

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/10/2015  
Agenda Item: 3**

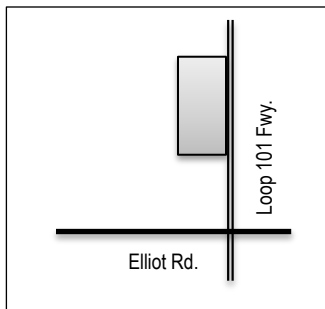
**ACTION:** Request for an Amended Planned Area Development and a Development Plan Review for a new five-story, 228 room hotel and associated restaurant for DISCOVERY BUSINESS CAMPUS – SITES 1 & 2, located at 7200 South Price Road. The applicant is Gammage & Burnham P.L.C.

**FISCAL IMPACT:** While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** DISCOVERY BUSINESS CAMPUS – SITES 1 & 2 (PL140468) is a proposed five-story, 228 room hotel building and associated 5,500 square-foot, single-story restaurant located along the Price Road frontage to the Loop 101 Freeway. Both sites previously received Use Permit approvals to allow hotel uses in the General Industrial District. The request includes the following:

- PAD14020 Amended Planned Area Development Overlay to combine Sites 1 & 2 and modify the standard for building height.
- DPR15011 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Tempe Campus Lot 9 L.L.C.
Applicant	Manjula M. Vaz, Gammage & Burnham P.L.C.
Current Zoning District	GID PAD (General Industrial District, Planned Area Development Overlay)
Gross/Net site area	5.91 acres
Total Building area	145,086 s.f.
Lot Coverage	16% (100% max allowed by existing PAD)
Building Height	70 ft. (80 ft. max allowed by existing PAD)
Building Setbacks	25' east, 65' west, 427' north, 143' south (25' east, 0' sides and rear allowed by existing PAD)
Landscape area	30% (15% minimum required by existing PAD)
Vehicle Parking	325 spaces (310 min required by code)
Bicycle Parking	18 spaces (17 min required by code)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director  
 Legal review by: N/A  
 Prepared by: Karen Stovall, Senior Planner

## **COMMENTS:**

This site is located north of the northwest corner of Price and Elliot Roads and is currently vacant. The property is part of the Discovery Business Campus Planned Area Development, which extends from the Western Canal on the north to Elliot Road on the south and Shutterfly Way on the west to Price Road on the east. The site is surrounded on the north by the western canal, on the south by an office building currently under construction within the campus, to the west by existing industrial and office buildings with the campus, and to the east by the Loop 101 Freeway.

When the original PAD overlay was approved, Sites 1 and 2 of the Discovery Business Campus received approval of Use Permits to allow hotel uses. The plan identified one hotel on each of these sites. The property owner is requesting to combine the sites into one in order to develop a single hotel building and an associated restaurant. The hotel is one story less than previously approved (five-stories down from six) and will contain 228 rooms compared to the 420 combined rooms within the previously approved hotels.

The property will be accessed by four driveways off the campus' internal loop road; no access points are provided from Price Road.

This request includes the following:

1. Amended Planned Area Development Overlay to combine Sites 1 & 2 and modify the standard for building height.
2. Development Plan Review which includes a site plan, building elevations, and landscape plan for a five-story, 70-foot high, 139,586 square-foot hotel building with 228 rooms. The plan also includes a 5,500 square-foot restaurant building as an accessory use. The restaurant is tied to the hotel with a trellised walkway.

The applicant is requesting the Development Review Commission take action on item two above and provide a recommendation to City Council for item one.

## **PUBLIC INPUT**

A neighborhood meeting was held on February 5, 2015. In addition to the applicant's team and city staff, 12 individuals were in attendance. Attendees asked questions pertaining to the color of the buildings, type of restaurant, construction schedule, vehicular access points, incorporation of public art within the campus or other ways of making the campus unique, and anticipated occupancy rates and room prices. The applicant's meeting summary is attached.

Community Development staff received one phone call and follow-up e-mail from a property owner on the east side of the Loop 101 Freeway. This individual expressed concerns about the building height and ability of hotel guests to see into the windows of his house. Staff responded that there is an approximate 440' separation between his rear property line and the east property line of the hotel site and that the hotel is situated on the south half of the property, not directly west of his house. The individual's e-mail is attached.

## **PRELIMINARY SITE PLAN REVIEW**

- 12/17/2015: First Preliminary Site Plan Review was completed. Plans identified a five-story, 228 room hotel and detached restaurant. Comments made by staff included: provide a landscape buffer between the sidewalk and vehicle parking spaces adjacent to the campus' loop road, comply with the front parking landscape setback along Price Road, better integrate the restaurant with the hotel building by providing a physical attachment, and to use materials on the restaurant that are more similar to the hotel building.
- 2/4/2015: A second Site Plan Review was completed. The revised plans addressed the majority of staff's comments, excluding the requested landscape buffer between the sidewalk and vehicle parking spaces adjacent to the campus' loop road.

**PROJECT ANALYSIS**

**PLANNED AREA DEVELOPMENT**

The original Discovery Business Campus PAD was approved by city Council in 2011. That PAD modified the GID development standards by increasing the building heights and minimum landscape area. This application requests an Amended PAD to combine Sites 1 and 2 to allow a single hotel building instead of two and to decrease the maximum building height from 80' to 70'.

<b>DISCOVERY BUSINESS CAMPUS – PAD Overlay</b>				
<b>Standard</b>	<b>GID</b>	<b>Existing GID PAD</b>	<b>PROPOSED GID PAD</b>	<b>Change</b>
Building Height (feet) [Exceptions, see Section 4-205(A)]				
Building Height Maximum	35 ft.	80 ft.	70 ft.	Decrease
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	Yes	n/a
Maximum Lot Coverage (% of net site area)	NS	100%	100%	n/a
Minimum Landscape Area (% of net site area)	10%	15%	15%	n/a
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]				n/a
Front	25 ft.	25 ft.	25 ft.	
Parking	20 ft.	20 ft.	20 ft.	
Side	0 ft.	0 ft.	0 ft.	
Rear	0 ft.	0 ft.	0 ft.	
Street Side	25 ft.	25 ft.	25 ft.	
Parking	20 ft.	20 ft.	20 ft.	

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

1. The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.
2. Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.
3. The development appropriately mitigates transitional impacts on the immediate surroundings.

**DEVELOPMENT PLAN REVIEW**

**Site Plan**

The proposal includes a five-story, 139,586 square-foot hotel with 228 rooms. A 5,500 square-foot restaurant building is connected to the hotel with a patio and trellis; the restaurant will be owned and operated by the hotel. Access to the site is provided by four driveways off of the existing Discovery Business Campus Loop Road; no direct access is provided on Price Road. The buildings are located directly adjacent to Price with parking surrounding them on the north, south, and west.

For a portion of the west property line, the loop road jogs to the east to accommodate the development and landscaping on the west side of the road that existed prior to approval of the Discovery Business Campus in 2011. The jog in the road results in the narrowing of the subject property by approximately 20 feet adjacent to the jog. A six-foot sidewalk is constructed along one side of the loop road, and for the frontage of the road adjacent this site, the sidewalk is directly adjacent to the property line. The plan provides an approximate 15-foot parking setback along the majority of the west property line; there is no setback in the area of the jog, which places the parking directly adjacent to the sidewalk. Additionally, the parking spaces in this area are only 16 feet deep, leaving the remaining two feet of the required 18-foot parking space depth to overhang onto the sidewalk. The loop road is private, so no parking setback is required by code; however, this design is not consistent with the remainder of the campus, which provides a landscape buffer between the sidewalk and parking lot. The recommendation of approval includes a condition that for the portion of the sidewalk adjacent to this jog, the sidewalk be removed and reconstructed so that it is attached the curb. This will provide a landscape buffer between the sidewalk and parking lot.

## Building Elevations

The hotel is five stories and 69' 8" high, and the restaurant is one story and 25' 7" high. Both buildings have a contemporary style and incorporate similar materials including exterior insulation finishing system (EIFS), stone veneer, and steel. Main building colors for the hotel are a range of three beiges with bright orange as an accent. The hotel building contains two Widewater Hotel brands: Home 2 Suites and Hilton Garden Inn. The portion of the building for Home 2 Suites is differentiated from the other brand with fiber cement panels, lime green accents, and an illuminated glass beacon. The portion containing the Hilton Garden Inn includes pitched roofs on lower building elements with red tile. The various browns of the stone veneer and brown steel used on the hotel and restaurant complement the main building colors. Stipulations are included to ensure full screening of rooftop mechanical equipment and internalization of rooftop drains.

## Landscape Plan

On-site landscaping totals 30%, well in excess of the 15% required by the PAD Overlay. Landscaping at the perimeter of the site will complement the existing plant materials installed by the initial developer with Arizona Ash and Sissoo trees. The primary tree within the parking lot is Evergreen Elm. Desert Museum trees are used at primary building entrances. Cascalote trees are used in the south courtyard and the patio between the hotel and restaurant. Low-growing shrubs are provided along walkways and throughout the parking lot.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the hotel building is located at the 25-foot setback line on Price Road, and the restaurant is located farther west to align with the front of the hotel. Both buildings provide variation in height, visible at the street.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the hotel and restaurant are oriented to the west. Both hotel entrances are designed with porte-cocheres to provide shade for passenger drop-off, and the restaurant entrance is accessed by a small covered patio. Walkways along the building are shaded with trees, and the parking lot is well landscaped. The project exceeds the minimum landscape requirements, resulting in adequate shade.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the design uses building materials and finishes used elsewhere in the campus that are appropriate to their context.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the hotel is at the eastern edge of the campus, bordering the Loop 101 Freeway, and will be the highest building within the development. It is a significant distance from the single-family residential to the north and east (across the freeway) and should not negatively impact the surrounding land uses. The PAD approved in 2011 included two 80-foot high buildings on Sites 1 and 2, and this proposal is in line with that approval, developing the highest building adjacent to the freeway.
5. *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 and near street level*; the buildings contain variations in height, wall planes, and materials, resulting in a sense of movement and enhanced pedestrian experience at the entrances.
6. *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.) while responding to varying climatic and contextual conditions*; building facades provide architectural interest, and the design is appropriate to the scale and context of the development.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the development connects to the campus' loop road, which leads to sidewalks and transit stops on Elliot Road and to the Western Canal trail to the north.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; while the on-site circulation does not interfere with pedestrian circulation, the design of parking spaces adjacent to the loop road may negatively impact pedestrian circulation around the campus. A stipulation is included to separate vehicle parking from the sidewalk along the loop road.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape accents the perimeter of the site as well as internal driveways and walkways.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; n/a*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting is designed to be compatible with the development and adjacent uses.*

**Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Amended Planned Area Development and Development Plan Review. This request meets the required criteria and will conform to the conditions of approval.

**REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for an Amended Planned Area Development and Development Plan Review.

**PAD14020**

**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. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than within 30 days of City Council Approval, or the Amended PAD approval shall be null and void.
3. The Planned Area Development Overlay for the Discovery Business Campus shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

**DPR15011**  
**CONDITIONS OF APPROVAL**

**Site Plan**

4. Development shall be in substantial conformance with the site plan dated February 13, 2015, building elevations dated February 10, 2015, and landscape plan dated January 22, 2015, except as modified by conditions. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
5. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard.
6. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
7. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
8. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
9. For the portion of the loop road that jogs to the east, reconstruct the sidewalk so that it is attached to the curb. Plant types and spacing within the landscape strip between the back of sidewalk and parking lot shall be consistent with planting elsewhere along the loop road. Vehicle parking spaces may overhang a maximum of two feet into this landscape strip.

