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**Minutes  
DEVELOPMENT REVIEW COMMISSION  
APRIL 10, 2007**

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The Development Review Commission Study Session was held on April 10, 2007, at Council Chambers, Garden Level, 31 East Fifth Street.

**Present:**

Charles Huellmantel, Chair  
Vanessa MacDonald, Vice Chair  
Dennis Webb  
Tom Oteri  
Peggy Tinsley  
Mario Torregrossa

**Absent:**

Monica Attridge  
Heather Carnahan  
Stanley Nicpon  
Mike DiDomenico

**City Staff Present:**

Lisa Collins, Deputy Development Services Manager  
Kevin O'Melia, Senior Planner  
Ryan Levesque, Senior Planner  
Diana Kaminski, Senior Planner  
Nancy Ryan (in audience)

**Audience: 15**

**Study Session convened at 6:36 p.m.**

- Discussed tonight's agenda, staff recommendations and minutes. Item No. 2, Double Butte: correct applicant's name; Item No. 4, Acura of Tempe: pull for discussion of west elevation and staff read changes to six conditions; Item No. 5, Pier 202: architect will present; Item No. 6, Residence Inn: architect will present. Modification read by staff to Condition No. 34; and Hotel @ Tempe Marketplace: architect will present.

Study Session adjourned at 6:55 p.m.

**The Development Review Commission Public Hearing was held on April 10, 2007, at Council Chambers, Garden Level, 31 East Fifth Street.**

**Present:**

Charles Huellmantel, Chair  
Vanessa MacDonald, Vice Chair  
Dennis Webb  
Tom Oteri  
Peggy Tinsley  
Mario Torregrossa

**Absent:**

Monica Attridge  
Heather Carnahan  
Stanley Nicpon  
Mike DiDomenico

**City Staff Present:**

Lisa Collins, Deputy Development Services Manager  
Kevin O'Melia, Senior Planner  
Ryan Levesque, Senior Planner  
Diana Kaminski, Senior Planner  
Nancy Ryan (in audience)

**Audience: 22**

**Meeting convened at 7:03 p.m.**

**Item #1 – MINUTES**

**On a motion by Commissioner Tinsley and seconded by Vice Chair MacDonald, the Commission with a vote of 4-0 (Lisa Collins also voting) approved the minutes of the March 13<sup>th</sup> hearing.**

**On a motion by Commissioner Tinsley and seconded by Vice Chair MacDonald, the Commission with a vote of 6-0 approved the minutes of the March 27<sup>th</sup> hearing.**

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The Commission went on to the discussion agenda:

<b>Item #2</b>	<b>PL070054</b>	<b>DOUBLE BUTTE</b>
	<b>GEP07002</b>	(Resolution No. 2000.17)
		2505 West Broadway Road
		GID, General Industrial District

This case was presented by Diana Kaminski. Corrections to the application and address were made.

**On a motion by Commissioner Tinsley and seconded by Commissioner Oteri, the Commission with a vote of 6-0, recommended approval of this item with the following conditions:**

1. Comply with all conditions of approval formerly required with the design review approval (DRB05114) approved on April 17, 2006 and conditions modified on September 25, 2006.
2. Future expansion or development of the Double Butte Cemetery will require further development review process.

3. 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 applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.
4. The project site has an Archaeologically Sensitive designation. 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.
5. Future expansion or development of the cemetery will require compliance with any standards set forth within the Americans with Disabilities Acts.
6. Future expansion or development of the cemetery will require Water Department approval of a stormwater retention plan.

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<b>Item #3</b>	<b>PL060586</b> <b>GEP07001</b>	<b>VICTORY ACRES PARK</b> (Resolution No. 2007.18) 2407 East McArthur Drive R-2, Multi-Family Residential District
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This case was presented by Diana Kaminski.

**On a motion by Commissioner Tinsley and seconded by Vice Chair MacDonald, the Commission with a vote of 6-0, recommended approval of this item.**

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<b>Item #4</b>	<b>PL070060</b> <b>DPR07046</b>	<b>ACURA OF TEMPE</b> (Development Plan Review) 7800 South Autoplex Loop GID, General Industrial District
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This case was presented by Kevin O'Melia. Mr. O'Melia states that the City is recommending approval of this case with modifications to Condition Nos. 2, 3B, 8, 9, 11, 12 (as reflected in the following "Conditions of Approval").

Craig Sheller, Architect, addresses the Commission.

Oteri: In reference to the aerial photo, I am interested in what is going to be visible from I-10?

Sheller: Using the aerial as a reference, approximately 15' higher than the existing parking area.

Oteri: On our west elevation, is the light pole 13' 6"?

