Staff Summary Report

City Council Meeting Date: 10/16/08 Agenda Item Number: 43

SUBJECT: This is the introduction and first public hearing for a Zoning Map Amendment, Planned Area Development Overlay for ELEMENT HOTEL located at 919 East Apache Boulevard. The second public hearing is scheduled for November 6, 2008.

DOCUMENT NAME: 20081016dsrl01 PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for ELEMENT HOTEL (PL080167) (Bill Swank, 915 Apache LLC, property owner; Manjula Vaz, Gammage & Burnham PLC, applicant) consisting of a new 152-room hotel with ground floor commercial located on Apache Blvd. within approximately 113,800 square feet of building area, six stories in height on 2.1 acres, located at 919 East Apache Boulevard in the CSS, Commercial Shopping and Service District and R-4, Multi-Family Residential General District. The request includes the following:

ZON08007 - (Ordinance No. 2008.48) Zoning Map Amendment to be added into the (TOD) Transportation Overlay District, with existing CSS and R-4 Zoning Districts.
PAD08013 – Planned Area Development Overlay to modify the development standards to allow a maximum building height increase from 35 feet to 85 feet and reduce the minimum required parking from 188 to 142 spaces.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

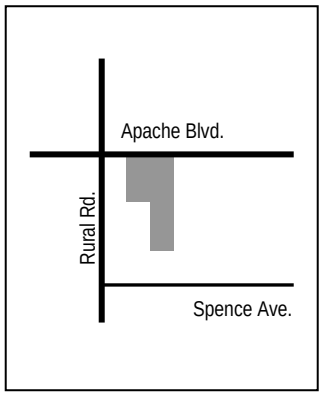
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Manager (480-858-2204)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions
Development Review Commission – Approval (7-0 vote)
Apache Boulevard Project Area Committee – Approval

ADDITIONAL INFO:



Gross/Net site area	2.10 acres
Total Building area	113,800 s.f.
Lot Coverage	20% (50% maximum allowed)
Building Height	85 ft (35 ft maximum allowed)
Building setbacks	0' front, 10' side, 10' rear (0, 0, 10 min.)
Landscape area	25% (15% & 25% minimum required)
Parking Provided	142 spaces
Parking Required	188 min. per TOD; 198 per base code
	128 min. recommended by Professional Analysis
Bicycle Parking	16 spaces (16 minimum required)

A neighborhood meeting was held on August 18, 2008 with this application.

PAGES:

1. List of Attachments
2-3. Comments
4. Reason for Approval / Conditions of Approval
5. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Ordinance No. 2008.48
2-3. Waiver of Rights and Remedies form
4. Location Map(s)
5-6. Aerial/Photo(s)
7-15. Letter of Explanation
16-23. Neighborhood Meeting Summary
24. Planned Area Development Overlay
25 Site plan
26-28. Floor plans
29-30. Building Elevations
31. Building Sections
32-34. Landscape Plan
35-36. Project Renderings
37. Parking Analysis Summary Memo

COMMENTS:

This site is located near the southeast corner of Apache Boulevard and Rural Road. The site is adjacent to and has shared access with the existing Tempe Commerce Center and Four Points Sheraton to the east of the site. To the north, across Apache Boulevard, is the Campus Edge development currently under construction and the future Retreat at Apache, both proposed for student housing with ground floor commercial. The properties directly to the east of the site include the Baer's Den and a Motel. On the south side of Spence Avenue is the Jentilly Terrace Neighborhood, consisting of a variety of single-family homes, multi-family housing of various types and condominiums. There area has both new and older housing products, including some vacant land. The proposed development will have access to neighboring streets on Apache Boulevard (3 access points), Rural Road (through Four Points), and access available on to Spence Avenue (access available through Four Points and on-site proposed for refuse and emergency access only).

The previous use of the site included a variety of bar venues with live entertainment, most recently the Freedom Night Club. The site is currently vacant with the existing building demolished in June of 2007. The site has existing surface parking that extends to Spence Avenue. ASU had previously utilized the parking for overflow permit use.

The proposed development consists of a new 6-story hotel, intending to be built as a LEED certified building, as with all Element Hotels. An article in the Boston Globe (April 22, 2008), stated that Starwood Hotels & Resorts Worldwide Inc. pledged all of its corporate-owned hotels and franchises under the new Element brand will be built according to energy-efficient and environmentally friendly standards. The development will front along Apache Boulevard and will include ground floor commercial space, which is consistent with other new developments online and complying with the proposed Transportation Overlay District standards as part of this "opt-in" request. The remaining site, including the south have of the lot which stretches to Spence Avenue, will be used for surface parking lot.

This request includes the following:

1. Zoning Map Amendment, retaining the underlying existing zoning of CSS, Commercial Shopping and Services District and the south portion of the lot with R-4, Multi-Family General District and opting into the (TOD) Transportation Overlay District.
2. Planned Area Development Overlay for modified standards in building height and parking requirements;

For further processing, the applicant will need approval of an Amended Subdivision Plat, to combine the individual lots into one.

PUBLIC INPUT

A required Neighborhood meeting was held: August 18, 2008 at 6:00 p.m. at the Four Points Sheraton. See attached summary of meeting provided by the applicant. Staff was in attendance at the meeting and the summary provided by the applicant accurately reflects the neighbor's discussion. Based on dialogue provided by the applicant, additional comments were mentioned from individual meetings with residents. Comments included a recommendation to restrict access from Spence for concerns of traffic spill over into the neighborhood. The applicant intends to limit the access on to Spence for refuse pick up and emergency access only. The applicant also held a meeting with the Apache Boulevard Project Area Committee on September 8, 2008 and with the Tempe Apache Boulevard Business Association on September 17, 2008. The project received a recommendation of unanimous support from both groups.

PROJECT ANALYSIS

ZONING MAP AMENDMENT

The applicant for the Element Hotel has requested to participate in an "opt-in" process, seeking designation of the site within the Transportation Overlay District. By granting such designation the project will ensure that the standards and guidelines that have been adopted for the future Light Rail system will aide in developing a pedestrian oriented environment and design that supports the need and use of alternative modes within a dense urban environment. The project site is located directly south of two recent projects along Apache Boulevard that have received approval of opting into the Transportation Overlay District. The proposed development is in compliance with the Transportation Overlay District standards set forth, which include a 14'-0" wide public walkway with clear 8' sidewalk and tree line streets for optimal shading.

PLANNED AREA DEVELOPMENT

Below is a table representing the existing standards within the CSS and R-4 zoning districts. Approximately the south 180 feet of the property has a zoning designation of R-4, which only includes surface parking (refer to Attachment 4). The proposed PAD for Element Hotel is requesting modification to height and parking requirements within the underlying districts.

Development Standards for Element Hotel			
Standard	EXISTING CSS	EXISTING R-4	PROPOSED CSS/R-4 (PAD)
Residential Density (DU/acre)	20 (U)	25	No change
Building Height (feet):			
Building Height Maximum	30 ft	40 ft	85 ft
Building Height Step-Back Adjacent to SF District	Yes	Yes	No change
Maximum Lot Coverage (% of net site area)	50%	60%	20% (no change in max)
Minimum Landscape Area (% of net site area)	15%	25%	25%
Setbacks (feet)			
Front	0 ft	20 ft	0 ft
Side	0 ft	10 ft	No change
Rear	10 ft	10 ft	No change
Parking Setback	20 ft	20 ft	No change
Total Required Parking	198 spaces (188 per TOD)		128 spaces

The proposed height for the development requests modification from 30'-0" to a height up to 85'-0". This change would accommodate a six-story hotel building which includes ground floor commercial space. The proposed building is located along the Apache Boulevard street frontage. There is no building proposed for the south portion of the lot which resides in proximity to the Jentilly Terrace Neighborhood. The proposed building is more than 350 feet from the Spence Avenue street frontage, providing adequate separation. The General Plan projects the land use and density for the site to be Mixed Use with High Density (greater than 25 units per acre). Projects of this proposal's density and greater would be supported by the land use chapter of the General Plan. More recently approved projects in the area include Campus Edge, directly north from the Element Hotel, is a 10-story structure with a building roof height of 116'-0". The Retreat, adjacent to the Campus Edge project, is a 5-story structure with an approved height of 67'-0".

The development is also requesting a parking reduction from the minimum parking requirements of 188 spaces within the TOD (198 standard required parking) to a proposal that would provide 142 parking spaces, which includes 5 on-street spaces. Currently, uses such as hotels are not afforded a parking reduction when in the TOD. Staff is currently researching and has potential amendments within the TOD, as previously discussed at the past Development Review Commission study session (9/9/08), that would focus on all uses having a parking reduction. Based on the professional parking analysis provided by Morrison Maierle, Inc, the recommended parking for the site is 128 spaces. The development intends to exceed that amount with 14 additional parking spaces beyond the analysis' proposal (142 total). After reviewing the parking analysis, staff concurs with the findings and supports the parking recommended by the study. In the analysis, examples are provided identifying an average parking demand of .66 spaces (or a range of 0.58-0.75) per hotel suite for business hotels, when near a major transit line.

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed land uses for Hotel with retail and restaurant components are compatible uses to the existing hotel and provide adequate parking for the site, when near a major transit line and in close proximity to the University.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards in Part 4 of the Zoning and Development Code will conform to for development of this site. The proposed setbacks and height are compatible with the surrounding area with the greatest heights along the Apache Boulevard.
3. The proposed PAD is in conformance with provisions in Part 5, Chapter 6, Transportation Overlay District and its standards.
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

Conclusion

Based on the information provided by the applicant, the public input received and the above analysis staff recommends approval of the requested Zoning Amendment / Planned Area Development / Use Permit / Development Plan Review. This request meets the required criteria and will conform to the recommended conditions of approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site. The overall massing is consistent with the land use projections for this location that would support a more dense development.
2. The PAD overlay process was specifically created to allow for greater flexibility, allowing for increased heights when appropriate and justifiable reductions in the parking requirements. This project has provided appropriate justification to support the request.
3. The proposed project meets the approval criteria for a Zoning Amendment and PAD.

ZON 08007 PAD08013
CONDITIONS OF APPROVAL:

1. A building permit shall be obtained on or before November 6, 2010 or the zoning of the property may revert to that in place at the time of application, subject to a public hearing.

2. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134 that may now or in the future exist, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than December 7, 2008, or the zoning and PAD approval shall be null and void.

3. The Planned Area Development 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.

4. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

HISTORY & FACTS:

October 2, 1974	Design Review Board approved the building and landscape for Sun Devil Lounge located at 915 E. Apache Boulevard.
October 24, 1974	City Council approved the request of Holiday Inn for Development Plan approval of the Sun Devil Lounge located at 915 E. Apache Boulevard.
March 13, 1975	City Council approved the Amended Development Plans and Use Permit for Holiday Inn's Sun Devil Lounge, located at 919 East Apache Boulevard.
July 15, 1975	Board of Adjustment approved a variance for Sun Devil Lounge to reduce the required parking spaces from 152 to 112 for only one (1) year, located at 919 E. Apache Boulevard.
February 23, 1977	Board of Adjustment approved a variance for Sun Devil Lounge to reduce the required parking stall length from 20'-0" to 18'-6' at 919 E. Apache Boulevard.
February 10, 1994	City Council approved a use permit for PHROGG'S for a bar with live entertainment located at 919 E. Apache Boulevard.
November 21, 1996	City Council approved a use permit for CLUB ECLIPSE for a bar with live entertainment located at 919 E. Apache Boulevard.
March 1998	City Council approved a use permit for CLUB POMPEII for a bar with live entertainment located at 919 E. Apache Boulevard.
June 8, 2000	City Council approved FREEDOM NIGHT CLUB (#SIP-2000.19) for a transfer of ownership and a time limit extension for a use permit for a nightclub with live entertainment at 919 E. Apache Blvd., consisting of a 10,028 s.f. nightclub with live entertainment.
August 8, 2002	City Council approved FREEDOM NIGHT CLUB (#SIP-2002.43) for a use permit to allow the lease of the parking lot to Arizona State University for day time parking of employee cars located at 919 East Apache Boulevard.
June 13, 2007	Demolition Permit issued for the building located at 919 E. Apache Boulevard.
August 16, 2008	The applicant held a neighborhood meeting for this request at the Four Points Sheraton, 915 E. Apache.
September 8, 2008	Apache Boulevard Project Area Committee recommended unanimous support of this request.
September 23, 2008	Development Review Commission approved Development Plan Review (except "green" color requiring further decision) and Use Permits for a hotel and parking in a multi-family district; and recommended approval for a Zoning Map Amendment and Planned Area Development Overlay, located at 919 East Apache Boulevard.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review
Section 6-308, Use Permit

ORDINANCE NO. 2008.48

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

****

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

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by adding the Transportation Overlay District (TOD) and a Planned Area Development Overlay (PAD) to the existing CSS, Commercial Shopping and Services District and R-4, Multi-Family Residential General District and designating it as CSS/R-4 (TOD)(PAD), within the Transportation Overlay District and with a Planned Area Development Overlay on 2.10 acres.

LEGAL DESCRIPTION

THE NORTH HALF OF LOT 4 AND ALL OF LOT 5 OF "JEN TILLY TERRACE", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 28 OF MAPS, PAGE 40.

TOTAL AREA IS 2.10 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case # ZON08007 and PAD08013 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2008.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

WHEN RECORDED RETURN TO:
City of Tempe
Development Services Department
31 E. 5th Street
Tempe, AZ. 85281

WAIVER OF RIGHTS AND REMEDIES UNDER A.R.S. §12-1134

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by 915 Apache, LLC (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL080167** to the City requesting that the City approve the following:

_____ GENERAL PLAN AMENDMENT
__X__ ZONING MAP AMENDMENT
__X__ PAD OVERLAY
_____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
__X__ USE PERMIT
_____ VARIANCE
__X__ DEVELOPMENT PLAN REVIEW
_____ SUBDIVISION PLAT/CONDOMINIUM PLAT
_____ OTHER _____
(Identify Action Requested))

…for development of the following real property:

Parcel Nos. 133-10-006B, 133-10-007, 133-10-008, and 133-10-006A

THE NORTH HALF OF LOT 4 AND ALL OF LOT 5 OF "JEN TILLY TERRACE", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 28 OF MAPS, PAGE 40.

LOCATED AT 919 EAST APACHE BOULEVARD IN TEMPE, ARIZONA.

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2008.