**Floor Plans**

10. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
  - b. In instances where an elevator or stair exits 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.
11. Public Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by automatic sensors, key or remote control mechanism
  - b. Single user restroom door hardware:
    - 3) Provide a key bypass on the exterior side

**Building Elevations**

12. The materials and colors are approved as follows:
  - Building walls – Benjamin Moore – Tapestry Beige OC-32 (sandblast, fine sand, quartzputz or swirl texture)
  - Building walls – Sherwin Williams – Universal Khaki SW6150 (sandblast or fine sand texture)
  - Building walls – Sherwin Williams – Cocoon SW6173
  - Building rim – Sherwin Williams – Yam SW6643
  - Tower accent – Benjamin Moore – Spring Moss 2027-20

Stone veneer - Design-Veneerstone – Austin Stone, Autumn color  
Rainscreen panels – Nichiha USA – Vintagewood, Cedar color  
Roof tile – Terra Cotta color  
Smooth fiber cement trim – color to match Cocoon SW6173  
Windows – PPG Solarban 70 Clear Low-E Insulated  
Glass beacon – 50% translucent clear/white with yellow backlighting  
Aluminum balcony railing – color to match Cocoon SW6173  
Steel tube trellis – color to match Cocoon SW6173

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
14. The hotel elevations shall be modified to provide screening that is equal to or greater in height than the rooftop mechanical units.
15. Conceal roof drainage system within the interior of the building. External gutters and downspouts are not permitted.
16. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
17. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
18. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

### **Lighting**

19. Illuminate building entrances from dusk to dawn to assist with visual surveillance.

### **Landscape**

20. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
21. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair.
22. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
23. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

24. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

### **Public Art**

25. Art in Private Development is required. The developer may elect to install on-site artwork or provide an Arts Fund contribution. If the developer elects to install on-site artwork, the Preliminary Art Project Plan is required before a building permit is issued.

### **Signage**

26. Provide address sign(s) on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

### **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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- 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/zoning](http://www.tempe.gov/zoning) 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 Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: [www.tempe.gov/index.aspx?page=2147](http://www.tempe.gov/index.aspx?page=2147) or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details and all other Building Safety forms at this link: [www.tempe.gov/index.aspx?page=1033](http://www.tempe.gov/index.aspx?page=1033). The enclosure details are under Civil Engineering & Right of Way.



- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- COMMUNICATIONS:
  - Provide emergency radio amplification for the building area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: [www.tempe.gov/index.aspx?page=949](http://www.tempe.gov/index.aspx?page=949). Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
  - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- 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. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- 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 the non-residential components of this project. Have the landscape architect and 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/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- SECURITY REQUIREMENTS:
  - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
  - The Owner is required to prepare a security plan for the townhouses, live/work and commercial components of the project with the Police Department. The architect should 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 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.
- FIRE:
  - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
  - Provide a fire command room on the ground floor of the building. Verify size and location with Fire Department.

- ENGINEERING:
  - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
  
- REFUSE:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
  
- DRIVEWAYS:
  - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801) . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
  
- PARKING SPACES:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrances. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
  
- LIGHTING:
  - Design site security lighting in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
  
- LANDSCAPE:
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department.

Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

- 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. Directional signs are subject to review by planning staff during plan check process.

#### **HISTORY & FACTS:**

September 27, 2011	Development Review Commission recommended approval for the request for DISCOVERY BUSINESS CAMPUS consisting of a Planned Area Development Overlay, Use Permits for Hotel and General Retail/Restaurant uses.
October 20, 2011	City Council introduction and first public hearing for this request.
November 3, 2011	Original scheduled second hearing, continued by City Council to the November 17 <sup>th</sup> public hearing.
November 17, 2011	<p>City Council approved DISCOVERY BUSINESS CAMPUS (PL110130) consisting of one (1) two-story office/industrial building, one (1) four-story office building, one (1) five-story office building, one (1) six-story office building, one (1) eight-story office building, two (2) six-story hotels with a combined total of 400 guest rooms, three (3) one-story restaurant/retail shop pads, one (1) three level parking structure, and eleven (11) existing industrial buildings with approximately 1,000,000 square feet of building area. The proposal has a total gross floor building area of approximately 2,580,000 square feet. The site is 135.62 net acres in size and is located at 2100 East Elliot Road, in the GID, General Industrial District and within the General Industrial Overlay District. The request included the following:</p> <p>PAD11007 (ORDINANCE NO. 2011.47) – Planned Area Development Overlay modifying the general development standards for an increase in the maximum allowed building heights from 35 feet for Site 1 to 80 feet, for Site 2 to 80 feet, for Site 3 to 132 feet, and for Site #4 to 92 feet.</p> <p>ZUP11063 – Use Permit request to allow hotel uses on Site 1 and Site 2.</p> <p>ZUP11064 – Use Permit request to allow general retail/restaurant uses on Site 5.</p> <p>DPR11122 – Development Plan Review including site plan, building elevations, and landscape for Sites 3, 4, and 6.</p>
April 9, 2013	Development Review Commission approved a site plan, landscape plan, and building elevations for Site 5, Parcel 1 (DPR12229) consisting of an approximate 9,000 square foot, single-story multi-tenant commercial building.
July 22, 2014	Development Review Commission approved a Use Permit (ZUP14049) to allow a drive-through and a Development Plan Review (DPR14099) for a site plan, landscape plan, and building elevations for Site 5, Parcel 3 (Kneaders) consisting of an approximate 3,810 square foot, single-story restaurant building.
August 19, 2014	Development Review Commission approved a Use Permit (ZUP14089) to exceed the parking maximum (125%) for Site 4.
November 18, 2014	Hearing Officer approved two Use Permits to 1) exceed the parking maximum (125%) (ZUP14118) and 2) allow the allow use of trucks in excess of five (5) tone capacity before 6:00 a.m. and after 10:00 p.m. for Site 6 (ZUP14119)

- November 18, 2014      Development Review Commission approved a Development Plan Review (DPR14077) for a site plan, landscape plan, and building elevations for Site 5, Parcel 2 (Chipotle/Mod Pizza) consisting of an approximate 4,500 square foot, single-story building for two restaurant tenants.
- January 13, 2015      Development Review Commission denied the appeal of the Hearing Officer decision to approve a Use Permit (ZUP14119) to allow the use of trucks in excess of five (5) tone capacity before 6:00 a.m. and after 10:00 p.m.
- March 2, 2015      Planning Division staff administratively approved the 1<sup>st</sup> Amended Planned Area Development Overlay for Discover Business Campus for Sites 3, 5, and 6.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-305, Planned Area Development Overlay districts

Section 6-306, Development Plan Review



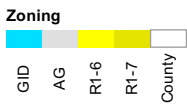
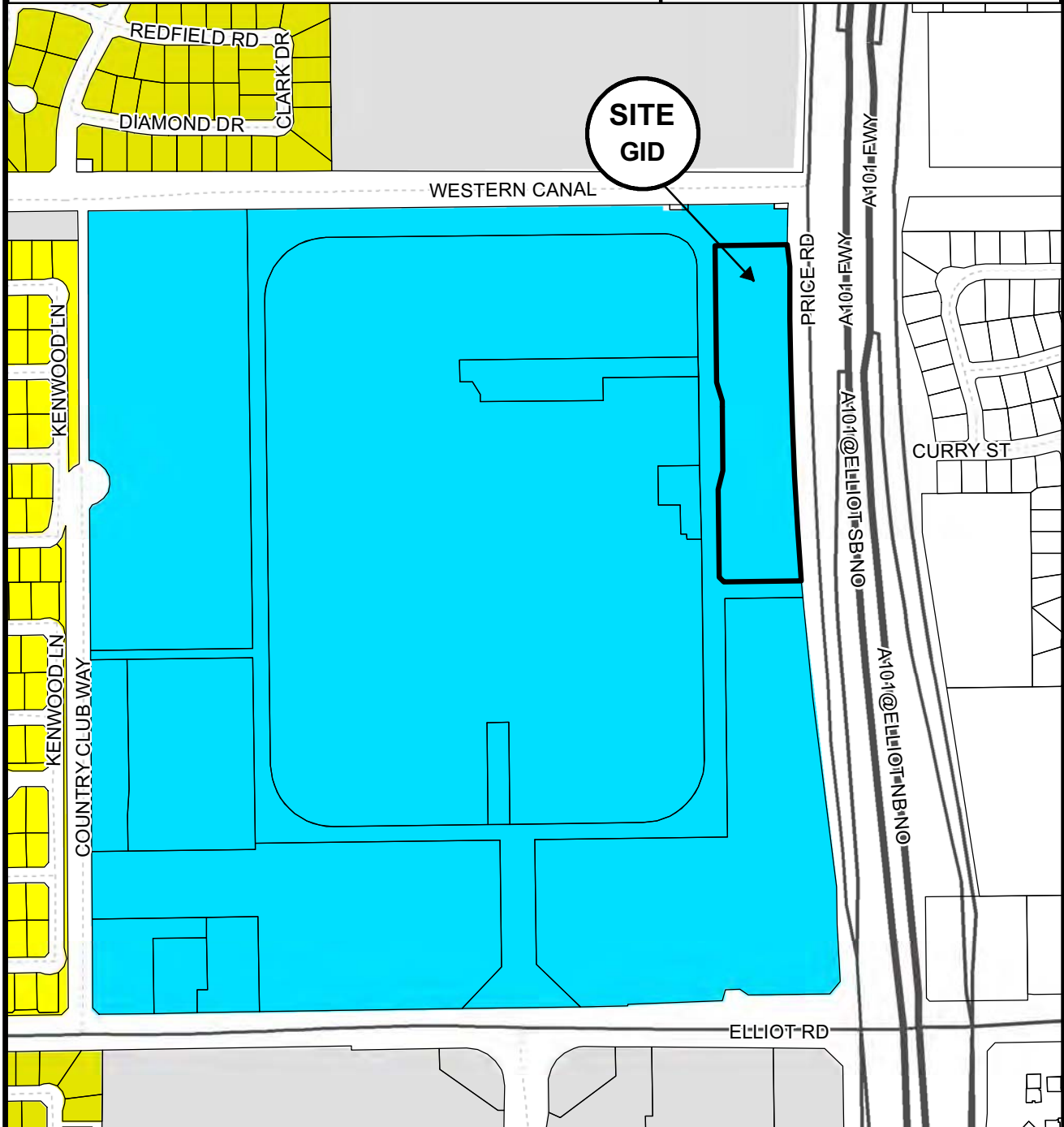
**DEVELOPMENT PROJECT FILE**  
for  
**DISCOVERY BUSINESS CAMPUS – SITES 1 & 2**  
**(PL140468)**

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-9. Letter of Explanation
- 10-11. Approved Discovery Business Campus Planned Area Development Overlay
- 12-13. 2<sup>nd</sup> Amended Planned Area Development Overlay
14. Site Plan
- 15-17. Black/White Building Elevations
- 18-20. Colored Building Elevations
21. Floor Plan
22. Roof Plan
- 23-24. Building Sections
- 25-28. Landscape Plan
29. Landscape Plan Legend
- 30-31. Applicant's Summary of Meetings and Public Outreach
32. Letter of Concern, dated February 5, 2015

DISCOVERY BUSINESS CAMPUS – SITES 1 & 2

PL140468



**Location Map**

DISCOVERY BUSINESS CAMPUS – SITES 1 & 2

PL140468



Aerial Map

# DISCOVERY BUSINESS CAMPUS

## Applicant's Letter of Explanation 2<sup>nd</sup> Amended Planned Area Development Overlay and Dev. Plan Review for Sites 1 and 2

Tempe Campus Lot 9, LLC ("Tempe Campus"), the Owner and Applicant, is continuing the redevelopment of the Discovery Business Campus (the "Campus") with the development of Sites 1 and 2 ("Sites 1 and 2") to accommodate the development of hotels and an accessory restaurant. Sites 1 and 2 are approximately 5.91 total acres in size and are located along the Price Road frontage of the Campus. Specifically, Sites 1 and 2 are located approximately 1,350 feet north of the northwest corner of the intersection of Price and Elliot Roads. The Campus, which is approximately 135 total acres in size, is generally bordered by the Loop 101 / Price Freeway to the east, the Arizona State University ("ASU") Research Park to the south across Elliot Road, the Western Canal and a City of Tempe water treatment facility to the north, and the Oasis at Anozira, Camelot Village, and Tempe Royal Palms neighborhoods to the west, northwest and southwest, respectively. See **Exhibit A** for an aerial photograph of Sites 1 and 2 and the Campus.

