

Staff Summary Report



Development Review Commission Date: 10/09/07

Agenda Item Number: 9

SUBJECT: Hold a public meeting for a Development Plan Review for RESIDENCE INN / CITY HALL PARKING GARAGE located at 117 East 5th Street.

DOCUMENT NAME: DRCr_Hotel-CityGarage_100907

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

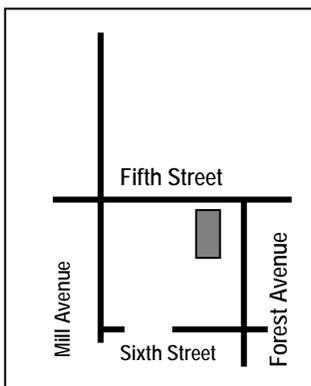
COMMENTS: Request for **RESIDENCE INN / CITY HALL PARKING GARAGE (PL070338)** consists of a five level, 432 space parking structure and two levels of retail (approximate 12,073 s.f. area) on +/- 0.967 net acres. The request also presents landscape for an adjacent city park tract of +/- 0.735 acres to the west and south of the garage. The site is in the City Center District and the Transportation Overlay District station area. The request includes the following:

DPR07173 – 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 - 36).

ADDITIONAL INFO:



Gross/Net site (garage)	+/- 0.967 acres, (+/- 42,127 s.f.)
Gross/Net site (park)	+/- 0.735 acres (+/- 32,000 s.f.)
Garage area	162,119 s.f. garage and +/- 12,073 s.f. retail
Garage Lot Coverage	100 % (allowed)
Park Lot Bld'g. Coverage	0 % (landscape only)
Garage Height	+/- 58 ft. (75 ft. maximum allowed)
Garage setbacks	0 ft. front, 0 ft. sides & 0 ft. rear (allowed)
Garage Ldscp. Cov.	21 % (elevated landscape areas on garage, including green roof over retail)
Park Ldscp. Cov.	100 %
Vehicle Parking	432 total in garage + parallel parking of 5 th Street (218 min. required for hotel & hotel retail) (20 min. required for garage retail/office)
Bicycle Parking	4 provided (4 min. required for garage retail / office space)

The applicant is before the Commission requesting approval of a five story 432 space parking garage with an accompanying two story retail block facing 5th Street. Also included in the request is a conceptual landscape plan for an adjacent park tract. The proposal replaces a one story city services support building (formerly the Goodwin architectural office) and an adjacent parking lot. Site work is also included on the northern part of the Tempe Performing Arts Center, including principally an underground storm retention system. Neighborhood notification is not required for this development plan request.

PAGES:

1. Table of Contexts
2. Comments / Reasons for Approval
- 3-10. Conditions of Approval
11. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-5. Letter of Explanation
6. Cover Sheet Perspective drawing of NW corner of structure
7. Site plan sheet A0.1
8. Preliminary Ground Floor Plan sheet A.1
9. Preliminary Second Floor Plan sheet A.2
10. Preliminary Third Floor Plan sheet A.3
11. Preliminary Fourth Floor Plan sheet A.4
12. Preliminary Fifth Floor Plan sheet A.5
13. Preliminary Shade Structures at Roof Plan sheet A5.1
14. Preliminary Building Section sheet A.6
15. Preliminary Building Section sheet A.7
16. Preliminary Color Building Elevation North sheet A.8
17. Preliminary Color Building Elevation West sheet A.9
18. Preliminary Color Building Elevation South sheet A.10
19. Conceptual Landscape Plan and Plant Materials Schedule

COMMENTS:

The applicant is requesting an approval for a Development Plan for a five story garage of 432 parking spaces and an extension of the city park around the east side of the City Hall podium. The L-shape park tract separates the garage on the west from City Hall and also separates the garage on the south from 6th Street. The garage site is immediately west of the proposed Residence Inn by Marriott, a 172 guest room hotel that is proposed at the southwest corner of 5th Street and Forest Avenue. By prior agreement, parking for use by the hotel and the hotel retail, 218 spaces, will be provided by the city, principally in the garage.

Fronting the garage in the 5th Street side is a retail block, approximate 12,073 s.f. area and contained in two stories. This retail block, which may also contain offices, meets the requirement for pedestrian oriented design standards of the Transportation Overlay District Station Area. In addition to the hotel retail space, this retail block assists in the restoration of street level shops on 5th Street that have been absent for more than a quarter century.

For 12,073 s.f. retail and office use, a minimum 20 parking spaces is required ZDC 5-612 (A). These spaces would be included in the garage or may be counted in the parallel parking spaces on 5th Street adjacent to the development, as allowed by the Transportation Overlay District. This number may rise if the block welcomes a service use such as a coffee shop. In addition to the hotel and retail components, the remaining amount of garage parking will be for use of the Tempe Performing Arts Center, located to the southeast at 132 East 6th Street, or will be open to the public to assist with general downtown access.

The garage and retail / office block replaces a one story city services building at 115 East 5th Street, formerly the Goodwin architectural office, and a surface parking lot. The entire number of existing surface parking spaces displaced is 121, including 96 public spaces and 25 spaces that are currently reserved for city-owned vehicles. An existing Media Services antenna is also displaced by the garage. The antenna will be re-mounted on top of the garage.

Development Plan

The garage with its fronting retail/office block and the Residence Inn are conjoined. Accordingly, the architecture of the garage and retail / office block, including the selection of masonry and pre-cast concrete materials and colors and the rhythm of repetitive elements such as fenestration, horizontal banding and the pattern of window mullions, among other items, relates to the vocabulary established by the Residence Inn. The garage uses perforated steel panels in the fenestration to mask the vehicles and intersecting deck levels inside. From above, the garage covers its roof parking and security lighting with canvas shade structures. Also in deference to the view from above, the roof of the retail / office block is a green roof.

The hotel and garage are each on their own parcels and entirely fill the surface of those parcels. The hotel and garage each have cross access and cross drainage with the performing arts center parcel. The hotel is dependant on the garage for parking and is dependant on the garage and arts center for vehicle, emergency and refuse access. The hotel and the garage parcels together have cross drainage with the arts center parcel; a subsurface storm water retention structure is proposed under the drive aisle to the south of the hotel that serves the three sites.

Conclusion

Approval of the Development Plan will provide adjacent parking for the hotel plus a net increase of parking available for public use.

REASONS FOR APPROVAL:

1. The site is within the City Center District and the Transportation Overlay District and is considered part of the Downtown Tempe area. The addition of parking for the hotel as well as public parking is a welcome addition to the existing parking stock in the downtown.
2. The project meets the General Plan Projected Land Use for this site.
3. The project will meet the development standards required under the Zoning and Development Code.

DPR 07173

CONDITIONS OF APPROVAL

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **October 09, 2008** or the Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **August 01** and **August 15, 2007**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Development Plan approval prior to issuance of building permit.
 - Identify and as required relocate easements and existing buried utilities in way of this development.
 - Provide the following prior to issuance of a building permit:
 - Provide an encroachment permit from the Public Works Department for projections over the public right of way.
 - Provide a Final Subdivision Plat. Separately process review of the Subdivision Plat through City Council. Record the document at the Maricopa County Recorder's Office.
 - Provide cross access, cross drainage and cross refuse agreements between the hotel and the City properties.
 - Provide a Parcel Agreement and Building Code Compliance Agreement between Owners across the west and south property lines of the hotel in order to allow building openings at these property lines and allow an overhanging stair tower penthouse structure at the hotel west property line. Where these agreements cannot be executed, prepare a lot tie across each of these property lines to hold the properties as one.
 - If retail / office block units are subdivided for condominiums, provide a Condominium Plat and Codes, Covenants and Restrictions Agreement for the condominiums prior to a Certificate of Occupancy. The Condominium Plat requires separate process review through City Council followed by recordation at the Maricopa County Recorder's Office. The CC&R's require review by the Development Services and City Attorney's Offices followed by approval by the Development Services Director and the City Attorney, followed by recordation at the Maricopa County Recorder's Office.
 - 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 (elizabeth_lagman@tempe.gov) if any questions regarding implementation of this requirement.
 - 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@tempe.gov) if there are any questions regarding the purpose or content of the water conservation reports.

