

Staff Summary Report



Development Review Commission Date: 05/10/11

Agenda Item Number: ____

SUBJECT: Hold a public meeting for a Development Plan Review for RESIDENCE INN BY MARRIOTT located at 510 South Forest Avenue.

DOCUMENT NAME: DRCr_ResidenceInn_051011 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **RESIDENCE INN BY MARRIOTT (PL110137)** (Richard Finvarb, Tempe RI, LLC, property owner; Manjula Vaz, Gammage & Burnham, P.C., applicant) consisting of an eleven story, 173 room hotel with retail and conference facilities of +/-143,263 sf. area and 146 ft. height. The site is +/-0.351 net acres and is located at 510 South Forest Avenue in the CC, City Center District with a PAD, Planned Area Development Overlay and within the TOD, Transportation Overlay District. The request includes the following:

DPR11058 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

REVIEWED BY: Lisa Collins, Community Development Deputy Director (480-350-8989) *LC*

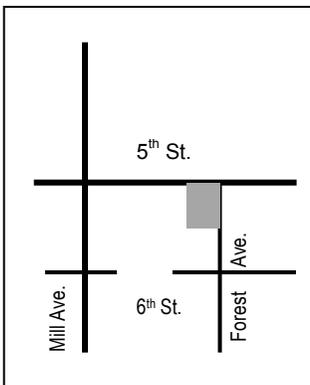
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: There is no fiscal impact on City funds

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



- Gross/Net site area +/-0.351 acres
- Building area +/-143,263 sf.
- Lot Coverage 100 %
- Building Height +/-146 ft.
- Building Setbacks 0.00 ft. front, street-side, side and rear
- Landscape area 34% (elevated landscape terraces)
- Vehicle Parking up to 218 spaces provided in garage per DDA (213 minimum required)
- Bicycle Parking 20 spaces (20 minimum required)

The request is for a Development Plan Review of a proposal that originally was approved by the Development Review Commission on April 10, 2007. The proposal includes the following: an extended stay hotel with guest quarters composed of bedrooms and kitchens, the Residence Inn by Marriott features a dining room and a rooftop pool/spa deck, both exclusively for guest use, and conference space for public use. The ground floor of the hotel also includes retail/restaurant tenant space facing 5th Street and Forest Avenue.

A Planned Area Development Overlay for the site was approved by the City Council on April 5, 2007. This entitlement is still in effect and was administratively amended as part of a design and technical modification that was completed on September 9, 2008.

PAGES:

1. List of Attachments
- 2-3. Comments / Reasons for Approval
- 4-7. Conditions of Approval
- 8-10. Code/Ordinance Requirements
11. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-5. Applicant's Letter of Intent
- 6-7. Planned Area Development Overlay including Site Plan, Sheets S-1 & S-2
- 8-14. Floor Plans, Sheets A-1 through A-7
- 15-16. Building Sections, Sheets CS-1 & CS-2
- 17-20. Building Elevations and Materials Keynotes, Sheets EL-1 through EL-4
- 21-22. Preliminary Landscape Plan, Plant Legend and Notes
23. North and South Color Presentation Building Elevations
24. East and West Color Presentation Building Elevations
- 25-28. Presentation Perspectives (Option G)
- 29-30. Site Photographs

COMMENTS:

The site of the Residence Inn by Marriott is located on the southwest corner of 5th Street and Forest Avenue. The current use of the site is the Urban Garden, a temporary use to be relocated. Formerly this site was occupied by the Bandersnatch Brew Pub. There are no buildings on site. The site is three blocks to the north of University Drive and is two long blocks to the east of Mill Avenue. The site is in the City Center District, has a Planned Area Development Overlay and is within the Transportation Overlay District.

The Planned Area Development Overlay was approved for the Residence Inn by Marriot in 2007 and serves to modify height for a non-residential building in the Transportation Overlay District from 75 ft. to 141 ft. The Planned Area Development Overlay was Administratively Amended to allow a 146'-0" height in 2008.

The applicant is requesting approval of a Development Plan Review for building, site and landscape for the Residence Inn by Marriott. An original Development Plan Review was granted by the Development Review Commission in 2007 and was allowed to expire when building permit activity for the foundation did not proceed. The Development Plan Review request is the same as that approved by the Commission in 2007 with subsequent administrative adjustment by the Planning Director in 2008. The proposal as currently presented includes 173 guest rooms, a building height of 146 ft. height for the west stair towers, guest room balconies on three elevations, and stone cladding in a reduced configuration from that originally approved, with stone cladding featured principally on the north and east elevations. The building is eleven stories with a rooftop pool and amenity garden, is approximately 143,263 sf. in area and fully covers a site of approximately 0.351 acres.

Public Input

A neighborhood meeting is not required to process the Development Plan Review. As part of the initial planning entitlement process for the project, which included the entitlement of the Planned Area Development Overlay, a neighborhood meeting was conducted on February 20, 2007. Three members of the public attended the presentation and had a discussion with the development team. At that time the proposal was favorably received.

PROJECT ANALYSIS

Development Plan Review

Site Plan

The site is rectangular with a long north-south axis and street frontages to north (5th Street) and east (Forest Avenue). The western elevation of the hotel is bordered by the five level City Hall garage. The hotel lobby entrance vestibule faces east and ground floor retail entrances face north and east. The footprint of the first and second floor takes up the entire site. The overall hotel form is eleven stories although the northern portion is only ten stories. Atop the tenth story is a roof top pool and spa amenity for hotel guests. This amenity is open to the sky and oriented toward Hayden Butte and Sun Devil Stadium. The hotel form is carved dramatically on the west above the second story roof to increase guest room window frontage about a light well that is adjacent to the garage. In plan the hotel third to eleventh floors resemble a backward "E" to maximize exposure of guest rooms to light and air. This approach evokes high rise design techniques that have been used in American cities for well over a century.

Building Elevations

The building form features a base, or water table, a tall middle and an irregular cap. The building is clad with stone tile on the lower portion of the street elevations of two colors that is the same material as used on the City Hall Garage. The top of the stone tile surface is accented with horizontal precast concrete belts that together with the tile form the water table of the building. The water table—with some modulations—extends from the sidewalk to the third floor line. Above the water table, the building is faced with exterior plaster of three light brown and tan colors. The horizontal plaster reveals in the wall surface at floor levels as well as the upper floor metal balconies and first floor commercial window canopies all interact with the repetitive pattern of guest room windows on the middle and upper floors of the hotel. The metal balconies and the metal portion of the street level commercial window canopies are a dark brown. In contrast to the fenestration of the garage retail, the door and window glazing is a reflective blue (rather than dark) and the aluminum storefront frame finish is dark bronze (rather than clear).

The building top is irregular with protruding stair towers and canopies that cover part of the northern rooftop amenity space. Overall, the massing and composition of the building is modern but at the same time evokes patterns of fenestration and building design elements found in recently constructed traditional buildings including the Orchid House as well as older buildings in the downtown.

Landscape Plan

A regular line of Live Oak trees are installed along the two street frontages. The hotel itself features two elevated, hard-scape roof decks. The lower deck is located at the base of the west light well and is not accessible to the public. The upper deck on the roof of the building contains the pool and spa. The landscaped rooftop amenity space evokes similar elevated outdoor activity spaces on the Orchid House, the 425 Building at Mill and 5th Street, and level seven of the West 6th Street Apartment Towers

Section 6-306 D Approval criteria for Development Plan Review

- *Placement, form, and articulation of building relates to the streetscape.* The hotel and first floor retail engage both streets on this corner property that is south of the Tempe Transportation Center and west of ASU University Towers. The oak street tree theme on Forest Avenue and 5th Street are re-connected with the installation of oaks along the hotel frontages.
- *Building design and orientation combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* The position of the light well on the west side of the building limits west-facing glass allows the majority of windows for guest rooms on this side of the hotel to face north or south.
- *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.* The building materials are of the same palette or are complementary to those used on the adjacent City Hall Garage.
- *The building is appropriately scaled to the site and surroundings.* The hotel is currently the tallest proposed structure in the City Center District east of Mill Avenue, but at eleven stories compares favorably in height to two existing nearby structures: the ASU University Towers (eight stories) to the east and the Orchid House (seven stories) to the southwest.
- *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at street level.* Refer to the Perspective Looking Southwest and Perspective Looking Southeast for horizontal and vertical articulation of building forms with changes in plane and color. Note the articulation of first and second story building base with larger windows and stone veneer in contrast to the plaster surface of the main building forms. Note also the irregular skyline of the top of the building that shelters outdoor amenity rooftop spaces.
- *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.).* The ground floor sidewalk experience is similar to the retail frontage of the City Parking Garage except the hotel will feature the addition of canopies and by condition of approval will add design accents in the wall surface near the ground and brick accents in the sidewalk. The design will comply with the Pedestrian Oriented Design Standard of the Tempe Transportation District.
- *The hotel features convenient access to multi-modal transportation options and supports the potential for transit patronage.* The site is south of the Tempe Transportation Center with its light rail and transit bus hubs. The hotel is connected to the City Parking Garage immediately to the west. Up to 218 parking spaces from the adjacent garage are available to the hotel by a Development and Disposition Agreement (Ordinance 2007.87) between Tempe RI, LLC and the City of Tempe.
- *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.* Vehicular access to the City Parking Garage brackets the two street frontages of the hotel at the northwest and southeast site corners (to 5th Street and Forest Avenue, respectively). The hotel is connected to the Tempe Transportation Center with a crosswalk anchored at the hotel frontages at the southwest corner of 5th and Forest.