### Discovery Business Campus Overview and PAD Overlay, Use Permit and DPR Approvals

On November 17, 2011, the Tempe City Council approved a planned area development overlay for the Discovery Business Campus, a use permit for hotel use (Dev. Sites 1 and 2), a use permit for support retail and restaurant uses (Dev. Site 5), and a development plan for the office building sites (Dev. Sites 3, 4 and 6) (the "Council Approval"). The Council Approval allowed for the development of the following on the Campus:

Dev. Sites 1 and 2 - two (2), six-story hotels with a combined total of 400 guest rooms and a combined total gross floor area of up to 240,000 square feet;

Dev. Site 3 - four (4), six (6) and an eight (8) story office buildings with a combined gross floor area of up to 700,000 square feet;

Dev. Site 4 - a five-story office building with a gross floor area of up to 300,000 square feet;

Dev. Site 5 - three (3), one-story general retail/restaurant pads with a combined total gross floor area of up to 30,000 square feet;

Dev. Site 6 - a two-story office / industrial building with a gross floor area of up to 300,000 square feet; and,

Dev. Site 7 - five (5), two-story existing industrial / office buildings with a combined floor area of approximately 1,000,000 square feet

On April 9, 2013, the Development Review Commission also approved a development plan review ("DPR") application for a 9,027 square foot general retail and restaurant building on the west 1.74 acres of Development Site 5.

On May 5, 2014, the Community Dev. Dept. Planning Division approved a DPR minor



modification application for Development Site 6 to accommodate the development of a contemporary 328,000 square foot office and production / warehouse facility building (Shutterfly).

On July 22, 2014, the Development Review Commission approved DPR and use permit applications for a 3,810 square foot restaurant building (Kneaders) and an accessory restaurant drive-through on Development Site 5.

On July 29, 2014, the Community Dev. Dept. Planning Division approved a DPR minor modification application for Development Site 4 to accommodate the development of a contemporary 158,000 square foot office building.

On November 18, 2014, the Development Review Commission approved a DPR application for a 4,500 square foot building with two (2) restaurant tenants (Chipotle and Mod Pizza) on Development Site 5.

On December 12, 2014, the Community Dev. Dept. Planning Division approved a DPR minor modification application for Development Site 3 to accommodate the development of a contemporary 150,000 square foot office building as part of the first phase of development on Site 3.

At build-out, Discovery Business Campus will provide up to 2,580,000 square feet of building area and up to a total of 7,600 parking spaces. The Campus provides an aesthetically pleasing corporate business park and employment center with architectural elements designed to 1) bring additional employment opportunities to Tempe, 2) create a recognizable place to work and stay, 3) complement the existing use of the Campus and ASU Research Park, 4) provide an appropriate transitional use between the Loop 101 / Price Freeway to the east and the residential neighborhoods to the west, and 5) further stimulate economic activity in south Tempe along the Loop 101 / Price Freeway corridor.

### Applications

To accommodate the development of the hotels and an accessory restaurant, the Applicant is filing amended planned area development overlay and development plan review applications for Sites 1 and 2 at the Campus (the “Applications”). The overall intent of the design is to provide a contemporary and approximate 140,000 square foot hotel building that will accommodate two (2) Hilton Hotel brands with a combined total of 228 guest rooms and an accessory 5,500 square foot restaurant with a 1,100 square foot outdoor dining patio. These hotels will fit well into both the physical environment and surrounding built environments, create visual interest and provide a secure and inviting environment (the “Project”). At the time of the Council Approval, the Applicant discussed the need for providing contemporary hotel space within the Campus. The Applicant is bringing the exact type of hotel development that has always been envisioned for Sites 1 and 2.

## Site Area

Sites 1 and 2 consist of approximately 5.91 total acres located at the northeast corner of the Campus along the Campus's Price Road frontage. The formal address is 7200 South Price Road, Tempe, Arizona. A full legal description (Lot 9 of Discovery Business Campus recorded on February 7, 2014) for Sites 1 and 2 is included as part of the Application.

## Area Context

The Campus is located immediately across Elliot Road from the ASU Research Park, the area's major existing employment center. Price Road, the frontage road for the Loop 101 freeway, and the Western Canal respectively border the Campus, as well as Sites 1 and 2, to the east and north. A City of Tempe water treatment facility is located immediately across the Western Canal to the north. The Oasis at Anozira, Camelot Village and Temple Royal Palms neighborhoods are located to the west, northwest and southwest of the Campus across Country Club Way, the Western Canal and Elliot Road, respectively. Other surrounding area uses within one-half mile of the Campus include multiple commercial shopping centers at the intersection of Elliot and McClintock Roads and Stroud Park.

## Planning Context – General Plan 2040 and Zoning

The land use projected for the Campus by General Plan 2040 is Industrial and Mixed-Use. The land use projected for Sites 1 and 2 by General Plan 2040 is Industrial. See **Exhibit B** for General Plan maps for Sites 1 and 2 and the Campus. The Industrial category is intended to accommodate industrial uses (e.g. research, manufacturing, assembly, processing etc.) with offices and limited commercial activity. The Campus, including Sites 1 and 2, is exactly the type of mixed-use and employment center project envisioned by the General Plan. Sites 1 and 2 will provide hospitality opportunities intended to support the Campus's employment uses.

The Campus is zoned for general industrial district (GID) uses with a planned area development (PAD) overlay. See **Exhibit C** for a current zoning map for the Campus, Sites 1 and 2, and surrounding area. The GID is intended for employment centers consisting of office uses, warehousing, wholesaling, assembling and manufacturing of building materials, machinery, and other commodities. Hotels and accessory uses, including restaurants, are permitted in the GID subject to the approval of a use permit. As mentioned above, the Tempe City Council approved a use permit for Sites 1 and 2 to allow the development of two (2), six-story hotels with a combined total of 400 guest rooms and a combined total gross floor area of up to 240,000 square feet on November 17, 2011.

## Development Sites 1 and 2 and Project Description

As shown by the aerial photograph provided in **Exhibit A**, Sites 1 and 2 are located at the northeast corner of the Campus along the Campus's Price Road frontage. This area of the Campus has been partially graded for future development with the remaining portions being occupied by existing landscaping.

As many of the new employers at the Campus will be conducting training sessions for their employees, the intent of Sites 1 and 2 is to provide high-quality hospitality opportunities

that support the Campus's employment uses. The diverse nature of the existing and planned employment spaces throughout the Campus, including the Project, provide an environment where a variety of employment uses and support opportunities, including hospitality and commercial uses, can come together in one (1) location.

The Project itself includes approximately 145,000 square feet of building area, of which approximately 139,500 square feet is the hotel building (includes but is not limited to 228 guest rooms, lobbies, fitness center, two (2) meeting rooms and administrative offices), 5,500 square feet is accessory indoor restaurant space and 1,100 square feet is accessory outdoor dining space to support the hotels. The Project will also provide 325 surface parking spaces and substantial landscaping enhancements. The proposed five (5) story building height (approximately 70 feet), which reflects Sites 1 and 2 being located along the Loop 101 / Price Freeway corridor, is one-story less than the height allowed on Sites 1 and 2 by the Council Approval. Approved building heights within the Campus vary from one (1) to eight (8) stories, with the shortest buildings being located adjacent to the neighborhoods to the west and northwest and the tallest buildings being located along the Elliot Road and Price Road street frontages. The proposed 228 hotel guest rooms is also 170 rooms less than the total number of guest rooms allowed on Sites 1 and 2 by the Council Approval.

The proposed hotel building is oriented toward Price Road and is designed to engage the street frontage. The design goal is to use the building placement and ample landscaping to establish an active and inviting street frontage conducive to an employment campus setting, the placement of buildings, including the Project, along the Price Road frontage will establish a significant presence along the street frontage.

Likewise with the Campus, the overall architectural character of Sites 1 and 2 emphasizes a contemporary design allowing for a timeless look. The use of varying materials and windows and varying rooflines, colors and textures provides visual interest and breaks up the massing of the buildings. Breaking up the building form on Sites 1 and 2, as well as throughout the Campus, into multiple buildings also reduces the bulk and scale of the development, including the Project, and adds to the desired campus setting. The varying sizes, floor plates and architectural elements of the Campus's buildings, including the Project, will create visual interest for employees, guests, patrons and neighboring residents.

### Project Design

The Project is a clean and contemporary design that is derived from traditional massing that will fit well into the existing surrounding built environment. Through the balancing and combining of the clean contemporary aesthetic of the business campus with the more traditional requirements of hotels, the project design is appropriately scaled to fit and complement the overall Campus. The building plan will accommodate two (2) Hilton Hotel brands with shared programming elements that create efficiency, as well as a greater amenity for guests. An overall cohesiveness is achieved with the "dual brand" hotel through the utilization of a common stone veneer material and a common main EIFS color. The primary exterior building skin materials (e.g. fiber reinforced concrete panels, glass, metal, and EIFS) and clean detailing will accomplish the desired contemporary look and are similar to materials to be used throughout the Campus, as well as the ASU Research Park to the south.

All sides of the Project incorporate offsets and variations in building massing in both plan and elevation that are enhanced through a change in materials and colors. This articulation will break the scale of the building into a more identifiable and human scale. The use of individual windows for the majority of the Project is expressive of the individual hotel rooms and will also help to achieve a human scale. The use of larger glass openings at the ground level of the building will provide high visibility and provide users with a welcoming and secure environment. To break-up building mass and provide visual interest, the design incorporates an 'L' shaped floor plan as well as several low-rise scaled building elements at the main entrance and meeting areas. Roof mounted mechanical equipment at the lower level will be screened through careful placement in equipment wells and behind roof elements. The high roof equipment will be screened through a combination of screen walls and extended parapets. To help ensure the creation of a high-quality aesthetic environment, service and exit doors are incorporated as integral parts of the architectural design. To provide a clean architectural design, all roof access ladders will be located inside the building and all roof drainage will be internalized so that no downspouts or gutters are visible.