- Embed emergency radio amplification in the structure. Amplification will allow Police and Fire personnel to communicate in the building during a catastrophe. Contact I.T.D. Telecommunications (dave_heck@tempe.gov) to discuss the size and materials of the structure, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.
- 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 Community Development Office (chris_messer@tempe.gov) if questions regarding the process described in this condition.
- Security Requirements:
 - For security of hotel guests, retail users, employees and the public, follow the design guidelines related to the location of pedestrian environments and places of concealment as outlined in the ZDC Appendix A-II (C).
 - The City of Tempe is required to prepare a security plan for the garage and commercial components of the project with the Police Department.
 - The Homeland Security representative of the Police Department (roger_austin@tempe.gov) has determined that full vehicular and pedestrian access control to the garage decks is required. This is separately added by condition of approval, see **Floor Plans** below.
 - Staff recommends the architect be involved with security plan meetings 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 the Crime Prevention Unit of the Police Department to begin security plan process approximately twelve weeks prior to receipt of certificate of occupancy.
- 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, the applicant shall be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- Standard Details:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov/bsafety (go to Applications and Forms, then go to Civil Engineering and Right of Way to find refuse details) or obtain copies of details at Development Services.

Site Plan

2. Provide an overall site plan that includes the Park tract, the City Garage with Retail / Office block, the Residence Inn, the Arts Center and adjacent on-street parking in front of each of these parcels.
3. Provide a comprehensive vehicle and bicycle parking calculation for the interrelated parcels.
 - a. Of the 218 vehicles for the Residence Inn, indicate amount reserved for the hotel and hotel retail in the garage and the amount assigned to the hotel through on-street parking adjacent to the hotel on 5th Street and Forest Avenue.
 - b. Of the 62 parking spaces for the Performing Arts Center (by Variance: refer to SIP 89.30) indicate amount reserved for the Arts Center in the garage and the amount assigned to the Arts Center through on-street parking adjacent to the hotel on Forest Avenue and 6th Street.
 - c. Indicate the amount of reconfigured surface parking on the north of the Arts Center property. Identify if this parking will be included in the Arts Center, the garage retail / office or the hotel parking quantity.
 - d. Indicate the amount of parking required for the garage retail / office block, including the amount of this parking that will be in the garage and on the surface south of the hotel as well as the amount

assigned to the garage retail / office block through on-street parking adjacent to the garage on 5th Street.

- e. Determine the amount of remaining parking in the garage and of this quantity, what is assigned to the City Hall complex and what is assigned for public use.
 - f. For bicycle parking, indicate the amount of parking assigned to each parcel, indicate the locations of the parking spaces and identify existing parking spaces to remain.
 - g. Update the Building Safety Division parking files for the interrelated parcels.
4. Vehicle paving:
- a. Provide upgraded paving at the garage (5th Street) and the reconfigured Performing Arts Center (Forest Avenue) driveway aprons 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 Planning Division approval. 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.
 - b. Clearly define fire lane through garage and on north site of Tempe Performing Arts site with a distinctive paving pattern.
5. 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. Disregard this condition if the assemblies are located inside the garage structure.
6. 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 inside the garage structure.
7. Site walls and gates:
- a. At Forest Avenue masonry screen wall for reconfigured Performing Arts Center surface parking, finish the screen wall with a sandstone veneer or exterior plaster that matches the adjacent hotel elevations. Disregard this condition if the existing exposed masonry screen wall is allowed to remain in place.
 - b. Refuse enclosure:
 - 1) At gates, design panels with steel frames and perforated screen that inhibit climb over but allow visual surveillance through gates when up close. Match perforated screen to the material used in the garage windows.
 - 2) At masonry walls, match facing masonry of the garage.
- Construct walls, pad and bollards for refuse in conformance with Standard Detail DS-118 (for compactors) or DS-116 (for containers).
 - Driveways:
 - 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@tempe.gov)
 - Correctly indicate sight vision triangles at both driveways 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 Public Works/Transportation (john_brusky@tempe.gov) 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 sight vision triangle.
 - Sidewalk:
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- Incorporate brick sidewalks for pedestrian paving in public right of way. Follow Standard 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. If the existing oak on 5th Street remains, retrofit a 12'-0" by 4'-0" grate around this tree.
 - 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 building elevation.
 - Alternative unit paving may be considered, subject to review and approval by Engineering and Planning. Use any alternate paving 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.
- 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:
 - Place street lights with minimum 2'-0" clearance between back of curb and light.
 - Place street lights with minimum 5'-0" clearance between pole and encroaching building canopy.
 - Center lights between adjacent street tree canopies.
- Provide landscape islands for the reconfigured parking spaces on the northern edge of the Performing Arts Center site in accordance with ZDC Sec. 4-704.
- Vehicle parking spaces:
 - Layout standard vehicle parking spaces in conformance with ZDC Sec. 4-606. Do not allow columns or walls to encroach into the minimum required dimensions of standard or disabled accessible parking spaces.
 - 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.
 - Because of the T.O.D. Station area, the proposed garage retail and the Performing Art Center may include adjacent on-street parking on 5th Street, Forest Avenue and 6th Street against their respective parking requirement.
 - Verify with the Traffic Engineering Division (catherine_hollow@tempe.gov) the minimum distance of on-street street parking from adjacent cross walks when finalizing the on-street parking layout alongside the hotel.
 - In proposed garage, maintain minimum 12'-0" inside and 24'-0" outside turn radii for vehicle maneuvering through curves in drive aisle.
- Bike parking Spaces:
 - Provide bicycle parking hoops for retail tenants in the 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 hotel employees inside the garage on the ground level, as indicated in the previously approved Development Plan for the Residence Inn. Remove one or two auto parking spaces on the east side of the emergency lane for this purpose.
 - 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.
- The site is within an Alternative Retention Criteria Area. Verify specific design considerations with the Public Work Department (ken_halloran@tempe.gov).

- Provide fire lane of minimum 20'-0" horizontal width, and 14'-0" vertical clearance from the lane surface to the underside of garage structure and overhanging tree canopies. Layout, height and pavement of fire lane are subject to approval of the Fire Department (jim_walker@tempe.gov).
- For the garage, the hotel and the contiguous lots (the Park tract and the Tempe Performing Arts Center), locate utilities underground. Coordinate site layout with utility providers to provide adequate access easements. Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- For the garage, the hotel and the contiguous lots (the Park tract and the Tempe Performing Arts Center), indicate full property dimensions including half street rights of way of Forest Avenue and 5th Street.

Floor Plans

8. To facilitate protection of hotel patrons, retail / office users and the public, provide full vehicular and pedestrian access control to the garage. Locate the line of control at the arm gate location indicated on the ground floor plan. Do not provide access control across the fire lane that passes under the garage. Provide details of steel mesh partitions and gate control.
9. Provide a glazed, air conditioned elevator vestibule at the ground floor of the garage adjacent to the hotel lobby entrance.
10. At southwest stair ground level exit, move exit from west elevation to south elevation to coordinate with landscape plan. Provide pathway from this exit to the public right of way on 6th Street.
11. At southeast stair second, third, fourth and fifth levels, do not provide an exit-way through a parking space; delete the adjacent parking space.
12. At northwest stair fourth level, do the following:
 - a. The stair core is out of position on the fourth level plan with respect to this stair on the third and fifth levels. Specifically, the stair on the fourth level is indicated partially north of grid line 3. Correct this inconsistency on the fourth level and remove one parking space south of this stair to accommodate the change.
 - b. Provide access control for the area north of this stair enclosure similar to as indicated on the third and fifth levels.
13. At south parking row second, third and fourth levels, delete narrow parking space in this row; only nine parking spaces fit in this row.
14. At north parking row fourth level, provide row configuration similar to the third level that respects placement of structural columns. Delete one parking space from this row on the fourth level to accommodate the columns.
15. Shade canopies for parking areas:
 - a. Provide canopy clearance to allow disabled van parking on demand.
 - b. Design to be attractive when viewed from above. Provide maximum 75% light reflectance value for canopy fabric and frame.
 - c. Detail canopy lighting so light source is fully cut off on all sides.
 - d. Conceal lighting conduit to greatest extent possible in the folds of the canopy frame and finish conduit to match surroundings.
16. Exit Security:

- a. Provide visual surveillance by means of fire-rated glazing assemblies from garage stair towers into adjacent parking levels.
 - b. Remove visually concealed spaces from within 21'-0" of an elevator or stair exit. In instances where an elevator or stair exit 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.
17. Garage Security:
- a. Minimize interior partitions or 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.
- Public Restroom Security:
 - Lights in public restrooms:
 - Provide 50% night lights
 - Activate by key or remote control mechanism
 - Provide a key bypass on the exterior side of single user restroom door hardware
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window that is located between 43" and 66" from the threshold.