Sheller: That was the previous height we had, which was 15' above the 42" guard rail height, so it was quite a bit higher.

Oteri: Are there any requirements as far as the overflow lighting and interstate ramps?

O'Melia: The security lighting for the project needs to comply with Part 4, Chapter 8 of our ordinance which limits light bleed-off into the surrounding areas. Is your concern regarding glare that would be distracting to motorists on the freeway?

Oteri: Yes.

O'Melia: I believe the lights went down from 18' to 13'. I'm unsure if ADOT has a specific rule regarding overflow lighting, but we do.

Chair Huellmantel: Appears we are requiring them to put in two sets of striping?

O'Melia: That was a condition that was modified, that is no longer a requirement.

O'Melia: Condition 8 was modified because this is surplus parking and parking for storage, it is not public parking.

**On a motion by Commissioner Tinsley and seconded by Commissioner Torregrossa, the Commission with a vote of 6-0, approved this case with the following conditions:**

### General

1. Submit your drawings to the Development Services Building Safety Division for building permit by **April 10, 2008** or the Development Plan approval will expire.

### Site Plan

2. ~~Increase landscape site area to minimum ten percent of net site area. Project Information indicates a deficiency, which is reflected by the removal of existing landscape to make way for the parking structure. Remove asphalt, including surface parking spaces and striped borders to south and west of parking structure, to at least the minimum extent to increase site planting area to the area required. Examples of areas that may receive landscape include north and west of the proposed refuse enclosure and in the landscape strip along the west property line adjacent to the parking structure. Verify with a calculation that minimum 10 percent site landscape area exists. Indicate amount of existing landscape area being removed. Provide supplemental landscape area if remaining area is deficient. (MODIFIED BY COMMISSION)~~
3. Modify storm water retention system to accommodate the parking structure addition. Incorporate the following Engineering Division comments (Chris Kabala 480-350-8341) into the retention system and related site plan modifications.
  - a) Existing retention basin between east end of parking structure and service reception canopy will require a drywell if basin depth is greater than 12".
  - b) Design parking structure so ~~existing drywells under ramp and~~ proposed tanks under north drive aisle are accessible to maintenance trucks. **(MODIFIED BY COMMISSION)**
4. Gate to parking structure and gate to service yard:
  - a) Provide emergency ingress device ("Opticom" or other) for gates, subject to approval of Fire Department (Jim Walker 480-350-8341). Generally, security, ingress and egress features of gate and accompanying fence are subject, respectively, to Planning, Fire, Building Safety review during building plan check process.
  - b) Match standard of construction and finish of gates and fence installed at parking structure and between structure and dealership to existing gate south of dealership. In particular, design gates and fence to restrict unauthorized access.
5. Do not overhang the fire lane with any cable or device (security light, tree canopy, etc.) that is less than 14'-0" above paving.
6. Reorient the refuse pad slightly so it faces directly the fire lane coming from the southeast. Construct the pad in accordance with standard detail DS-116 except, optionally, delete the screen wall that faces northeast. The rear and southwest walls that face the freeway are required.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry screen wall that matches site wall surfaces and follows the requirements of Standard Detail T-214.

### Floor Plans

8. ~~Provide primary and secondary striping of parking structure spaces as follows:~~
  - a) ~~Provide primary striping in the parking structure at 8.5 ft. x 18 ft. Indicate this quantity of parking in the Project Information for the parking structure. Conform to ZDC Sec. 4-601 through 4-606 in every aspect of the primary parking layout.~~
  - b) ~~Provide secondary striping or other demarcation in a different color with numbers for inventory. The secondary striping or demarcation may include tandem parking, as is indicated on the ground floor and roof plans. This~~

~~tandem parking will not require a use permit because the quantity of parking and the planning review is based on the primary parking. The secondary striping or demarcation may be at the size stipulated by the dealership.~~

8. **Separately calculate parking required and provided for dealership from inventory storage parking. Provide dealership parking on site outside of parking structure. Process Administrative Decision requesting undersize and tandem stacked spaces for inventory storage in parking structure. (MODIFIED BY COMMISSION)**
9. Provide complete design for the fenced and gated **auto display** yard in the southwest corner of the parking structure roof plan. ~~Include the following: height of enclosure and whether enclosure has a roof. Indicate the material and finish of the enclosure fence. Provide a semi-opaque screen adjacent to parking and drive aisle to maximize visual surveillance. Describe the purpose of the enclosure. Swing gate for yard into a the drive aisle or an area not demarcated with primary~~ **not into a parking spaces. Consider relocation of this enclosure to the east area on the roof opposite the head of the drive ramp. (MODIFIED BY COMMISSION)**
10. Maintain open rail stair design to maximize visual surveillance on and surrounding vertical pedestrian circulation.
11. Paint interior vertical and overhead surfaces in garage floor levels with a highly reflective white color. The maximum 75 percent reflectance value for exterior colors and materials does not apply to these interior surfaces. **(MODIFIED BY THE COMMISSION)**