Conclusion

Based on the information provided by the applicant, the public input received in 2007 and analysis by staff, staff recommends approval of the Development Plan Review request. The request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project in its surroundings is consistent with the General Plan 2030 Projected Land Use Map designation of mixed use.
2. The project will meet the development standards required under the Zoning and Development Code including the pedestrian oriented design standards of the Transportation Overlay District as well as the development standards established by the approved Amended Planned Area Development Overlay.
3. The proposed project meets the approval criteria for a Development Plan Review.
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

DPR11058

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. Submit construction documents to the Community Development Building Safety Division for building permit by **May 10, 2012** or the Development Plan approval will expire. Subsequently, an expiration of the plan check period or issued building permit will result in expiration of the development plan review approval.
2. The title sheet and site plan that describes the Amended Planned Area Development for Residence Inn by Marriott Tempe, Arizona shall be put into proper engineered format, acknowledged by the property owner, and presented to the City of Tempe Community Development Department prior to issuance of building permits.
3. Complete an Encroachment Permit for building elements on the subject property that project north and east over the public right of way and verify the existing Agreement and Covenant (C2007-212A) that ties the subject property to the properties to south and west also applies to building elements that project from the subject property over the adjacent properties. Otherwise, remove the projecting elements and submit the revised building elevation design for Development Plan Review.

Site Plan

4. Indicate parallel parking spaces on streets adjacent to hotel site frontages, subject to Public Works Engineering Division Criteria. These spaces may be counted as parking available for the hotel and retail uses of the site.
5. If the paved area south of the hotel on the contiguous lot is striped for vehicle "valet" or other parking spaces, provide landscape islands in accordance with ZDC Sec. 4-704 on either end of the parking space row. Clearly identify paving and landscape areas at the south side of the hotel. Do not interfere with 20'-0" wide fire lane through garage to Forest Avenue. Process a separate Development Plan Review request for the contiguous lot for site and landscape on the city-owned lot that are modifications caused by the hotel project.
6. Provide bicycle parking hoops for retail tenants in the Forest Avenue and 5th Street public right of way. Position the bike parking hoops so the 2'-0" by 6'-0" bike parking spaces do not interfere with adjacent vehicle parallel parking and are clear of the required 8'-0" clear path of travel between the building wall and the street trees.
7. Provide masonry screen wall for exterior parking screen on contiguous lot near southeast corner of hotel and where required. Finish the screen wall with exterior plaster that matches that found on the hotel elevations.
8. Place exterior, freestanding reduced pressure and double check backflow assemblies for hotel in pre-manufactured, pre-finished, lockable cages (one assembly per cage) OR place the assemblies in a secure mechanical room inside the hotel. If exterior backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry screen wall following the requirements of Standard Detail T-214. This condition is void if the assemblies are located in the mechanical room of the hotel.
9. Finish exterior utility equipment boxes such as the transformer in a neutral color (subject to utility provider approval) that compliments the coloring of the building. Place electrical service entrance sections and related equipment in the electrical room of the hotel.

Floor Plans and Sections

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

11. In the East-West Transverse Building Section, indicate the relation of the garage levels to the hotel floors.
12. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from hotel stair towers into adjacent circulation spaces.
 - b. Eliminate blind corners. In instances where an elevator or stair exit in the hotel 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.
13. Public Restroom Security (this condition does not apply to bathrooms in guest rooms):
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware: Provide a key bypass on the exterior side.

Building Elevations

14. The materials and colors are approved as presented for the Option "G" elevations, dated 06-19-08. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board (Option 4, dated 04-05-07) are approved. Submit any additions or modifications for review during building plan check process. Major modifications will require separate Development Plan Review by the Development Review Commission.
15. Provide relief for the blank wall segment on the east elevation adjacent to the northeast building corner. Add a single column of guest room windows on the east elevation near the northeast corner of the building so the corner guest rooms on the 3rd through 10th floors have windows on two walls that face the 5th and Forest intersection. Align the column of windows with the second floor suite balcony door. Refer to the Building Perspective Looking Southwest, Option G, dated 06-19-08.
16. Provide a rectilinear horizontal rooftop trellis over the spa at the west end of the roof top amenity deck. Extend the trellis from the north side of the northwest stair tower to the northern edge of the building. The trellis is not required to have curved elements as seen elsewhere on the roof of the hotel. Coordinate trellis placement with containerized plant installation at roof deck.
17. Investigate with Public Works Department if the first floor canopies that encroach in the 5th and Forest public right of way may be lower than 14 ft. in exchange for a removable option. If this is allowed by Public Works/Engineering, lower the canopies and re-introduce the first floor transom window detail above the canopies. This condition intends to replicate the existing canopy condition on Mill Avenue at the Goodwin Building and in other locations. This condition is void if Public Works will not allow the encroachment height exception for new construction.
18. If an exception is not granted, maintain minimum vertical clearance between finish ground floor and the underside of the encroaching entrance canopies in accordance with Public Works Department design criteria. If required by Public Works, detail canopies so they are hinged and can be retracted to provide additional clearance for Public Works personnel operations in the right of way.
19. Provide exterior elevations that face into the proposed outdoor dining patio at the northeast ground floor level of the hotel.
20. Provide tile or masonry accent detailing at the lower portion of the elevations facing the 5th and Forest frontages. Relate this detailing to masonry accents in the brick pavement. This condition seeks to add a rich architectural signature to the elevations and paving at the pedestrian level.
21. 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.

22. Provide secure upper roof access to mechanical equipment deck (above the eleventh floor) from the interior of the hotel. Provide secure light well roof deck access (above the second floor) from the interior of the hotel or from the garage. Limit the mechanical space and light well access to service personnel.
23. A parapet system is recommended (not required) for the roof top mechanical space that would allow a cellular provider to incorporate and/or conceal antenna within the architecture of the building, such that future installations may be accomplished with little modification.
24. Conceal roof drainage system, piping and electrical conduit within the interior of the building. Minimize visible, external features, such as roof overflows, and incorporate these and other required exterior projections (Fire Department Connection, security cameras, alarm klaxons, etc.) into the design of the elevations so these elements enhance the building architecture.

Lighting

25. Provide an accent lighting design that highlights the exterior elevations facing 5th Street and Forest Avenue that at the same time fully conforms to the dark-sky provisions of the Zoning and Development Code Part 4 Chapter 8.

Landscape

26. Install 'Heritage' Live Oak at each of the tree grates or planting areas installed at the 5th Street and Forest Avenue frontages of the hotel. Provide trees of 4" caliper size at installation, as indicated (36" box tree installation is acceptable to accommodate the size of the tree grate or planter), and select standard (single trunk) specimens of uniform size.
27. Provide a roof garden at the west light well deck above the second floor as an amenity to the overlooking hotel guest rooms. Use of rock landscape at this roof is acceptable, such as a "sized" (matching size) river run or fissured rock ballast, however a minimum of 33 percent tree canopy or plant groundcover area is required at this deck based on a five year growth habit after plant installation. If the tree canopy option is used, consider a thorn-less cultivar of Palo Verde or another open branched tree specimen in a regularly spaced grid of raised containers. The light well roof garden is not required to be accessible to the public.
28. Irrigation notes:
 - a. Provide separate irrigation system for the hotel. Completely indicate by detail, schedule and plan the material and assembly of the water distribution system.
 - b. Extend irrigation system to plants in the adjacent public right of way, subject to the approval of Engineering and Parks Maintenance Divisions. Repair and maintain any existing through system irrigation main in the public right of way that belongs to the city.
 - c. Locate valve controllers in vandal resistant housings.
 - d. Hardwire power source to controller (no receptacle).
 - e. Controller valve wire conduit may be exposed if the controller is mounted inside the building in a service room. For exterior installation that is exposed to the public, conceal the power conduit and valve wire conduit to the controller within a pedestal or in the wall on which the controller is mounted.
29. Include requirement in landscape work to de-compact soil in public right of way or contiguous lot planting areas and remove construction debris from planting areas prior to landscape and irrigation installation.
30. Generally top dress at grade landscape areas, except under tree grates, with decomposed granite. Indicate granite size, quality (minus, screen or sized) and color in the landscape legend. Provide a color that compliments the building. Install decomposed granite to a 2" uniform thickness.