Building Elevations

18. Provide an east elevation of the garage for the portion that is south of the hotel. Relate this elevation architecturally to the other elevations of the garage.
19. Provide row of repetitive openings at first level on south and west elevations. These openings may be smaller than the repetitive openings above at the second, third and fourth levels of the garage.
20. At the north, west and south elevations, provide pre-cast concrete pilasters between garage paired openings at the fourth level openings on the north elevation and the second, third and fourth level openings on the west and south elevations
21. At flying spandrel at northwest corner of garage, widen the supporting column in the east-west dimension the match the width of the masonry pilasters between the storefronts.
22. At the northeast corner of the north elevation on the Fifth level, provide a tall wall from grid line "D" to the hotel to inhibit view from the garage deck to the police facility on the north of 5th Street. Match the height of this wall extension to the height of the stair towers.
23. Provide communication antenna yard walls that are 8'-0" high, following the previously approved Variance (BA940011). Provide detail of the complete enclosure, including access control from garage users.
24. Provide secure retail / office roof access from the interior of the building. Do not expose roof access to public view.
25. Locate electrical service entrance sections inside the garage structure or in a fully enclosed service yard.

26. 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 Division. Submit any additions or modifications for review during building plan check process. During construction, planning inspection staff will field verify colors and materials.
 27. 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.
 28. 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.
- 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.
 - Investigate with Public Works Department if the first floor canopies that encroach in the 5th Street public right of way may be lower than 14 ft. in exchange for a removable option. If this is allowed by Public Works (Andy Goh or Jim Bond 480-350-8200), provide canopies as indicated. Disregard this condition if Public Works will not allow the encroachment height exception for new construction.
 - 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.

Lighting

- 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

29. Provide landscape construction documents that includes individual identification of plants at massed groundcover areas. Provide details of water and green towers as part of landscape submittal.
 30. Replace Bradford Pears--whether missing prior to beginning of this work, or damaged or destroyed during this construction--at eastern edge of City Hall podium adjacent to project.
 31. Install 'Heritage' Live Oak at each of the tree grates at the 5th Street frontage in front of the garage. Retain existing lone specimen in place if possible. Provide trees of 48" box size at installation, and select standard (single trunk) specimens of uniform size.
 32. Provide a landscape plan of the proposed green roof for the retail / office block. 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 plant groundcover in containers over the roof is required at maturity. Do not make the green roof accessible to the public.
- 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.
33. Irrigation notes:
 - a. Provide separate irrigation plans for the garage, the park and provide a modified existing irrigation plan for the Performing Arts Center. The park irrigation system may be an extension of the existing park

system around the City Hall. Completely indicate by detail, schedule and plan the material and assembly of the water distribution systems.

- b. Provide park pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide irrigation system within garage structure in conformance with plumbing standards.
 - c. 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.
 - d. Locate valve controllers in vandal resistant housings.
 - e. Hardwire power source to controller (no receptacle).
 - f. Controller valve wire conduit may be exposed if the controller is mounted inside 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.
34. 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.
35. 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.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights (either proposed or existing to remain) in order to maintain illumination levels for exterior lighting.

Signage

36. 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 garage that might be mistaken for the address assigned to the garage. 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 garage, including one on the north near the northeast corner (over the 5th Street garage entrance) and one on the west elevation near the southwest corner. Do not place an address sign on the east or south elevations facing streets on which the garage is not addressed. Consider modification of height of address signs to avoid visual conflicts from entrance canopies and tree foliage. In addition to the major 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.
- Verify actual garage address from Engineering (Stuart Lane 480-350-8200).
 - 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.

HISTORY & FACTS:

117 E 5th Street

May 20, 1976

The Board of Adjustment approved a Use Permit to expand an existing office with two additions and a variance to reduce required parking from 53 spaces to 23 spaces.

June 16, 1976

The Design Review Board approved building and landscaping for the Goodwin Office.

June 21, 1978

The Design Review Board approved the building, landscaping and site for Michael & Kemper Goodwin Office located at 117 E. 5th Street in the CCD, Central Commercial District.

125 E 5th Street

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 project site is 125 E. Fifth St. in the Central Commercial District and the Transportation Overlay District Station Area.

Note: the continuance was to March 27. On March 27 the applicant requested another continuance to allow the architect time to prepare revisions.

April 5, 2007

The City Council approved the request 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 in the City Center District and the Transportation Overlay District Station Area.

April 10, 2007

The Development Review Commission approved the Development Plan for Residence Inn by Marriott.

132 E. 6TH Street

June 7, 1989

The Design Review Board approved the request for building elevations, site and landscape plans by Tempe Performing Arts Center located at 132 E. 6th Street in the CCD, Central Commercial District.

July 27, 1989

The City Council approved the request by the City of Tempe for a Site Plan for the Tempe Performing Arts Building consisting of 22,390 s.f. on 1.02 net acres located at 132 E. 6th Street. The following were also requested:

Use Permit

Expand a non-residential use (City Hall Complex) in the CCD District to allow the Tempe Performing Arts Center and General Offices.

Variances

- c. Reduce the required front yard setback in the CCD District from 10' to 5' (0' for canopy overhang) along Forest Avenue.
- d. Reduce the required street sideyard setback in the CCD District from 10' to 0' along 6th Street.
- e. Reduce required parking from 109 spaces to 62 spaces (784 to 742 spaces for entire City Hall Complex).

