

Staff Summary Report



Development Review Commission Date: 12/11/07

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Overlay for SPRINGHILL SUITES ADDITION located at 1601 W. Rio Salado Parkway.

DOCUMENT NAME: DRCr_Springhill_Suites_121107

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **SPRINGHILL SUITES (PL070378)** consists of a 31 room addition of 19,482 s.f. to an existing 100 room 54,414 s.f. hotel for a total building area of 73,896 s.f., on 2.63 acres, in the GID General Industrial Zoning District. The request includes the following:

DPR07218 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

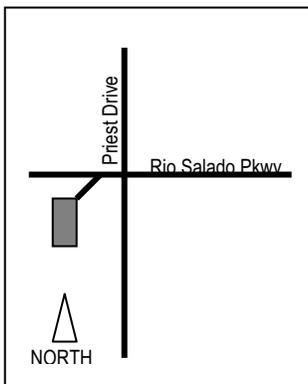
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1-15).

ADDITIONAL INFO:



Location:	South of Rio Salado Parkway, east of Lindon Lane, west of Priest Drive and north of Third Street.
Current land use:	Commercial
Current zoning:	GID, General Industrial
Existing uses:	Hotel
Existing entitlements:	Use Permit for a 101 room hotel in GID Variance for building height from 30' to 83' Variance for building mounted sign height increase from 35' to 64'
Gross/Net site area	2.63 acres
Total Building area	73,896 s.f.
Lot Coverage	10.7 % (no maximum in GID)
Building Height	80 ft (35 ft maximum in GID, variance for up to 83')
Building setbacks	25' front, 0' side, 0' rear
Landscaped area	31% (25% minimum required)
Vehicle Parking	150 spaces (141 min. required, 176 max allowed)
Bicycle Parking	14 spaces (7 minimum required)
Hotel Rooms	131 after expansion

A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
 - 2-3. Comments / Reason for Approval
 - 4-5. Conditions of Approval
 - 6-7. Code Requirements
 8. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map(s)
 2. Aerial Photo(s)
 3. Letter of Explanation
 4. Site plan
 - 5-7. Floor plans
 - 8-9. Building Elevations & Building Sections

COMMENTS:

The applicant is requesting the Development Review Commission take action on a Development Plan Review. This addition constitutes a 36% increase in intensification of the site; the existing Use Permit for a 101 room hotel was conditioned to require the owner to return to the decision-making body for any intensification of the site. For further processing, the applicant will need approval for a Use Permit.

PUBLIC INPUT

A Neighborhood meeting is not required.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

The proposed development is an expansion of an existing 100 room hotel, to add 31 additional rooms by adding approximately 47 feet to the west end, and matching the existing six-story building height and elevation details. The addition will also expand the existing dining room and food preparation areas, convert two existing guest suites into conference rooms, add a guest laundry room and exercise room and convert an existing storage area into an employee break room.

Site Plan

The proposed development removes approximately 3,247 square feet of existing turf on the west end of the site and adds 18,482 square feet of vertical development to the existing hotel. Within the GID zoning, 25% of the site must be dedicated to landscape material; approximately 2.8% of the existing landscape would be removed by the expansion, however the new site plan would still have 31% of the site for landscape area. The majority of the new development is vertical; the new building footprint would use 10.7% of the site. Parking requirements are met, and the majority of the site remains unaffected by the proposed addition.

Building Elevations

The existing hotel is only ten years old. The proposed design does not update the existing building, but rather continues on the theme that was approved previously. The existing frame construction with stucco finish and masonry brick veneer is continued in the new construction, using the same materials and colors. Mechanical screens are black metal panels, architectural detailing is all painted to match the existing hotel elevations and the roof is flat with cornices and metal standing seam elements. The base of the building has a split face masonry veneer that grounds the building, and the cornice detailing at the top of the building is in a contrasting color that clearly defines the top of the building.

Landscape Plan

The existing approved landscape plan will remain; the only change is the removal of approximately 3,247 square feet of turf on the west side of the building. Any dead or missing plant material is conditioned to be replaced as part of this project.

Section 6-306 D Approval Criteria for Development Plan Review

1. The placement of building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation.
2. Materials are compatible with the surroundings
3. Buildings and landscape elements have proper scale with the site and surroundings
4. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
5. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
6. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility
7. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks.