Signage

31. Obtain sign permit (including for identification signs, halo illuminated address signs, and as required) as a separate process. Conform to the sign requirements of Zoning and Development Code Part 4 Chapter 9.
 - a. Directional signs (if proposed) may not require a sign permit, depending on size. In any case, directional signs are subject to review by Planning during plan check process.

- b. Separate Development Plan Review process may be required if signs do not conform to the Zoning and Development Code Part 4 Chapter 9.
32. Provide details of building address signs for review as part of a sign permit request during building plan check process. Address signs do not need a sign permit unless they are halo illuminated. Each major address sign consists of an illuminated, 12" high, metal, reverse pan channel, individually mounted set of address numbers that are attached to the building elevation. The street name and direction are not part of the address sign. Do not affix a number or letter to the building that might be mistaken for the address assigned to the building. Maintain minimum 50 percent contrast between address number and the background to which it is attached. Provide at least two major address signs on the hotel, including one on the south elevation. Do not place an address sign on an elevation facing the street on which the hotel is not addressed. Install address signs at a maximum height between the second and third floor windows. Consider locations of address signs to avoid visual conflicts from entrance canopies and tree foliage. In addition to the major building address signs, provide the following:
- a. 6" high vinyl (or similar) address number set on the glass directly above each business entrance.
 - b. 1" address number set at meter in accordance with electrical code and utility company standards.
33. Provide one horizontal address sign on the upper roof (in the roof top mechanical yard) of the hotel. Orient sign to be read from the south.
- a. Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - b. Provide high contrast sign, either black characters on a light surface or white characters on a black surface.
 - c. Coordinate sign installation with selected roofing material.
 - d. Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

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

- Specific requirements of the **Zoning and Development Code (ZDC)** 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, become familiar with the ZDC. Access the ZDC through www.tempe.gov/planning/documents.htm or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Reviews dated November 22, 2006, January 24, 2007 and February 28, 2007. Direct questions that are related to specific comments to the appropriate department. Coordinate any necessary modifications with all concerned parties during building plan check process. Planning staff will review construction documents as part of the building plan check process to ensure consistency with the Development Plan approval.
- **STANDARD DETAILS:** Access standard engineering details at this link: www.tempe.gov/engineering/standard_details.htm or purchase book from the Public Works Engineering Division.
- **BASIS OF BUILDING HEIGHT:** Measure height of building from top of curb on 5th Street opposite the center front of the property, in accordance with ZDC Sec. 7-108.
- **COMMUNICATIONS:** Provide emergency radio amplification for building in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the building during a catastrophe. Refer to this link www.tempe.gov/itd/Signal_booster.htm . Contact Information Technology Department to discuss size and materials of the building and to verify radio amplification requirement.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Prior to issuance of building permit, contact the Community Services Cultural Services Division (maja_aurora@tempe.gov) regarding option for implementation of this requirement.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf . Contact Public Works Water Department Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** The site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, notify the Arizona State Historical Museum for removal and repatriation of the items and contact the Tempe Historic Preservation Office (joseph_nucci@tempe.gov) if there are questions.
- **SECURITY REQUIREMENTS:**
 - For security of hotel guests, retail users and employees, follow the design guidelines related to the location of pedestrian environments and places of concealment as outlined in the ZDC Appendix A-II (C). Incorporate these design guidelines with the recommendations contained in the Public Safety and Security Considerations Report, dated January 24, 2007 and prepared by the Police Department (derek_pittam@tempe.gov).
 - The Owner is required to prepare a security plan for the hotel, conference and commercial components of the project with the Police Department. Staff recommends the architect be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact Crime Prevention Unit of the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

- **SIDEWALKS:**
 - Incorporate brick sidewalks for pedestrian paving in public right of way. Follow City of Tempe Public Works Department Detail T-353 for tree grate (if used) and paving when designing sidewalk areas in the right of way. Provide 12'-0" by 4'-0" grate detail following installation example on Mill Avenue. Position tree grates or planters, racks for 2'-0" by 6'-0" bike parking, and any site furnishings so there is a minimum 8'-0" clear, continuous path alongside the street building elevations. Alternative unit paving may be considered, subject to review and approval by Engineering and Planning. Use any alternative patterns in small amounts to create accent areas at entrances. Do not propose a wholesale change of paving material. Provide paving materials that are compatible with accessibility provisions of the Americans with Disabilities Act and the Building Code.
 - Design sidewalks to meet or exceed criteria of ZDC Fig 5-612 (F), the complete pedestrian environment. Incorporate grade change if needed into sidewalks, similar to that done in front of the City Parking Garage.
 - Correctly indicate clear vision triangles on sidewalks from adjacent City Parking Garage driveways and at the intersection of Forest Avenue and 5th Street. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Transit Studies (catherine_hollow@tempe.gov). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy tree trunks are allowed) within each clear vision triangle.
- **STREET LIGHTS:** Use Special District Street Light in accordance with standard detail T-653. Indicate street lights on site plan. Contact Public Works Street Lights and Signals Section (alan_rady@tempe.gov) if questions and observe the following engineering guidelines for positioning of lights:
 - Place street lights with minimum 2'-0" clearance between back of curb and light.
 - Place street lights with minimum 5'-0" clearance between pole and encroaching building canopy.
 - Coordinate street lights with street trees. Center lights between adjacent street tree canopies.
- **FIRE:** Provide a fire command room on the ground floor of the building. Verify size and location with Fire Department.
- **ENCROACHMENT PERMIT:** Obtain an Encroachment Permit for projecting overhangs into the public right of way from the Engineering Department prior to submittal of construction documents for building permit. Meet with Engineering to resolve height of projecting elements and extent of encroachment.
- **ENGINEERING:**
 - The site is within an Alternative Retention Criteria Area. Existing retention structure on a contiguous lot shall be utilized for the hotel subject to an Development and Disposition Agreement with the City of Tempe.
 - Indicate locations of existing buried utilities at the hotel lot, at contiguous lots and in the 5th Street and Forest Avenue public rights of way. Indicate which existing utilities will remain in place and which will be relocated.
 - For the hotel, indicate full property dimensions including half street rights of way of Forest Avenue and 5th Street. Verify location of any easements, or property restrictions, to ensure no conflict exists between buried utilities that remain with the site layout or foundation design.
- **REFUSE:** Existing refuse enclosure south of the City Hall Garage on a contiguous lot shall be utilized for the hotel subject to a Development and Disposition Agreement with the City of Tempe. Hotel management shall arrange for gates to be open from 6:00am to 4:30pm on collection days
- **PARKING SPACES:**
 - Indicate parallel vehicle parking spaces on streets adjacent to hotel site frontages, subject to Public Works Engineering Division Criteria. These spaces may be counted as parking available for the hotel and retail uses of the site.
 - Distribute bike parking areas nearest to hotel and retail entrances. Provide parking hoops per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. For purpose of counting bike parking spaces, one hoop may be positioned between two spaces and may serve both spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- LIGHTING: Conform to the illumination requirements of Zoning and Development Code Section 4-801 through 4-805 and follow the guidelines listed under ZDC Appendix E “Photometric Plan”.
- LANDSCAPE: Indicate the location of security light fixtures on the landscape (and photometric) plans. Avoid conflicts between lights and trees in order to maintain illumination levels.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification 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.