Due to the Site's physical constraints and existing easements, the hotel restaurant function is physically connected to the main body of the hotel by a trellis. The restaurant itself, which has been located as closely as possible to the hotel building, is also visually connected to the hotel building by a shared courtyard that will provide interaction between the components. The restaurant is scaled as a low rise element that is consistent in scale to the hotels' one (1) story meeting area. The restaurant will be operated by hotel management and the use of the same stone base and EIFS will provide consistency, as well as create a contiguous appearance.

The Project is also designed with two (2) courtyard areas that will serve as an amenity for guests, add visual appeal, integrate the building with the landscape, and provide an integrated place for the pool area. The walkways and sidewalks are designed with minimal conflicts with vehicular circulation on the Site and will be well lit to increase visibility. Well-lit connections not only enhance security but also identify the entry points to the building.

### Landscape & Hardscape

The proposed landscape coverage of approx. 30 percent for Sites 1 and 2 is a significant amount for any development within an urbanized area. As shown by the conceptual landscape plan, the proposed landscape palette includes a variety of indigenous landscape materials with a range of accent colors to create visual interest. The proposed landscape materials will establish the desired inviting setting, as well as contribute to the desired overall campus setting. The landscape setbacks to be provided along Price Road and the Campus's loop road combined with the hotel and restaurant buildings will effectively screen the parking courtyard within Sites 1 and 2. In order to establish a seamless appearance and unified theme throughout the Campus, the Project's landscape and hardscape components will be consistent with the Campus's overall and office park streetscape theme. Amenities and special features designed to enhance the shared environment between the Project's landscaping, architecture and overall pedestrian experience include enhanced landscape materials, screen walls, planters, walkways and paving.

## Circulation and Parking

Sites 1 and 2 will be accessed from four (4) ingress/egress locations located along the Campus's interior loop road. The Campus's loop road is accessible via the main entry to the Campus located along Elliot Road, as well as via two (2) ingress and egress locations along Price Road. The primary entrance to Sites 1 and 2 will be provided via the Campus's main entry along Elliot Road and the internal loop road. Price Road will serve as the secondary entrance.

Ample parking for the hotel and accessory uses to be provided on Sites 1 and 2 will be provided by an at-grade parking courtyard providing a total of 325 parking spaces. To reduce the number of vehicular trips generated, both employees and guests at the Campus, including guests and employees of the Project, will be encouraged to use alternative modes of transportation, such as biking and riding the bus. Eighteen (18) bike spaces will also be provided on Sites 1 and 2. The Campus and ASU Research Park are both serviced by Bus Route 108. Route 108 primarily runs along Elliot and Guadalupe Roads between Arizona Mills Mall and the Superstition Springs Transit Center in Mesa.

As reflected by the enclosed traffic impact analysis (the "TIA") prepared by CivTech, Inc. and approved by the City for the Campus, all intersections adjoining the Campus, including the intersections of Elliot Road and River Parkway and Price and Elliot Roads, located closest to Sites 1 and 2, are expected to operate with an overall passing level of service. The TIA states that right-turn deceleration lane improvements may be needed in the year 2020 for the Price Road ingress locations adjoining Sites 1 and 2 to the north and south. As traffic conditions warrant and as the Campus continues to be developed, the intersection of River Parkway and Elliot Road is proposed to be improved to provide protected-permitted left turn phasing for both eastbound and westbound movements. In regard to traffic generation and circulation, the current hotel building design for Sites 1 and 2 is approximately 95,000 square feet less in size and contains 172 less guest rooms than the planned area development overlay approved for Sites 1 and 2 in 2011 allowed. As a result, the current building design will generate less vehicle trips than shown in the 2011 development plan.

The movement of pedestrians, both on foot and on bicycle, is also a major element of the Campus. With a mixture of office, industrial, hospitality, retail and restaurant uses planned, movement within the Campus will mainly be achieved through the use of a comprehensive system of well lighted and accessible walkways and sidewalks designed to create an environment conducive of on-site movement. All buildings on the Campus, including the Project, will be linked with walkways and sidewalks which will allow movement throughout the Campus. As the Campus continues to develop, the primary goal of this system will be to establish a seamless flow between the respective development sites.

## Conclusion

Tempe Campus is very excited about the continuing development of Development Sites 1 and 2 and Discovery Business Campus. The Project is consistent with and appropriate for a high-quality employment campus that complements the mix of existing and planned uses at Discovery Business Campus and the nearby ASU Research Park. The goal for Sites 1 and 2 is to accommodate development providing high-quality, modern hospitality opportunities within an office campus environment that fits well into both the physical environment and surrounding

built environment, creates visual interest and provides a secure and inviting environment. The Project will accomplish this goal. We respectfully request your approval of the Applications.

Previously Approved PAD

# PLANNED AREA DEVELOPMENT OVERLAY FOR DISCOVERY BUSINESS CAMPUS

THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### ACKNOWLEDGEMENT

ON THIS 20th DAY OF November, 2012, BE-FOR ME, THE UNDERSIGNED, PERSONALLY APPEARED JAMES M. HASTINGS, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

BY: *James M. Hastings*  
NOTARY PUBLIC



TEMPE CAMPUS SPV L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: *James M. Hastings* OWNER AUTHORIZED SIGNATORY DATE: 11-20-12

ITS: OWNER

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS: THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND EXCEPT THE SOUTH 55 FEET; AND EXCEPT THE WEST 33 FEET; AND

EXCEPT ANY PORTION OF SAID SOUTHEAST QUARTER LYING WITHIN THE WESTERN CANAL AS SET FORTH IN PLAT RECORDED IN BOOK 181 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THOSE PORTIONS SET FORTH IN INSTRUMENT RECORDED IN RECORDING NO. 93-0631576, AMENDED IN INSTRUMENT RECORDED IN RECORDING NO. 97-0703528, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 55.00 FEET WEST OF AND 55.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF SAID SECTION 12, SAID INTERSECTION BEING 20.00 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA; AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 55.00 FEET NORTH OF AND 33.00 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH ALONG A LINE PARALLEL TO AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID INTERSECTION BEING 20.00 FEET EAST OF THE POINT OF BEGINNING;

THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67; AND

EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, DESCRIBED AS FOLLOWS:

THE WEST 87 FEET OF THE EAST 410 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AND THE WEST 59 FEET OF THE EAST 745 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AS MEASURED ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12;

THE NORTH LINE OF THE ABOVE DESCRIBED PARCELS ARE COINCIDENT WITH THE SOUTH LINE OF THE WESTERN CANAL.

### APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 11TH DAY OF NOVEMBER, 2011.

### OWNER/DEVELOPER

Tempe Campus SPV LLC  
2701 E. Camelback Road #185  
Phoenix, AZ. 85016  
Contact: Tim Chester  
Phone: (602)296-1096  
FAX: (602)296-0001  
Email: tchester@wentprop.com

### SITE VICINITY MAP



### PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)  
G.I.D. PAD - GENERAL INDUSTRIAL DISTRICT

BUILDING HEIGHT  
Maximum Proposed = 132'-0"  
Maximum Allowed = 35 ft  
(SEE SITE DATA FOR HEIGHT ALLOWANCES)

BUILDING LOT COVERAGE  
Provided = 25%  
Required = NS

SITE LANDSCAPE COVERAGE  
40.69 AC / 135.62 AC = 30%  
Minimum Required = 10%

BUILDING SETBACKS

FRONT 25 FT  
PARKING 20 FT

SIDE 0 FT  
REAR 0 FT

STREET SIDE 25 FT  
PARKING 20 FT

VEHICLE PARKING QUANTITY  
REQUIRED:

HOTEL USES: (1 PER ROOM+OFFICE) 420  
OFFICE USES: (1 PER 300 SF) 3,333  
RETAIL USES: (1 PER 300 SF) 100  
INDUSTRIAL USES: 2,210  
TOTAL REQUIRED: 6,096

PROVIDED: 7,600

BICYCLE PARKING QUANTITY  
272 spaces provided

USE TOTALS:  
HOTEL: 240,000 SF  
OFFICE: 1,000,000 SF  
RETAIL: 30,000 SF  
INDUSTRIAL: 1,300,000 SF

SITE 1 (HOTEL):  
SITE AREA: 2.83 NET ACRES  
BUILDING AREA: 123,355 SF  
120,000 SF  
200 ROOMS

BUILDING HEIGHT: 80'-0" / 6 STORY  
LANDSCAPE AREA: (MIN. 15%) 18,503 SF

SITE 2 (HOTEL):  
SITE AREA: 2.83 NET ACRES  
BUILDING AREA: 123,355 SF  
120,000 SF  
200 ROOMS

BUILDING HEIGHT: 80'-0" / 6 STORY  
LANDSCAPE AREA: (MIN. 15%) 18,503 SF

SITE 3 (OFFICE):  
SITE AREA: 16.85 ACRES  
BUILDING AREA: 734,149 SF  
700,000 SF

BUILDING HEIGHT: 132'-0" / 8 STORY MAX.  
LANDSCAPE AREA: (MIN. 15%) 110,122 SF

SITE 4 (OFFICE):  
SITE AREA: 12.30 NET ACRES  
BUILDING AREA: 535,650 SF  
300,000 SF

BUILDING HEIGHT: 92'-0" / 5 STORY  
LANDSCAPE AREA: (MIN. 15%) 80,347 SF

SITE 5 (RETAIL):  
SITE AREA: 3.75 NET ACRES  
BUILDING AREA: 163,146 SF  
30,000 SF

BUILDING HEIGHT: 30'-0" / 1 STORY  
LANDSCAPE AREA: (MIN. 15%) 24,472 SF

SITE 6 (INDUSTRIAL):  
SITE AREA: 12.40 NET ACRES  
BUILDING AREA: 540,368 SF  
300,000 SF

BUILDING HEIGHT: 35'-0" / 2 STORY  
LANDSCAPE AREA: (MIN. 15%) 81,055 SF

SITE 7 (INDUSTRIAL):  
SITE AREA: 84.89 NET ACRES  
BUILDING AREA: 3,697,871 SF  
1,000,000 SF

BUILDING HEIGHT: APPROXIMATE EXISTING  
40'-0"  
LANDSCAPE AREA: (MIN. 15%) 554,680 SF

### CONDITIONS OF APPROVAL: PAD11007

PAD11007 (ORDINANCE NO. 2011.47) - PLANNED AREA DEVELOPMENT OVERLAY MODIFYING THE GENERAL DEVELOPMENT STANDARDS FOR AN INCREASE IN THE MAXIMUM ALLOWED BUILDING HEIGHTS FROM 35 FEET FOR SITE #1 TO 80 FEET, FOR SITE #2 TO 80 FEET, FOR SITE #3 TO 132 FEET, AND FOR SITE #4 TO 92 FEET.

ZUP11062 - USE PERMIT REQUEST TO ALLOW HOTEL USES ON SITE #1 AND SITE #2.

ZUP11064 - USE PERMIT REQUEST TO ALLOW GENERAL RETAIL/RESTAURANT USES ON SITE #5.

DPRI1122 - DEVELOPMENT PLAN REVIEW INCLUDING SITE PLAN, BUILDING ELEVATIONS AND LANDSCAPE FOR SITES #3, #4, AND #6.