January 18, 1994

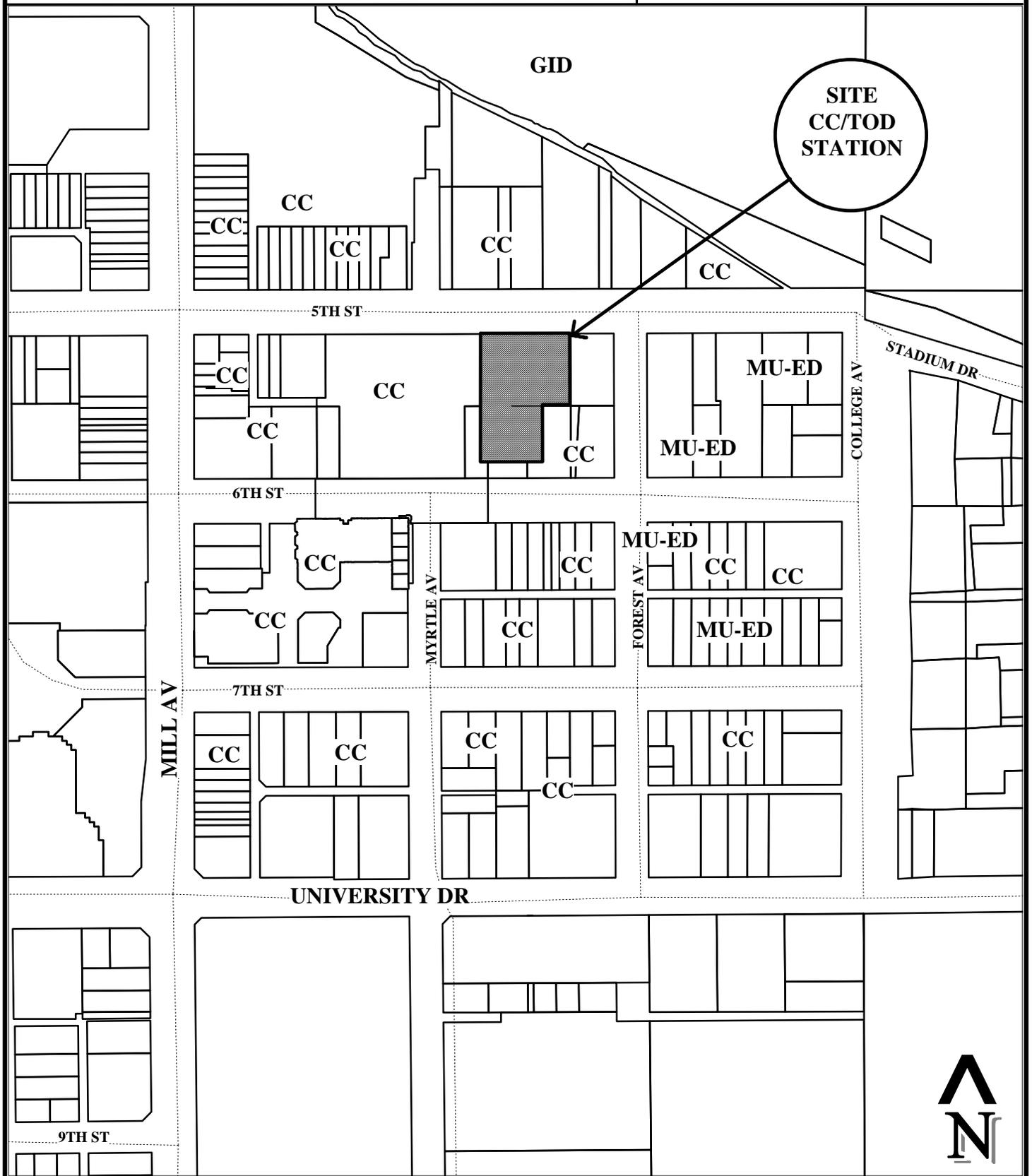
The Board of Adjustment approved the request for variances by Media Services Center to reduce the height of the surrounding screen wall and reduce the amount of parking by two spaces associated with the parking lot Satellite dish installation.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review.

**PARKING GARAGE FOR
RESIDENCE INN/CITY HALL**

PL070338



Location Map



COT RESIDENCE INN/CITY HALL PG (PL070338)

Tempe City Hall Parking Garage Design Narrative
Rev. 0
Sept. 10, 2007

Hotel and City Parking Garage / Retail

A developer owns the real property at the Southwest corner of Fifth Street and Forest Avenue in Tempe, Arizona. The City owns real property, adjacent to the Developers Property. The Developer plans to construct a project consisting of approximately 171 hotel rooms, 6,260 s.f. retail space, 7,244 s.f. meeting space, and a rooftop pool and spa area. The City plans to construct a five story parking structure on the City property consisting of approximately 422 parking spaces and will include approximately 12,000 gross sq. of two story retail on Fifth Street. The Parking Structure will be used by the general public and also will provide parking for the Hotel. The City and Developer will coordinate with each other and use best efforts to design the two projects to be compatible with each other. The Zoning and Development Code requires that Developer provide 218 parking spaces for the Hotel. However, the Hotel may only need a portion of those parking spaces on a 24 hour basis. To maximize the number of public parking spaces available to City residents, the City agrees to lease to Developer a minimum of 125 spaces in the Parking Structure for use on a 24-hour basis; provided that Developer shall have the right to adjust the number of Hotel Parking Spaces so long as the number of spaces leased is not less than 125 nor more than 218. City agrees that Developer may satisfy its obligation to provide an additional 93 parking spaces by using the General Public Parking as available on a first come/first serve basis.

Two Story Retail on Fifth Street

The retail shell will hide the parking garage on the first two floors and will extend the hotel retail façade by matching materials and architectural elements. A lobby for the second floor retail will be located near the garage entrance and will provide an elevator for ADA access.

Vehicle and Pedestrian Circulation

Access to garage will be provided at two access points, the main one on Fifth Street and one on Forest Ave.. ADA handicapped parking will be provided on ground floor near hotel entrance and at major building exits. Parking control will be provided with lift gates and island control booth on ground floor. Two high speed elevators will be provided near hotel entrance. Stairs will be enclosed and provided at 3 corners of garage. Entrances will include glass for security purposes and well lit. Fire truck and trash truck access through garage will require head clearance of 13 ft.- 6 in.

Vehicle Screening on Roof Parking.

Structures with canvas covering will hide vehicles from Hotel and provide shading of the vehicles.

Architecture

The open parking garage will be constructed of concrete frame and concrete floors with a stone façade to match the Hotel. Openings into the garage will be covered with perforated

SEP 11 2007

metal in frames to screen the structure and vehicles from direct view. Initial review indicates the screen material to be 60% open per min. code requirements.

New City Hall Park

The City will replace existing parking between the garage and City Hall with a park. This elevation of the parking garage will be stepped back at the 4th level for trees to be planted in containers to shield the view from City Hall.

Considered to Be One Building by Code

The Hotel and Parking Structure are designed to share one or more property lines, and to allow pedestrian access from the Parking Structure into the Hotel and visa versa and allow windows and other openings in the hotel and parking structure on or adjacent to the property lines. Because the City Property and the Developer Property are owned by different entities, these structural elements would otherwise violate the Building Code. To accomplish their desires, the City and Developer shall enter a Parcel Agreement and Building Code Compliance. The Parcel Agreement shall affirm that the Developer and City agree to hold all Parcels within the City Property and Developer Property as one building or structure on the same single lot or parcel so as to secure the City's consent to development of the Parcels as a single building or structure by providing an alternative method of satisfying the building safety requirements and establishing equivalency for compliance with the provisions of the International Building Code, 2003 Edition, as adopted by the City.

Storm Water Retention.

To enable Developer to obtain approval for the Hotel, City agrees that storm water from the Developers Property may be stored on the City Property.

Encroachment Permit for canopies

The Hotel and Garage Retail intends to construct canopies over the ground floor windows at approximately fourteen feet above finished floor and balconies starting on the fourth floor. Both awnings and balconies will overhang City right-of-way or City Property by approximately six feet. City agrees to grant an encroachment permit for such balconies and awnings subject to and in accordance with City's existing policies and procedures.