8. Lighting is compatible with the proposed building and uses, and does not create negative effects.
9. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
10. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
11. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
12. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
13. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to Conditions 1-15.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and the goals and objectives of the plan.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

DPR07218 CONDITIONS OF APPROVAL

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. A Use Permit is required for the intensification of this use by the addition of 31 new rooms; obtain a use permit prior to submitting for building permits.
2. Drawings must be submitted to the Development Services Building Safety Division for building permit by December 11, 2008 or Development Plan approval will expire.

Site Plan

3. Provide service yard and mechanical 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.

Floor Plans

4. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
 - b. 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.

Building Elevations

5. The materials and colors presented are approved as presented:
 - Roof – Flat roof with parapet and Metal Standing Seam by UNA-CLAD, color to be Classic Copper.
 - Metal Mechanical Screening - dark Bronze to match existing
 - Primary building – Dryvit building system in 379A *Whisper*
 - Cornice – Dryvit cornice system in 366A *Spiced Tea*
 - Window & Cornice trim –516-3 *Bone White* by PPG Architectural Finishes to match existing.
 - Base of building – Split-faced masonry block veneer Benjamin Moor 2161-10 Coppertone to match existing.
 - Window glass - 1" insulated dual pane with clear ¼" glass to match existing.
 - Window frames - aluminum Bronze Anodized system to match existing.

Except that main colors and materials that exceed light reflectance value of 75 percent shall be revised to be not greater than 75 percent. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.

6. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
7. 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.
8. 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.
9. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

10. 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

11. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

12. The existing landscape plan remains the approved plan for this site, replace any missing or dead plant materials per the original plan or submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify plants.
13. Irrigation notes:
 - a. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so is irrigated as part of the reconfigured system at the conclusion of this construction.
14. Include requirement that site landscape work de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
15. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

CODE / ORDINANCE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- 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, or purchased at Development Services.

SITE PLAN REVIEW:

- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated August 29 and September 19, 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 Design Review approval prior to issuance of building permits.

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 or may be obtained at Development Services.

PUBLIC ART: 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.

SECURITY REQUIREMENTS

- A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- 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.
- Provide emergency radio amplification for the building, as required. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link (http://www.tempe.gov/itd/Signal_booster.htm) and if needed contact ITD / Communications (Dave Heck 480-350-8777) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.

FIRE: (Jim Walker 480-350-8341)

- Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

- ENGINEERING AND LAND SERVICES:

- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

LIGHTING:

- Follow requirements of ZDC Part 4 chapter 8
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

SIGNS:

- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

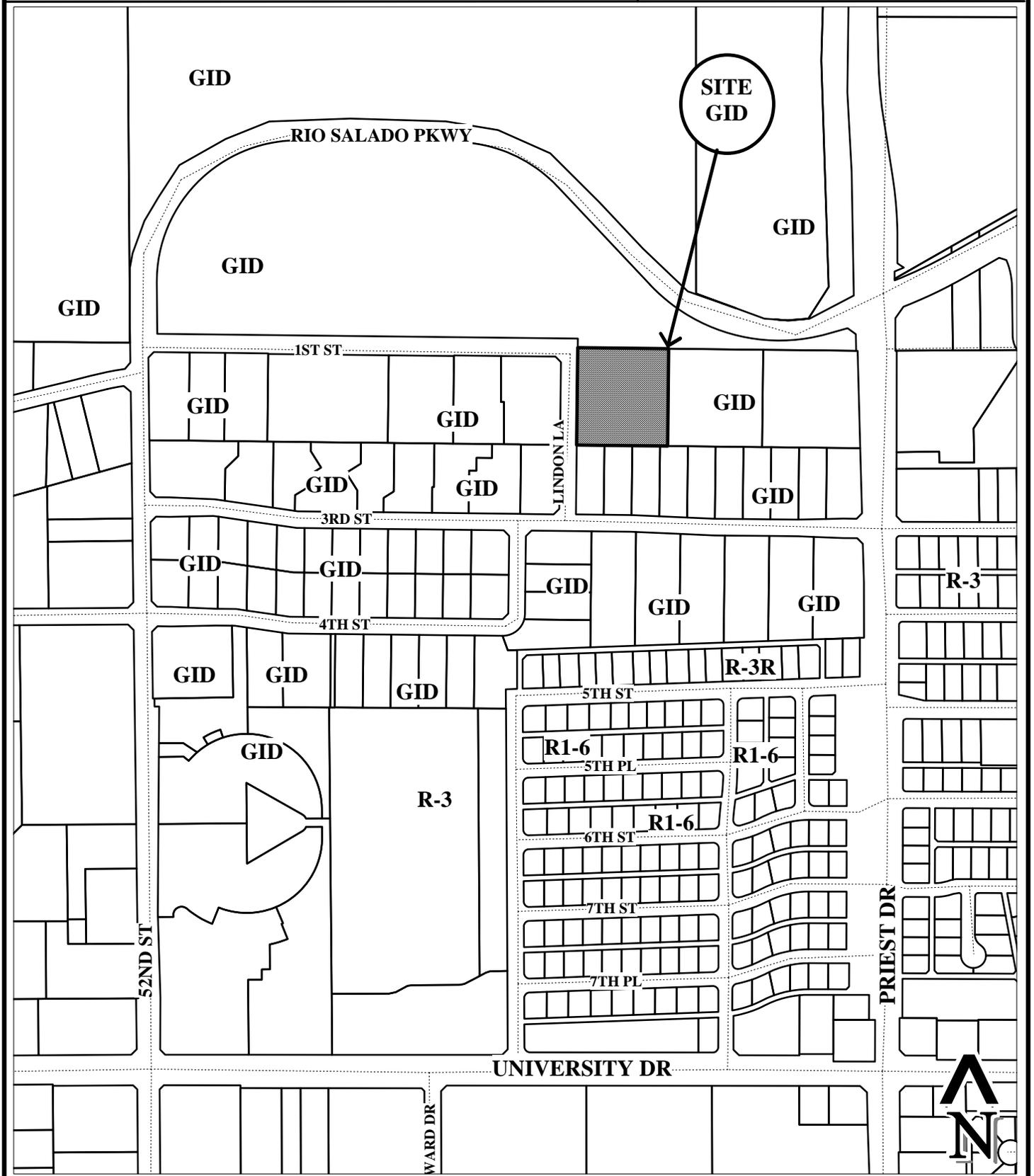
- January 8, 1986 City Council approved a zoning change from R1-6, R-3 and R-4 to I-1 and a Final Subdivision Plat for Sky Harbor Commerce Center consisting of 17 lots on 20.55 acres.
- December 18, 1997 City Council approved the request by Fairfield Marriott Suites for SIP#97.81 a site plan consisting of a 54,414 s.f. building (9,069 s.f. 1st floor) with 101 units on 2.42 net acres; a use permit to allow a 101-unit hotel in the I-1 Zoning District and a variance to increase the maximum allowable building height from 30' to 83'.
- January 7, 1998 Design Review Board approved a request by Fairfield Marriott Suites for building elevations, site plan and landscape plan, subject to conditions.
- September 16, 1998 Design Review Board approved a request by Fairfield Marriott Suites for modified building elevations.
- December 27, 1999 Design Review Board approved building mounted signs.
- February 15, 2000 Hearing Officer approved a variance request by Springhill Suites to increase the maximum height of a building mounted sign from 35 feet to 64 feet.
- March 27, 2000 Design Review approved two new wall signs for east and west elevations.
- April 27, 2000 Board of Adjustment (BA000127) approved a variance request for a variance to increase the maximum sign area from 100 s.f. to 227.63 s.f. and a variance to increase the maximum height for a building mounted sign from 35' to 50.25'.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

SPRINGHILL SUITES

PL070378



Location Map



SPRINGHILL SUITES ADDITION (PL070378)

ICONICITY, INC.

2944 North 44th Street • Suite 255 • Phoenix, Arizona 85018
Ph. 602 • 224 • 4193 Fax. 602 • 508 • 8711

October 12, 2007

City of Tempe
Development Services Dept.
31 East 5th Street
Tempe, Arizona 85282

To whom it may concern,

The owner of the subject property located at 1601 W. Rio Salado Parkway, SpringHill Suites, would like to submit the attached Design Review Documents for your review and approval. The intent is to add and update an existing hotel that has aged a bit over the past few years and needs additional suites to accommodate an increase in clientele. This will be accomplished by adding a new 31 room six story hotel wing to the west end of the existing hotel. We will also expand the existing dining room & food prep areas. Convert two guest suites to conference rooms, add guest laundry & exercise rooms and convert an existing storage area to an employee break room. The new design will reflect the original intent of the existing hotel and match the existing hotel in color and material palate.