HISTORY & FACTS:

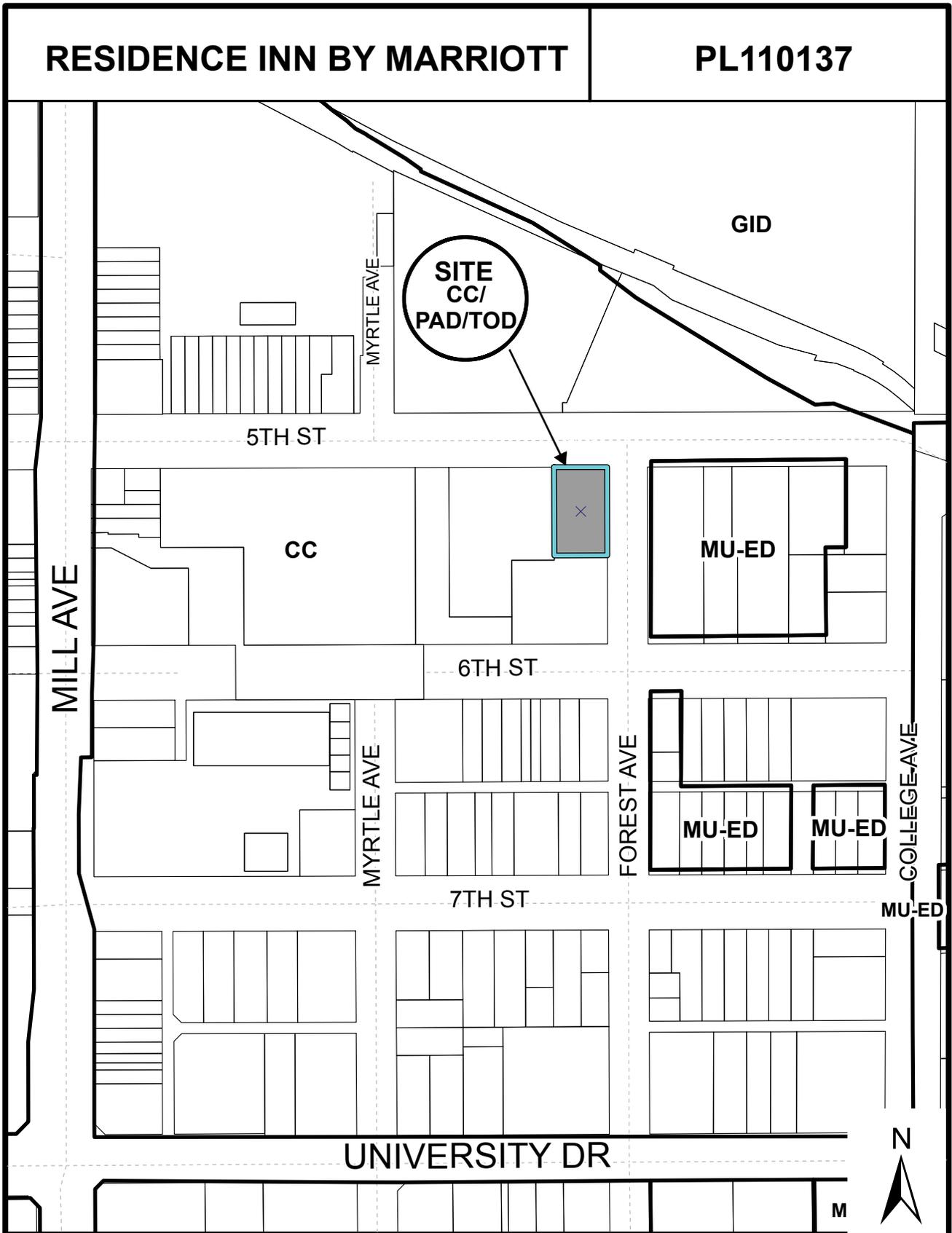
- March 13, 2007: The Development Review Commission recommended approval of the Planned Area Development and continued the Development Plan Review for Residence Inn by Marriott. The project site is 125 East 5th Street in the Central Commercial District and the Transportation Overlay District.
- March 27, 2007: The Development Review Commission continued (at the applicant's request) the Development Plan Review for Residence Inn by Marriott located at 125 E. 5th St. in the Central Commercial District and the Transportation Overlay District.
- April 5, 2007: The City Council approved the Planned Area Development Overlay for Residence Inn by Marriott located at 125 E. 5th St. in the Central Commercial District and the Transportation Overlay District.
- April 10, 2007: The Development Review Commission approved the Development Plan Review for Residence Inn by Marriott located at 125 E. 5th St. in the Central Commercial District and the Transportation Overlay District.
- September 9, 2007: Begin Building Safety construction document plan check for the Residence Inn by Marriott (BP071806). This plan check was not completed and since the expiration of the foundation only permit (BP072260) on October 3, 2009 the plan check period was suspended and later was allowed to expire. The developer agreed in 2011 to resubmit construction documents that conform to the current building codes.
- November 01, 2007: Building Permit (BP071923) issued to demolish Bandersnatch after demolition of this building at 125 E. 5th St. had occurred. This permit was made final on November 5, 2007.
- December 13, 2007: The City Council approved Ordinance 2007.87, a Development and Disposition Agreement (DDA) between the City of Tempe and Tempe RI, LLC that relates to the development of the Residence Inn by Marriott on 125 E. 5th St. (510 S. Forest Ave.). Included in the agreement is the allowance of up to 218 parking spaces in the City Hall garage for use by the Residence Inn, the use of the retention structure on city property by the Residence Inn for their site and the use of a refuse enclosure on city property by the Residence Inn. The DDA was recorded in the Maricopa County Recorder's Office on February 1, 2008 (MCR # 2008-0178632).
- January 17, 2008: A Parcel Agreement and Building Code Compliance Covenant for Marriott Residence Inn and City Hall Parking Garage (C2007-212A) was executed between the City of Tempe and Tempe RI, LLC for the following 1) holds all parcels comprising the developer's property and City Property (to the south and west of the developer's property) as a single lot or parcel and 2) considers the parking structure and the hotel as a single building. The Agreement and Covenant was recorded in the Maricopa County Recorder's Office on March 11, 2008 (MCR # 2008-0215690).
- May 29, 2008: A Permanent Parking Use License Agreement (C2007-212B) was executed between the City of Tempe and Tempe RI, LLC that allows use of 100 garage parking spaces on weekdays and 150 garage parking spaces on nights and weekends by the Residence Inn. The Agreement was recorded in the Maricopa County Recorder's Office on June 10, 2008 (MCR # 2008-0513463).
- September 9, 2008: The Planning Director administratively approved an Amendment to the Planned Area Development Overlay, allowing an increase in building height for stair towers from 141'-0" to 146'-0". The Planning Director also approved elevation design modifications including the reduction of stone tile area and reduction of quantity of balconies, particularly on the south elevation.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

RESIDENCE INN BY MARRIOTT

PL110137



Location Map



RESIDENCE INN BY MARRIOTT (PL110137)

Residence Inn By Marriott, Tempe Downtown

Applicant's Letter of Intent

Tempe RI LLC, (the "Applicant") is resubmitting for approval a site plan, building elevations and a landscape plan for an approximate 15,312 square foot parcel at the southwest corner of Forest Avenue and Fifth Street in Tempe, Arizona (the "Site"). The Applicant's intent is to redevelop the Site as an extended stay hotel with ground floor retail amenities. Specifically, the Site is located east of Tempe City Hall, west of Forest Avenue and University Towers Apartment Units, south of the 5th Street and north of the Tempe City Offices. The Applicant envisions this hotel will appeal to business travelers, visitors to downtown Tempe, people visiting Arizona State University or as short term corporate housing. The development will be called Residence Inn By Marriott, Tempe Downtown.

The site plan, building elevations and landscape plan for this project were originally approved by the Development Review Commission on April 10, 2007. On September 9, 2008, the City of Tempe Planning Director administratively approved amendments to the approved site plan. These amendments include: an increase in building height from 141' to 146' for the two western stair towers; the elimination of stone accents on the south elevation in the service alley; and the removal of some of the balconies from the lower levels of the hotel. The attached elevations reflect both the DRC approvals and the administrative approvals.

Site Area

The Site consists of approximately 15,312 square feet at the Southwest Corner of Fifth Street and Forest Avenue.

Land Use

The Site will consist of an eleven story, 173 room hotel. The hotel itself is approximately 143,263 square feet. The first floor will have approximately 5700 square feet of potential retail/restaurant space.

Site Plan

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

The Hotel will also include approximately 5,700 square feet of street-level retail/restaurant space, which will be leased to one or more third parties.

The Applicant has a parking license agreement with the City of Tempe with respect to the parking for the Site. Parking for hotel will be in the City parking garage adjacent to the Site.

Design Narrative

The Applicant is proposing to develop an eleven story Marriott Residence Inn hotel with 173 guest room (suites) in downtown Tempe. In addition to guest suites, which will contain fully-equipped kitchens, the Hotel will offer approximately 3,600 square feet of on-site meeting space, a lobby lounge, hotel restaurant and kitchen, a 24-hour market, a business center and back-of-the-house facilities. Amenities will include a fitness center and an outdoor rooftop swimming pool and fire pit with panoramic views of Downtown Tempe, Arizona State University and Sun Devil Stadium

Because of the great amount of street frontage, the building has been designed with quality pedestrian level amenities. The materials, window openings, retail storefronts, canopies, landscaping and the architectural character work together to invite pedestrian activity in keeping with this downtown location. The first two floors of the building feature native / regional stone on the elevations while the upper portions of the wall utilize EIFS.