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION (S):

PAD11007  
1. A BUILDING PERMIT SHALL BE OBTAINED FOR DEVELOPMENT OF THE SITE ON OR BEFORE NOVEMBER 3, 2016, OR THE OVERLAY FOR 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 FORM. BY SIGNING THE FORM, THE OWNER (S) VOLUNTARILY WAIVE (S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN DECEMBER 17, 2011, OR THE PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.

3. EACH SITE SHALL PROVIDE CONTRIBUTION TO THE OVERALL REQUIRED ART IN PRIVATE DEVELOPMENT FOR THE DISCOVERY BUSINESS CAMPUS, SUBJECT TO THE BUILDING AREA SUBMITTED AT THE TIME OF DEVELOPMENT WHEN PROPOSED FOR BUILDING PERMITS.

4. THE PLANNED AREA DEVELOPMENT FOR DISCOVERY BUSINESS CAMPUS SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

4.1. THE FOLLOWING CONDITIONS OF APPROVAL SHALL APPLY TO THE RETAIL PADS LOCATED AT THE SOUTHWEST CORNER OF THE SITE:

- A) THE FOLLOWING USES SHALL BE PROHIBITED:
  - ADULT-ORIENTED BUSINESSES;
  - AUTO BODY REPAIR SHOPS;
  - AUTO TITLE LOAN BUSINESSES;
  - GUN SHOPS;
  - LIQUOR STORES;
  - NIGHTCLUBS;
  - NON-CHARTERED FINANCIAL INSTITUTIONS (I.E. PAYDAY LOANS);
  - PAWN SHOPS;
  - TATTOO, BODY PIERCING ESTABLISHMENTS;
  - TIRE STORES;
  - TOBACCO RETAILERS;
  - VEHICLE REPAIR SHOPS AND/OR SERVICE STATIONS

B) THAT THE WESTERMOST RETAIL PAD SHALL BE SETBACK A MINIMUM OF 50 FEET FROM THE WEST PROPERTY LINE AND THAT ALL AREAS BETWEEN THE WESTERMOST RETAIL PAD AND THE WEST PROPERTY LINE SHALL BE LANDSCAPED.

ZUP11063 AND ZUP11064  
CONDITIONS OF APPROVAL:

5. THE USE PERMIT FOR GENERAL RETAIL AND RESTAURANT USES IS VALID ONLY FOR SITE #5 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE. THE LIST OF USES ALLOWED FOR THIS USE PERMIT ARE LIMITED TO ALL RESTAURANTS AND GENERAL RETAIL AND SERVICE USES LISTED WITHIN THE ZONING AND DEVELOPMENT CODE, APPENDIX M. ALL OTHER USES SPECIFICALLY IDENTIFIED WITHIN THE CODE WILL REQUIRE A SEPARATE USE PERMIT.

6. THE USE PERMIT FOR HOTEL USES IS VALID ONLY FOR SITE #1 AND #2 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE.

7. NEON LIGHTING, SUCH AS ACCENT LIGHTING ON THE BUILDING OR WITHIN WINDOWS, IS PROHIBITED WITHIN SITE #5.

8. ANY INTENSIFICATION OR EXPANSION OF THE USE, NOT DESCRIBED IN THIS REQUEST, SHALL REQUIRE THE APPLICANT TO RETURN TO AN APPROPRIATE DECISION-MAKING BODY FOR FURTHER REVIEW.

DS110333

PAD11007

REC11026

DAVIS

60 East Rio Salado Parkway  
Suite 118  
Tempe, Arizona  
85281

phone: 480.638.7100  
fax: 480.638.7101  
www.thedavisexperience.com

REC11026

DISCOVERY BUSINESS CAMPUS  
2100 East Elliot Road  
TEMPE, AZ

PAD11007



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- SITEWORK PACKAGE
- BUILDING DEPT. APPROVAL

DATE ISSUED: 19-Aug-11

DRAWN BY:

CHECKED BY:

PROJECT NO.: 10201

CADD FILE:

DRAWING NO.:

A000

PAD COVER SHEET  
SCALE: AS NOTED

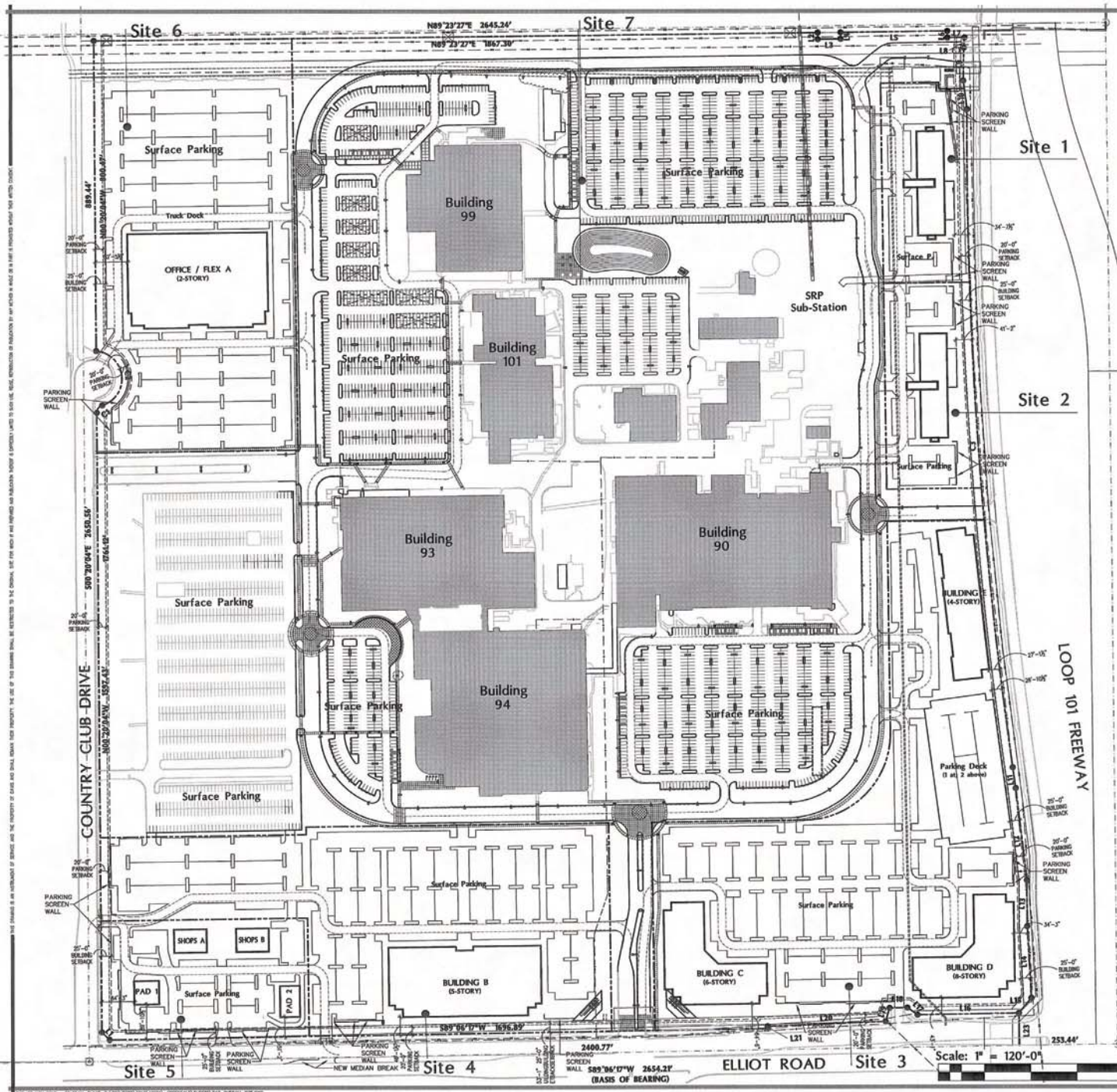
DS110333

REC11026

PAD11007

REC11026

Previously Approved PAD



**PROJECT TEAM:**  
**Applicant:**  
 Gammage & Burnham P.L.C.  
 Two North Central Avenue, 15th Floor  
 Phoenix, AZ 85004  
 Contact: Marjula Vaz  
 Phone: (602)556-4461  
 FAX: (602)256-4475  
 Email: mvaz@gblaw.com  
**Owner:**  
 Tempe Campus SPV LLC  
 2701 E. Camelback Road #105  
 Phoenix, AZ 85016  
 Contact: Tim Chester  
 Phone: (602)296-1096  
 FAX: (602)296-0001  
 Email: tchester@wentprop.com  
**Architect:**  
 DAVIS  
 60 E. Rio Salado Blvd. #118  
 Tempe, AZ 85281  
 Contact: Mike Edwards  
 Phone: (480)638-1100  
 FAX: (480)638-1101  
 Email: medwards@thedavisexperience.com  
**Civil Engineer:**  
 Erickson & Meeks Engineering, LLC  
 13444 N 32nd Street, Suite 6  
 Phoenix, AZ 85032  
 Contact: Jeff Erickson  
 Phone: (602)269-6293  
 FAX: (602)269-6493  
 Email: jerickson@emelc.com  
**Landscape Architect:**  
 The Design Element, PLLC  
 1230 W Washington Street, #202  
 Tempe, AZ 85281  
 Contact: Jeff Anderson  
 Phone: (480)244-8970  
 FAX: (480)244-8971  
 Email: jeff@thedesignelements.com

**PROJECT DATA:**  
**ADDRESS:**  
 2100 E. ELLIOT ROAD  
**GENERAL PLAN: PROJECTED LAND USE:**  
 PROPOSED INDUSTRIAL/MANUFACTURING  
 OFFICE HOTEL  
 RETAIL  
**SITE AREA:**  
 NET SITE AREA: 135.62 NET ACRES  
 5,907,580 SF  
**PARKING DATA:**  
**REQUIRED:**  
 HOTEL USES: 0 PER ROOM/OFFICE 420  
 OFFICE USES: 120,000 SF 3,333  
 RETAIL USES: 100 PER 300 SQ FT 100  
 INDUSTRIAL USES: 2,210  
**TOTAL REQUIRED:** 6,063  
**PROVIDED:** 7,600

**SITE 1 (HOTEL):**  
 SITE AREA: 2.83 NET ACRES  
 BUILDING AREA: 123,355 SF  
 BUILDING HEIGHT: 120,000 SF  
 LANDSCAPE AREA: 80'-0" / 6 STORY  
 (MIN. 15%) 16,503 SF  
**SITE 2 (HOTEL):**  
 SITE AREA: 2.83 NET ACRES  
 BUILDING AREA: 123,355 SF  
 BUILDING HEIGHT: 120,000 SF  
 LANDSCAPE AREA: 80'-0" / 6 STORY  
 (MIN. 15%) 16,503 SF  
**SITE 3 (OFFICE):**  
 SITE AREA: 16.85 ACRES  
 BUILDING AREA: 734,149 SF  
 BUILDING HEIGHT: 700,000 SF  
 LANDSCAPE AREA: 132'-0" / 8 STORY MAX.  
 (MIN. 15%) 110,122 SF  
**SITE 4 (OFFICE):**  
 SITE AREA: 12.30 NET ACRES  
 BUILDING AREA: 535,650 SF  
 BUILDING HEIGHT: 300,000 SF  
 LANDSCAPE AREA: 92'-0" / 5 STORY  
 (MIN. 15%) 80,347 SF  
**SITE 5 (RETAIL):**  
 SITE AREA: 3.75 NET ACRES  
 BUILDING AREA: 163,146 SF  
 BUILDING HEIGHT: 30,000 SF  
 LANDSCAPE AREA: 30'-0" / 1 STORY  
 (MIN. 15%) 24,472 SF  
**SITE 6 (INDUSTRIAL):**  
 SITE AREA: 12.40 NET ACRES  
 BUILDING AREA: 540,368 SF  
 BUILDING HEIGHT: 300,000 SF  
 LANDSCAPE AREA: 35'-0" / 2 STORY  
 (MIN. 15%) 81,055 SF  
**SITE 7 (INDUSTRIAL):**  
 SITE AREA: 84.89 NET ACRES  
 BUILDING AREA: 3,697,871 SF  
 BUILDING HEIGHT: 1,000,000 SF  
 LANDSCAPE AREA: APPROXIMATE EXISTING  
 APPROXIMATE EXISTING  
 LANDSCAPE AREA: (MIN. 15%) 554,680 SF

Note:  
 New buildings will be equipped with an automatic  
 extinguishing system per City of Tempe BC.