_____ _____
(Signature of Owner) *(Printed Name)*

_____ _____
(Signature of Owner) *(Printed Name)*

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2008, by

_____

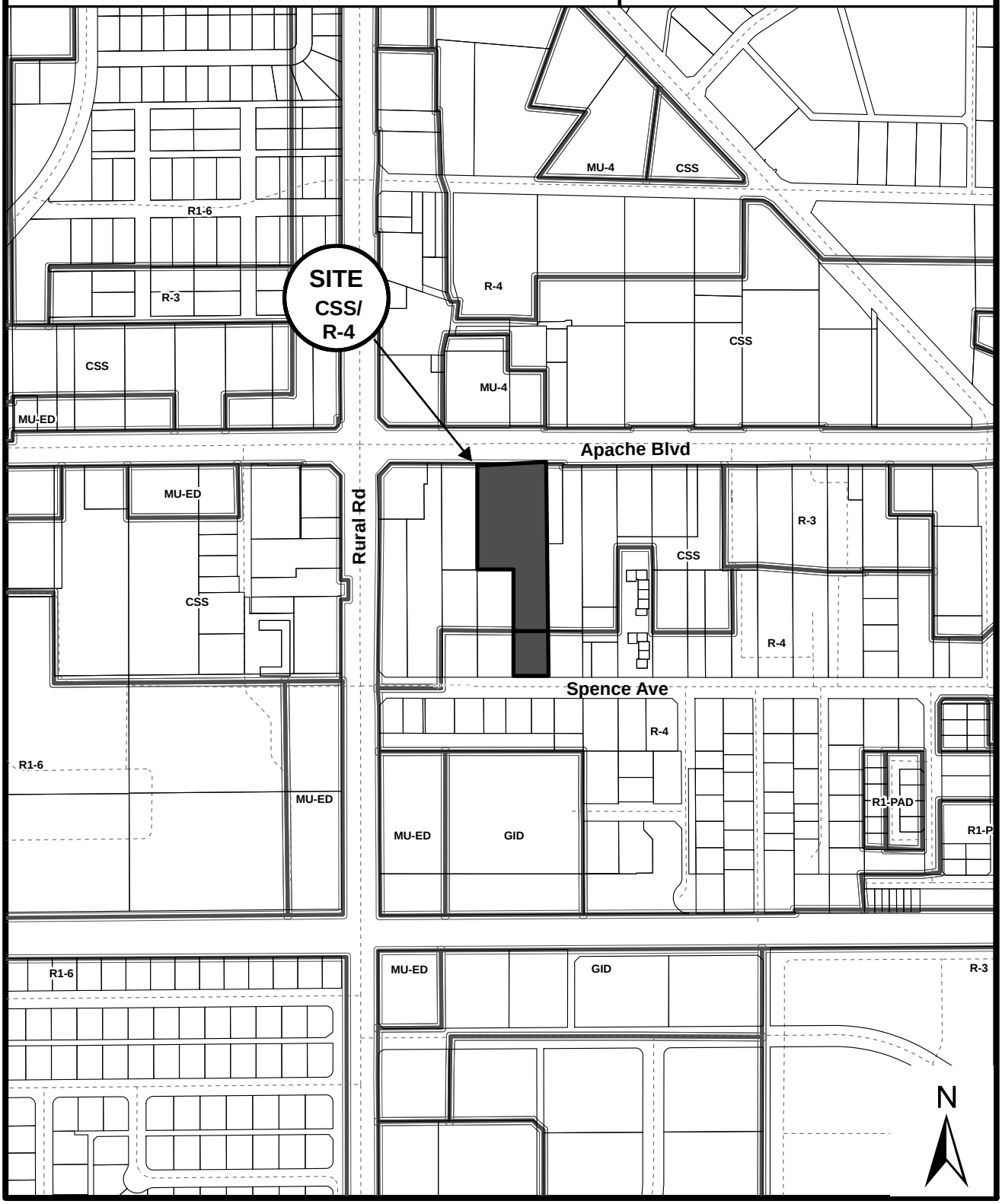
_____.

_____
(Signature of Notary)

(Notary Stamp)

Tempe

THE ELEMENT	PL080167



Location Map

THE ELEMENT HOTEL (PL080167)

A NORTH ELEVATION
SCALE : N.T.S.

B EAST ELEVATION
SCALE : N.T.S.

C EAST ELEVATION
SCALE : N.T.S.

D EAST ELEVATION
SCALE : N.T.S.

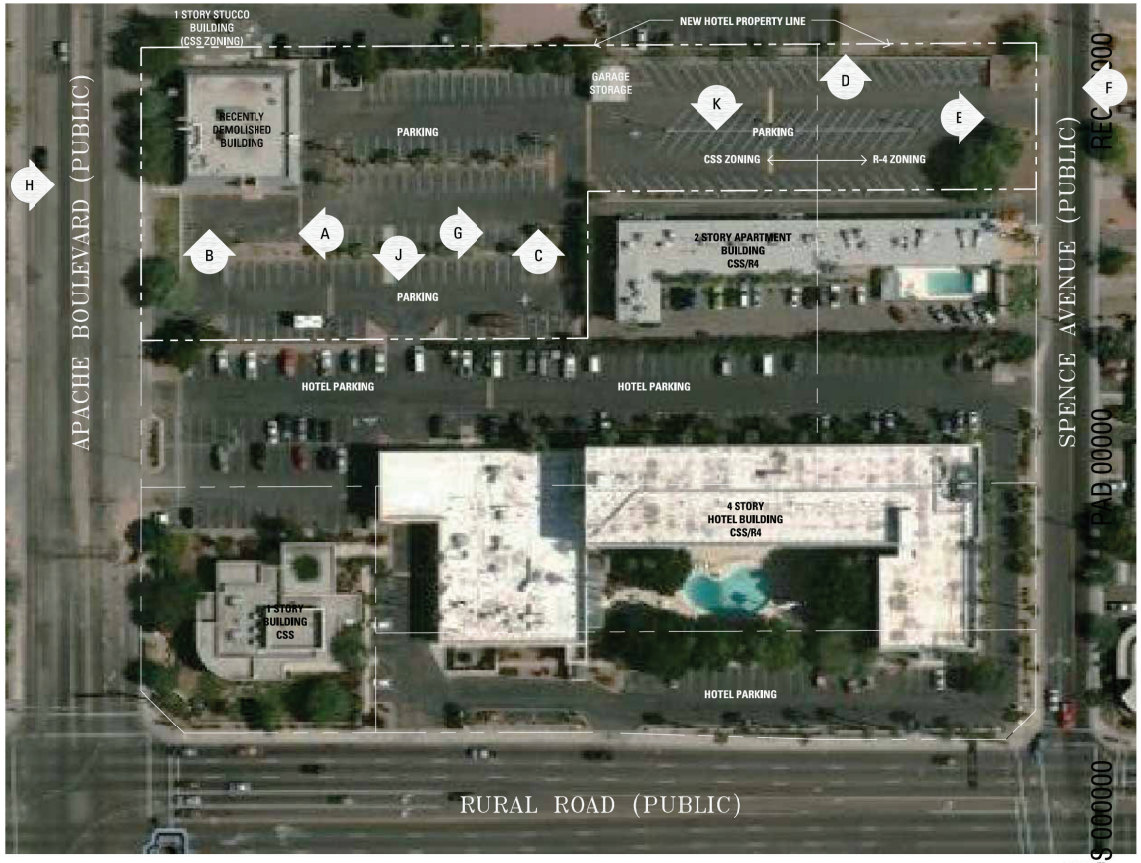
E SOUTH ELEVATION
SCALE : N.T.S.

F NORTH ELEVATION
SCALE : N.T.S.

G SOUTH ELEVATION
SCALE : N.T.S.

H SOUTH ELEVATION
SCALE : N.T.S.

J WEST ELEVATION
SCALE : N.T.S.



1 MASTER SITE PLAN
SCALE : 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

K WEST ELEVATION
SCALE : N.T.S.

ATTACHMENT 6

DS 000000 PAD 00000 REC 00000

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902 S. College Avenue
Suite 203
Tempe, AZ 85281

480.889.2000
480.889.2099 fax
www.rsparch.com

Consultants

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CIVIL ENGINEER
Civil Resources, LLC
P.O Box 2213
Litchfield Park, AZ 85340
Contact: Bruce J. Friedhoff, PE
T : 623.535.2775
F : 623.535.8072
M : 602.577.3649

LANDSCAPE ARCHITECT
Green Studio
2522 West Hope Trail
Laveen, AZ 85339
Contact: Dave Case
T : 602.813.0001
F : 602.237.1660
E : davidc@greenstudioaz.com

ELECTRICAL ENGINEER
OMB Electrical Engineering
901 S. 48 th Street, Suite 114
Tempe, AZ 85281
Contact: Douglas Payne
T : 480.966.6295
F : 480.966.6276
E : dpayne@ombengrs.com

Certification

hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Project For
919 Apache LLC
5672 San Nicolas Drive
Suite #100
Newport Beach, CA 92260

Project Address
919 E. Apache
TEMPE, AZ 85281

Project No.	2034.00.100
Drawn By	EA
Checked By	SL, JP
Date	7-22-08

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Mark	Date	Description

CONTEXT SITE PLAN

SHT-1

LETTER OF EXPLANATION
ELEMENT HOTEL

Request:

915 Apache LLC (the "Applicant"), a Twenty4Seven Hotels company, is the owner and developer of the property located at 919 E Apache Boulevard (the "Site"). The Site consists of four parcels located approximately 250 feet east of the intersection of Rural Road and Apache Boulevard on the south side of Apache Boulevard. The Site is currently vacant with a surface parking lot. Previously the Site included an approximate 15,000 square foot vacant commercial structure that operated as the Freedom Night Club. 915 Apache LLC plans to construct a new six (6) story hotel with ground floor retail/restaurant. The purpose of this application is to request approval of a Planned Area Development Overlay (PAD), a Transportation Overlay (TOD), Use Permits, and a Development Plan Review (the "Application") to allow a six (6) story hotel with ground floor retail/restaurant uses in the Commercial Shopping and Services (CSS) and General Multiple-Family Residential (R-4) zoning districts.

Background:

Twenty4Seven Hotels is a company focused on the investment, development and management of hotels. The company develops strategic alliances with a variety of capital partners, franchise companies, and owners to successfully renovate or build new hotels. They have achieved success with the recently opened Four Points Sheraton hotel which adjoins the Site to the west at 915 E Apache Boulevard. The Four Points Sheraton was previously a Holiday Inn constructed around 1970. Four Points is one of a family of hotels by Starwood Hotels and Resorts. The company also owns and operates the Comfort Inn & Suites located to the east of the Site at 1031 E Apache Boulevard. The Applicant is looking forward to expanding in Tempe with a brand new hotel on this Site.

The Applicant's vision for the Site is to develop the first Element Hotel in Arizona on this Tempe Site. Element Hotel brand is part of the Starwood Hotels and Resorts family. It is a brand hotel inspired by Westin Hotels and Resorts. The philosophy behind the Element Hotel brand is balance through flowing, multi-purpose public and private spaces. The Element Hotel brand is the only Leadership in Energy and Environmental Design (LEED) Certified worldwide hotel brand. Influenced by nature and described in greater detail under the Design Intent of this Letter of Explanation, the layout and amenities of the hotel achieves an environmentally-friendly design that will be LEED Certified and maximizes space to enable the guest to use each area in multiple ways.

Planning Context:

General Plan 2030

The Site has 200 lineal feet of frontage along Apache Boulevard and 100 lineal feet of frontage along Spence Avenue, The land use and projected residential density for the Site by General Plan 2030 are Mixed-Use and High-Density (greater than 25 units per acre) within the north portion of the property. Within the south portion of the Site, the designation is Residential and Medium to High Density (up to 25 units per acre). According to General Plan 2030, the Mixed-Use category is designed to accommodate a mixture of residential and commercial uses. The Element project will provide a mixed use environment of hospitality uses and retail on the Site and complement the adjacent developments along Apache Boulevard to reflect the "village" concept where there is opportunity to live, work and recreate in the same area. The upper floors will contain living spaces for hotel guests with the ground floor available for food and beverage, work space, exercise and outdoor pool recreation. Retail frontage will be placed at the street edge offering shopping opportunity for hotel guests and the general public. The hotel and retail uses will provide employment opportunities for residents in the neighborhood. This area of Apache Boulevard is recognized as one of the highest residential densities in the State of Arizona due to the proximity to ASU and related student housing. This includes new future mixed use projects like Campus Edge and The Retreat @ 1000 Apache ("The Retreat") located directly across from the Site. The provision of an additional hospitality use to the neighborhood will balance the "village" concept in focusing on work opportunity and guest lodging related to the business and related occupancy demand by nearby ASU, the Southwest Institute of the Healing Arts, National Aesthetic School, and New School for the Arts and Academies. The rear portion of the Site within the residential land use category will remain unobstructed of buildings and used for parking. Redevelopment of the Site will allow for landscaping improvements along Spence Avenue.

Apache Boulevard Redevelopment Plan

The Site is located in the Apache Boulevard Redevelopment planning area. This area is designated as a projected employment node in General Plan 2030. The mission of Apache Boulevard Redevelopment Plan (the "Plan") is to "encourage reinvestment in the Apache Boulevard area in order to build a more desirable neighborhood in which people will enjoy living and working. Enhance the positive aspects of this area and promote desirable reuse of the land." Regarding Apache Boulevard, the Plan's mission is to "upgrade commercial development by introducing viable long-term businesses and mixed-use projects and increase tourist-oriented development." The land use plan for the planning area labels Rural Road to Terrace Drive for hospitality and tourism. The Plan recommends that these uses remain and should be expanded. The proposed project carries out the intent of the Plan by providing hospitality and retail on an underutilized property that will expand the City tax base through increased sales and bed tax revenues.

Apache Boulevard Station Area Plan

The final draft for the Apache Boulevard Station Area Plan (the "Apache Station Area Plan) was done in April 2008. This Apache Station Area Plan recognizes the importance of the light rail line and station areas to the Apache Boulevard Redevelopment Area. The Apache Station Area Plan identifies the Site as being within the half-mile walking distance boundary of the Dorsey Light Rail Station. It is approximately 0.45 miles from both the Dorsey Light Rail Station located at Apache Boulevard and Dorsey Road and the University Light Rail station located at Rural Road and 8th Street just south of University Drive. The half-mile walking distance is a traditional distance used for light rail planning. In 2007, the Mineta Transportation Institute reported actual walking distances are longer than a half mile. This study found the median walking distance to light rail transit was 0.47 miles, meaning that half of all walk trips were longer than 0.47 miles. This plan supports the hospitality and tourism uses of the Apache Boulevard Redevelopment Plan.

Transportation Overlay District (TOD)

The Site is presently outside the TOD boundary. However, it is adjacent to the TOD by its proximity to the future mixed-use development, The Retreat, located directly across from the Site on Apache Boulevard. The Site is within the designated half-mile walking distance of the Dorsey and University light rail platforms. This is as area that within time will likely all opt into the TOD. Inclusion of the Site into the TOD is beneficial. The Apache Boulevard right-of-way is the pedestrian spine which will promote desired transit ridership. TOD designation promotes the 'village concept' and transit ridership on the south side of Apache Boulevard, whereas today most of the designation for the TOD lies on the north side of Apache Boulevard west of Terrace Road. The nearest TOD designation on the south side of Apache Boulevard is 400 feet to the east of the Site.

Current Zoning

The Site is currently zoned Commercial Shopping and Services (CSS), with the approximate south 200 feet of the Site along Spence Avenue zoned General Multiple-Family Residential (R-4). The CSS District allows retail uses by right and hotel by use permit. The small portion of the Site zoned R-4 will include parking for the project as it has historically for the prior uses on this Site. The R-4 District allows parking for commercial uses by use permit. The Applicant is proposing a PAD which will allow the project to establish its own unique standards based on the development proposal.

Site Area

The Site consists of approximately 2.10 net acres. A full legal description for the Site is provided in the development data listed on the site plan included as part of the Application.

Area Context

As previously indicated, the Site is located near the southeast corner of Rural Road and Apache Boulevard. The Four Points Sheraton developed by the Applicant is located to the west of the Site. A Taco Bell and the future mixed use developments of Campus Edge and The Retreat are located to the north. The Bear's Den bar and grill, American Days Value Inn, and Pete's Fish and Chips restaurant, as well as the Comfort Inn owned and operated by the Applicant, are located to the east. The Spence Avenue Apartments and a mix of multiple-family and single-family uses exist on the south side of Spence Avenue south of the Site. The Site is located within walking distance of the ASU Campus to the northwest and the future light rail transit stations to the east and north. The Applicant envisions that the project will significantly enhance the area's urban environment and serve as a catalyst for future redevelopment opportunities along Apache Boulevard.