### **Building Elevations**

12. ~~In lieu of light standards mounted to the roof level of the parking structure, provide canopies over the roof parking spaces and illuminate the roof spaces and drive aisles from the underside of the canopies. Design canopies to the following standards:~~
  - a) ~~Provide material and finish at upper side of canopy with light reflectance value of 75 percent or less.~~
  - b) ~~Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.~~
  - c) ~~Position light in canopy to direct light to interior of garage deck and away from perimeter.~~
  - d) ~~Relate canopy in color and architectural detailing to the parking structure and dealership.~~
12. **Limit roof mount security light height to 13'-6" as measured from roof parking deck to light source. (MODIFIED BY COMMISSION)**
13. Conceal roof drainage system within the interior of the parking structure. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
14. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
15. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

### **Lighting**

16. Provide a photometric plan of each of the three parking structure levels. Additionally, provide a photometric site plan of the surrounding dealership yard.

### **Landscape**

17. In landscape areas that were formerly asphalt, de-compact soil, remove asphalt, aggregate base and other debris from planting areas and extend irrigation system as required into the planting areas.
18. Increase tree planting to the south and west of the garage. Provide at least four canopy trees of minimum 24" box size at installation. Position trees so the canopies do not interfere with the fire lane (trees that extend over fire lane require a canopy of at least 14'-0" for fire and refuse trucks). Extend irrigation system as required to irrigate these trees.
19. Repair damage to existing landscape or irrigation caused by this construction. Provide a commercial grade, hard pipe (poly-vinyl chloride) irrigation system that matches the design and details used for the irrigation system of the dealership.

## Signage

20. For the parking structure, provide one dealership address sign on the south elevation, centered on the masonry shear wall near the southwest corner, and one on the east elevation, also centered on the masonry shear wall. Approximate the height of these signs with that of the existing address signs on the dealership.
- a. Conform to the following guidelines for building address signs:
    - 1) Provide street number only, not the street name.
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Adjust locations on building so sign is unobstructed by trees, vines, etc.
    - 4) Do not affix a number or letter to the parking structure that might be mistaken for the address.
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<b>Item #5</b>	<b>PL060548</b>	<b>PIER 202</b>
	<b>PAD07003</b>	(Planned Area Development)
	<b>ZUP07014</b>	(Use Permit)
		1200 East Rio Salado Parkway
		MU-4, Mixed-Use High Density District

This case is presented by Ryan Levesque and represented by Ernie Vasquez of (company not identified) and John Kane of Architekton.

Chair Huellmantel: The item before us tonight is the PAD, the other information you are giving is helpful and exciting but we are here to discuss the PAD.

The applicant provided a complete presentation of the project including building and landscape design.

Chairman Huellmantel opens the floor for questions from the Commission.

Oteri: How do you plan to address traffic issues along Rio Salado Parkway?

Brad Gorman: We did a traffic study and there is going to be congestion. We are going to encourage public transportation such as bus rail stops near and in front of the site. There is not going to be a solution for the traffic. Nearby developments such as Tempe Marketplace will compound the problem. A united effort is needed; one developer is not responsible for the problem.

Chair Huellmantel: Doesn't feel that the public transportation that the applicant is suggesting is the answer for the congestion that is going to be contributed to by this project. People who reside at Pier 202 will most likely not be using the bus as a regular mode of transportation, possibly people who come to use the retail portion might; but, not the residents. We have to know that with the information you have provided based on vehicles, number of trips and density that this plan works today.

Gorman: We have done the traffic study and referenced the traffic count projected and the problem is what is existing and what is being developed now, regardless of our project, there is a problem.

Collins: We have received a copy of the Traffic Study and it was reviewed by our Traffic Engineer and it indicates that streets in the vicinity are operating at a level of service "E" & "F", which is not a great level of service but it is anticipated that this project will not make the level of service worse. We are looking at larger, global solutions for dealing with this traffic.

Civil Engineer (name not known): Traffic Study typically refers to levels of service at intersections, not on straight-aways.

Webb, MacDonald, & Tinsley: Agree that they welcome this project and don't feel that one developer should be required to answer all of the traffic issues. Would like to see a Traffic Engineer come to a hearing and give some feedback on general traffic concerns.