Our project consists of metal framed exterior walls with a stucco finish, masonry brick veneer, black metal mechanical screens, pop-outs or surrounds around windows, a flat roof with cornices and a new metal standing seam roof over the new covered entry. The landscape will be as per the original approved landscape plant palate and any dead or missing landscape will be replaced. The interior spaces will be updated and follow the Marriot Suites design direction.

As always our efforts are not only to provide a high quality environment but also to contribute to the community as a whole. We feel that this area is on the verge of other new developments and is headed in the right direction. We would like to be an integral part of this progress. We would appreciate your consideration and approval and allow this project to be developed in your community.

Respectfully,

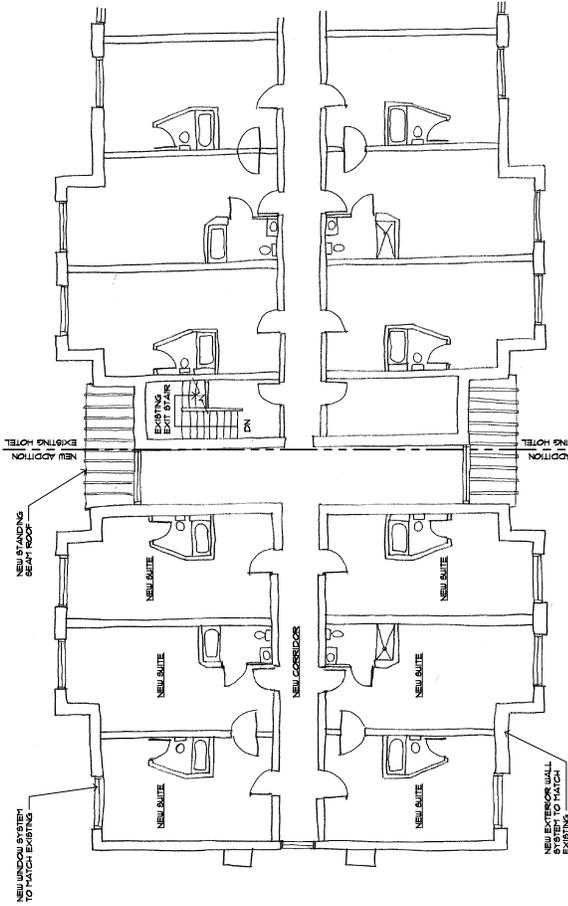


Arthur A. Sandoval II
Principal, assoc. AIA

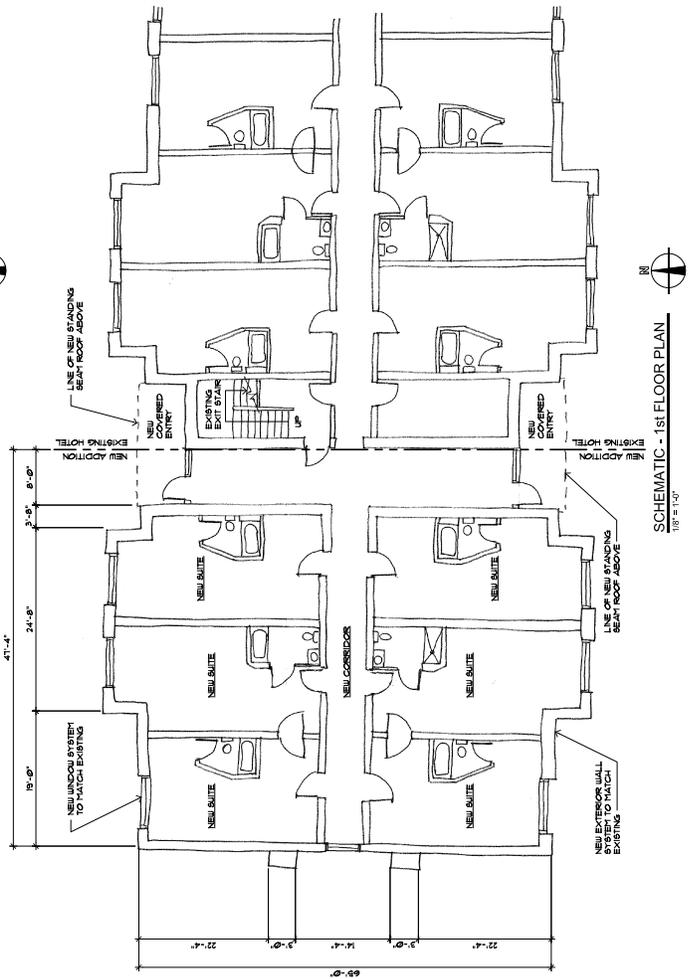
OCT 24 2007

SpringHill Suites
ADDITIONS and RENOVATIONS
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Tempe, Arizona 85281