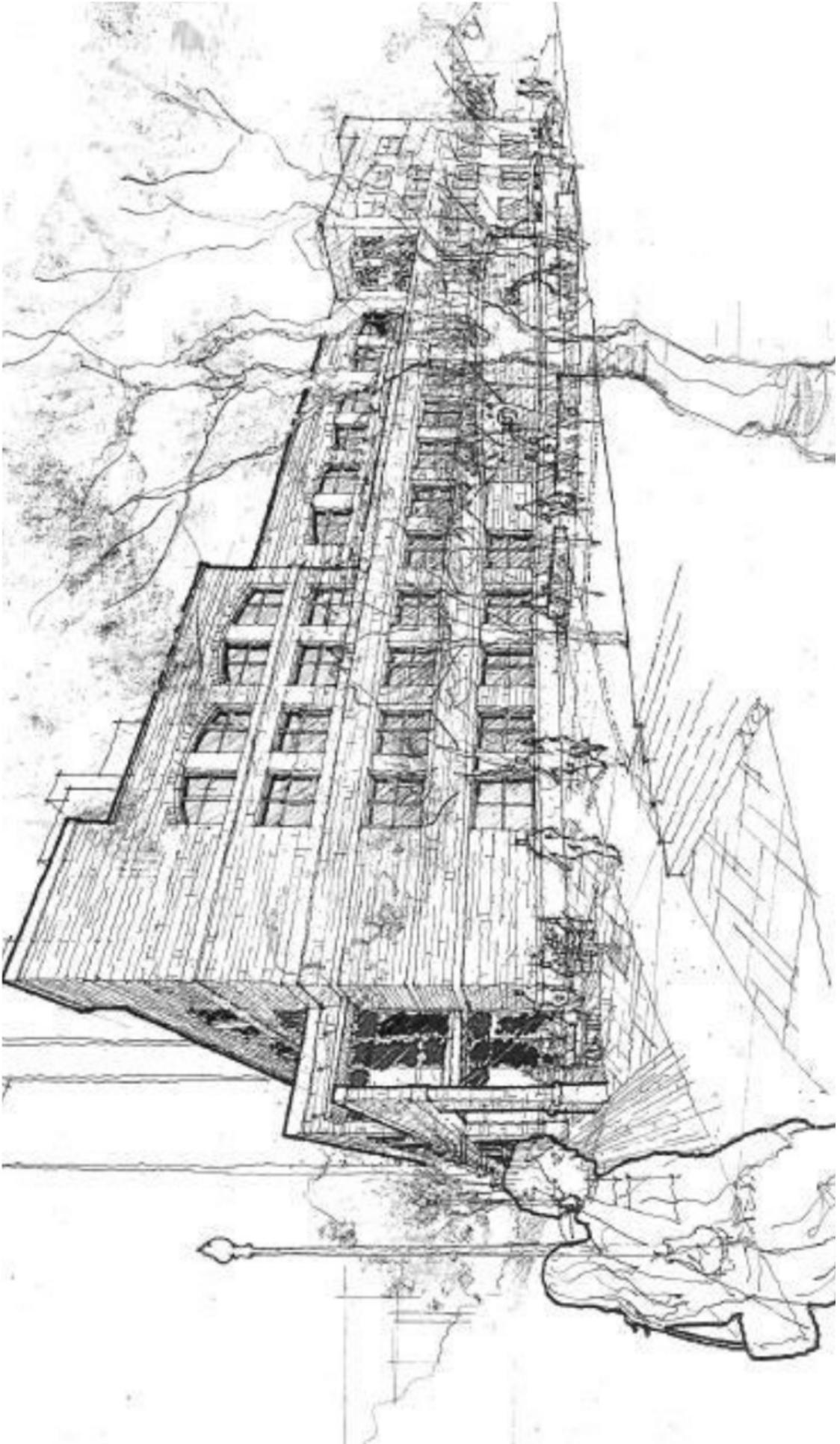
Refuse Enclosure.

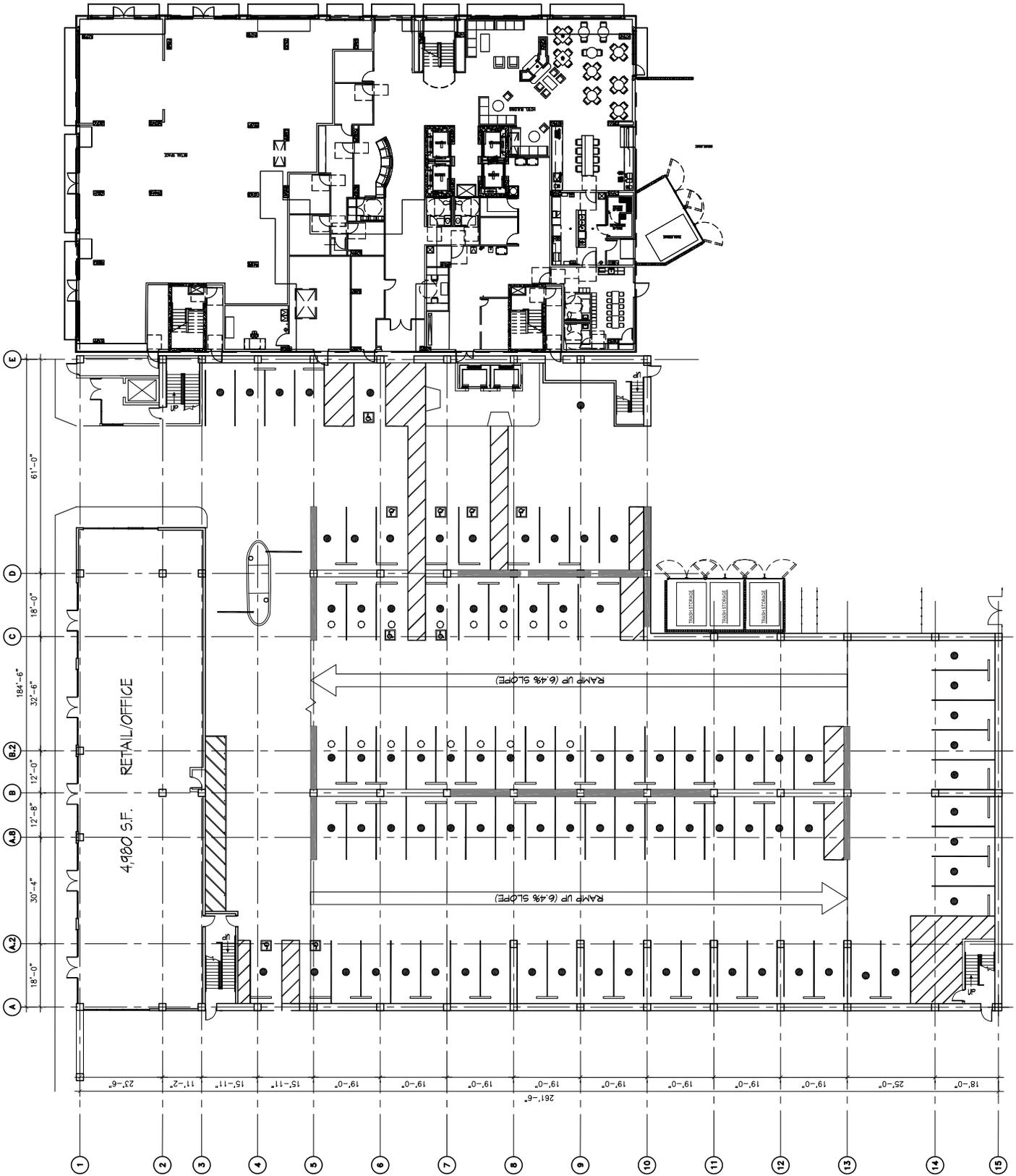
City hereby grants Developer a license to install a refuse enclosure on the City Property at a location mutually acceptable to Developer and City. Developer hereby grants city the right to use the refuse enclosure for trash collected from the Parking Structure at no cost or expense to City. Refuse area will be located 120 ft. from Forest Ave. and hidden from 5th St.

Building Codes.