Design Intent:

Project Description

The project consists of the construction of a modern, contemporary six-story and 85-foot high building with approximately 5,800 gross square feet of retail/restaurant space on the ground level and 152 extended-stay hotel rooms on the upper floors. Parking will be located at grade level to the side and rear of the hotel.

Amenities will include retail/restaurant space along the north edge close to Apache Boulevard creating a vibrant pedestrian experience along this right-of-way connecting to the light rail stations north and east of the site. Behind these public uses on the ground level will include dining, fitness, meeting, outdoor pool recreation, and support functions for the hotel. A pedestrian entrance to the hotel will be placed facing Apache Boulevard, with the vehicular entrance on the west side of the building. Public spaces at Element are designed to create a sense of movement and vitality. To achieve this sense of movement and vitality the design incorporates the element of water to promote a sense of calm, double height ceilings on the ground level, a large expanse of windows and openings to public areas, low seating and an open layout to carry light throughout the lobby, lounge, dining, and patio and pool area. Embodying the philosophy of balance, the dining options at Element cater to healthier needs and lifestyles. The private living spaces on the upper floors provide standard, studio, and one-bedroom room options offering small kitchen areas for the extended stay traveler. The private spaces reflect the smart design of urban residences to provide maximum space and flexibility. The room layouts include multi-functional furniture to allow guests to customize it to their personal needs. In Tempe, the Applicant envision a larger number of rooms with double beds to accommodate the needed flexibility of the family and business traveler in this market.

Building Mass & Scale

The Element Hotel is essentially an 'L-shaped' building with the base of the 'L' facing Apache Boulevard. This places the longest façade away from the street view and minimizes the mass. The mass of the building will be broken up through providing offsets in the building,

particularly at the northwest corner near the entry driveway and projections near the northeast portion of the building. The use of different building materials and colors will help blend the structure into the area as well as accent architectural features of the design. Various architectural features will be used to break apart the building mass and create visual interest. These features may include the use of vertically connected window panels which help accent the vertical realm; metal bands of scrim to create shadow and light; the use of tension cables to create piers which can be fitted for climbing plants, shade elements, and illumination; textured concrete, interlocking metal panels, and shading sleeves around windows.

In context to its neighbors, the Element Hotel will have a mass and scale that is similar or smaller as compared to the nearby Four Points Sheraton and the future mixed use student housing projects of Campus Edge and The Retreat. The approximate 140-foot building frontage of the Element Hotel matches the amount of building frontage facing Apache Boulevard in The Retreat and at the Four Points Sheraton, and is less than the approximate 220-foot of building frontage of Campus Edge located directly across the Site on Apache Boulevard. The juxtaposition of geometric shapes using concrete, metal and glass material of these new buildings will be carried across the street at the Element Hotel.

Height

The Apache Boulevard Station and Redevelopment Plans suggest the use of varied heights along the Apache Boulevard corridor to create visual interest. The current CSS zoning of the Site limits the creation of varied height with its maximum height of 35 feet. Therefore, the PAD is necessary to request a higher height. The Mixed Use and residential high density designations along this transit corridor promote multiple-story structures. The proposed six-story and 85-foot height to the top of top is in context with its current and future surroundings. Across Apache Boulevard and directly north of the Element Hotel is the future Campus Edge development at ten stories with the east end jetting out at seven stories. The Retreat directly east of Campus Edge transitions from Campus Edge to five stories. On the south side of Apache Boulevard are predominantly older one and two-story structures except for the Four Points Sheraton at four stories setback 200-plus feet from Apache Boulevard. The six-story height for the Element Hotel will create a balance between the structures on the north side of Apache Boulevard, the four-story Four Points Sheraton southwest of the Site, and future projects at similar height ranges along the Apache Boulevard corridor.

Setbacks

The building and landscape setbacks will meet or exceed the setbacks of the CSS District. The building will be setback approximately zero to nine feet from the front property line along Apache Boulevard. Except for driveway access, a 20-foot landscaped setback will be provided along Apache Boulevard and Spence Avenue.

Architecture, Design & Color

The proposed architecture is contemporary in design to compliment the proposed projects in the area. The proposed building is a cast in place concrete structure with large expanses of

vision glass along the public areas of the ground level to activate the pedestrian experience connection between the realms outside and inside the building. The architectural elements, as described under Building Mass & Scale above, work together with the proposed landscaping and color to create the visual interest, shade, and nature-influenced environment to evoke a sense of relaxation and refreshment envisioned for the Element Hotel brand. The main body of the building will be a combination of earth tones, with natural accent hues highlighting various architectural elements of the hotel.

Site Circulation & Parking:

The shape of the Site and pedestrian activity along the Apache Boulevard corridor anticipated with the light rail set to open early next year provides the logical placement of the hotel on the north portion of the Site. This allows for the parking spaces to be setback to the side and rear of the building. The 'L-Shape' of the building opening to the south and west elevation allows for the optimal southwest solar orientation for the pool, landscape garden, and primary entry into the building. This orientation will strengthen the cross access connection with the adjoining Four Points Sheraton located southwest of the Site.

Access into the Site will be from Apache Boulevard and through the parking area of the adjoining Four Points Sheraton. Maintaining the existing driveway on Apache Boulevard is important to provide direct access to the building for both patrons and emergency vehicles. The drop off area will be located at the southwest portion of the building aligned with the shared driveway access of the adjoining hotel. Due to the over 600-foot depth of the Site, the access onto Spence Avenue to the south will remain. However, this access onto Spence Avenue will be gated and provide only emergency or necessary maintenance-related access onto the Site.

The Site will provide at least 141 on-site parking spaces. The traditional calculation of counting the hotel rooms, retail leasable area, restaurant space, small meeting space, and office square footage separately results in approximately 188 parking spaces under the TOD. While the number of parking spaces provided is less than required by code, the proposed number of on-site parking spaces amply provides for the parking needs of this project. It is imperative to consider the variety of circumstances mitigating the traditional parking calculation method that reduce the vehicular needs of the hotel guests and other persons.

Location of the Site is near alternative transportation options that will reduce on-site vehicular parking demand. These alternative transportation options will reduce both the need for patrons to bring a vehicle and limit many private vehicular trips once at the Site. The Site is located less than one-half mile from two light rail transit stations and other alternative means of transportation. This includes its location within a bicycle commute area, along local bus routes, and within a primary taxi cab route due to the proximity of other hotels along Apache Boulevard.

Element, like Four Points Sheraton, will offer shuttle service to its guests. Hotel shuttle service is a policy of most hotels. The hotel shuttle has an approximate five-mile radius from the hotel where they will pick up and drop off hotel guests. Operation times will generally run between 6:00 a.m. and 11:00 p.m. Similar to the Four Points Sheraton, Element will operate one or two shuttle vans. Approximately 30 to 40-percent of guests staying at Four Points Sheraton

use the hotel shuttle service. This ratio is anticipated to be the same at the Element Hotel. Due to the location of Sky Harbor Airport within five miles from the Site and the many alternative transportation options near the hotel, this will provide a viable means to forgo renting a private vehicle. If a private vehicle is needed, alternatives to the traditional rental car exist near the Site. ZipCar is available within walking distance at Rural Road and Spence Avenue and in the Tyler Street parking garage. ZipCar is a national car-sharing provider that rents vehicles to any driver, including to persons who are under 21 years of age and by the hour, which is not the case with the major rental car companies. The increased cost in gasoline coupled with the various alternative transportation options near the Site is expected to result in a larger percentage of patrons using the shuttle and light rail which will be operating prior to the opening of the hotel.

The characteristics of the patrons and mix of uses make shared parking at the Site possible. The 152 guest rooms account for the majority of the required number of parking spaces. The occupancy at the hotels along Apache Boulevard is generally business or family of students from the numerous education facilities within easy walking and public transit to this area. Occupancy typically runs about 70-percent, except for about 40 to 50 nights a year during special activities as Spring training and related sporting events. The average 70-percent occupancy rate means the hotel does not use its full allocation of parking. On nights of full occupancy, the occupancy is typically made up of groups or families occupying several rooms arriving in the same parked vehicle reducing parking demand.

The retail and restaurant component of the project will capture a higher rate of walking and public transit customers by its on-site location for hotel guests at Element, students and employees at ASU and other educational institutions nearby, the existing and proposed high residential density in the neighborhood, short distance to downtown Tempe, and its proximity to other hotels on Apache Boulevard. Hotel guests staying at Element will make up a percentage of the customer base at the on-site retail and restaurant establishments. General Plan 2030 shows the area around Rural Road, University Drive, McClintock Road, and Apache Boulevard as having the highest residential density in the City. Students who make up a large portion of the residential density tend to rely on public transportation over private vehicles. The Apache Boulevard Station Area Plan estimates up to 27-percent of commute trips in this area are made by transit, bicycling, or walking, whereas the City as a whole only achieves 10-percent. The proximity of other hotels like the Four Points Sheraton, American Days Value Inn, and Comfort Inn provide a pedestrian customer base of persons who typically dine out at most meals and shop more than the full-time resident. This draw is strengthened by the connection between Four Points Sheraton and Element whereby guests of both hotels will be encouraged to dine or shop at either property.

For those persons arriving by vehicle, the retail and restaurant component of the project will have different peak parking demands than the hotel rooms. As such, the actual on-site parking need is lower. Peak hotel demand occurs generally near check-in around 3:00 p.m. and check-out around 11:00 a.m. Retail uses tend to have higher parking demand in the evening with restaurant peak demand around noon or in the evening. The Site is amply parked as demonstrated in the parking study for this Site with the PAD application.

Use Permits:

The project will require a use permit to allow the hotel in the CSS District and a commercial parking lot in the R-4 District. Only the south portion of the parking lot, approximately 200 feet or about 36 parking spaces, is within the R-4 District requiring the use permit. The project meets the criteria to approve a use permit as follows:

1. *Not cause any significant vehicular or pedestrian traffic in adjacent areas.* The hotel use and associated retail/restaurant square footage on the ground level will increase the floor area over the previous nightclub use on the property. However, this increased floor area will have a negligible effect on traffic. The proposed uses will result in a traffic pattern generally spread throughout the day as compared to the nightclub use. It will have a different peak traffic pattern than the preceding nightclub use which will be more compatible with the residential uses along Spence Avenue. The basic circulation pattern on the Site will remain, with the driveway access onto Spence Avenue limited to only emergency and potential maintenance-related access. This will provide less traffic onto Spence Avenue over current conditions mitigating potential disturbance to persons living in any of the multiple-family residential dwellings along Spence Avenue. The ability to maintain parking along the south 200 feet of the Site, as has existed for decades, will discourage on-street parking along Spence Avenue. Pedestrian traffic along Apache Boulevard will increase with the pedestrian amenities and new ground floor retail close to Apache Boulevard. This is precisely the desired effect to promote increased ridership on the new light rail line, bicycling, walking, and other alternative methods of travel than the private vehicle.
2. *Not cause any nuisance exceeding that of ambient conditions.* The prior use on this property included a nightclub catering to the student population in the area. Nightclub activity generally peaks in the late evening and nighttime hours, particularly on the weekends. A hotel and associated parking bring a different clientele to the property which operates at a similar schedule to the nearby residential and hospitality uses. Ambient conditions relating to the use and the associated parking areas are expected to be improved in comparison to the ambient conditions of the prior use.
3. *Not contribute to the deterioration of the neighborhood or City goals, objectives, and policies.* The redevelopment of the property will strengthen the continued improvement in the area in several ways. (a) A hotel use will provide an increased tax base as encouraged by the Economic Development Element of General Plan 2030. Hotel rooms provide bed tax and the retail/restaurant uses will provide sales tax on a commercial property currently producing no sale tax revenue. (b) The perimeter of the development will be landscaped to better meet City landscape standards. This is particularly the case along Spence Avenue which lacks ground cover and shrubs. (c) The Apache Boulevard Redevelopment Plan encourages hospitality and tourism uses between Rural Road and Terrace Road. This is exactly what the use permit will provide.
4. *Be compatible with existing surrounding structures.* The proposed architecture of the building will create a mass and scale that compliments the existing Four Points Sheraton and the two future mixed use developments north of the Site. A hotel with associated parking is similar to the other hotel uses encouraged for this portion of Apache Boulevard.

5. *Not result in any disruptive behavior which may create a nuisance*. The prior nightclub use on the property had a greater potential for disruptive behavior for the surrounding patrons and residents in the area. The proposed hotel will provide additional dining and retail services to the area. The buildings location setback close to Apache Boulevard away from residential uses along Spence Avenue will mitigate potential nuisances.

Conclusion

We believe that the proposed development is a high-quality hospitality/retail design that will provide the additional hotel rooms and commercial retail opportunities encouraged by the City along Apache Boulevard. We also believe that the proposed development will serve as a catalyst for future redevelopment opportunities that will enhance the urban development environment and experience envisioned by the City for this area. We look forward to discussing the proposal with you in the near future and respectfully request your support.

MEMORANDUM

GAMMAGE & BURNHAM

A PROFESSIONAL LIMITED LIABILITY COMPANY

September 30, 2008

TO: Ryan Levesque, Senior Planner
City of Tempe Development Services Department

RE: Summary of Public Outreach regarding Element Hotel Zoning Amendment, Planned Area Development (PAD) Overlay, Transportation Overlay (TOD), Use Permits and Development Plan Review (DPR) Application for approximately 2.10 acres of property located at 919 E. Apache Boulevard

The project team has made a concentrated effort to reach out to the community. Our public participation efforts span more than two months. To date, comments received regarding the project and the application have been overwhelmingly supportive. We have and will continue to address any questions and/or comments that may arise throughout the zoning process.

(1) Tempe Apache Boulevard Business Association Meetings of September 17, 2008:

At noon on September 17, 2008, the project team met with the Tempe Apache Boulevard Business Association (TABBA) to present the six-story hospitality/retail design. Bill Swank of Twenty4Seven provided a brief overview of the project and addressed questions. The TABBA members unanimously supported the proposed project.

Comments posed by the TABBA members and addressed by the applicant included the following:

- Cost of a hotel room. Mr. Swank stated the Element hotel will likely have an average yearly daily rate of $165, adding that specific rates will be higher or lower depending on factors including special rates and seasonal rates. He added the hotel will offer tiered rates based on the length of stay.
- Development schedule. Mr. Swank stated the goal is to open the hotel for the 2010 season, noting that actual construction time will be approximately 13 months.
- Parking. A TABBA member inquired if the 141 parking spaces will adequately address the parking needs for the proposed 152 hotel rooms.

Mr. Swank stated it would. He explained several factors on why the 141 parking spaces will more than adequately serve the project. This included the percentage of guests arriving by plane and the hotel's courtesy shuttle back and forth to Sky Harbor Airport, the availability of transit options within the TOD, the ability for overflow parking with the Four Points Sheraton, and other factors discussed in the parking study approved by City staff.

- More information on the projects inclusion of Leadership in Energy and Environmental Design (LEED). Mr. Swank stated that the Element will be LEED certification. He explained discussion on the specific LEED elements is ongoing between the developer and architectural firm of RSP. Mr. Swank noted that some of the elements that apply to LEED certification include segregation of waste material during construction, site location within the TOD, and using fly ash to improve the strength of concrete. Another TABBA member concurred with Mr. Swank that specific LEED elements are difficult to determine at this stage, noting that LEED certification costs a developer upwards to 40% more than traditional construction with LEED certification verified by an independent group of professionals. Manjula Vaz of Gammage & Burnham stated that she will provide the TABBA member with a copy of information regarding the overall list of potential items which make up LEED certification from the Green Building Council.
- Landscaping. A TABBA member inquired if the landscaping shown on the drawings represents the type of landscaping to be planted on the site. Mr. Swank stated yes, noting that the City staff reviewed the landscaping plans. Ms. Vaz added that there will be additional landscaping along Spence Avenue from what was originally reviewed by the City staff as a result of neighborhood comments.