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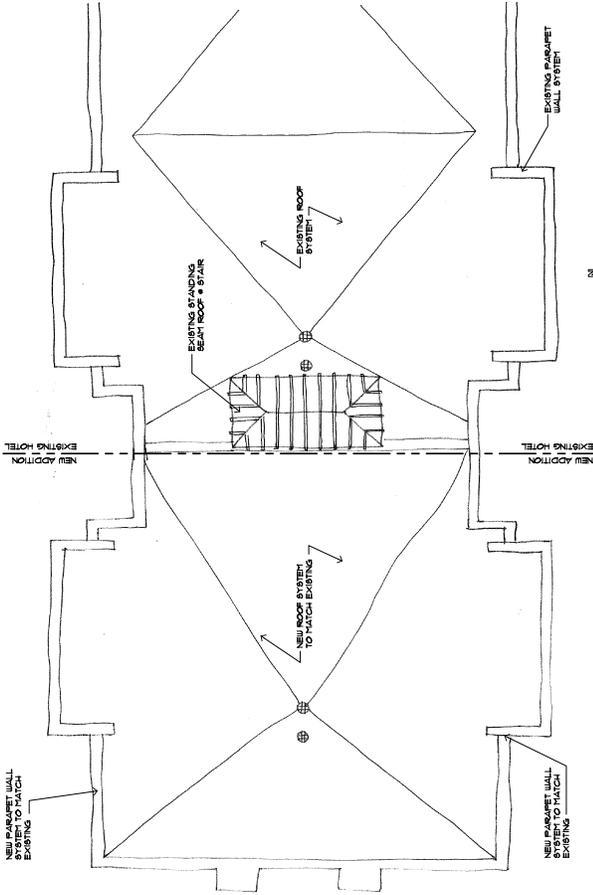
SCHMATIC - 2nd FLOOR PLAN
1/8" = 1'-0"



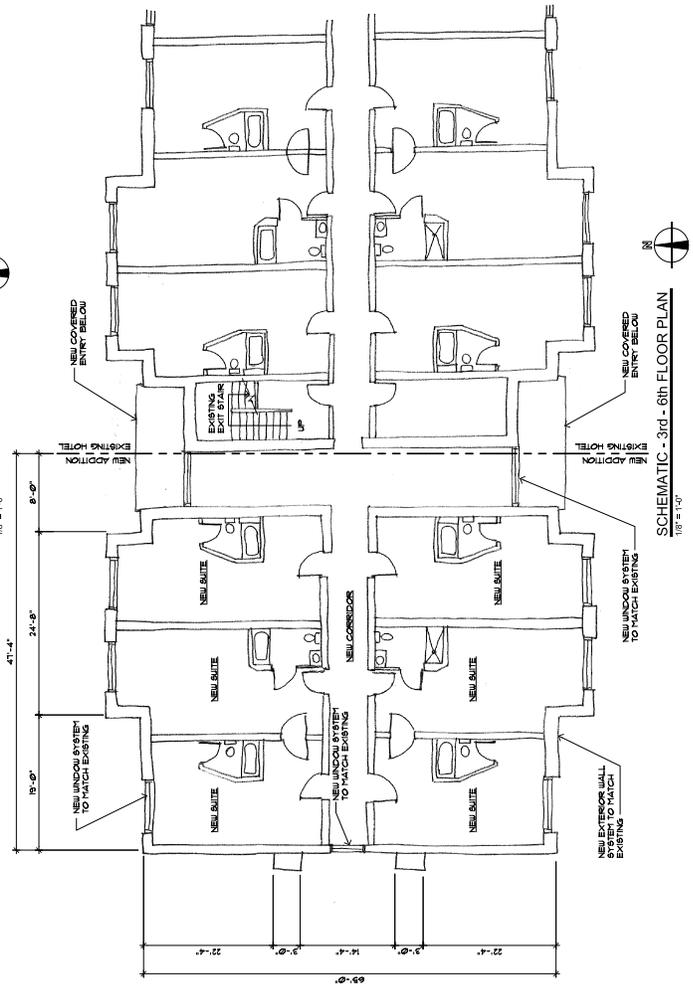
SCHMATIC - 1st FLOOR PLAN
1/8" = 1'-0"