The use of retail space on the ground level provides a wonderful sense of scale to the building along with the rhythm of the windows and masonry. The design is purposefully contemporary reflecting the clean lines and rhythms found in the newer building designs underway in downtown Tempe. The contemporary design utilizes minimal ornament and overhangs.

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

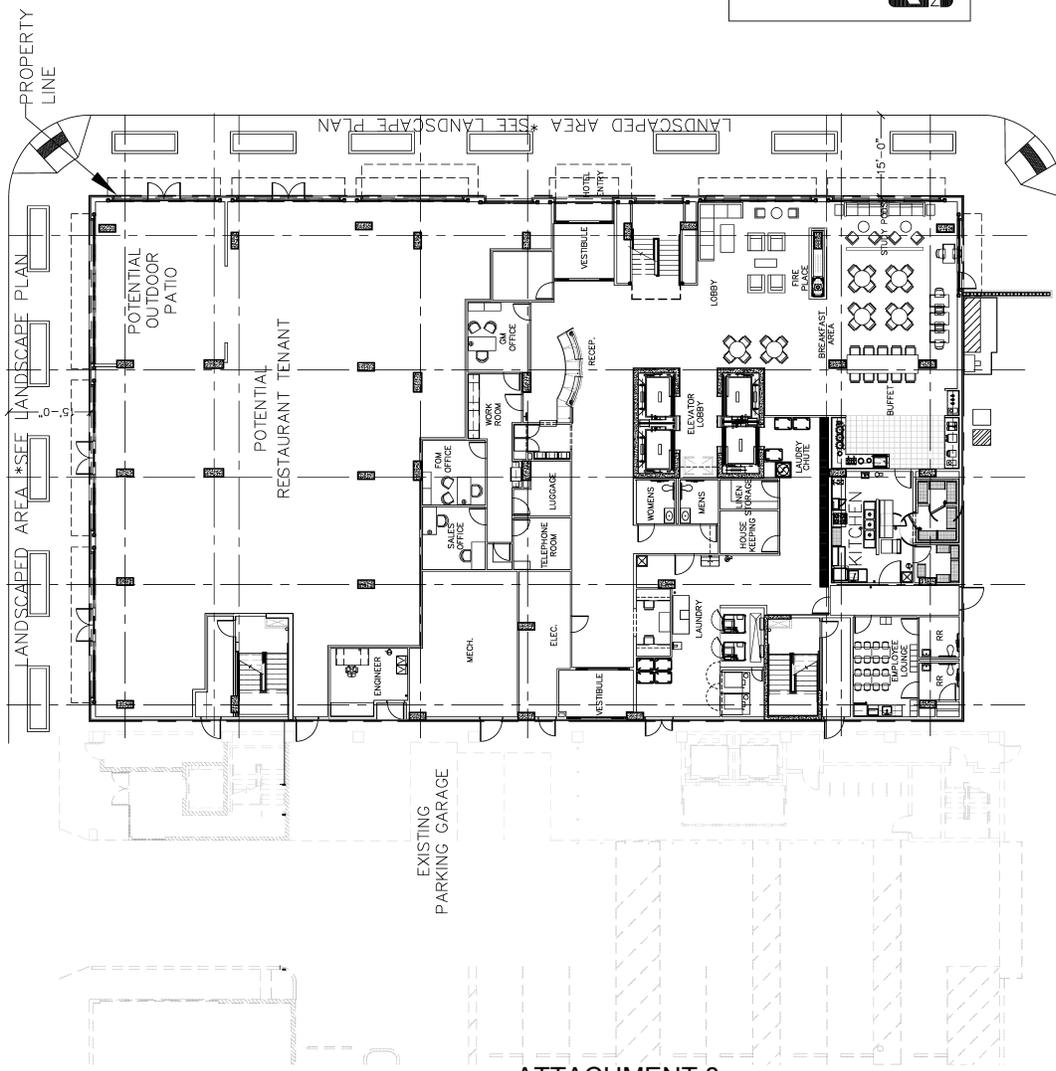
Conclusion

We are very excited about the development of a Residence Inn By Marriott, Tempe Downtown. We believe the addition of hotel rooms and additional residential options will add to the vibrancy of downtown Tempe. The Applicants have designed similar hotels in Miami Beach (South Beach), Ft. Lauderdale, Tallahassee, Virginia, Melbourne, FL, Washington D.C. and San Antonio, TX. The Applicant's hotels are contemporary design, blend in with the community and provide excellence service for the community. We look forward to being a part of the downtown community and the City of Tempe.

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

FIFTH STREET

FOREST AVENUE



RESIDENCE INN TEMPE DOWNTOWN
1ST FLOOR PLAN
*8,955 S.F. GROUND LEVEL OF HOTEL
+*6,260 S.F. TENANT SPACE

SCALE: 3/32" = 1'-0"
AT 24"X36" PRINT ONLY



DATE	PRINTS ISSUED	NO.
03/27/11	DRG. REVIEW	
03/27/11	DRG. REVIEW	

FOR CONSTRUCTION:

DATE	REVISIONS	NO.
	ITEM	



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Phone (480) 252-2221 Fax (480) 252-0205
www.dsmithaia.com

DRAWN	CHECKED
NRH/REV	

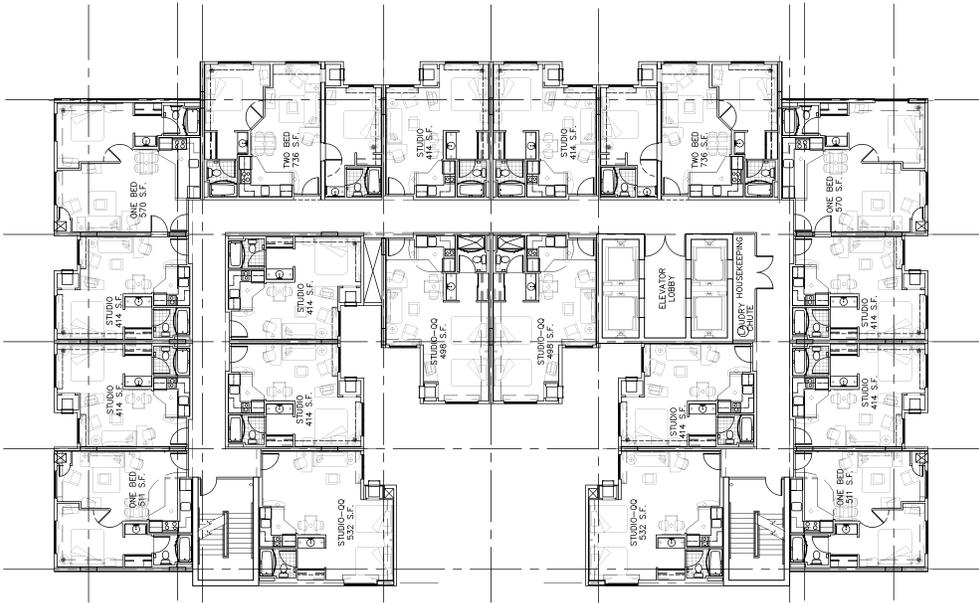
Residence Inn by Marriott
TEMPE, ARIZONA
PROJECT NUMBER 06820

FIRST FLOOR PLAN	SHEET NUMBER
	A1

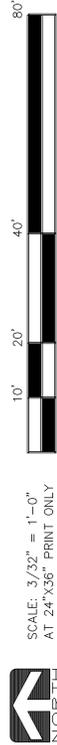
OF _____ SHEETS

SCHEME 7
03-26-07

RESIDENCE INN TEMPE DOWNTOWN TEMPE, ARIZONA		11 STORY HOTEL - 172 ROOMS		AREA TOTALS	
11th Floor	2	4X8+32	4	Hotel Total	132,619 S.F.
3rd-10th Floor	4	10X8+80	6	Hotel Retail	6,260 S.F.
2nd Floor	0	4X8+32	0	Hotel Pool Deck	3,625 S.F.
1st Floor	0	1X8+8	10		
TOTAL %				Hotel Total	142,504 S.F.
38 = 24%				Project Total	142,504 S.F.
90 = 48%					
35 = 20%					
9 = 10%					
172 = 100%					



RESIDENCE INN TEMPE DOWNTOWN
3RD FLOOR PLAN
*12,532 S.F.
19 KEYS



**RESIDENCE INN TEMPE DOWNTOWN
TEMPE, ARIZONA**

ROOM TYPES	1st Floor	2nd Floor	3rd-10th Floor	11th Floor	TOTAL %	11 STORY HOTEL - 172 ROOMS	AREA TOTALS
1-BED	0	4	4X8-32	2	38 = 24%	1st Floor 8,955 S.F.	Hotel Total 132,619 S.F.
STUDIO	0	6	10X8-80	4	90 = 46%	2nd Floor 14,456 S.F.	Hotel Retail 6,260 S.F.
2-BED	0	0	4X8-32	3	35 = 20%	3rd-10th Floor 100,256 S.F.	Hotel Pool Deck 3,625 S.F.
TOTAL	0	10	1X8-8	1	9 = 10%	11th Floor 8,952 S.F.	
	0	10	152	10	172 = 100%	Hotel Total 132,619 S.F.	Project Total 142,504 S.F.

