE SANDSTONE CONTACT: MIKE STRATHMAN 913-681-6629
05	CAST STONE MFR: CONTINENTAL CAST STONE COLOR: #1103
06	WINDOW AND DOOR FRAMES MFR: KAWNEER COLOR: DARK BRONZE ANODIZED NO. 40
07	WINDOW AND DOOR GLASS MFR: VIRACON COLOR: BLUE-5, LOW REFLECTANCE
08	METAL BALCONIES/CANOPIES/RAILINGS MFR: BENJAMIN MOORE COLOR: 1253 FRESCO URBAN

Residence
Inn
Marriott

Tempe, Arizona

03-30-07

EE

APR - 3 2007