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SCHEMATIC - ROOF PLAN
 1/8" = 1'-0"

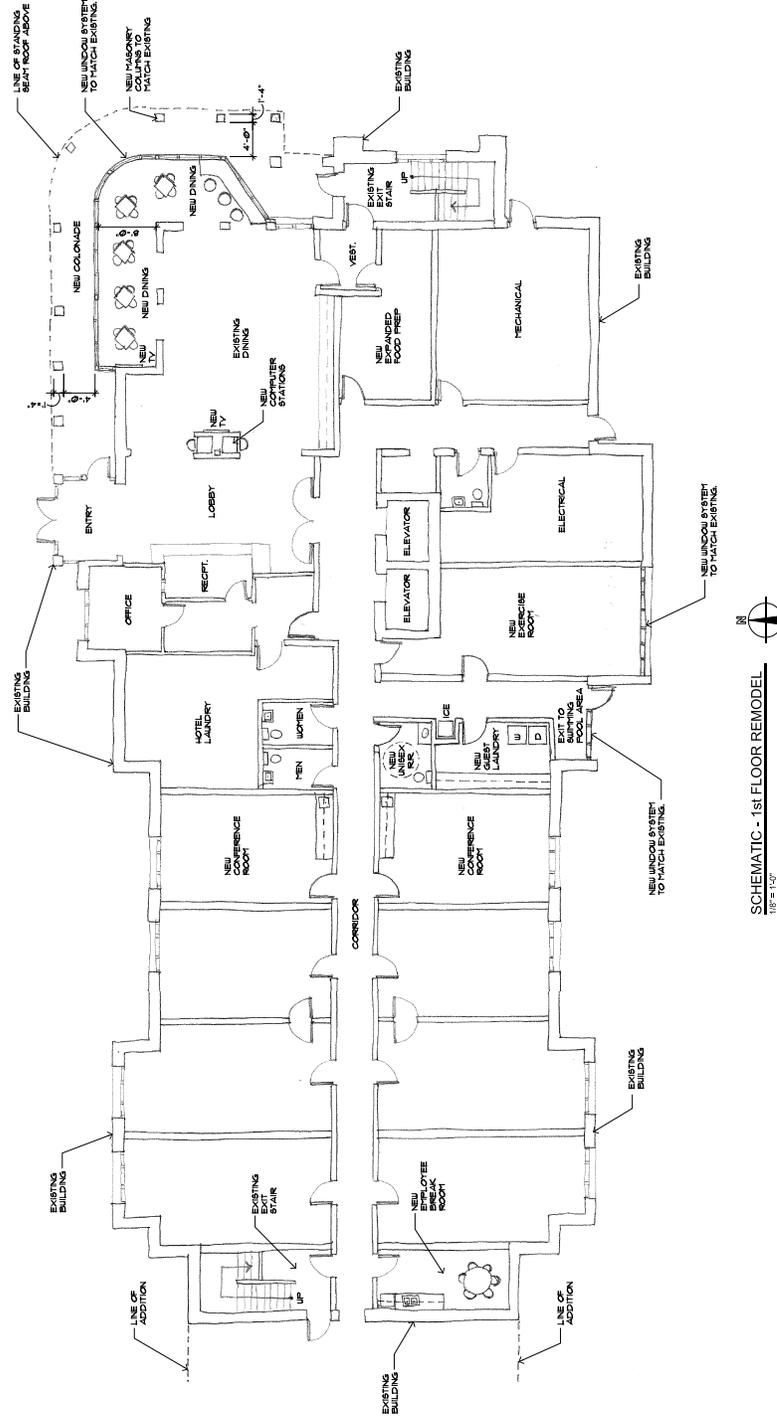


SCHEMATIC - 3rd - 6th FLOOR PLAN
 1/8" = 1'-0"

An existing and other related drawings have been consulted and updated with the information provided. Any dimensions and/or notes that conflict with the original drawings shall be controlled by the original drawings. Any dimensions and/or notes that conflict with the original drawings shall be controlled by the original drawings.