**•SCHEME 7•
03-26-07**

PRINTS ISSUED	
DATE	PURPOSE
02/26/07	DRG REVIEW
03/27/11	DRG REVIEW

FOR CONSTRUCTION:	
DATE	REVISIONS



DENNIS D. SMITH, AIA
345 RIVERVIEW, MICHIGAN, 487203
Phone: (248) 259-9222 Fax: (248) 259-1625

PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE 03/27/11

DRAWN	CHECKED
NRH	NRH



PROJECT NUMBER 06920
TEMPE, ARIZONA
NET PLAN

TABED	FLOOR PLAN

SHEET NUMBER
A3
OF SHEETS

DATE	PURPOSE	NO.
02/29/11	DRG REVIEW	
03/29/11	DRG REVIEW	

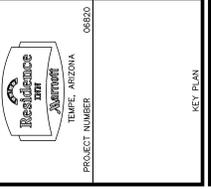
DATE	ITEM	NO.



DENNIS D. SMITH, AIA
 345 RIVERVIEW, MICHIGAN, 48723
 Phone: (248) 259-2222 Fax: (248) 259-1555

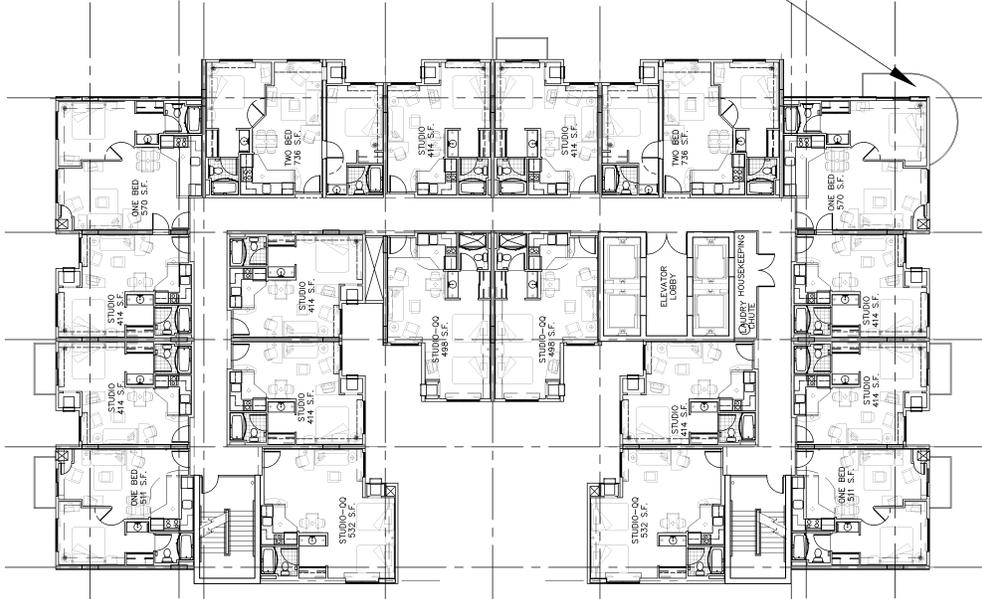
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 DATE 03/29/11

PROJECT NUMBER	06920
DATE	03/29/11
PROJECT NUMBER	06920



RESIDENCE INN TEMPE
 TEMPE, ARIZONA
 PROJECT NUMBER 06920

SIXTH & SEVENTH FLOOR PLAN
 SHEET TITLE NUMBER
 SHEET NUMBER
A5
 OF SHEETS



BALCONIES ACROSS R.O.W. LINES TO BE ALLOWED PER ENCROACHMENT AGREEMENT - TYPICAL

RESIDENCE INN TEMPE DOWNTOWN
 6TH & 7TH FLOOR PLAN
 *12,532 S.F. x2 = 25,064 S.F.
 19 KEYS x2 = 38 ROOMS



SCALE: 3/32" = 1'-0"
 AT 24"X36" PRINT ONLY



RESIDENCE INN TEMPE DOWNTOWN
 TEMPE, ARIZONA

•SCHEME 7•
03-26-07

ROOM TYPES	1st Floor	2nd Floor	3rd-10th Floor	11th Floor	TOTAL %	11 STORY HOTEL - 172 ROOMS	AREA TOTALS
1-BED	0	4	4X8-32	2	38 = 24%	1st Floor 8,955 S.F.	Hotel Total 132,619 S.F.
STUDIO	0	6	10X8-80	4	90 = 46%	2nd Floor 14,456 S.F.	Hotel Retail 6,260 S.F.
2-BED	0	0	4X8-32	3	35 = 20%	3rd-10th Floor 100,256 S.F.	Hotel Pool Deck 3,625 S.F.
TOTAL	0	10	1X8-8	1	9 = 10%	11th Floor 8,952 S.F.	
			152	10	172 = 100%	Hotel Total 132,619 S.F.	Project Total 142,504 S.F.

PRINTS ISSUED	
DATE	PURPOSE
02/29/07	DRG REVIEW
03/29/11	DRG REVIEW

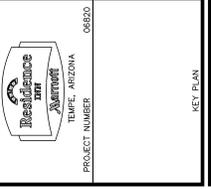
FOR CONSTRUCTION:	
DATE	REVISIONS



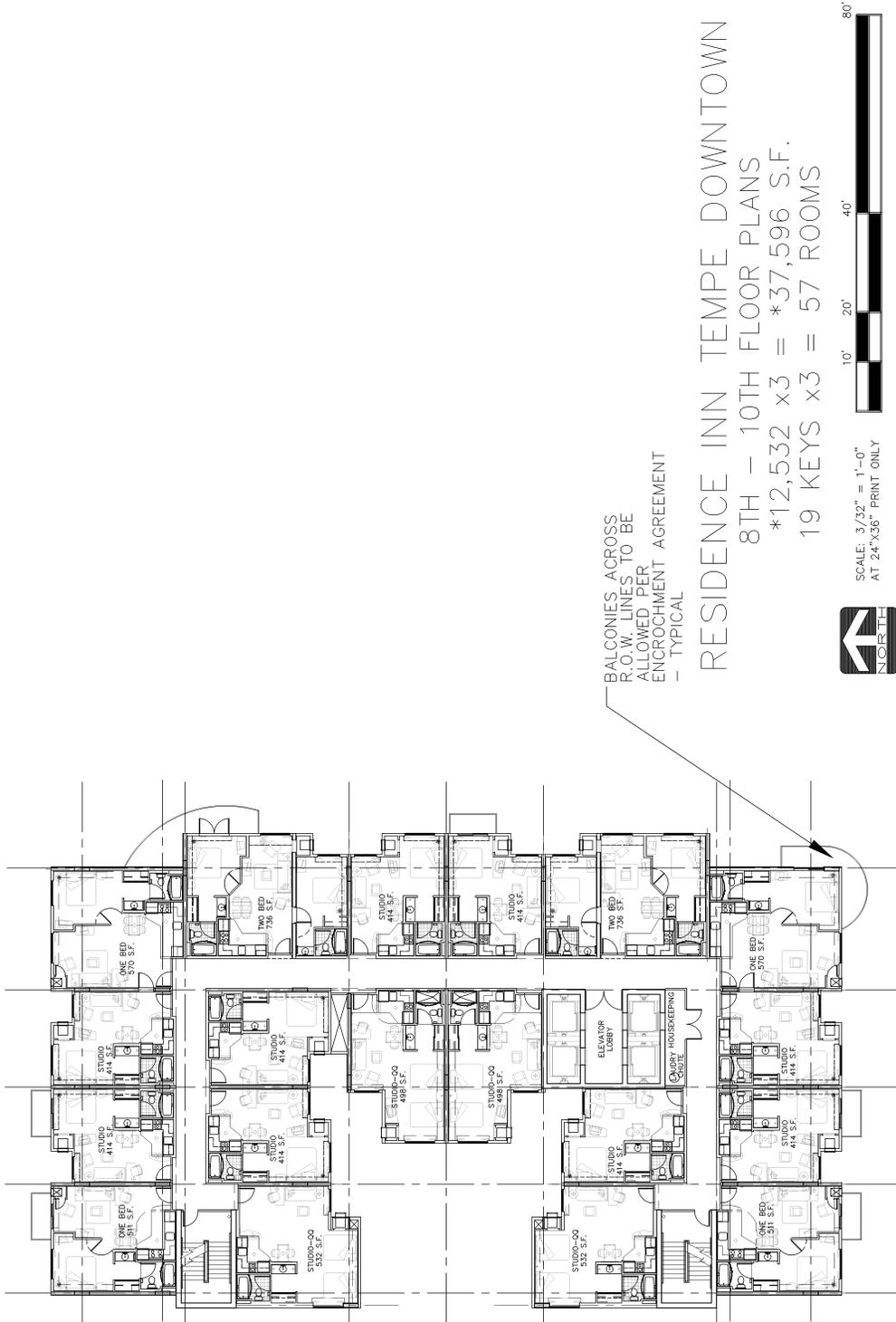
DENNIS D. SMITH, AIA
 3445 RIVERVIEW, MICHIGAN, 487203
 Phone: (248) 259-9292 Fax: (248) 259-1626