Existing Buildings  
 hatched in gray

**PROPERTY LINE DATA:**

LINE	BEARING	LENGTH
L1	N45°36'53"W	28.15
L2	S00°31'38"E	17.00
L3	N89°23'27"E	59.00
L4	N02°31'38"W	17.00
L5	N89°23'27"E	276.00
L6	S00°31'38"E	17.00
L7	N89°23'27"E	44.54
L8	S04°22'22"W	27.30
L9	S01°03'15"W	84.47
L10	S07°20'43"E	74.26
L11	S08°09'48"E	54.06
L12	S02°47'55"E	240.00
L13	S00°11'09"E	119.47
L14	S03°17'41"E	184.55
L15	S37°42'39"W	50.97
L16	S89°08'17"W	262.54
L17	N52°11'24"W	32.18
L18	S89°08'17"W	46.01
L19	S16°41'18"W	36.18
L20	S87°49'54"W	304.83
L21	S00°53'43"E	5.24
L22	N89°37'28"E	26.07
L23	N00°53'43"E	83.95

CURVE	DELTA	RADIUS	ARC	CHORD
C1	DELTA: 73°30'02"	20.00	26.89	141.54
	RADIUS: 20.00	26.89	23.96	
	CHORD: S36°27'27"W			
C2	DELTA: 158°46'13"	172.00	199.36	141.54
	RADIUS: 172.00	199.36		
	CHORD: N08°09'08"W			

**VICINITY MAP:**

**DAVIS**  
 60 East Rio Salado Parkway, Suite 118  
 Tempe, Arizona 85281  
 phone: 480.638.1100  
 fax: 480.638.1101  
 www.thedavisexperience.com

**DISCOVERY BUSINESS CAMPUS**  
 2100 E. ELLIOT ROAD  
 TEMPE, AZ

**SCHEMATIC**  
 DESIGN DEVELOPMENT  
 CONSTRUCTION DOCUMENTS  
 PAVING PACKAGE  
 BUILDING DEPT. APPROVAL

DATE ISSUED: 19-Aug-11  
 DRAWN BY:  
 CHECKED BY:  
 PROJECT NO: 10201  
 CADD FILE:  
 DRAWING NO: A101

**A101**  
 OVERALL PHASE 1 SITE PLAN  
 SCALE: 1"=80'-0"



# 2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR SITES 1 & 2 OF DISCOVERY BUSINESS CAMPUS

THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

**DAVIS**

60 East Rio Salado Parkway Suite 118  
Tempe, Arizona 85281

phone: 480.638.1100  
fax: 480.638.1101  
www.thedavisexperience.com

REC14058

DISCOVERY BUSINESS CAMPUS  
2100 East Elliot Road  
TEMPE, AZ

PAD14020

SCHEMATIC  
DESIGN DEVELOPMENT  
CONSTRUCTION DOCUMENTS  
BID/PRICING PACKAGE  
BUILDING DEPT. APPROVAL

DATE ISSUED 04.FEB.15

DRAWN BY

CHECKED BY

PROJECT NO. 10201

CADD FILE

DRAWING NO.

PA-1

PAD COVER SHEET  
SCALE: AS NOTED

### ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BE-FOR ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL  
BY: *[Signature]*  
NOTARY PUBLIC



TEMPE CAMPUS SPV L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: *[Signature]*  
OWNER AUTHORIZED SIGNATURE DATE: 11-20-12

ITS: OWNER

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:  
THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND  
EXCEPT THE SOUTH 55 FEET; AND  
EXCEPT THE WEST 33 FEET; AND

EXCEPT ANY PORTION OF SAID SOUTHEAST QUARTER LYING WITHIN THE WESTERN CANAL AS SET FORTH IN PLAT RECORDED IN BOOK 181 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THOSE PORTIONS SET FORTH IN INSTRUMENT RECORDED IN RECORDING NO. 93-0631576, AMENDED IN INSTRUMENT RECORDED IN RECORDING NO. 97-0703528, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:  
BEGINNING AT A POINT 55.00 FEET WEST OF AND 55.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 12;  
THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF SAID SECTION 12, SAID INTERSECTION BEING 20.00 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:  
BEGINNING AT A POINT 55.00 FEET NORTH OF AND 33.00 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH ALONG A LINE PARALLEL TO AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID INTERSECTION BEING 20.00 FEET EAST OF THE POINT OF BEGINNING;

THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67; AND

EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, DESCRIBED AS FOLLOWS:

THE WEST 87 FEET OF THE EAST 410 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AND THE WEST 59 FEET OF THE EAST 745 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AS MEASURED ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12;

THE NORTH LINE OF THE ABOVE DESCRIBED PARCELS ARE COINCIDENT WITH THE SOUTH LINE OF THE WESTERN CANAL.

### APPROVAL

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF CITY OF TEMPE  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

DS141185

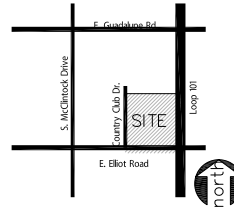
PAD14020

REC14058

### OWNER/DEVELOPER

Tempe Campus SPV LLC  
2701 E. Camelback Road #185  
Phoenix, AZ 85016  
Contact: Tim Chester  
Phone: (602)296-1096  
FAX: (602)296-0001  
Email: tchester@wentprop.com

### SITE VICINITY MAP



### PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)  
G.I.D. PAD – GENERAL INDUSTRIAL DISTRICT  
BUILDING HEIGHT  
Maximum Proposed = 132'-0"  
Maximum Allowed = 35 ft  
(SEE SITE DATA FOR HEIGHT ALLOWANCES)

### BUILDING LOT COVERAGE

Provided = 25%  
Required = NS

### SITE LANDSCAPE COVERAGE

40.69 AC / 135.62 AC = 30%

Minimum Required = 10%

### BUILDING SETBACKS

FRONT 25 FT  
PARKING 20 FT

SIDE 0 FT

REAR 0 FT

STREET SIDE 25 FT  
PARKING 20 FT

### VEHICLE PARKING QUANTITY

REQUIRED:

HOTEL USES: (1 PER ROOM+OFFICE) 231

OFFICE USES: (1 PER 300 SF) 3,333

RETAIL USES: (1 PER 300 SF) 29

RESTAURANT USES: (1 PER 75 SF) 251

INDUSTRIAL USES: 2,210

TOTAL REQUIRED: 6,054

PROVIDED: 7,600

### BICYCLE PARKING QUANTITY

272 spaces provided

### USE TOTALS:

HOTEL: 145,086 SF

OFFICE: 1,000,000 SF

RETAIL: 30,000 SF

INDUSTRIAL: 1,300,000 SF

### SITE 1 & 2 (HOTEL):

SITE AREA: 5.91 NET ACRES

BUILDING AREA: 257,490 SF

BUILDING AREA: 145,086 SF

228 ROOMS

RESTAURANT: 5,500 SF

BUILDING HEIGHT: 70'-0" MAX / 5 STORY

LANDSCAPE AREA: (MIN. 15%) 38,624 SF

### SITE 3 (OFFICE):

SITE AREA: 16.85 ACRES

BUILDING AREA: 734,149 SF

BUILDING AREA: 475,000 SF

BUILDING HEIGHT: 63'/3/4 STORY MAX.

LANDSCAPE AREA: (MIN. 15%) 110,122 SF

### SITE 4 (OFFICE):

SITE AREA: 12.30 NET ACRES

BUILDING AREA: 535,650 SF

BUILDING AREA: 300,000 SF

BUILDING HEIGHT: 92'-0" / 5 STORY

LANDSCAPE AREA: (MIN. 15%) 80,347 SF

### SITE 5 (RETAIL / RESTAURANT):

SITE AREA: 3.75 NET ACRES

BUILDING AREA: 163,146 SF

BUILDING AREA: 18,822 SF

BUILDING HEIGHT: 30'-0" / 1 STORY

LANDSCAPE AREA: (MIN. 15%) 24,472 SF

### SITE 6 (INDUSTRIAL):

SITE AREA: 12.40 NET ACRES

BUILDING AREA: 540,368 SF

BUILDING AREA: 328,000 SF

BUILDING HEIGHT: 35'-0" / 2 STORY

LANDSCAPE AREA: (MIN. 15%) 81,055 SF

### SITE 7 (INDUSTRIAL):

SITE AREA: 84.89 NET ACRES

BUILDING AREA: 3,697,871 SF

BUILDING AREA: 1,000,000 SF

BUILDING HEIGHT: APPROXIMATE EXISTING

LANDSCAPE AREA: (MIN. 15%) 40'-0" APPROXIMATE EXISTING

LANDSCAPE AREA: (MIN. 15%) 554,680 SF

### CONDITIONS OF APPROVAL: PAD11007

PAD11007 (ORDINANCE NO. 2011.47) – PLANNED AREA DEVELOPMENT OVERLAY MODIFYING THE GENERAL DEVELOPMENT STANDARDS FOR AN INCREASE IN THE MAXIMUM ALLOWED BUILDING HEIGHTS FROM 35 FEET FOR SITE #1 TO 80 FEET, FOR SITE #2 TO 80 FEET, FOR SITE #3 TO 132 FEET, AND FOR SITE #4 TO 92 FEET.

ZUP11062 – USE PERMIT REQUEST TO ALLOW HOTEL USES ON SITE #1 AND SITE #2.

ZUP11064 – USE PERMIT REQUEST TO ALLOW GENERAL RETAIL/RESTAURANT USES ON SITE #5.

ZUP14118 – EXCEED MAX SURFACE PARKING LIMITATION ON SITE 6.

ZUP14119 – LIMITED USE OF DELIVERY TRUNKS DURING OVERNIGHT HOURS ON SITE 6.

DPRI1122 – DEVELOPMENT PLAN REVIEW INCLUDING SITE PLAN, BUILDING ELEVATIONS AND LANDSCAPE FOR SITES #3, #4, AND #6.