Discussion on the Element hotel ended at 12:50 p.m.

(2) Apache Boulevard Project Area Committee Meeting of September 8, 2008:

The APAC meeting began at 4:00 p.m. with the discussion on the Element hotel starting about 4:40 p.m. Representatives from Twenty4Seven Hotels ("Twenty4Seven") and Gammage & Burnham P.L.C were present. Chairman Amorosi gave a summary of a recent Wall Street Journal article praising the Element Hotel for its style and eco-friendliness. Bill Swank of Twenty4Seven provided a brief overview of the project and showed APAC a design for a modern, contemporary six-story building with 5,800 square feet of retail/restaurant space on the first floor and 152 extended-stay hotel rooms on the upper floor. APAC unanimously recommended approval of the project.

Comments posed by APAC members and addressed by the applicant included the following:

- The proposed business establishments for the retail square footage. Mr. Swank explained that they are not at the point to market the retail square footage. He added that the target uses for the retail space will be 'clean' retail uses including uses like a sandwich shop, juice establishment, and other similar uses. He stated uses as a full service restaurant or bar requiring extensive cooking equipment are not desirable because of potential nuisances with the operation of the hotel.
- A description of the hotel amenities. Mr. Swank explained that the hotel will include a pool area and serve breakfast for hotel guests. He added it will not include a bar. Guests staying at the Element will have access to the restaurant and bar at the Four Points Sheraton and other retail uses along Apache Boulevard. He continued that the Element hotel and Four Point Sheraton are both part of the Starwood brand which creates additional opportunities. He provided the example of cross-training of employees since both hotels share similar computer system platforms.
- More information on the projects inclusion of Leadership in Energy and Environmental Design (LEED). Mr. Swank stated that the Element will be LEED certification. He explained discussion on the specific LEED elements is ongoing between the developer and architectural firm of RSP.
- Cost of a hotel room. Mr. Swank stated the Element hotel will likely have an average yearly daily rate of $165, adding that specific rates will be higher or lower depending on factors including special rates and seasonal rates.
- Development schedule. Manjula Vaz with Gammage & Burnham provided the upcoming meeting schedule.
- Pedestrian access onto Spence Avenue. Mr. Swank stated that the details for pedestrian access from the hotel to Spence Avenue have not been worked out. The APAC member noted that pedestrian connection can occur a short distance away through the driveway at the Four Points Sheraton.
- Vehicular connection between Four Points Sheraton and Element hotel. Mr. Swank explained that there will be a cross-shared driveway access between the two sites. The APAC member inquired out of a concern that the number of u-turns on Apache Boulevard may increase due to patrons exiting the site since the driveway onto Spence Avenue will be for emergency or maintenance use only. The cross-share driveway allowing access to Rural Road addressed this member's concern.

Discussion on the Element hotel ended at 5:00 p.m.

(3) Neighborhood Meeting of August 18, 2008:

The official neighborhood meeting was held at the Four Points Sheraton located at 1333 South Rural Road in Tempe. The meeting began at approximately 6:30 p.m.

Meeting Attendees

Representatives from Twenty4Seven Hotels ("Twenty4Seven") and Gammage & Burnham P.L.C were present. Six interested persons and one City of Tempe Development Services Department staff member, Ryan Levesque, were also in attendance. The interested persons in attendance included Chris McKee (Apache Boulevard Project Area Committee member), Vikas Patel (owner and operator of the Super 8 Motel located at 1020 E. Apache Boulevard), Chuck Fong (owner of the adjacent apartment complex to the south), Todd Taylor, Doris Cornett and Charles Buss. Four Points Sheraton marketing and management staff also attended the meeting. Contact information for persons in attendance for the meeting is provided on the enclosed sign-in sheet.

Presentation

Bill Swank of Twenty4Seven and Manjula Vaz of Gammage & Burnham provided a brief overview of the hotel and retail/restaurant project, as well as the purpose of the application and the neighborhood meeting. Mr. Swank also provided information regarding Twenty4Seven's background and experience in relation to the investment, development and management of hotels. Mr. Swank also noted that the proposed hotel would be a LEED certified building.

Comments Posed by Meeting Attendees & Addressed by the Applicant

- The construction timeline once approved. Mr. Swank responded approximately 14 months.
- The type of retail uses being considered for the project, in particular whether there will be a nightclub or bar. Mr. Swank explained that alcohol-related establishments will not be the target for the retail square footage.
- Whether there will be a parking garage. Mr. Swank explained that the parking will be surface parking to the side and rear of the hotel similar to the historical use of the site.
- Whether the Applicant contacted the representatives of the Jen Tilly and Hudson Manor neighborhood associations. Mr. Swank stated he discussed the project in detail with both representatives, Mr. Fred Epson and Mr. Phil Amorosi, on July 23, 2008. He added that certain design changes to the site resulted from this discussion, including the inclusion of an emergency/maintenance vehicular gate onto Spence Avenue.
- Whether the hotel management for Element hotel will remain under Sheraton management. Mr. Swank stated that Twenty4Seven Hotels will manage both the adjoining Sheraton Four Points and Element Hotel. He

described the ownership differences between both properties. Also, he explained that there are stringent franchise regulations that will assure the quality and consistency of future management regardless of the ownership entity of this Element brand hotel.

- The number of hotel rooms proposed. Mr. Swank replied 152.
- The price point and target market of the hotel. Mr. Swank explained that the price point is slightly lower than the Aloft hotel brand. He continued that the hotel is an extended stay hotel offering flexible room space and kitchen amenities. Besides hotel occupancy related to the parent/student side of ASU, Mr. Swank stated that one of the target groups for the Tempe Element hotel will be corporate business travelers connected with ASU and the nearby medical schools. He described an example of hotel occupancy by nurses who reside outside the Phoenix metropolitan area taking temporary positions within the Tempe area on 45-day cycles.
- The construction impact on Apache Boulevard. A couple of the attendees inquired if the hotel construction will result in restricting Apache Boulevard to one lane or restrictions during a busy time as when school was in session. These persons did not want extended restrictions like those that occurred during the light rail construction. Mr. Levesque responded that the infrastructure improvements currently underway on Apache Boulevard to accommodate Campus Edge north of the Element hotel will address most of the necessary infrastructure for the Element hotel. The Applicant added that there will likely be a street cut to tie into the water main on Apache Boulevard. However, he noted this construction takes days and not weeks, with work typically done at off-peak hours.
- Landscaping along Spence Avenue. Mr. Mckee inquired on the number of trees and type of landscaping. The Applicant provided Mr. Mckee the proposed landscape plan for his review.

Questions Not Addressed

All questions raised during the meeting were addressed by either the applicant or City staff.

Comments Submitted by Meeting Attendees

Comment cards submitted by meeting attendees expressed overwhelming support of the project. Comment cards submitted by meeting attendees are enclosed with this summary.

Meeting Adjournment

The meeting ended at approximately 7:50 p.m.

(4) Posting & Notification:

Pursuant to applicable City requirements, on July 29, 2008, we sent first class letters to all property owners within 300 feet of the project site, as well as the respective chairpersons of six registered neighborhood / home owners associations, notifying interested parties of the proposed development and the neighborhood meeting scheduled for August 18, 2008.

The respective dates, locations, and times for the neighborhood meeting and scheduled public hearings, as well as the applicant's contact information, were posted on the subject site on August 4, 2008.

Copies of the notification list and the neighborhood mailing notice, as well as a photo of the public hearing notice sign posted on the site, are attached to this neighborhood summary.

(5) Phone Calls, Letters, E-mails and other Contacts:

On August 18th, the applicant's legal representative received an e-mail from Mr. Chuck Fong expressing possible concern regarding the project's proposed building height, provided parking and the possible use of the retail space as a bar. Mr. Fong's e-mail also requested a phone call to discuss the noted concerns. On August 18th, the applicant's legal representative spoke with Mr. Fong regarding the project and the noted possible concerns. To date, neither the applicant nor the applicant's legal representative have received any additional phone calls, faxes, letters or e-mails from any member of the community regarding this project.

On July 23, 2008, Mr. Swank of Twenty4seven met onsite with the two of the neighborhood representatives to discuss the project, Mr. Fred Epson and Mr. Phil Amorosi.

Encl.: July 29, 2008 mailing notice
July 29, 2008 mailing notification list and map
Photos of sign posted on August 4, 2008
Affidavit of August 4, 2008 sign posting
August 18, 2008 neighborhood meeting sign-in sheet
August 18, 2008 neighborhood meeting comment cards
July 22, 2008 affidavit of public hearing notification

NEIGHBORHOOD MEETING
Element Hotel at 919 E Apache Blvd
Four Points Sheraton
1333 S Rural Road, Tempe Arizona 85281.
Monday, **August 18, 2008** at **6:30 p.m.**

I SUPPORT ☒

I DO NOT SUPPORT ☐

NONE ☐

COMMENTS:
Seems to be a good addition to Apache

NAME: Doris Cornett
ADDRESS: 1431 E Cedar St, Tempe, 85281
TELEPHONE: 480-967-2747
EMAIL:

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO OR FAX TO:

GAMMAGE & BURNHAM
ATTN: Manjula Vaz
2 N. Central Avenue, 18th Floor
Phoenix, AZ 85004

OR EMAIL COMMENTS TO:

mvaz@gblaw
pmichaud@gblaw.com

CONTACT INFO:

Manjula Vaz 602-256-4461
Paul Michaud 602-256-4425
Fax: 602-256-4475

NEIGHBORHOOD MEETING
Element Hotel at 919 E Apache Blvd
Four Points Sheraton
1333 S Rural Road, Tempe Arizona 85281.
Monday, **August 18, 2008** at **6:30 p.m.**

I SUPPORT ☒

I DO NOT SUPPORT ☐

NONE ☐

COMMENTS: WE PROSELYTI

NAME: TODD TAYLOR
ADDRESS: 1005 APACHE
TELEPHONE:
EMAIL: tht@woodpartners.com

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO OR FAX TO:

GAMMAGE & BURNHAM
ATTN: Manjula Vaz
2 N. Central Avenue, 18th Floor
Phoenix, AZ 85004

OR EMAIL COMMENTS TO:

mvaz@gblaw
pmichaud@gblaw.com

CONTACT INFO:

Manjula Vaz 602-256-4461
Paul Michaud 602-256-4425
Fax: 602-256-4475

PLANNED AREA DEVELOPMENT OVERLAY FOR ELEMENT HOTEL

A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,200B BY _____.

AS _____ 919 APACHE LLC, OWNER.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC:_____
MY COMMISSION EXPIRES_____

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, SAID BEARING = NORTH 00° 04' 37" WEST

The North half of Lot 4 and all of Lot 5 of JEN TILLY TERRACE, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 28 of Maps, Page 40.

* ALTA SURVEY AVAILABLE ON REQUEST

OWNER/DEVELOPER

919 Apache LLC
567 San Nicolas Drive Suite 100
Newport Beach CA 92660
Contact:
David Wani
949-734-6410

GENERAL NOTES

PROJECT DATA

Project Name:
Element Hotel

Project Address:
919 E. Apache Blvd. Tempe AZ 85281

Parcel Size:
2.10 Acres - 91,583 NSF

General Plan 2030 Projected Land Use:
Mixed Use/Residential

Existing Zoning:
CSS / R4

Proposed Zoning:
CSS / R4 - PAD W/ TOD OVERLAY

Proposed Use:
Hotel, Restaurant, Retail

Variances/Use Permits:
- To allow a hotel in CSS District
- To allow commercial parking in the R-4 District
- To increase the south parking screen wall from 4' to 6'

Waiver Request:
Height of building up to 85'-0" max.

Type of Construction (per IBC 2003):
Type I-B construction

Building Area:
Total Development = 113,800 GSF
Hotel = 108,000 GSF (152 Keys)
Retail /Restaurant = 5,800 GSF

Percentage of lot coverage = 20% (18,000 (First Floor) /91,583= 0.2)
Floor Area Ratio (F.A.R.) = 1.24 (113,800/91,583= 1.24)
Height of building = 85 feet maximum
Number of stories = 6

Landscape Area:
Required = Minimum 15%
Provided = 25% (22,679/91,583=.247)

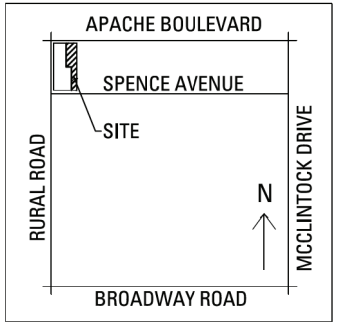
SETBACKS	CSS	R4	Proposed
FRONT - MIN.	0'	20'	0'
FRONT - MAX. (TOD)	NS	NS	0'
STREETSIDE MIN.	0'	10'	0'
SIDE - MIN.	0'	10'	10'
REAR - MIN.	10'	10	10'
MAX. HEIGHT	35'	50	85'

Parking:
Hotel : 152 spaces
= 152 Keys (1 space per unit)
Retail : 9 spaces
= 3,600 sf x 0.75 (TOD reduction)/ space per 300 sf
Restaurant : 22 spaces
= 2,200 sf x 0.75(TOD reduction) / space per 75 sf
Office: 1.4 spaces
= 412 sf / space per 300 sf
Conference Room: 3.88
= 485 sf / space per 125 sf
Parking Required = 188 spaces
Parking Provided = 142 spaces total
* Refer to Traffic Engineer Report
Accessible Spaces Required = 5
Accessible Spaces Provided = 5

13. Bicycle Parking:

Hotel	152 Keys	1/20 Keys	8 Req.
Retail	3,600 sf	1/7500	4 Min. Req.
Restaurant	2,200 sf	1/500	4 Req.
Total			16 Req 16 Prv'd

LOCATION MAP



APPROVAL

BY:_____ . DATE:_____
DEVELOPMENT SERVICES

CONDITIONS OF APPROVAL : P.A.D._____

DS080524 PAD08013 REC08040

ATTACHMENT 24

REC08040

PAD08013

DS080524

RSP Architects
502 S. College Avenue
Suite 203
Tempe, AZ 85281
480.889.2000
480.889.2099 fax
www.rsparch.com

Consultants

ARCHITECT
RSP Architects
502 S. College Ave. Suite 203
Tempe, AZ 85281
Contact: Shane Lucero
T : 480.889.2014
F : 480.889.2099
E : shane.lucero@rsparch.com

CIVIL ENGINEER
Civil Resources, LLC
P.O Box 2213
Litchfield Park, AZ 85340
Contact: Bruce J. Fleischoff, PE
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Project For
919 Apache LLC
567 San Nicolas Drive
Suite #100
Newport Beach, CA 92260

Project Address
919 E. Apache
TEMPE, AZ 85281

Project No.	2034.00.100
Drawn By	EA, DT, TA
Checked By	SL, JP
Date	9-16-08

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Mark	Date	Description

COVER SHEET

G0

ELEMENT HOTEL

919 APACHE BLVD TEMPE, ARIZONA 85281

OWNER/DEVELOPER

919 Apache LLC
567 San Nicolas Drive Suite 100
Newport Beach, CA 92660

Contact:
David Wanl
949-734-6410

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER,
SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST,
SAID BEARING = NORTH 00° 04' 37" WEST

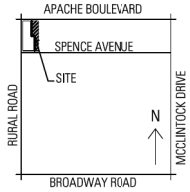
The North half of Lot 4 and all of Lot 5 of JEN TILLY TERRACE, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 28 of Maps, Page 40.