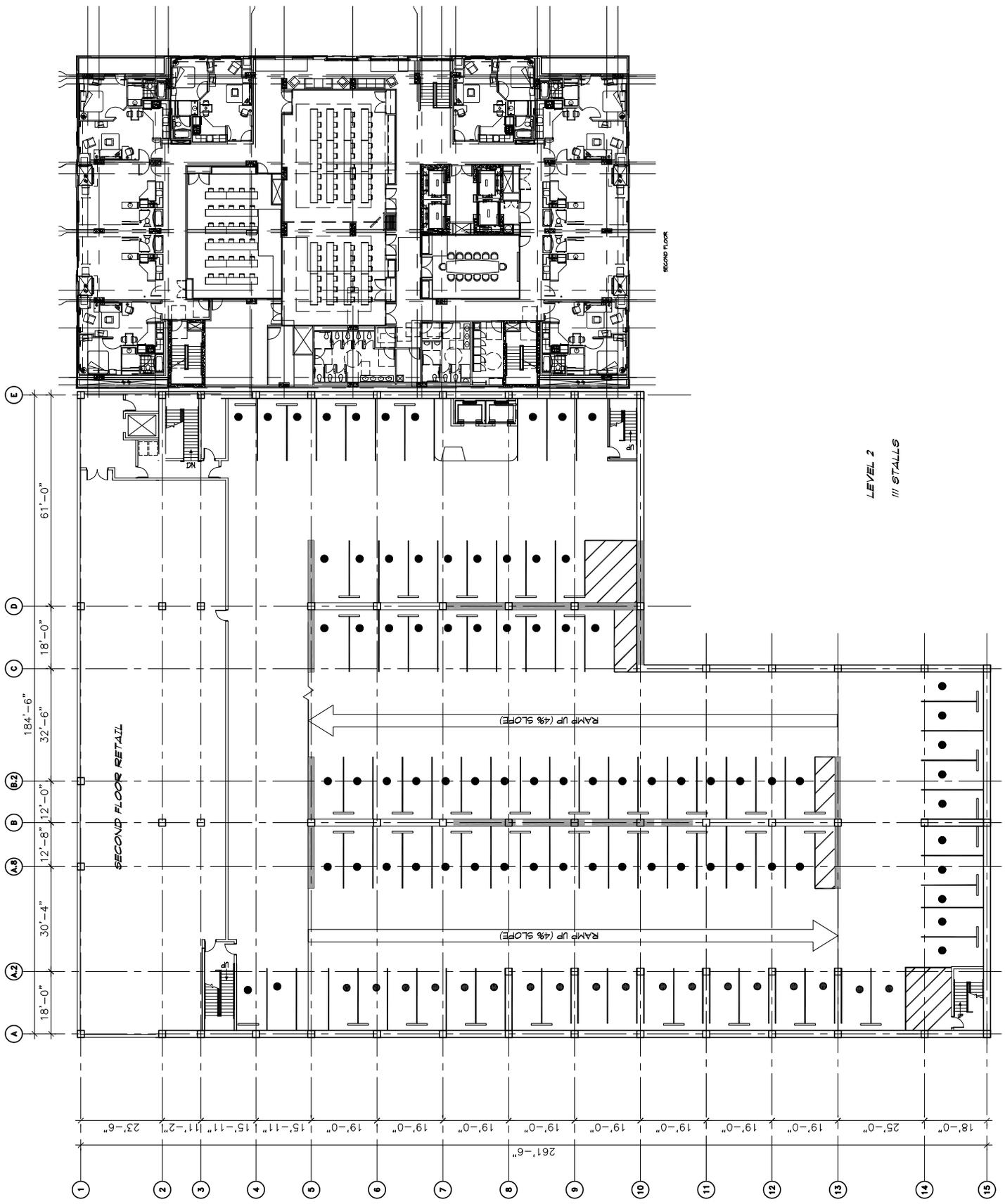
The Building Codes and amendments (Tempe Administrative Code, 2003 International Residential Code (IRC), 2003 International Existing Building Code (IEBC), 2003 International Building Code (IBC), 2003 International Building Code (IBC), 2003

International Mechanical Code (IMC), 1996 National Electric Code (NEC), Arizona State Plumbing Code, 2003 International Fuel Gas Code (IFGC), 2003 International Fire Code, 1999 NFPA 13, Fireplace Ordinance, Zoning & Development Code, General Plan 2030, Engineering Design Criteria, Tempe Standard Details (Supplement to the MAG), Tempe City Code & City Charter) as adopted by Ordinance 2005.89 which is on file with the City Clerk, as amended.