PROGRESS PRINT
 NOT FOR CONSTRUCTION
 DATE 03/29/11

DRWN	CHECKED
NRH	REW



PROJECT NUMBER 06920
 8TH - 10TH FLOOR PLAN
 SHEET TITLE NUMBER A6
 OF 1 SHEETS



BALCONIES ACROSS R.O.W. LINES TO BE ALLOWED PER ENCROACHMENT AGREEMENT - TYPICAL

RESIDENCE INN TEMPE DOWNTOWN
 8TH - 10TH FLOOR PLANS
 *12,532 x3 = *37,596 S.F.
 19 KEYS x3 = 57 ROOMS



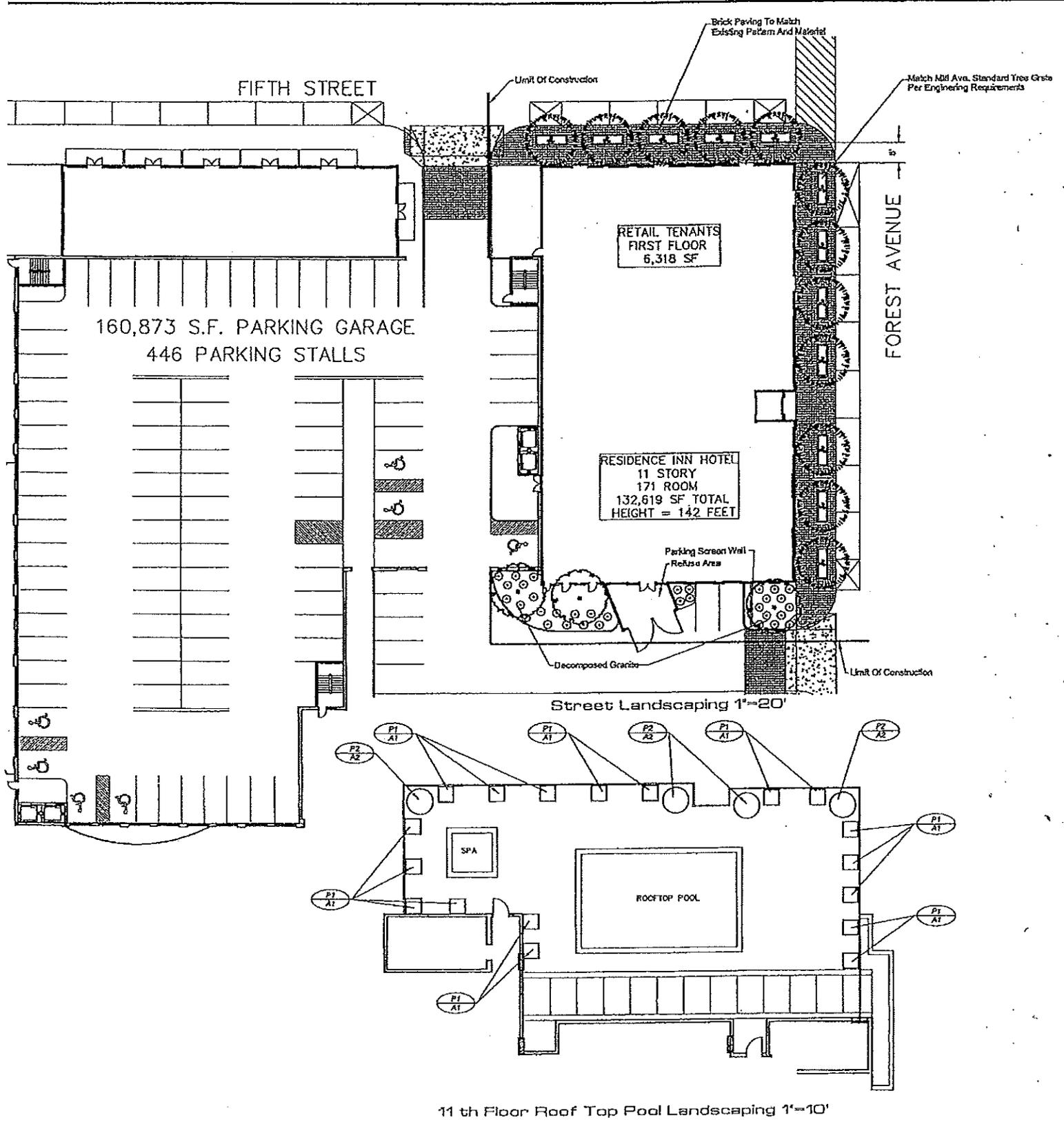
SCALE: 3/32" = 1'-0"
 AT 24"x36" PRINT ONLY



RESIDENCE INN TEMPE DOWNTOWN
TEMPE, ARIZONA

•SCHEME 7•
03-26-07

ROOM TYPES	1st Floor	2nd Floor	3rd-10th Floor	11th Floor	TOTAL %	11 STORY HOTEL - 172 ROOMS	AREA TOTALS
1-BED	0	4	4X8-32	2	38 = 24%	1st Floor 8,955 S.F.	Hotel Total 132,619 S.F.
STUDIO	0	6	10X8-80	4	90 = 46%	2nd Floor 14,456 S.F.	Hotel Retail 6,260 S.F.
2-BED	0	0	4X8-32	3	35 = 20%	3rd-10th Floor 100,256 S.F.	Hotel Pool Deck 3,625 S.F.
TOTAL	0	10	1X8-8	1	9 = 10%	11th Floor 8,952 S.F.	
			152	10	172 = 100%	Hotel Total 132,619 S.F.	Project Total 142,504 S.F.