Chair Huellmantel: In reference to the Use Permit, feels tandem parking is appropriate.

**On a motion by Commissioner Torregrossa and seconded by Commissioner Tinsley, the Commission with a vote of 6-0 recommended approval of this case with the following conditions:**

**CONDITIONS OF APPROVAL:**

1. The Planned Area Development Overlay for PIER 202 shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
2. The PAD for Pier 202 shall provide a minimum twenty (20) foot building setback along Rio Salado Parkway.
3. The PAD for Pier 202 shall adhere to setback requirements for flood control including the Town Lake recirculation well easements, pursuant to Section 5-104 of the Zoning and Development Code.
4. A Subdivision Plat/Condominium Plat is required for this development and shall be recorded prior to issuance of building permits. The subdivision plat shall require the establishment of a 25' easement for nuisance water pipeline through the east end of the site.
5. A parking affidavit shall be filed with the Development Services Department for the use of shared parking supported by the parking analysis. Any change or intensification of proposed uses requiring additional parking greater than proposed, a revised parking model shall be submitted.
6. Buildings proposed for residential use shall designate tandem parking spaces for the residential tenants. Distribution of parking allocation shall be identified within the Condominium's CC&Rs.

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<b>Item #6</b>	<b>PL060674</b> <b>DPR07004</b>	<b>RESIDENCE INN BY MARRIOTT</b> (Development Plan Review) 125 East 5 <sup>th</sup> Street CC, City Center District
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This case was presented by Kevin O'Melia and represented by Manjula Vaz of Gammage & Burnham, the applicant, and Howie Beauchamp of Law Kingdon (the architect).

O'Melia: Staff is recommending approval and the applicant is in agreement with the conditions; however there is one change to Condition No. 34, removal of the word "curving" in the first sentence. This refers to a second canopy that would be visible from the west elevation. The purpose of this modification is to give the architect more flexibility in designing the rooftop feature.

Ms. Vaz makes a presentation showing the Commission renderings which indicate the color and elevation changes.

Chair Huellmantel: Unclear about colors. Feels west elevation is important and needs to be developed, especially the roof. Why not move the west sign further north? Although the garage will be brought forth at another time, just want to clarify that it will have retail along the frontage and not just be a parking garage?

Oteri: Missed first pass of this project, what is directly west of the hotel?

Vaz/Collins: A parking garage. It has been confirmed that funding for the parking garage has been approved by Council and will be going in directly west of the hotel.

Torregrossa: Directs a question to the Commission regarding the past discussion of the balconies.

Chair Huellmantel: Concerned about balconies located on the SEC of the building. Is applicant willing to work with staff on redesigning those balconies?

Vaz: Yes. We are more than happy to work with staff to come to a design that the Commission would be happier with.

O'Melia: Prefers the circular balconies at the southeast corner but can go with a rectilinear shape. These balconies should continue to extend along the south and east elevations.

MacDonald: Feels the balconies add something to the building and the color and material enhance the appearance but the design could be changed and become more squared off but continuing around the corners.

Collins: If the Commission is able to determine exactly what design they are agreeable to, Kevin can work with the applicant and assist them in coming up with a new design for the balconies.

Chair Huellmantel: Discussion among Commissioners: decided to rule out the circular or "donut" balconies at the southeast building corner. Personally would like to see a rectilinear balcony on the eastern face with a curvature on the southern side similar to what you see on the northern side of the building.

O'Melia: Add Condition No. 59; develop design of balconies at SEC of building, subject to approval of staff. Modification to Condition No. 40, the color scheme two as approved at the hearing is the approved color. The Architect shall work with staff to develop planar depth change at color change on EIFS surfaces, subject to approval by staff.

**On a motion by Commissioner Tinsley and seconded by Commissioner Oteri, the Commission with a vote of 6-0 approved this item with the following conditions:**

#### **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](http://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](http://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](http://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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> Street and Forest Avenue against the parking requirement. For the hotel, the eastern parallel space of 5<sup>th</sup> 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 5<sup>th</sup> 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 (3<sup>rd</sup> 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 5<sup>th</sup> 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. **(Modified by Commission).**
35. Investigate with Public Works Department if the first floor canopies that encroach in the 5<sup>th</sup> 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 5<sup>th</sup> 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 **for Color Scheme II** exhibited on the **revised** materials sample board **and building elevations** are approved. ~~by Planning.~~ **Applicant to work with staff to develop planar depth change at color change on EIFS surfaces, subject to approval by staff.** Submit any additions or modifications for review during building plan check process. During construction, planning inspection staff will field verify colors and materials. **(Modified by Commission)**
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 5<sup>th</sup> 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:
  - a. 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.
  - b. 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.