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION (S):

PAD11007

1. A BUILDING PERMIT SHALL BE OBTAINED FOR DEVELOPMENT OF THE SITE ON OR BEFORE NOVEMBER 3, 2016, OR THE OVERLAY FOR 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 FORM. BY SIGNING THE FORM, THE OWNER (S) VOLUNTARILY WAIVE (S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN DECEMBER 17, 2011, OR THE PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.

3. EACH SITE SHALL PROVIDE CONTRIBUTION TO THE OVERALL REQUIRED ART IN PRIVATE DEVELOPMENT FOR THE DISCOVERY BUSINESS CAMPUS, SUBJECT TO THE BUILDING AREA SUBMITTED AT THE TIME OF DEVELOPMENT WHEN PROPOSED FOR BUILDING PERMITS.

4. THE PLANNED AREA DEVELOPMENT FOR DISCOVERY BUSINESS CAMPUS SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

4.1. THE FOLLOWING CONDITIONS OF APPROVAL SHALL APPLY TO THE RETAIL PADS LOCATED AT THE SOUTHWEST CORNER OF THE SITE:

- A) THE FOLLOWING USES SHALL BE PROHIBITED:
  - ADULT-ORIENTED BUSINESSES;
  - AUTO BODY REPAIR SHOPS;
  - AUTO TITLE LOAN BUSINESSES;
  - GUN SHOPS;
  - LIQUOR STORES;
  - NIGHTCLUBS;
  - NON-CHARTERED FINANCIAL INSTITUTIONS (I.E. PAYDAY LOANS);
  - PAWN SHOPS;
  - TATTOO, BODY PIERCING ESTABLISHMENTS;
  - TIRE STORES;
  - TOBACCO RETAILERS;
  - VEHICLE REPAIR SHOPS AND/OR SERVICE STATIONS

B) THAT THE WESTERMOST RETAIL PAD SHALL BE SETBACK A MINIMUM OF 50 FEET FROM THE WEST PROPERTY LINE AND THAT ALL AREAS BETWEEN THE WESTERMOST RETAIL PAD AND THE WEST PROPERTY LINE SHALL BE LANDSCAPED.

ZUP14049 APPROVED FOR SITE 5. USE PERMIT TO ALLOW A DRIVE-THROUGH FOR RESTAURANT USE

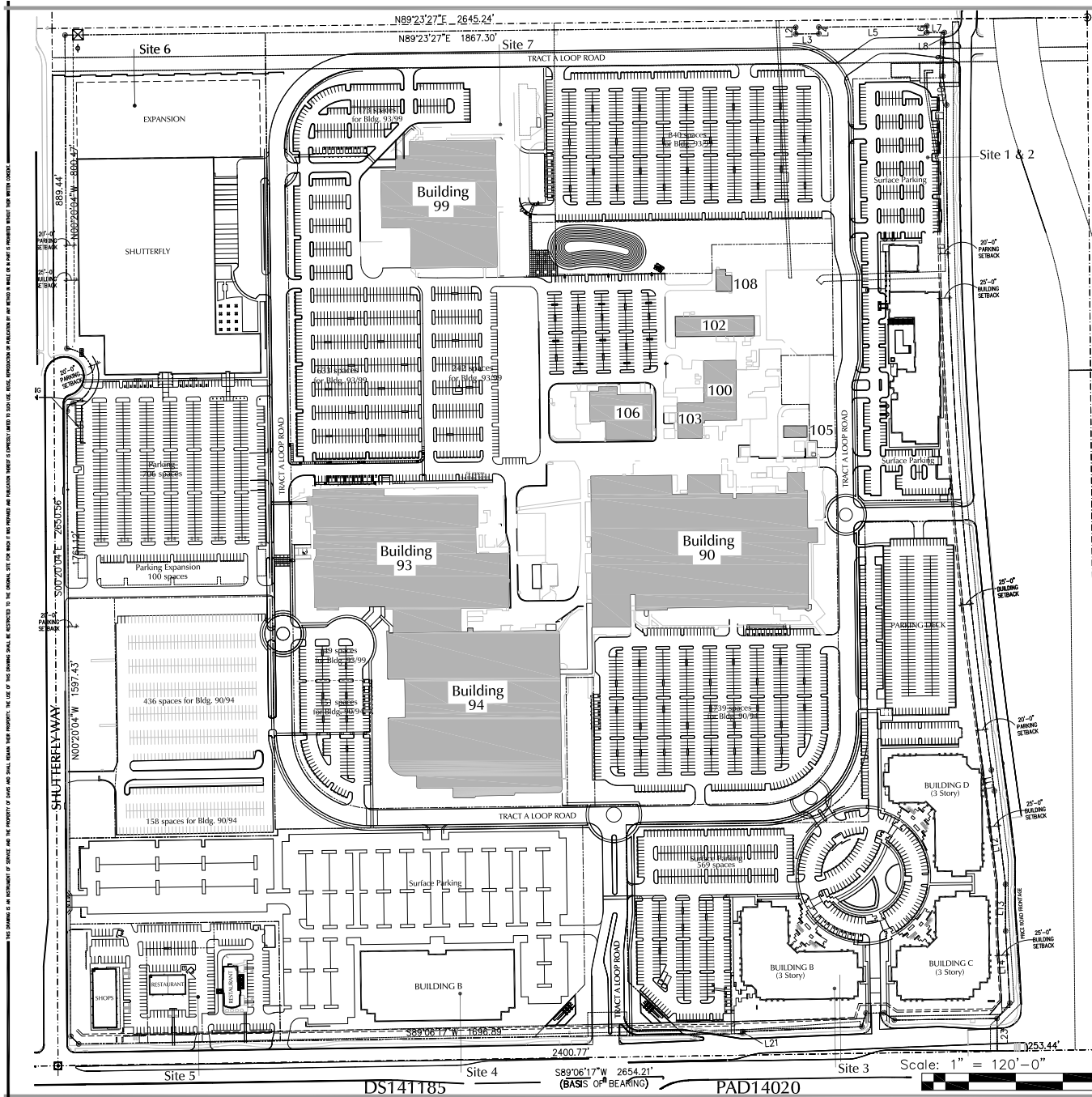
ZUP11063 AND ZUP11064  
CONDITIONS OF APPROVAL:

5. THE USE PERMIT FOR GENERAL RETAIL AND RESTAURANT USES IS VALID ONLY FOR SITE #5 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE. THE LIST OF USES ALLOWED FOR THIS USE PERMIT ARE LIMITED TO ALL RESTAURANTS AND GENERAL RETAIL AND SERVICE USES LISTED WITHIN THE ZONING AND DEVELOPMENT CODE, APPENDIX M. ALL OTHER USES SPECIFICALLY IDENTIFIED WITHIN THE CODE WILL REQUIRE A SEPARATE USE PERMIT.

6. THE USE PERMIT FOR HOTEL USES IS VALID ONLY FOR SITE #1 AND #2 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE.

7. NEON LIGHTING, SUCH AS ACCENT LIGHTING ON THE BUILDING OR WITHIN WINDOWS, IS PROHIBITED WITHIN SITE #5.

8. ANY INTENSIFICATION OR EXPANSION OF THE USE, NOT DESCRIBED IN THIS REQUEST, SHALL REQUIRE THE APPLICANT TO RETURN TO AN APPROPRIATE DECISION-MAKING BODY FOR FURTHER REVIEW.



**PROJECT TEAM:**

**Applicant:**  
Ginnage & Burnham P.L.C.  
Two North Central Avenue, 15th Floor  
Phoenix, AZ 85004  
Contact: Manjula Vaz  
Phone: (602)256-4461  
FAX: (602)256-4415  
Email: mvaz@gblaw.com

**Owner:**  
Tempe Campus SPV LLC  
2701 E. Camelback Road #185  
Phoenix, AZ 85016  
Contact: Tim Chester  
Phone: (602)296-1096  
FAX: (602)296-0001  
Email: tchester@ventprop.com

**Architect:**  
DAVIS  
60 E. Rio Salado Blvd. #18  
Tempe, AZ 85281  
Contact: Mike Edwards  
Phone: (480)638-1100  
FAX: (480)638-1101  
Email: medwards@thedavisexperience.com

**Civil Engineer:**  
Erickson & Meeks Engineering, LLC  
13444 N 32nd Street, Suite 6  
Phoenix, AZ 85032  
Contact: Jeff Erickson  
Phone: (602)569-6593  
FAX: (602)569-6493  
Email: jerickson@emellc.com

**Landscape Architect:**  
The Design Element, PLLC  
1230 W Washington Street, #202  
Tempe, AZ 85281  
Contact: Jeff Anderson  
Phone: (480)244-1970  
FAX: (480)244-9071  
Email: jeff.a@thedesignelementa.com

**PROPERTY LINE DATA:**

LINE	BEARING	LENGTH
L1	N45°36'31"W	28.15
L2	S00°31'38"E	17.00
L3	N89°23'27"E	59.00
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L12	S06°47'55"E	240.00
L13	S00°11°00"E	119.47
L14	S03°17'41"E	184.55
L15	S39°42'39"W	50.97
L16	S89°06'17"W	262.34
L17	N89°11'24"W	32.18
L18	S89°06'17"W	46.01
L19	S16°41'18"W	36.18
L20	S87°40'54"W	304.83
L21	S00°53'43"E	5.24
L22	N89°37'26"E	26.07
L23	N00°53'43"W	83.55

CURVE	DELTA	RADIUS	ARC	CHORD
C1	73°35'02"	20.00	25.69	23.96
C2	158°48'13"	72.00	199.56	141.54

**GENERAL NOTE:**

1. THIS AMENDMENT IS FOR SITES 1 AND 2 ONLY.

**PROJECT DATA:**

**Applicant:**  
Ginnage & Burnham P.L.C.  
Two North Central Avenue, 15th Floor  
Phoenix, AZ 85004  
Contact: Manjula Vaz  
Phone: (602)256-4461  
FAX: (602)256-4415  
Email: mvaz@gblaw.com

**Owner:**  
Tempe Campus SPV LLC  
2701 E. Camelback Road #185  
Phoenix, AZ 85016  
Contact: Tim Chester  
Phone: (602)296-1096  
FAX: (602)296-0001  
Email: tchester@ventprop.com

**Architect:**  
DAVIS  
60 E. Rio Salado Blvd. #18  
Tempe, AZ 85281  
Contact: Mike Edwards  
Phone: (480)638-1100  
FAX: (480)638-1101  
Email: medwards@thedavisexperience.com

**Civil Engineer:**  
Erickson & Meeks Engineering, LLC  
13444 N 32nd Street, Suite 6  
Phoenix, AZ 85032  
Contact: Jeff Erickson  
Phone: (602)569-6593  
FAX: (602)569-6493  
Email: jerickson@emellc.com

**Landscape Architect:**  
The Design Element, PLLC  
1230 W Washington Street, #202  
Tempe, AZ 85281  
Contact: Jeff Anderson  
Phone: (480)244-1970  
FAX: (480)244-9071  
Email: jeff.a@thedesignelementa.com

**Address:**  
2700 E. ELIOT ROAD  
GENERAL PLAN: PROJECTED LAND USE  
PROPOSED: INDUSTRIAL/MANUFACTURING

**Office:**  
OFFICE  
HOTEL  
RETAIL

**Site Area:**  
NET SITE AREA: 135.62 NET ACRES  
5,907,580 SF

**Parking Data:**  
REQUIRED:  
HOTEL USES: (1 PER ROOM-OFFICE) 231  
OFFICE USES: (1 PER 300 SF) 3,333  
RETAIL USES: (1 PER 300 SF) 29  
RESTAURANT USES: (1 PER 75 SF) 251  
INDUSTRIAL USES: 2,210  
TOTAL REQUIRED: 5,962