* ALTA SURVEY AVAILABLE ON REQUEST

GENERAL NOTES

1. WILL PROVIDE RADIO AMPLIFICATION IF NECESSARY
2. WILL CONTRIBUTE TO ART IN PRIVATE DEVELOPMENT
3. ENGINEERING WILL SUBMIT TO ADEQ FOR ARIZONA DISCHARGE ELIMINATION SYSTEM (AZPDES)

LOCATION MAP



PROJECT DATA

Project Name:
Element Hotel

Project Address:
919 E. Apache Blvd. Tempe AZ 85281

Parcel Size:
2.10 Acres - 91,583 NSF

General Plan 2030 Projected Land Use:
Mixed Use/Residential

Existing Zoning:
CSS / R4

Proposed Zoning:
CSS / R4 - PAD W/ TOD OVERLAY

Proposed Use:
Hotel, Restaurant, Retail

Variances/Use Permits:
- To allow a hotel in CSS District
- To allow commercial parking in the R-4 District
- To increase the south parking screen wall from 4' to 6'

Waiver Request:
Height of building up to 85'-0" max.

Type of Construction (per IBC 2003):
Type I-B construction

Building Area:
Total Development = 113,800 GSF
Hotel = 108,000 GSF (152 Keys)
Retail /Restaurant = 5,800 GSF

Percentage of lot coverage = 20% (18,000 (First Floor) /91,583= 0.2)
Floor Area Ratio (F.A.R.) = 1.24 (113,800/91,583= 1.24)
Height of building = 85 feet maximum
Number of stories = 6

Landscape Area:
Required = Minimum 15%
Provided = 25% (22,679/91,583=.247)

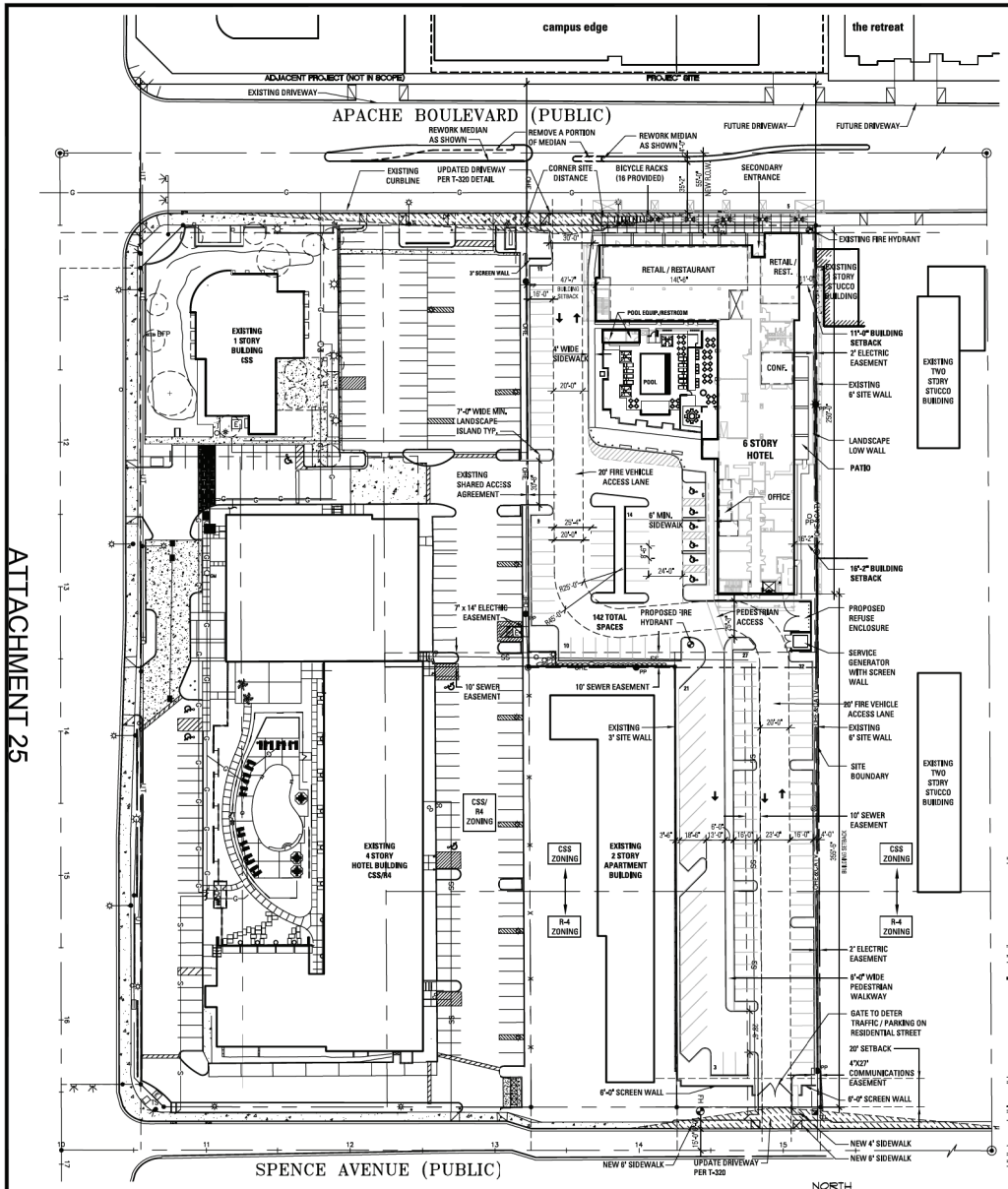
Parking:
Hotel : 152 spaces
= 152 Keys (1 space per unit)
Retail : 9 spaces
= 3,600 sf x 0.75 (TOD reduction)/ space per 300 sf
Restaurant : 22 spaces
= 2,200 sf x 0.75(TOD reduction) / space per 75 sf
Office: 1.4 spaces
= 412 sf / space per 300 sf
Conference Rooms: 3,88
= 485 sf / space per 125 sf
Parking Required = 188 spaces
Parking Provided = 142 spaces total
* Refer to Traffic Engineer Report
Accessible Spaces Required = 5
Accessible Spaces Provided = 5

13. Bicycle Parking:

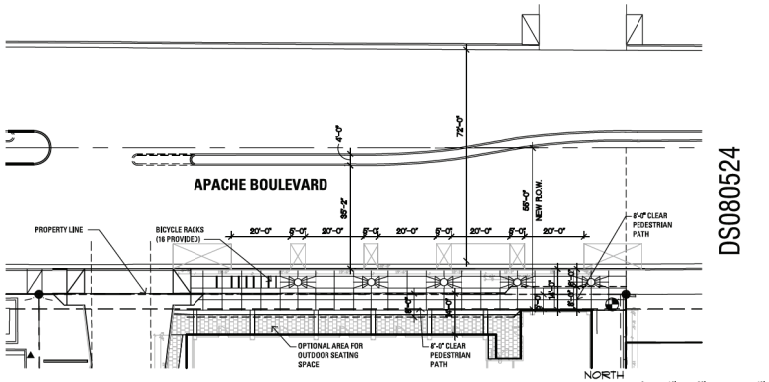
Hotel	152 Keys	1/20 Keys	8 Req.
Retail	3,600 sf	1/7500	4 Min. Req.
Restaurant	2,200 sf	1/500	4 Req.
Total			16 Req
			16 Prv'd

SETBACKS

	CSS	R4	Proposed
FRONT - MIN.	0'	20'	0'
FRONT - MAX. (TOD)	NS	NS	0'
STREETSIDE MIN.	0'	10'	0'
SIDE - MIN.	0'	10'	10*
REAR - MIN.	10'	10	10'
MAX. HEIGHT	35'	50	85'



1 SITE PLAN
1"=40'



2 ENLARGED APACHE DRIVE STREETSCAPE PLAN
1"=20'-0"

ATTACHMENT 25

DS080524 PAD08013 REC08040

DS080524 PAD08013 REC08040

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Project No.	2034.00.100
Drawn By	EA, DT, TA
Checked By	SL, JP
Date	9-16-08

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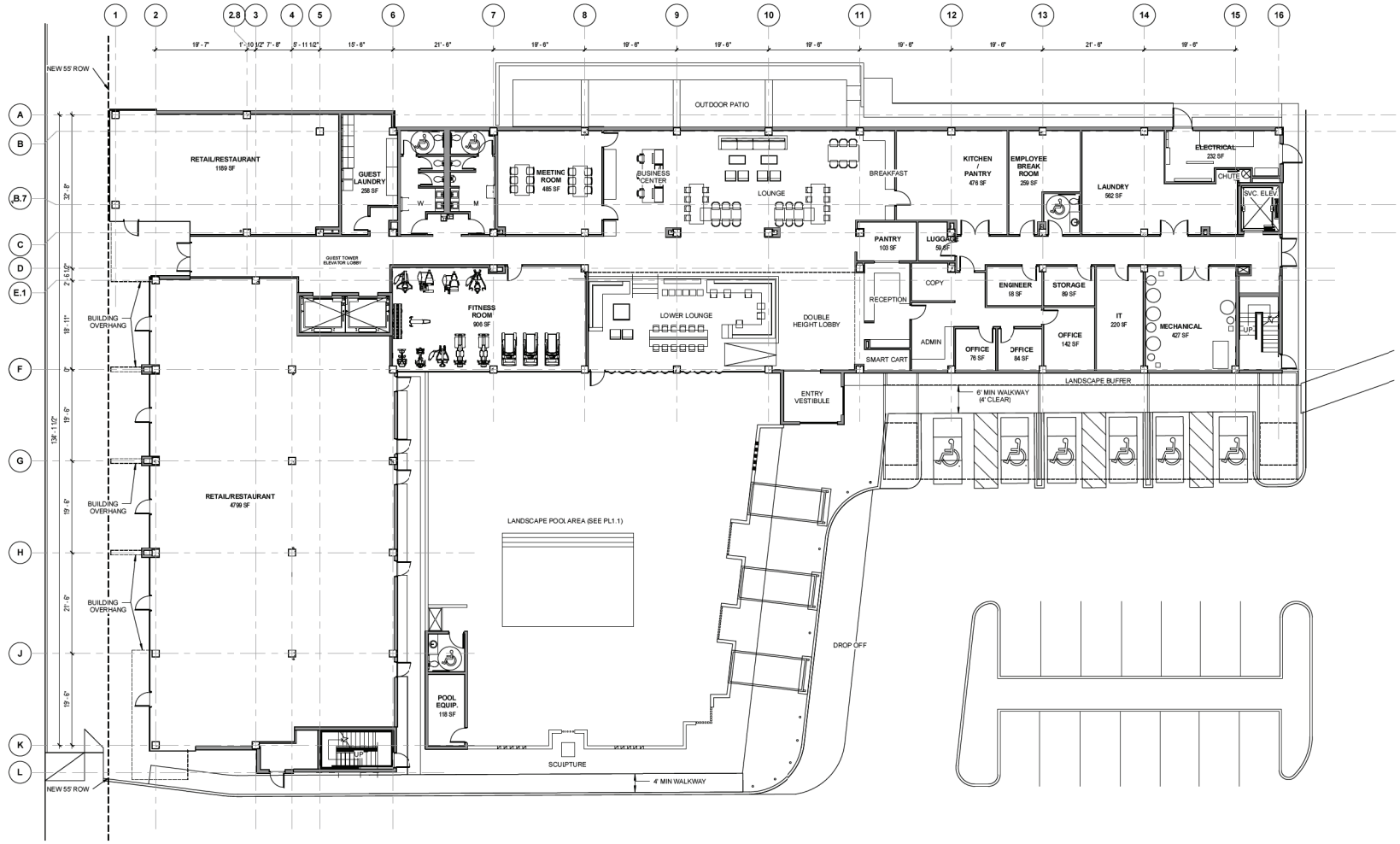
Mark	Date	Description

SITE PLAN

A100



1 FIRST FLOOR PLAN
3/32" = 1'-0"

ATTACHMENT 26

C:\Revit Projects\Element Hotel\Element_jplaza.rvt
9/16/2008 9:00:00 AM

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Registration Number

Date

Project for

919 Apache LLC
567 San Nicolas Drive
Suite #100
Newport Beach, CA 92280

Project Address
919 E. Apache Blvd.
Tempe, AZ 85281

Project No.	2034.001.00
Drawn By	AG
Checked By	SL,JP,RV
Date	09/16/08

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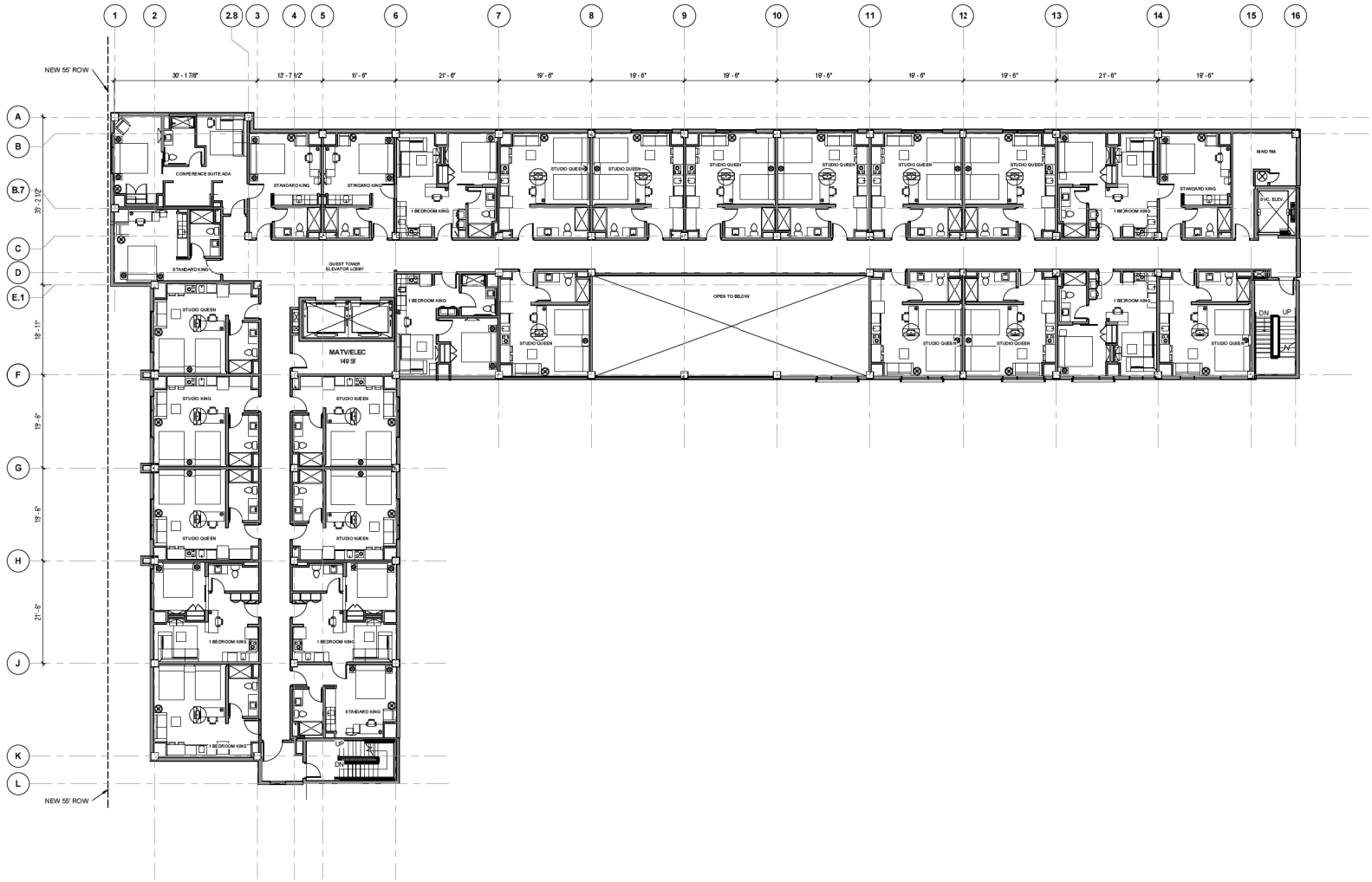
Revisions