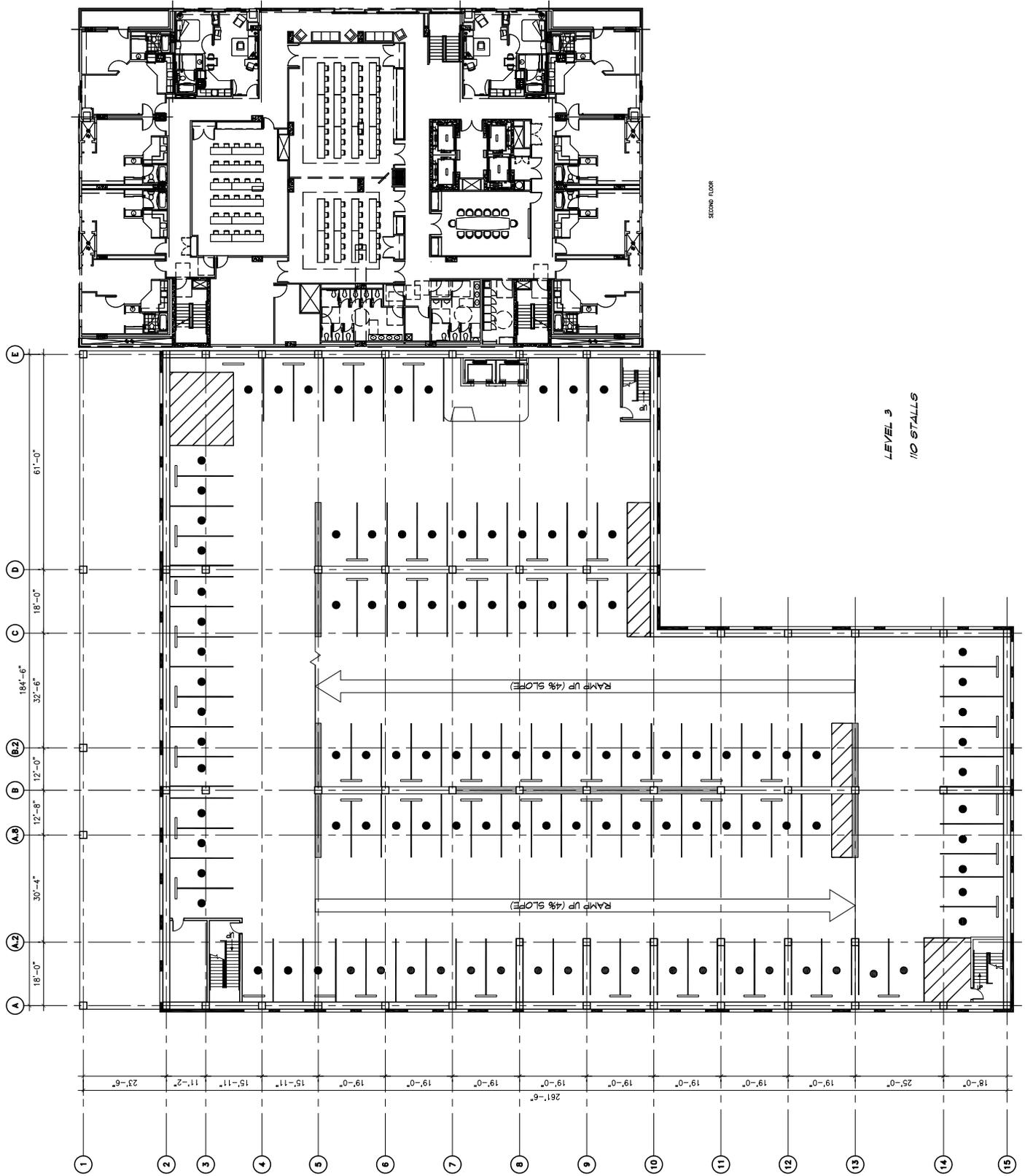




1 GROUND FLOOR PLAN
 A1 SCALE: 1/16"=1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"

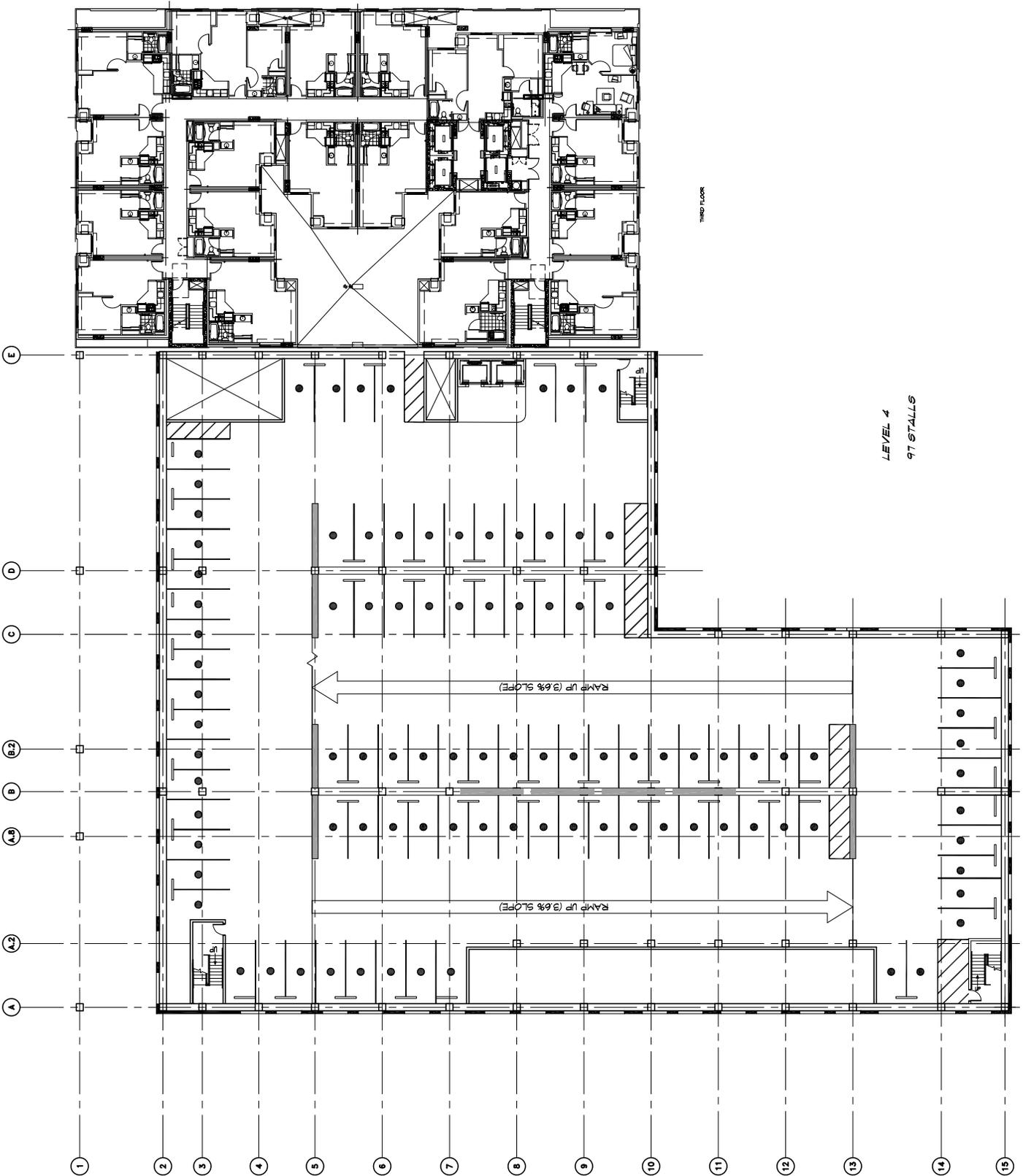


SECOND FLOOR

LEVEL 3
110 STALLS

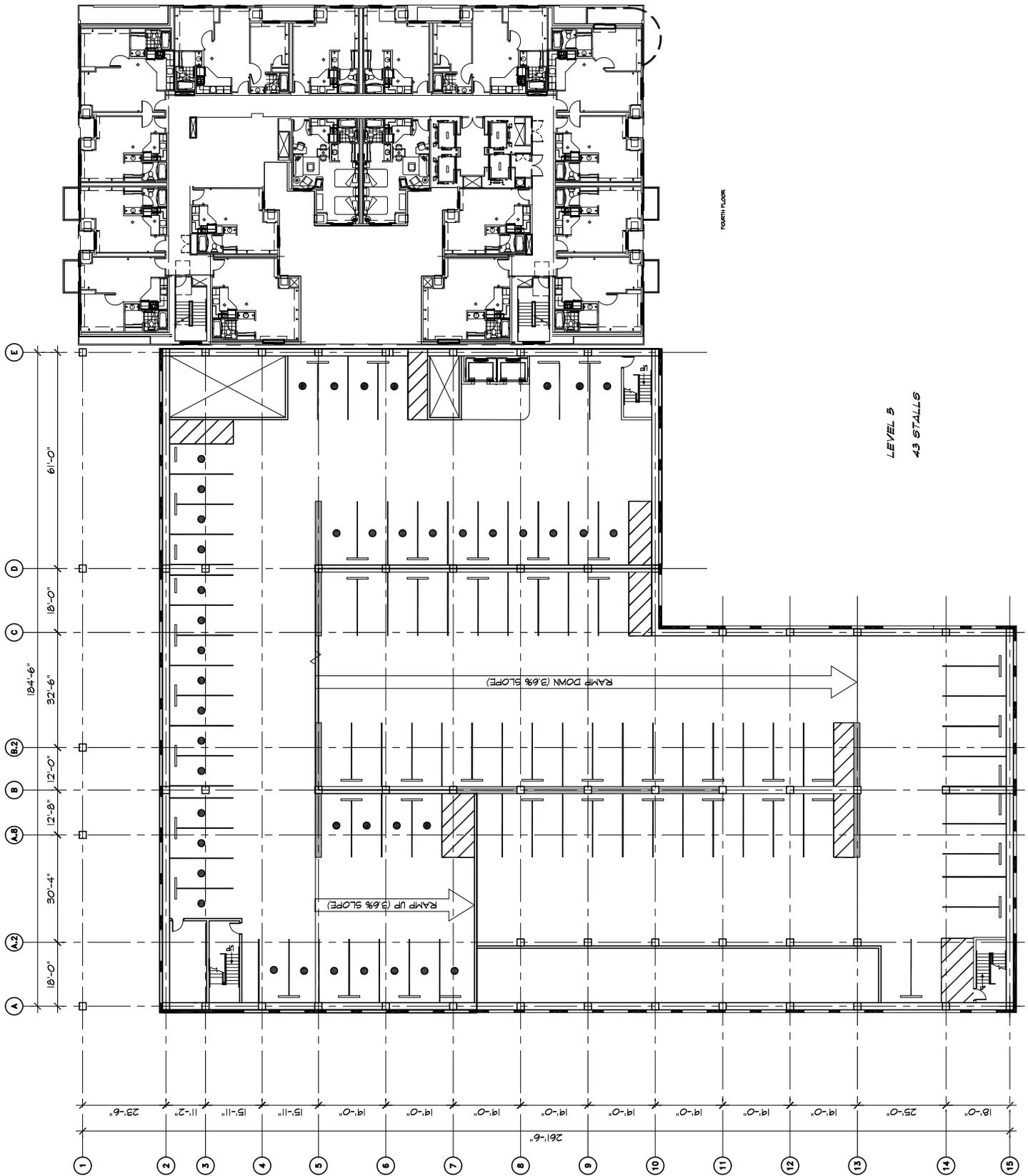
1 THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"