Conceptual Landscape Plan

Dennis D. Smith, AIA



06-19-08

Residence
Inn
Marriott
Tempe, Arizona

Perspective Looking Southwest
Option G



Perspective Looking Southeast
Option G

Residence
Inn
Marriott
Tempe, Arizona

06-19-08

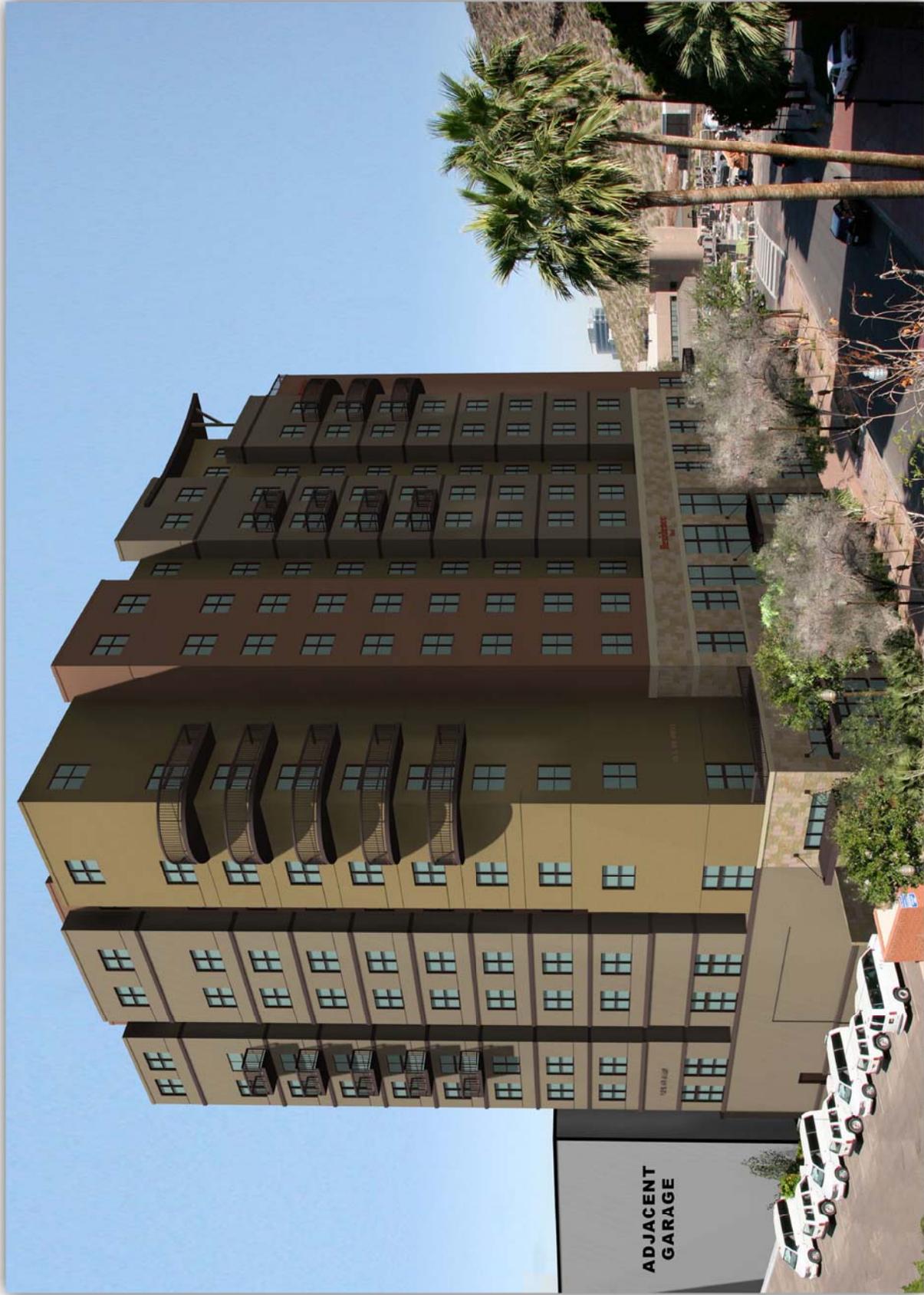


Perspective Looking East
Option G

Residence Inn
Marriott
Tempe, Arizona

06-19-08

 Dennis D. Smith, AIA

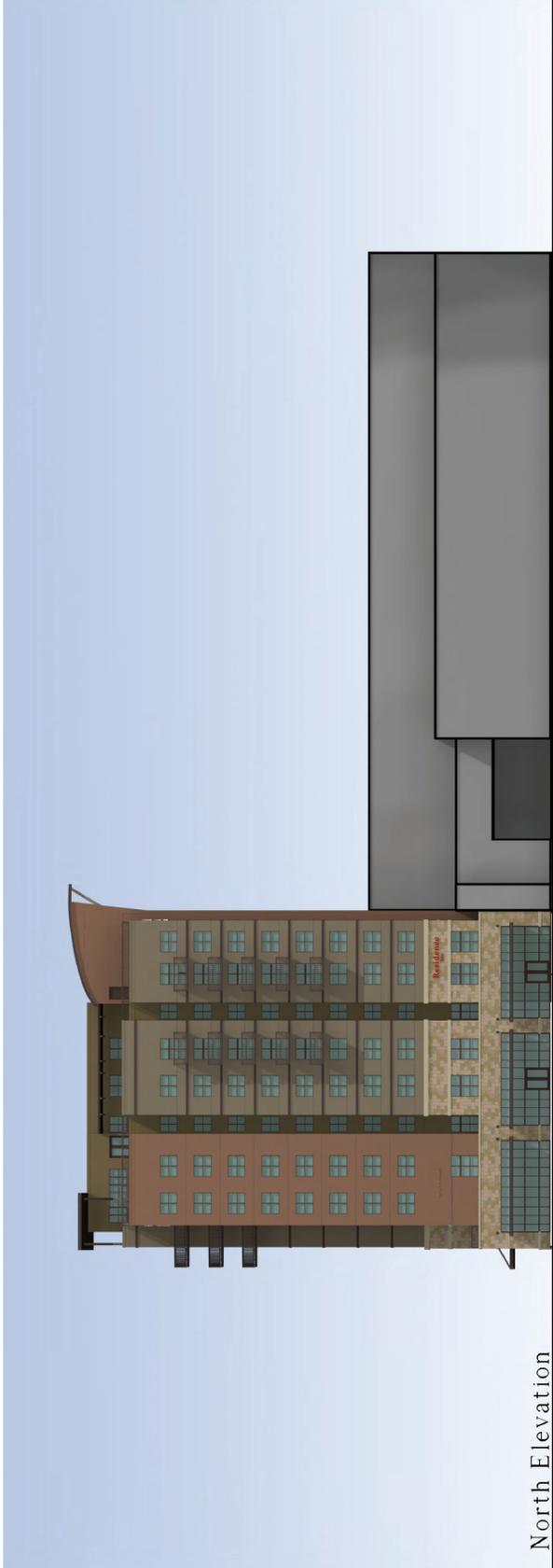


Perspective Looking Northwest
Option G

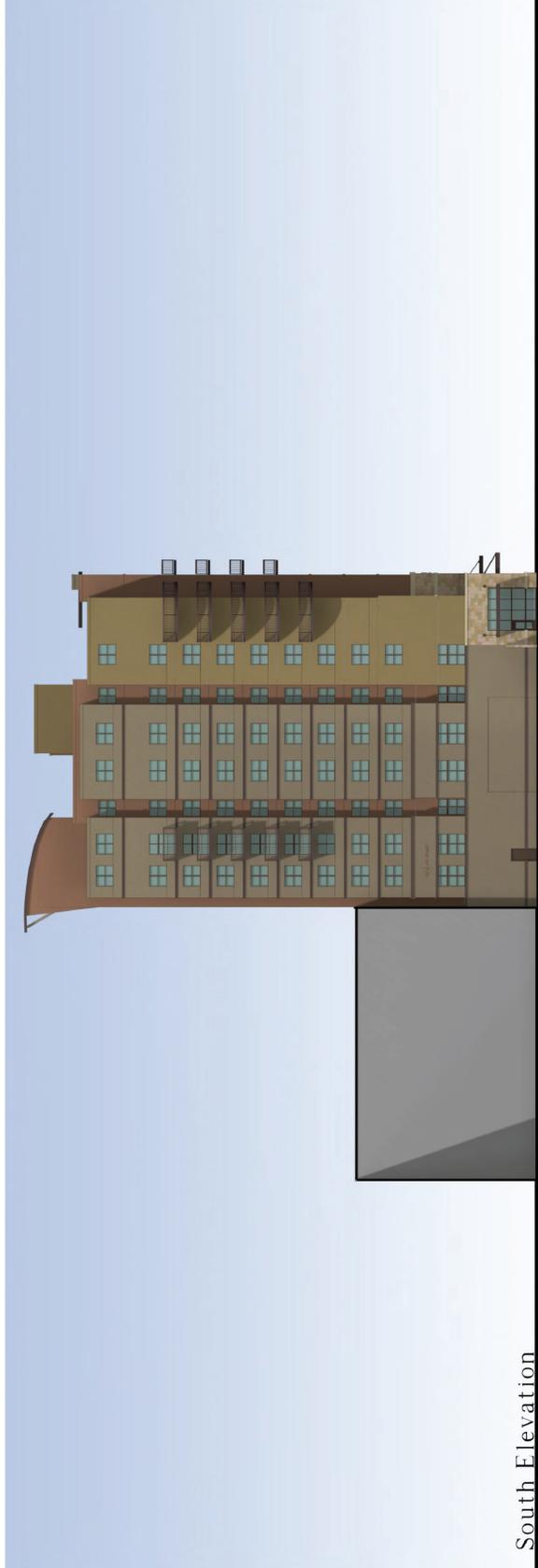
06-19-08

Residence
Inn

Tempe, Arizona



North Elevation



South Elevation

04-13-11

Residence
Inn
Marriott
Tempe, Arizona


Dennis D. Smith, AIA



East Elevation



West Elevation

04-13-11

Residence
Inn
Marriott
Tempe, Arizona