No.	Date	Description

FIRST FLOOR PLAN

A101P

ATTACHMENT 27



1 SECOND FLOOR PLAN
3/32" = 1'-0"

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Registration Number

Date

Project for

919 Apache LLC
567 San Nicolas Drive
Suite #100
Newport Beach, CA 92260

Project Address
919 E. Apache Blvd.
Tempe, AZ 85281

Project No.	2034.001.00
Drawn By	TA
Checked By	SL,JP
Date	09/16/08

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Revisions

No.	Date	Description

SECOND FLOOR PLAN

A102P

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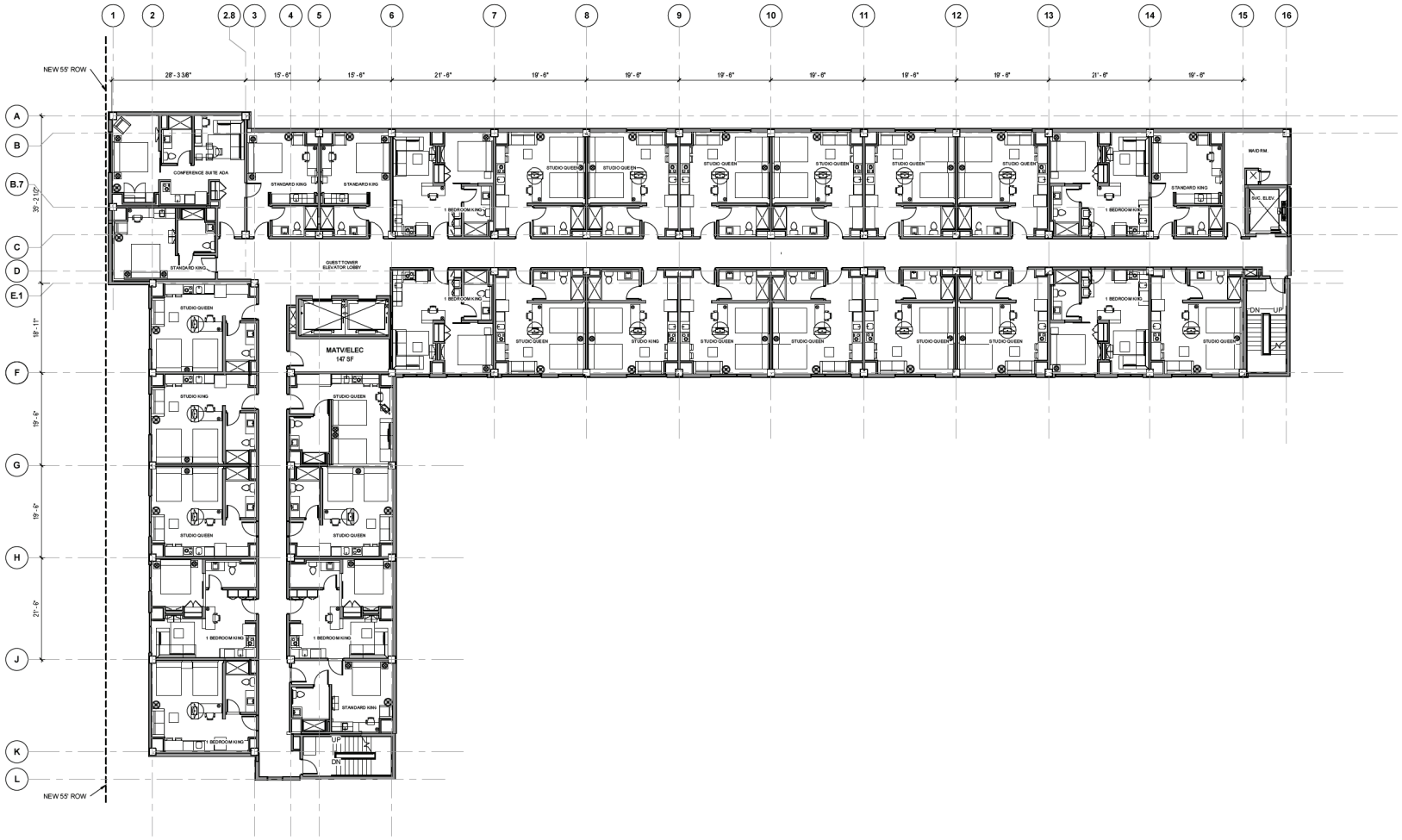

1 THIRD THRU SIXTH FLOOR PLANS
3/32" = 1'-0"

ATTACHMENT 28

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9/16/2008 9:58:56 AM

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Project No. 2034.001.00
Drawn By TA
Checked By JP
Date 09/16/08

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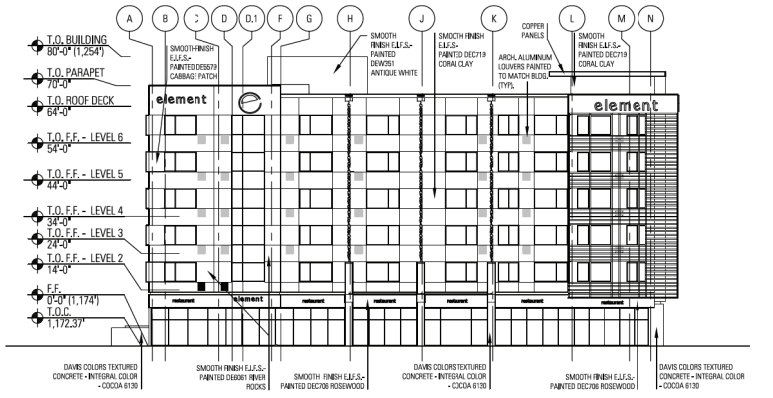
Revisions

No.	Date	Description

THIRD FLOOR PLAN

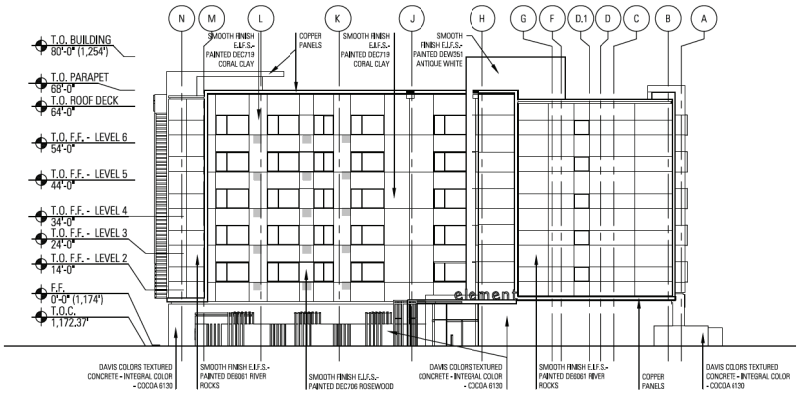
A103P

ATTACHMENT 29



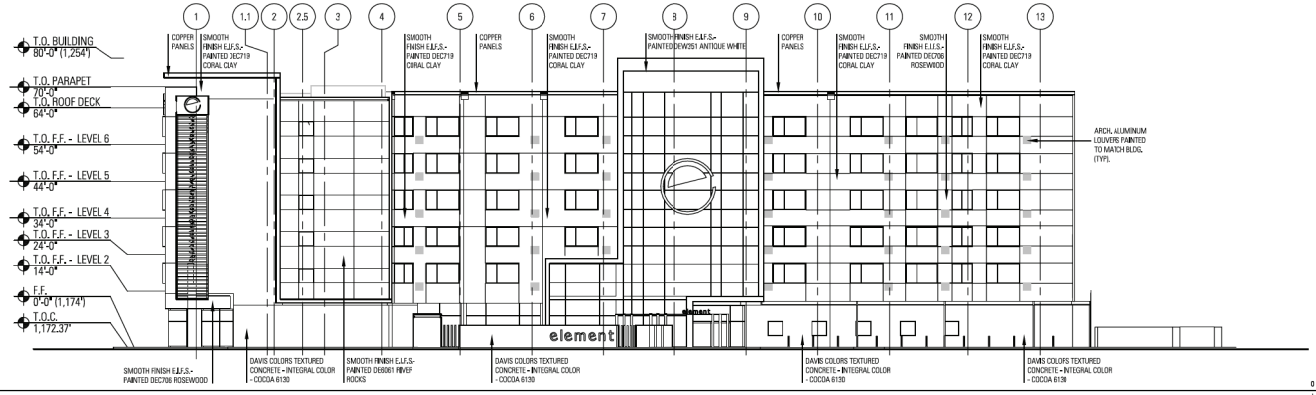
1 NORTH ELEVATION
1/16" = 1'

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



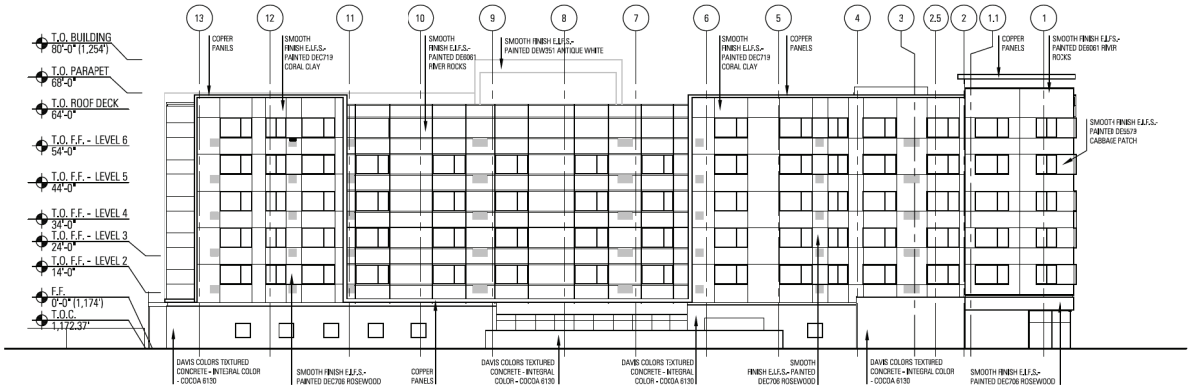
2 SOUTH ELEVATION
1/16" = 1'

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



3 WEST ELEVATION
1/16" = 1'

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



4 EAST ELEVATION
1/16" = 1'

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

DS080524 PAD08013 REC08040

REC08040

PAD08013

DS080524

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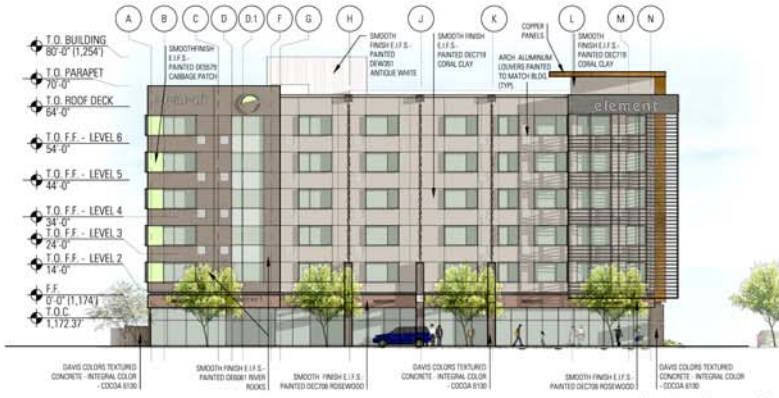
ELEVATIONS

A400



1 NORTH ELEVATION
1/16" = 1'

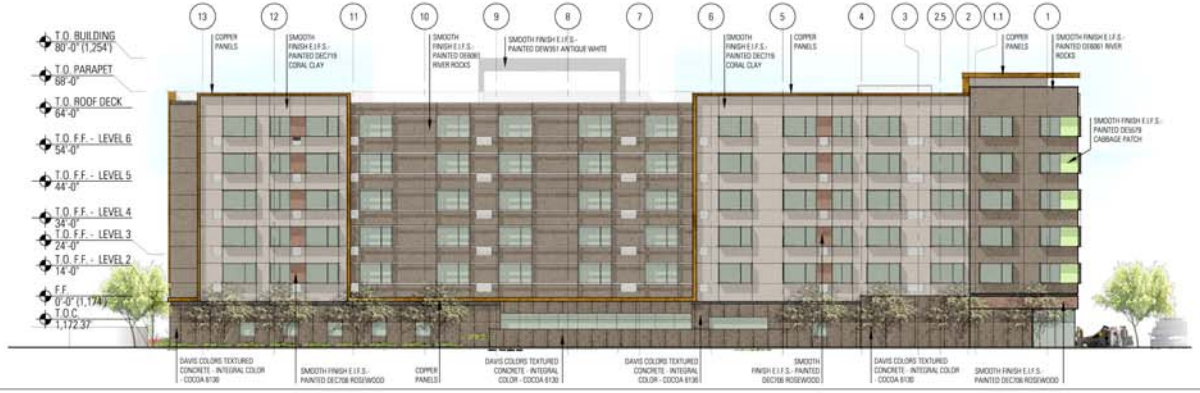
SCALE: 1/16" = 1'-0"

2 SOUTH ELEVATION
1/16" = 1'

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

3 WEST ELEVATION
1/16" = 1'

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



4 EAST ELEVATION
1/16" = 1'

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

DS080524 PAD08013 REC08040

DS080524 PAD08013 REC08040

ATTACHMENT 30

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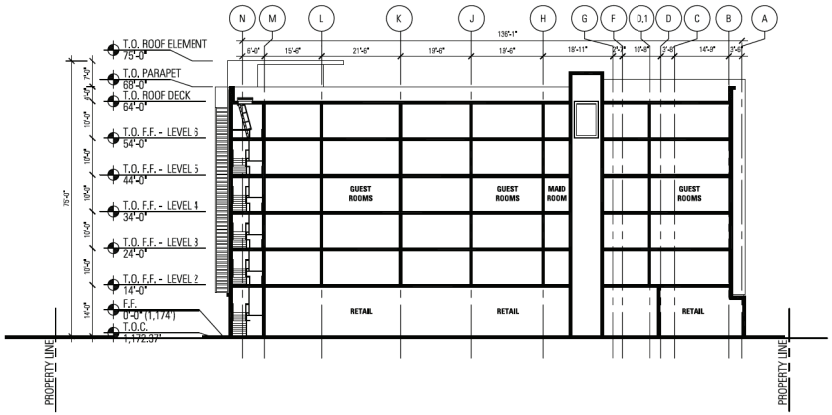
Mark	Date	Description