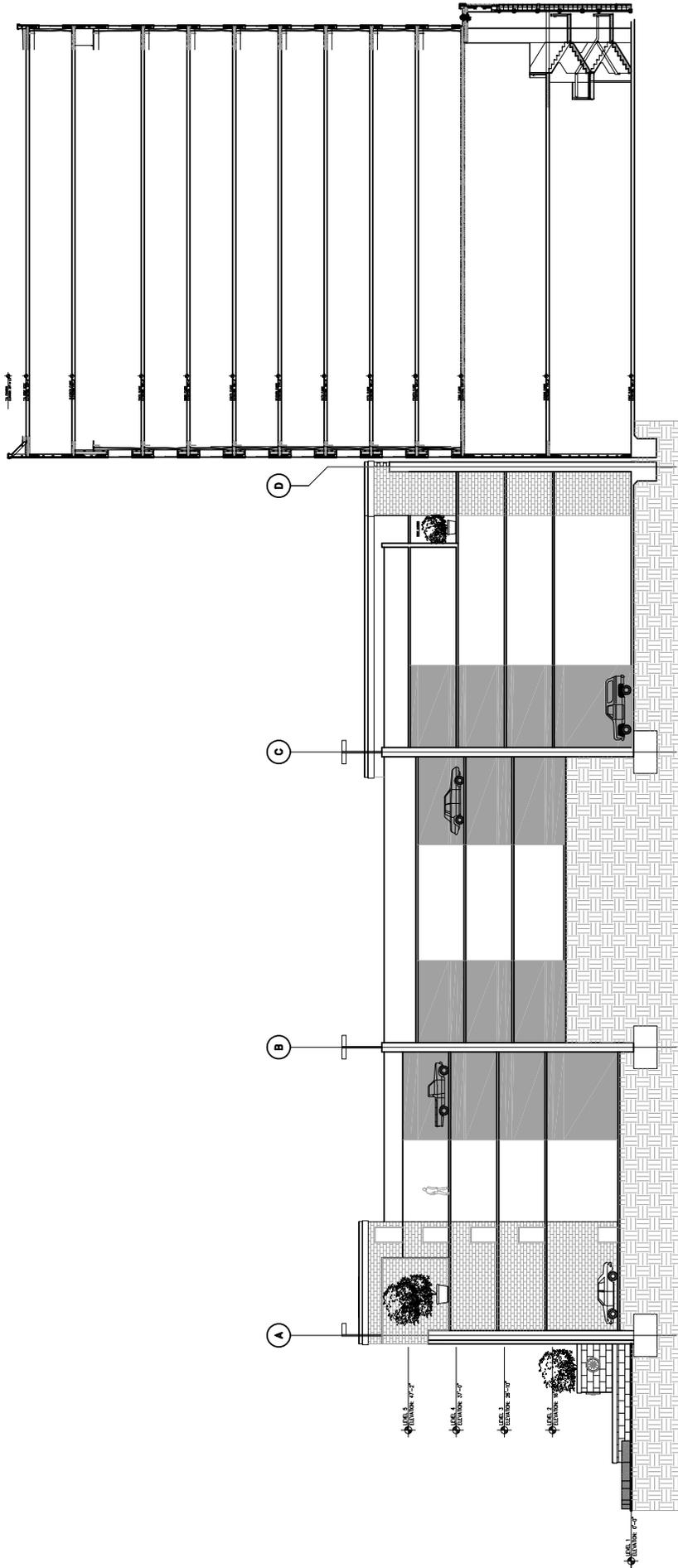
LEVEL 4
97 STALLS

1 FOURTH FLOOR
A4 SCALE: 1/8"=1'-0"



LEVEL 5
43 STALLS

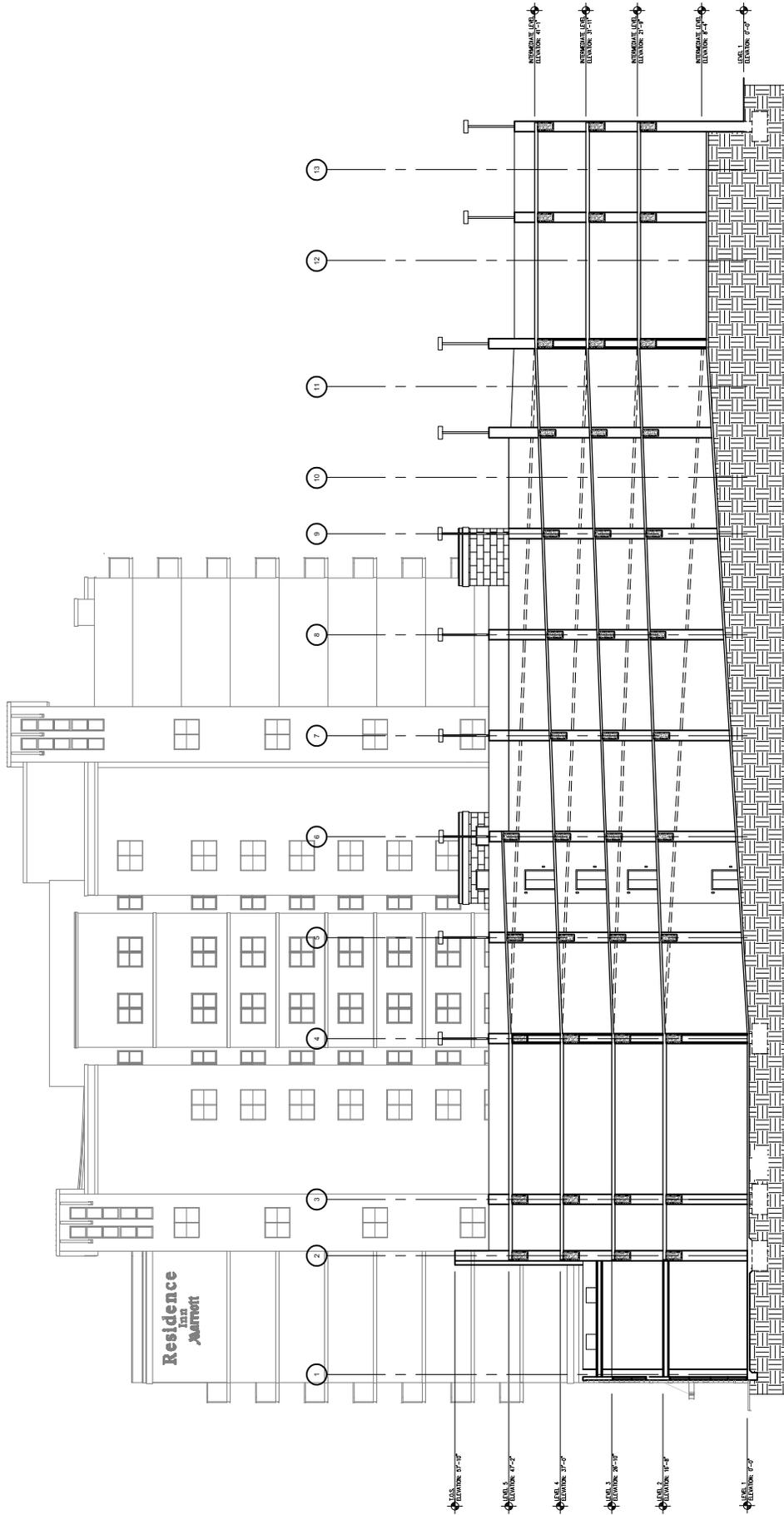
1
AB
FIFTH FLOOR PLAN
SCALE: 1/8"=1'-0"



1 BUILDING SECTION

SCALE: 1/16"=1'-0"





BUILDING SECTION

1
A7

SCALE: 1/16"=1'-0"

**CONCEPTUAL
 LANDSCAPE PLAN**
**CITY HALL PARKING GARAGE /
 6th STREET PARK - PHASE II**
 SEPTEMBER 10, 2007

LEGEND

- 1. TREE: Crown Evergreen (in plan) (see legend)
- 2. TREE: Crown Deciduous (in plan) (see legend)
- 3. TREE: Crown Tree
- 4. TREE: Water Shading (in plan) (see legend)
- 5. TREE: Palm Leaf Plant (in plan) (see legend)
- 6. TREE: Crown Plant (in plan) (see legend)
- 7. TREE: Crown Plant (in plan) (see legend)
- 8. TREE: Crown Plant (in plan) (see legend)
- 9. TREE: Crown Plant (in plan) (see legend)
- 10. TREE: Crown Plant (in plan) (see legend)
- 11. TREE: Crown Plant (in plan) (see legend)
- 12. TREE: Crown Plant (in plan) (see legend)
- 13. TREE: Crown Plant (in plan) (see legend)
- 14. TREE: Crown Plant (in plan) (see legend)
- 15. TREE: Crown Plant (in plan) (see legend)
- 16. TREE: Crown Plant (in plan) (see legend)
- 17. TREE: Crown Plant (in plan) (see legend)
- 18. TREE: Crown Plant (in plan) (see legend)
- 19. TREE: Crown Plant (in plan) (see legend)
- 20. TREE: Crown Plant (in plan) (see legend)
- 21. TREE: Crown Plant (in plan) (see legend)

KEYNOTES

1. Tree grate per Tempe Std. Detail / typ.
2. Relocated bus stop shelter
3. Steps, typ. ea. end
4. Relocated ramp, per ADA
5. Exist. concrete walk
6. Concrete curb
7. Landscaping by Hotel Development
8. Existing asphalt pavement
9. Metal gates, 8' high (typ. ea. end)
10. Trash compactor
11. Existing mechanical enclosure
12. Center Line Municipal Building
13. Seat wall, exp. agg. concrete
14. "Water Tower", 25' +/- tile-lined pylon with water sheeting down vertical faces
15. Water jets
16. Bench, typ. (match existing)
17. Round tree grate - match existing T.P.A.C.
18. Relocated Sundial
19. Bollards - match existing
20. Existing parking / street (to remain until completion of garage)
21. Existing light fix., typ.