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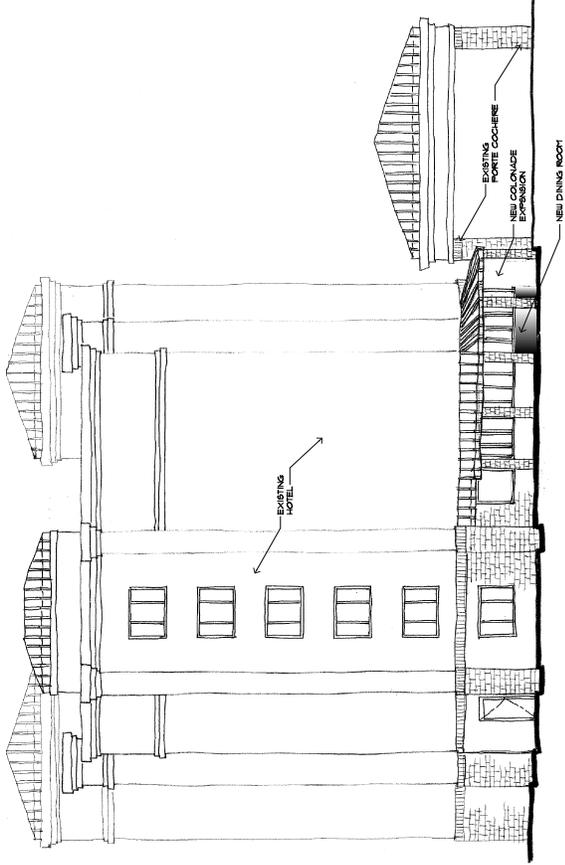
SCHEMATIC - 1st FLOOR REMODEL
 1/8" = 1'-0"



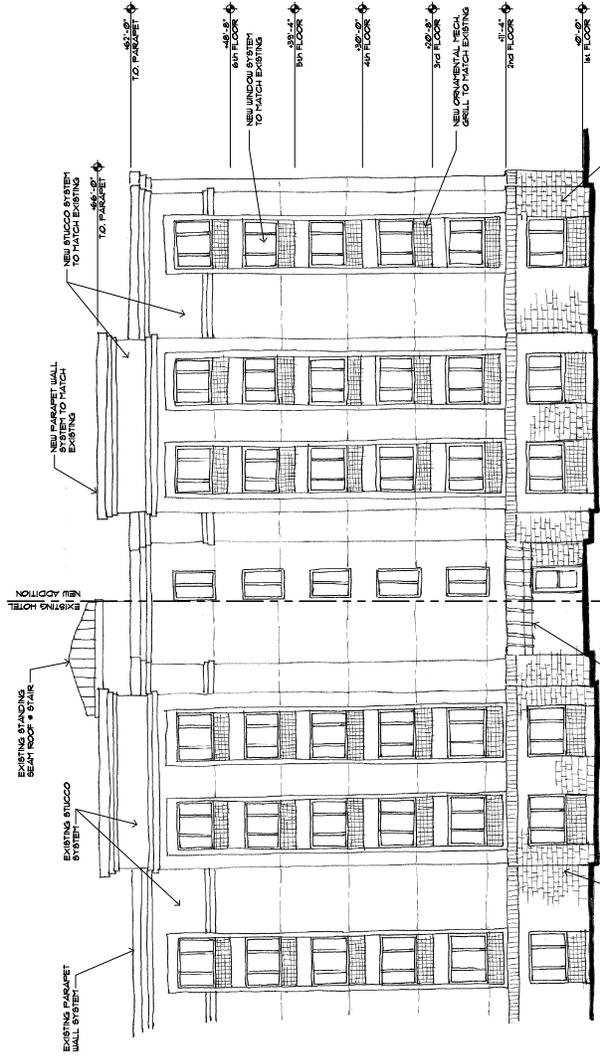
EXTERIOR COLORS
N.T.S.

FINISH LEGEND

- A MULTITRACE MASONRY - COLOR COPPERHIRE
- B EPS - STYLA WALLNER QUARTZPUTZ
- C EPS - 3M-A SPICED TFC QUARTZPUTZ
- D TRM - COLOR BONE WHITE FIG UC 4338P



SCHEMATIC - EAST ELEVATION
1/8" = 1'-0"



SCHEMATIC - NORTH ELEVATION
1/8" = 1'-0"

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