ELEVATIONS

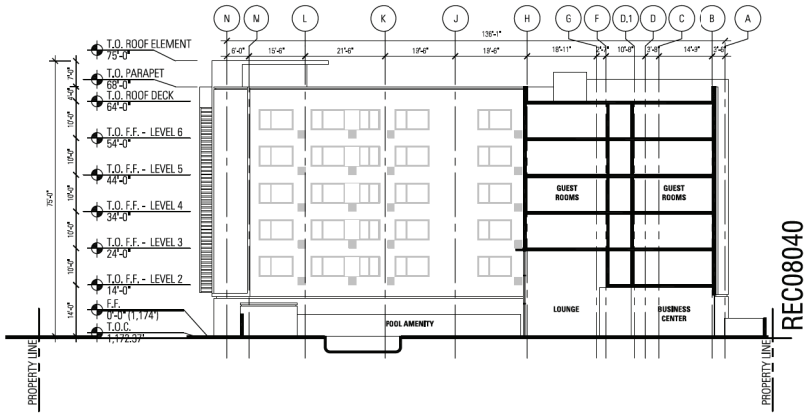
A400

ATTACHMENT 31



1 Building Section
1/16" = 1'

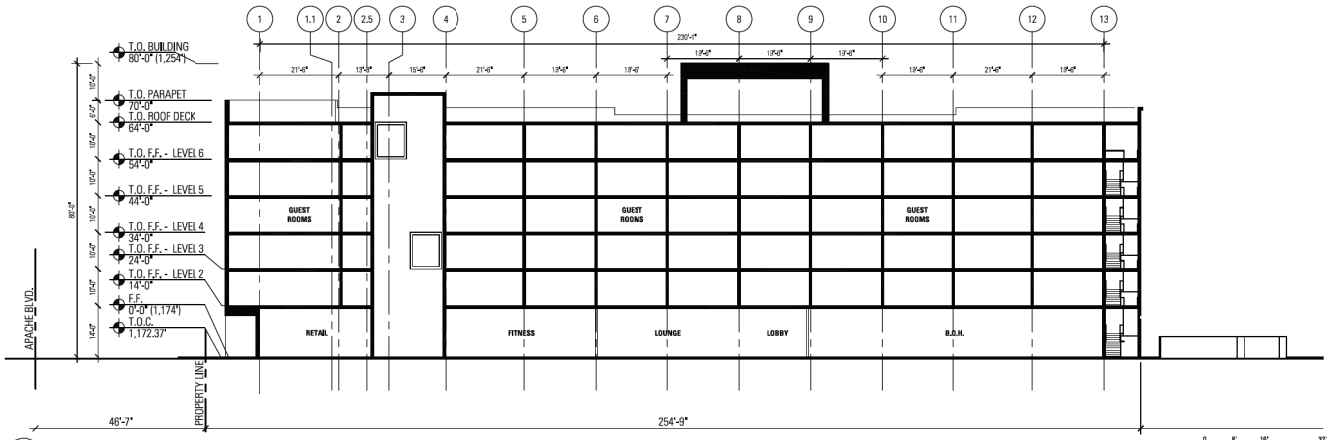
SCALE: 1/16" = 1'-0"



2 Building Section
1/16" = 1'

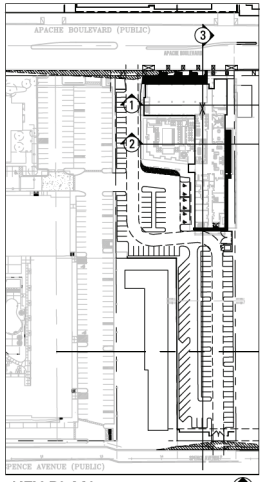
SCALE: 1/16" = 1'-0"

REC08040



3 Building Section
1/16" = 1'

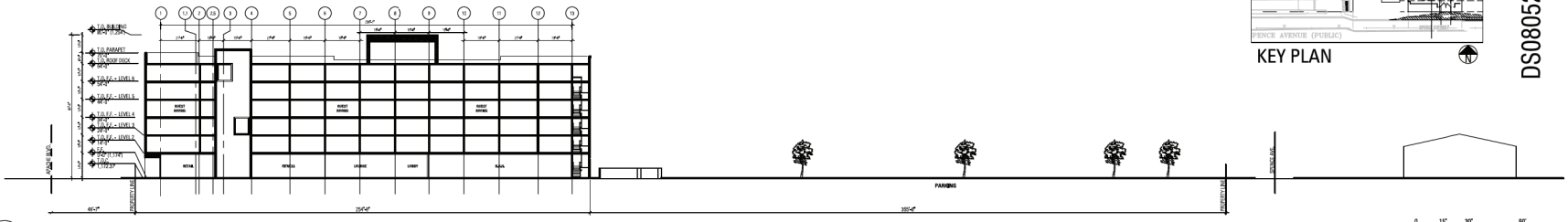
SCALE: 1/16" = 1'-0"



KEY PLAN

PAD08013

DS080524



3.1 Site Section
1" = 30'

SCALE: 1" = 30'-0"

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Mark	Date	Description

SECTIONS

A501

PLAN KEY NOTES

1. PROPERTY / R.O.W. LINE
2. POOL AREA
3. 5'-0" MIN. GLASS POOL BARRIER
4. 6'-0" MIN. POOL BARRIER WALL/FENCE
5. ENHANCED PAVING TYPE 1. SEE SHEET PL1.2 FOR FURTHER INFORMATION
6. ENHANCED PAVING TYPE 2. SEE SHEET PL1.2 FOR FURTHER INFORMATION
7. ROAD / DRIVE / PARKING AREA
8. LANDSCAPE AREA (TYP.)
9. BUILDING FOOTPRINT
10. UTILITY AREA
11. DROP OFF AREA WITH BOLLARDS FOR VEHICLE / PEDESTRIAN SEPARATION
12. TRASH ENCLOSURE AREA
13. OUTDOOR PATIO AREA
14. SITE WALLS
15. BUILDING COLUMNS WITH VINES ATTACHED
16. TRELLIS STRUCTURE FOR VINE PLANTING
17. 8'x8' SHADE STRUCTURE
18. BARBECUE AREA
19. CITY OF TEMPE CODE APPROVED BIKE RACKS
20. ON-SITE (NOT CITY REQUIRED) ART WORK. T.B.D.
21. MAIN BUILDING ENTRY
22. ON STREET PARKING AND STRIPING
23. EXISTING STREET LIGHT TO REMAIN
24. EXISTING STREET LIGHT TO BE REMOVED
25. STANDARD GRAY CONCRETE WALK TO MATCH CITY STANDARDS
26. 12'x4' A.D.A. COMPLIANT, CITY APPROVED TREE GRATE
27. EXISTING 4'+ HIGH PARKING SCREEN WALL TO REMAIN
28. NEW 3'-0" MIN. HIGH PARKING SCREEN WALL
29. EXISTING 3'+ HIGH PARKING SCREEN WALL TO REMAIN

CHLINE A

CHLINE A

PLANT LEGEND

TREES	SIZE	MAX. HT.	QTY
Acacia aneura Mulga Caliper Size: 15,24,30,36 Box Sizes = .75",1.5",2.",2.5" Cal.	24" Box	20'	8
Cercidium x 'Desert Museum' Desert Museum Palo Verde Caliper Size: 15,24,30,36,42,48 Box Sizes = .75",1.5",2.",2.5",3.",3.5" Cal.	24" Box	25'	22
Olneya Tesota Ironwood Caliper Size: 15,24,30,36,42,48 Box Sizes = .75",1.25",1.5,2.",2.5" Cal.	24" Box	25'	4
Parkinsonia praecox Palo Brea Caliper Size: 15,24,30,36,42,48 Box Sizes = .75",1.5",2.",2.5",3.,3.5 Cal.	24" Box	25'	7
Phoenix dactilifera Date Palm	20' Trunk Height	40'	6

SHRUBS	SIZE	MAX. HT.	QTY
Asclepias subulata Desert Milkweed	5 Gallon	4'	7
Convolvulus cneorum Bush Morning Glory	5 Gallon	2'	45
Gaura lindheimeri Desert Orchid	5 Gallon	2'	136
Leucophyllum la. 'Lynn's Legacy' Lynn's Legacy	5 Gallon	5'	12
Muhlenbergia rigens 'Dwarf' Dwart Mulle	5 Gallon	2'	144
Muhlenbergia capillaris Regal Mist Grass	5 Gallon	3'	54

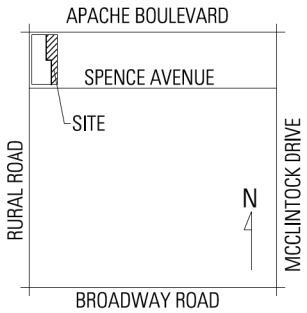
CACTI & SUCCULANTS	SIZE	MAX. HT.	QTY
Agave americana Century Plant	5 Gallon	6'	13
Agave vilmoriniana Octopus Agave	5 Gallon	4'	14
Aloe barbadensis Medicinal Aloe	5 Gallon	2'	82
Hesperaloe parviflora Red Yucca	5 Gallon	3'	45
Opuntia robusta Silver Dollar Prickly Pear	5 Gallon	10'	5
Pedilanthus macrocarpus Slipper Flower	5 Gallon	3'	15

GROUNDCOVERS	SIZE	MAX. HT.	QTY
Lantana montevidensis Purple Trailing Lantana	1 Gallon	2'	105
Lantana species var. 'New Gold'	1 Gallon	2'	34

VINES	SIZE	MAX. HT.	QTY
Gelsemium sempervirens Carolina Jessamine	1 Gallon	20'	2
Podranea ricasoliana Pink Trumpet Vine	1 Gallon	20'	4
Vigna caracalla Snail Vine	1 Gallon	20'	18

LANDSCAPE MATERIALS	QTY
'Midiron' Bermuda Turf Sod	171 S.F.
Decomposed Granite. 1/2" minus "Desert Gold" 2" deep in all non-turf planting areas.	see plan

VICINITY MAP



E

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Expires: 09/30/2009

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Project For
919 Apache LLC
567 San Nicolas Drive
Suite #100
Newport Beach, CA 92260

Project Address
919 E. Apache
TEMPE, AZ 85281

Project No.	208102
Drawn By	STAFF
Checked By	DTC
Date	09.16.08

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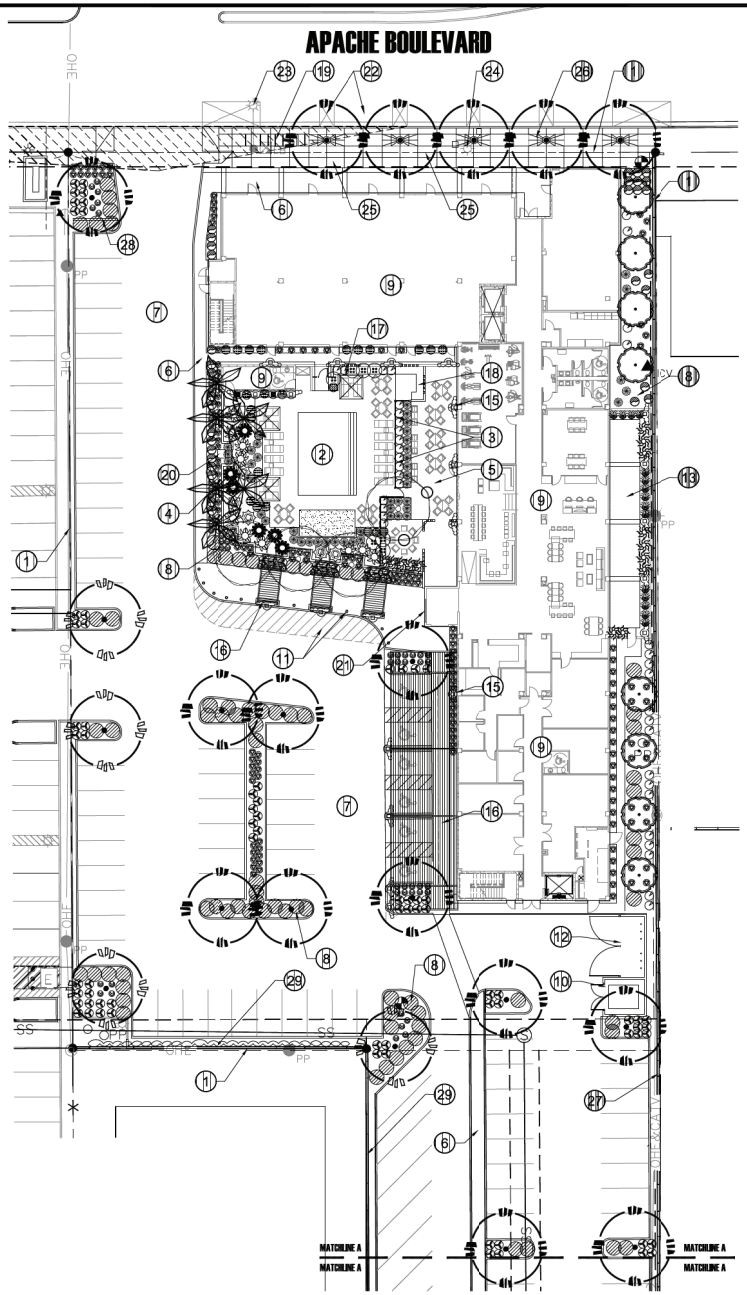
Mark	Date	Description

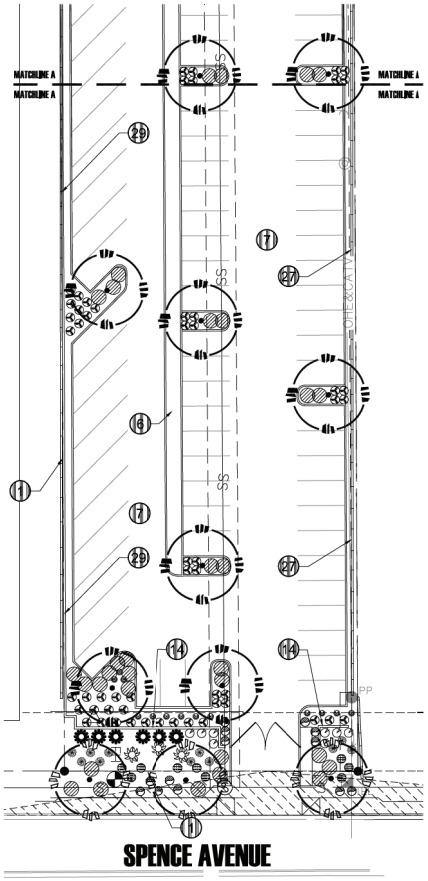
REC08040

PAD08013

DS080524

PRELIMINARY LANDSCAPE PLAN





PLAN KEY NOTES

1. PROPERTY / R.O.W. LINE
2. POOL AREA
3. 5'-0" MIN. GLASS POOL BARRIER
4. 6'-0" MIN. POOL BARRIER WALL/FENCE
5. ENHANCED PAVING TYPE 1. SEE SHEET PL1.2 FOR FURTHER INFORMATION
6. ENHANCED PAVING TYPE 2. SEE SHEET PL1.2 FOR FURTHER INFORMATION
7. ROAD / DRIVE / PARKING AREA
8. LANDSCAPE AREA (TYP.)
9. BUILDING FOOTPRINT
10. UTILITY AREA
11. DROP OFF AREA WITH BOLLARDS FOR VEHICLE / PEDESTRIAN SEPARATION
12. TRASH ENCLOSURE AREA
13. OUTDOOR PATIO AREA
14. SITE WALLS
15. BUILDING COLUMNS WITH VINES ATTACHED
16. TRELLIS STRUCTURE FOR VINE PLANTING
17. 8'x8' SHADE STRUCTURE
18. BARBECUE AREA
19. CITY OF TEMPE CODE APPROVED BIKE RACKS
20. ON-SITE (NOT CITY REQUIRED) ART WORK. T.B.D.
21. MAIN BUILDING ENTRY
22. ON STREET PARKING AND STRIPING
23. EXISTING STREET LIGHT TO REMAIN
24. EXISTING STREET LIGHT TO BE REMOVED
25. STANDARD GRAY CONCRETE WALK TO MATCH CITY STANDARDS
26. 12'x4' A.D.A. COMPLIANT, CITY APPROVED TREE GRATE
27. EXISTING 4'+ HIGH PARKING SCREEN WALL TO REMAIN
28. NEW 3'-0" MIN. HIGH PARKING SCREEN WALL
29. EXISTING 3'+ HIGH PARKING SCREEN WALL TO REMAIN