- c. Locate valve controllers in vandal resistant housings.
  - d. Hardwire power source to controller (no receptacle).
  - e. 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 5<sup>th</sup> 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.
59. **Develop design of balconies at southeast corner of building, subject to approval of staff. )Added by Commission)**

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<b>Item #7</b>	<b>PL060718</b>	<b>HOTEL @ TEMPE MARKETPLACE</b>
	<b>DPR07022</b>	(Development Plan Review)
		65 South McClintock Drive
		RCC, Regional Commercial Center District

This project was presented by Ryan Levesque and represented by Manjula Vaz, Gammage & Burnham and Scott McGill, Architect.

The Commission and applicant briefly discussed Marketplace floor and side elevation of building.

**On a motion by Commissioner Tinsley and seconded by Commissioner Oteri, the Commission with a vote of 6-0 approved this case with the following conditions:**

**General**

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **April 10, 2008** or Development Plan approval will expire.
2. An Amended Planned Area Development Overlay for Tempe Marketplace Lot 1 shall be submitted to Development Services for administrative review. The PAD shall put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
3. The PAD for Tempe Marketplace shall show evidence through an amended shared parking analysis that the overall Tempe Marketplace site has adequate parking.
4. Additional public art is required as part of this development in accordance with the Art in Private Development Ordinance, 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) regarding implementation of this requirement.

**Site Plan**

5. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
6. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
7. Relocate the electrical service entrance section (S.E.S.) enclosure to align with building and/or screen wall to the east. Match wall design with adjacent screen wall materials.
8. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
9. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
10. Distribute bike parking areas nearest to lobby location(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
11. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
12. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
13. Shade canopies and porte cochere:
  - a. For canopies over drive aisles, provide a minimum of fourteen (14) feet height clearance for emergency access. Additional review required by Water Utilities Manager, or designee for structures above existing easements.
  - b. Provide fascia that is at least as deep as the canopy structure.
  - c. Provide canopy clearance to allow disabled van parking on demand.
  - d. Design to be attractive when viewed from above. 75% light reflectance value shall also apply to the top of the canopy.

- e. Relate canopy in color and architectural detailing to the buildings.
- f. Detail canopy lighting as an integral part of the canopy.
- g. Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.

### **Building Elevations**

- 14. Paint colors shall be consistent with the overall Marketplace approved color palate. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Any additions or modifications may be reviewed during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
- 15. Provide secure roof access from the interior of the office building. Do not expose roof access to public view.
- 16. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.
- 17. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
- 18. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
- 19. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

### **Lighting**

- 20. Follow requirements of Zoning and Development Code Part 4, Chapter 8, Lighting, except where lighting elements are consistent with the overall Tempe Marketplace theme.
- 21. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

### **Landscape**

- 22. Avoid conflict with proposed trees and existing monument sign on McClintock Drive.
- 23. Provide trees within landscape islands at the end of the eastern most parking row and adjacent to refuse enclosure.
- 24. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less.
- 25. Irrigation:
  - f. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2" (if any). Provide details of water distribution system.
  - g. Locate valve controller in a vandal resistant housing.
  - h. Hardwire power source to controller (no receptacle).
  - i. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

### **Signage**

- 26. Provide address signs on the building elevation facing the street to which the property is identified, horizontally near either end of the elevation. Additionally place an address sign at the interior elevation, facing the parking lot. Match the height of all address signs.
  - a. Conform to the following guidelines for building address signs:
    - 1) Compose address signs of 12" high, individual mount, metal reverse pan channel characters.
    - 2) Illuminate each address from dusk to dawn.
    - 3) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.

- 4) Do not affix a number or letter to the building that might be mistaken for the address assigned to the building.
  - 5) Provide minimum 50 percent contrast between address and the background to which it is attached.
  - 6) Utility meters shall utilize a minimum 1" number height in accordance with the Tempe electrical code and utility company standards.
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**Item #7. Announcements**

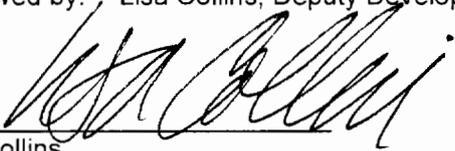
No announcements at this time

**Meeting adjourned at 10:05 p.m.**

The next public hearing of the Development Review Commission is scheduled for Tuesday, April 24, 2007, located at City Council Chambers, 31 East 5<sup>th</sup> Street.

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Prepared by: Lisa Lathrop, Administrative Assistant II  
Reviewed by: Lisa Collins, Deputy Development Services Manager



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Lisa Collins  
Deputy Development Services Manager

LC/II

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