PLANT LEGEND

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LANDSCAPE MATERIALS	QTY
'Midiron' Bermuda Turf Sod	171 S.F.
Decomposed Granite, 1/2" minus "Desert Gold" 2" deep in all non-turf planting areas.	see plan

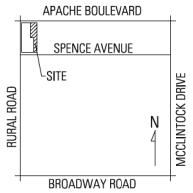
REQUIRED PARKING LOT LANDSCAPE

PARKING LOT LANDSCAPE AREA=6,594

TOTAL PARKING LOT AREA= 57,171

PERCENTAGE OF PARKING LOT LANDSCAPING= 12%

VICINITY MAP



NORTH SCALE: 0' 5' 10' 20' 40'

ATTACHMENT 33

DS080524 PAD08013 REC08040

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Expires 09/30/2009

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Project For
919 Apache LLC
567 San Nicolas Drive
Suite #100
Newport Beach, CA 92260

Project Address
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TEMPE, AZ 85281

Project No.	208102
Drawn By	STAFF
Checked By	DTC
Date	09.16.08

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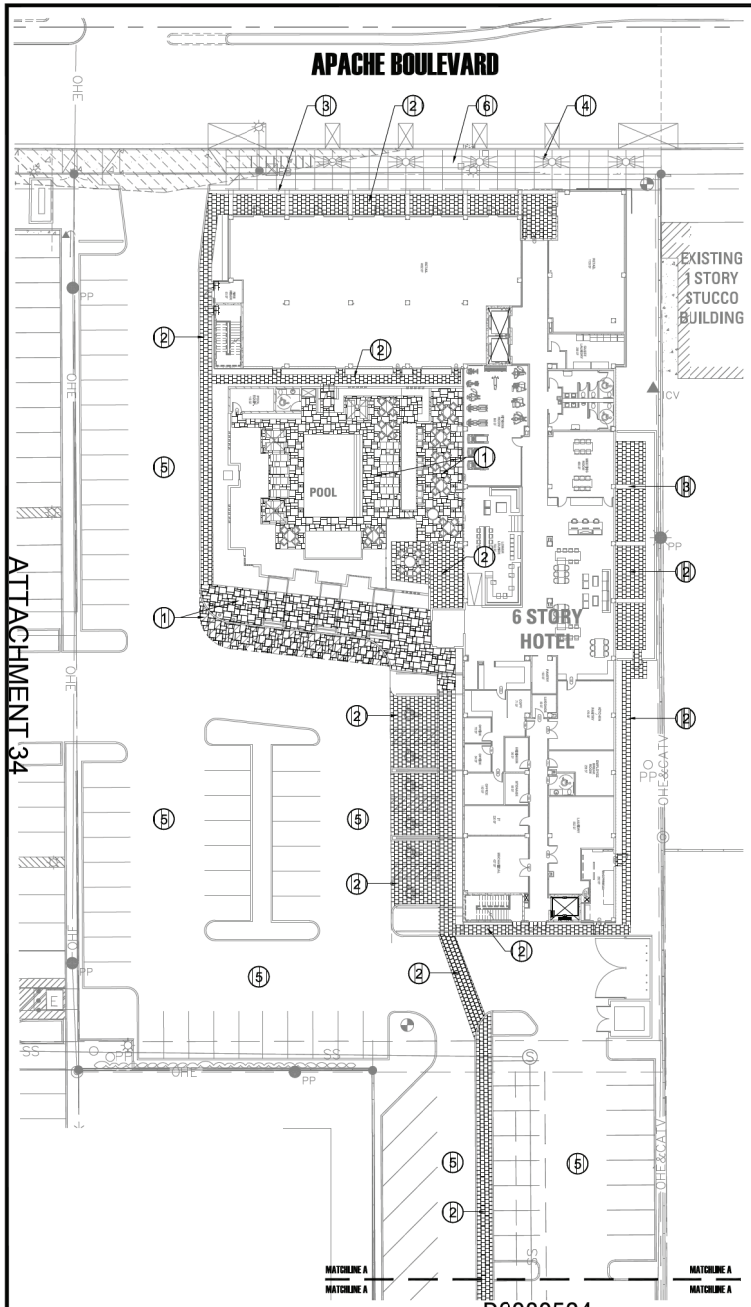
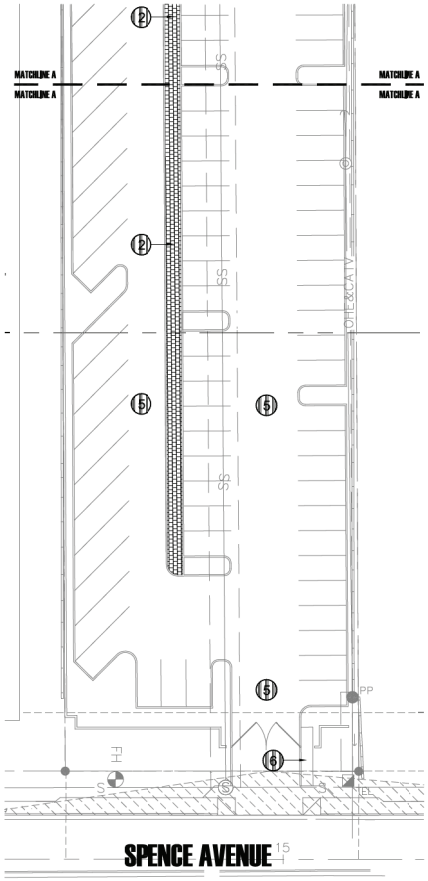
PRELIMINARY LANDSCAPE PLAN

PL1.1

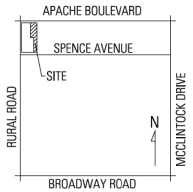




PAVING KEY NOTES

1. BELGARD "MEGA BEGERAC" CONCRETE PAVERS. PATTERN: DCM 15%. COLOR: "LAJOLLA BLEND"
2. BELGARD "CAMBRIDGE COBBLE" CONCRETE PAVERS. PATTERN: 6x9 STACK BOND. COLOR: "SIERRA BLEND"
3. INTEGRALLY COLORED CONCRETE BANDING TO ALIGN WITH BUILDING COLUMNS
4. A.D.A. COMPLIANT TREE GRATE.
5. ASPHALT PAVING. SEE ARCHITECTURAL / ENGINEERING PLANS FOR FURTHER INFORMATION
6. STANDARD GRAY CONCRETE WALK TO MATCH CITY STANDARDS

VICINITY MAP



NORTH SCALE: 1" 5' 10' 20' 40'

ATTACHMENT 34

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PAD08013

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Expires 09/30/2009

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Project For
919 Apache LLC
567 San Nicolas Drive
Suite #100
Newport Beach, CA 92260

Project Address
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TEMPE, AZ 85281

Project No.	208102
Drawn By	STAFF
Checked By	DTC
Date	09.16.08

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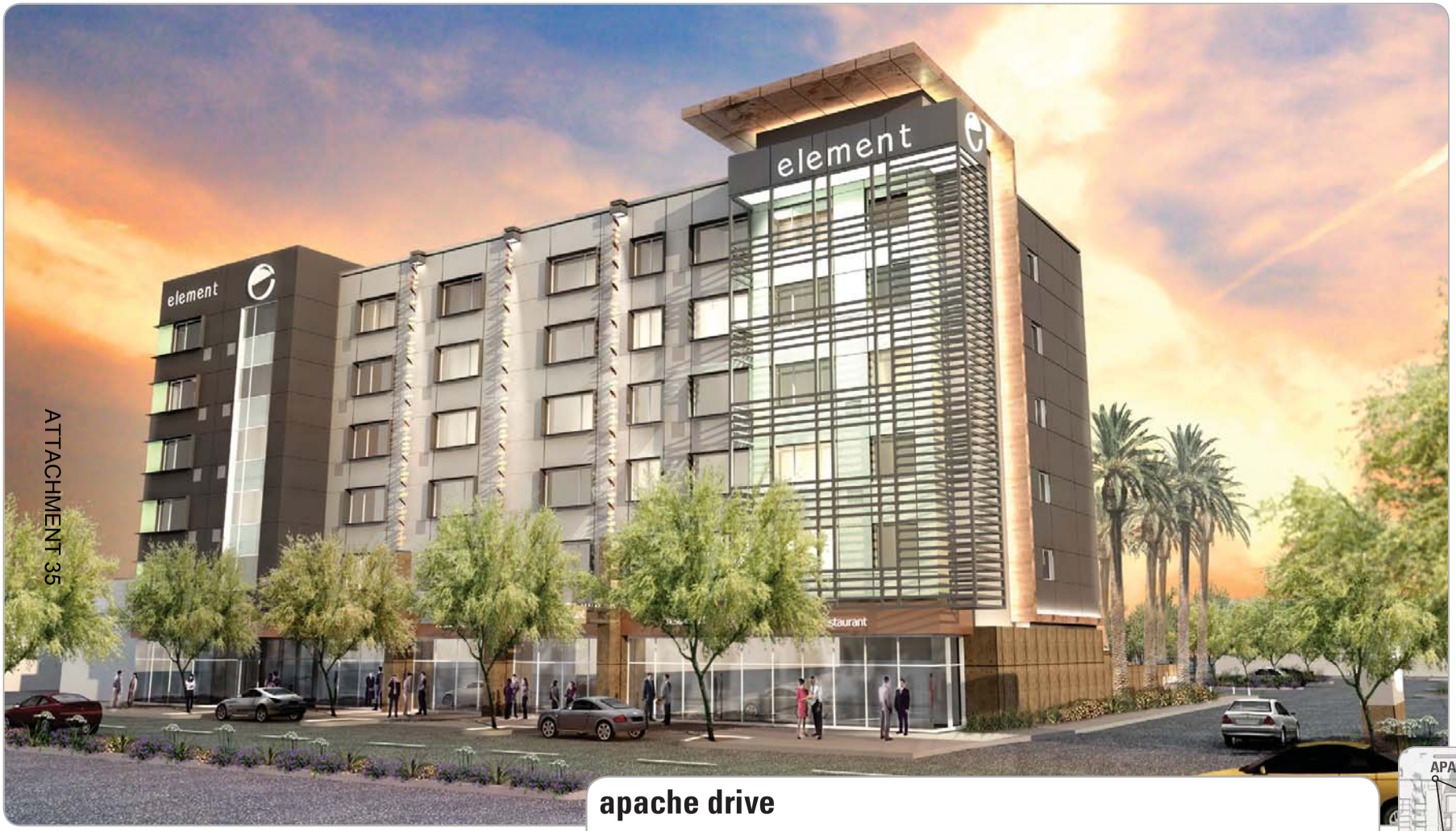
DS080524

Mark	Date	Description

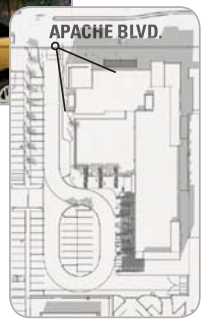
PRELIMINARY PAVING MATERIALS PLAN

PL1.2



apache drive

apache drive serves as the main access point for the element hotel. apache drive runs from asu to mesa as a southern main street for asu with a close vicinity to the light rail path. only a block off of rural which is a major arterial street that connects tempe to scottsdale. apache is a prime location for on street retail and a key location for an 'icon' to identify the hotel both as a unique building in tempe while maintaining the 'element' brand integrity. the elevation is comprised of retail at the first floor and rooms on floors 2-6. the retail is broken by cast in place concrete piers and storefront with eifs, and a signature icon scrim at the corner to identify the main vehicular entry point. at night the scrim and the piers are lit downward to create a unique presence on the vibrant street scene.



ELEMENT HOTEL - TEMPE, ARIZONA

919 APACHE LLC

09/16/08

R S P A R C H I T E C T S

ATTACHMENT 35

living piers

steel cables run up the length of the building creating living green piers of climbing plants.

bioswale

the element prototypical bioswale has been scaled down to accomodate the parking demand onsite but provides a landscape relief in the center of the parking lot adjacent to the main entry.

green buffer

a green buffer lines the edge of the pool enclosure between the pedestrian path and wall. the wall undulates and provides niches for trees to grow. at these niches posts replace the cast in place concrete wall to allow visibility of the trees from either side of the enclosure.

shade entry colonnade

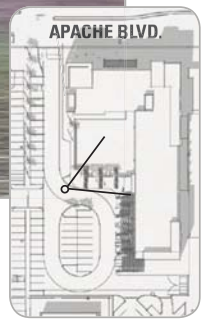
cable strung shade elements extend from inside the pool /landscape area over the architectural wall/fence to partially enclose a walkway leading to the main entry and to focus one's eyes and imagination beyond the wall.

drop off

the dropoff has been located adjacent to the main entry and uses an improved paving material to mark its location

main entry

the main entry is very important to the experience of the hotel guest. the element experience is extended outward to greet the guests right at the edge of the parking lot or vehicular path. by locating the pool for optimal solar orientation it also presents an enriching opportunity at the entry to create a blurred effect between the pool and lush landscaping oasis and entry sequence.



ELEMENT HOTEL - TEMPE, ARIZONA

919 APACHE LLC

09/16/08

RSP ARCHITECTS

ATTACHMENT 36

MORRISON MAIERLE, INC.
an Arizona Corporation

memo

TO: Ryan Levesque, City of Tempe

FROM: Paul E. Basha, P.E., PTOE
Jessamine Cabuhat

RE: Element Hotel (M-M 8701.001)
Revised Parking Study

DATE: 24 September 2008

Registered Professional Engineer (Civil)
CERTIFICATE NO. 17711
PAUL BASHA
Date Signed 09/29/2008
ARIZONA, U.S.A.
Expires 03/31/2011

INTRODUCTION:

Twenty4Seven Hotels proposes to develop a 152-room hotel near the intersection of Rural Road and Apache Boulevard in Tempe, Arizona. The hotel will also include a 485-square-foot meeting room. It will include 5,800 square feet of leasable area; of which 2,200 square feet are intended for restaurants and 3,600 square feet are intended for retail. Morrison-Maierle has been selected to prepare a parking study to determine the parking requirement of this proposed development.

RECOMMENDATION:

The Element Hotel should provide a minimum of 129 parking spaces. The current site plan provides 141 off-street parking spaces. This represents a reduction of 57 parking spaces, approximately 29% less than the standard City of Tempe parking requirement of 198 parking spaces for this particular combination of land uses.

Table 1 provides a complete summary of the standard parking requirements, the suggested reductions from the standard requirement, and the recommended number of parking spaces for the proposed Element Hotel.

Table 1: Element Hotel Recommended Parking

	PARKING SPACES				
		REDUCTION FOR			
FACILITY	STANDARD	BUSINESS HOTEL	TOD	SHARED	RECOMMENDED
Guest Rooms	152	51	0	0	101
Meeting Room	4	0	0	0	4
Restaurant	30	0	8	0	22
Retail	12	0	3	7	2
SITE TOTAL	198	51	11	7	129