**Provided:**  
7,600

**Site 1 & 2 (HOTEL):**  
SITE AREA: 5.91 NET ACRES  
257,490 SF  
BUILDING AREA: 145,086 SF  
228 ROOMS

**RESTAURANT:**  
5,500 SF  
BUILDING HEIGHT: 70'-0" MAX / 5 STORY  
LANDSCAPE AREA: (MIN. 15%) 18,503 SF

**Site 3 (OFFICE):**  
SITE AREA: 16.85 ACRES  
734,149 SF  
BUILDING AREA: 465,000 SF  
63' / 3 STORY MAX.  
LANDSCAPE AREA: (MIN. 15%) 110,122 SF

**Site 4 (OFFICE):**  
SITE AREA: 12.30 NET ACRES  
535,630 SF  
BUILDING HEIGHT: 92'-0" / 5 STORY  
LANDSCAPE AREA: (MIN. 15%) 80,347 SF

**Site 5 (RETAIL / RESTAURANT):**  
SITE AREA: 3.75 NET ACRES  
163,146 SF  
BUILDING AREA: 13,322 SF  
BUILDING HEIGHT: 30'-0" / 1 STORY  
LANDSCAPE AREA: (MIN. 15%) 24,472 SF

**Site 6 (INDUSTRIAL):**  
SITE AREA: 12.40 NET ACRES  
540,368 SF  
BUILDING AREA: 300,000 SF  
BUILDING HEIGHT: 35'-0" / 2 STORY  
LANDSCAPE AREA: (MIN. 15%) 81,055 SF

**Site 7 (INDUSTRIAL):**  
SITE AREA: 84.89 NET ACRES  
3,697,871 SF  
BUILDING AREA: APPROXIMATE EXISTING  
1,000,000 SF  
BUILDING HEIGHT: APPROXIMATE EXISTING  
40'-0"  
LANDSCAPE AREA: APPROXIMATE EXISTING  
(MIN. 15%) 554,680 SF

**DAVIS**

60 East Rio Salado Parkway  
Suite 118  
Tempe, Arizona  
85281

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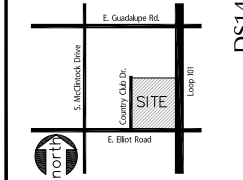
**DISCOVERY BUSINESS CAMPUS**  
2100 East Eliot Road  
TEMPE, AZ

REC14058

PAD14020

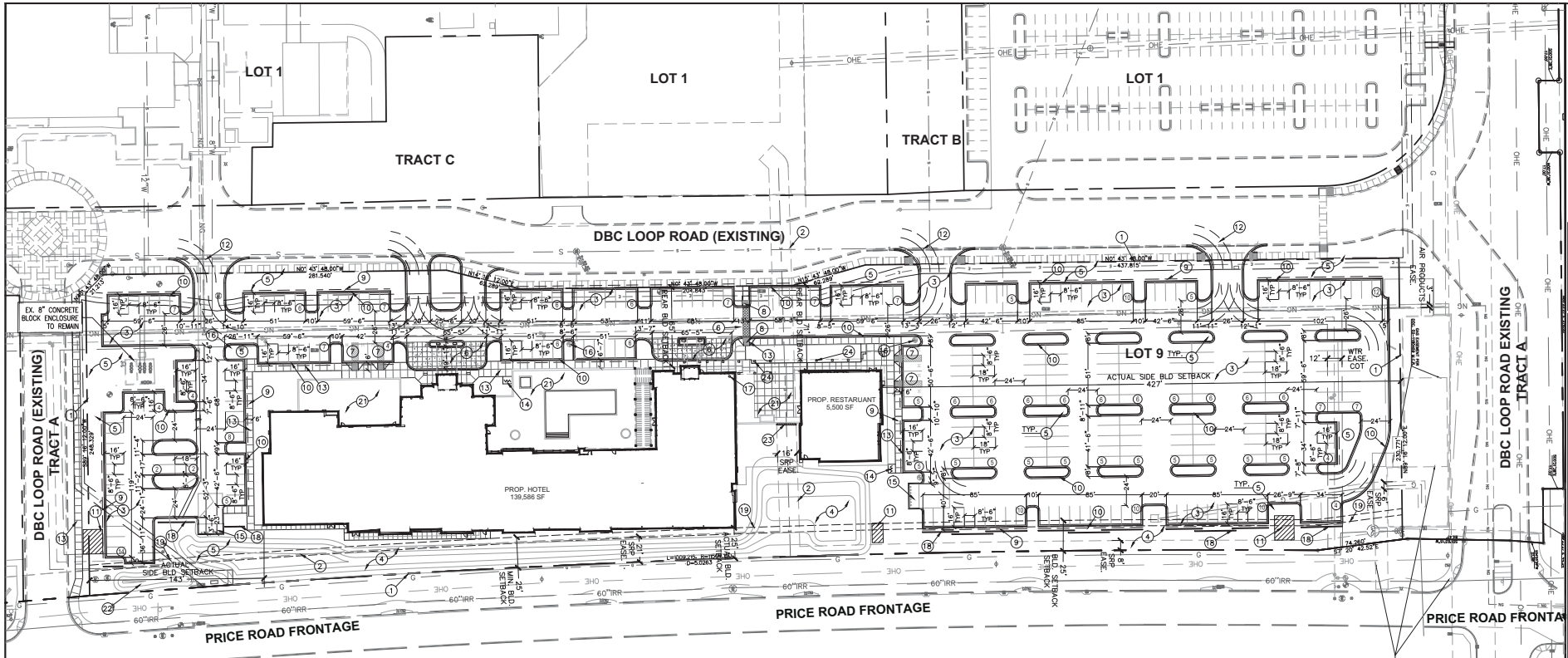
DS141185

**VICINITY MAP:**



DATE ISSUED: 4.FEB.15  
DRAWN BY:  
CHECKED BY:  
PROJECT NO. 10201  
CADD FILE:  
DRAWING NO. PA-2  
OVERALL PHASE 1 SITE PLAN  
SCALE: 1"=120'-0"

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**EME**  
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13444 N. 32nd Street  
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Phoenix, Arizona 85032  
Phone: (602) 569-6583  
Fax: (602) 569-8493



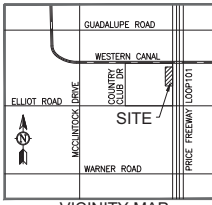
**DISCOVERY BUSINESS CAMPUS SITES 1 AND 2 - HOTEL**  
**CIVIL SITE PLAN**  
7200 S. PRICE ROAD, TEMPE, ARIZONA

**OWNER**  
THE MIDWATERS GROUP  
3257 8th SPRUCE WAY  
PARK CITY, UT 84098  
PH: (435) 658-9923  
CONTACT: EDWARD C. SHAGEN

**ENGINEER**  
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PH: (602) 569-8493  
CONTACT: GREG BROWN

**ARCHITECT**  
HC ARCHITECTURE  
1425 DUTCH VALLEY PLACE, STUDIO B  
ATLANTA, GEORGIA 30324  
PH: (404) 885-8868  
CONTACT: TOM HOGAN

**LANDSCAPE ARCHITECT**  
THE DESIGN ELEMENT  
2211 E. HERLAND AVE., SUITE 120  
PHOENIX, ARIZONA 85016  
PH: (602) 373-5328  
CONTACT: JEFF ANDERSON



**VICINITY MAP**  
N.T.S.

**KEYNOTES (SITE):**

1. PROPERTY LINE, TYP.
2. ELECTRON EXEMPTION LINE
3. ASPHALT PAVING
4. SITE RETENTION
5. LANDSCAPE AREA
6. INTEGRAL COLORED CONCRETE
7. VAN ACCESSIBLE PARKING SPACE, PER ADAG 208.2.4 AND 502
8. ACCESSIBLE CURB RAMP, STRAIGHT
9. 2'-0" PARKING OVERHANG - LANDSCAPE TO BE CLEAR OF THIS AREA
10. CONCRETE CURB (TYP)
11. FUTURE MONUMENT SIGN
12. 35' AND 55' FIRE TRUCK TURNING RADIUS
13. CONCRETE SIDEWALK
14. BICYCLE PARKING
15. REFUSE ENCLOSURE PER CITY OF TEMPE STANDARD DETAIL
16. FIRE HYDRANT
17. FIRE RISER ROOM
18. 3" HIGH SITE WALL
19. BUILDING SETBACK LINE
20. LANDSCAPE SETBACK LINE
21. HARDSCAPE AREA
22. LANDSCAPE SCREEN BERM WITH LANDSCAPING TO 3' SCREEN
23. GATE FOR SRP ACCESS
24. TRELLIS CONNECTION BETWEEN BUILDINGS

**GENERAL NOTES:**

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN PHASE.
2. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT PRAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
3. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
4. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY SOLID MASONRY WALLS AND/OR GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
5. ALL TRANSFORMER BOXES, METER PANELS, ELECTRICAL EQUIPMENT, BACK-FLOW DEVICES, AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY WALLS OR LANDSCAPE, SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
6. SEE CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL SCOPE OF WORK BEYOND LIMITS OF CONSTRUCTION.
7. CONTRACTOR TO PROVIDE EITHER PAINTED RED CURBS OR SIGNAGE FOR PREMISES PER CITY OF TEMPE STANDARDS.
8. ALL SIGNS REQUIRE SEPARATE PERMIT.
9. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
10. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/ CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
11. ALL TREES MUST BE PLANTED AT LEAST 3' FROM OUTSIDE EDGE OF FIRE HYDRANTS.

**PROJECT DATA**

NET SITE AREA	GID W/ PAD OVERLAY
±257,490 SF	±5.91 AC
LANDSCAPE AREA (required 15% of net site area)	±77,230 SF
PARKING AREA	±238,582 SF
PARKING AREA LANDSCAPE	±23,145 SF
PARKING AREA LANDSCAPE % REQUIRED	10.0%
PARKING AREA LANDSCAPE %	18.0%
<b>HOTEL BUILDING AREAS</b>	±139,586 SF
<b>RESTAURANT BUILDING AREAS</b>	±5,500 SF
BUILDING AREA	±800 SF
PATIO AREA	
<b>MAX LOT % COVERAGE FOR GID W/ PAD OVERLAY</b>	100%
<b>PROPOSED LOT % COVERAGE</b>	±16.2%
<b>VEHICLE PARKING REQUIRED</b>	
<b>HOTEL PARKING REQUIREMENTS</b>	
REQUIRED (1 PER ROOM x 228 ROOMS)	228.00 SP
OFFICE (OFFICE @ 1/200 x 900 SF)	3.00 SP
TOTAL HOTEL REQUIRED	±231.00
<b>RESTAURANT PARKING REQUIREMENTS</b>	
REQUIRED (1 STALL @ 1/75 x 5,500 SF)	73.33 SP
OUTDOOR (1 STALL 1/150 x 1,100 SF-300 SF)	5.33 SP
TOTAL RESTAURANT REQUIRED	78.66 SP
<b>TOTAL REQUIRED PROVIDED (INCLUDES 8 HANDICAP SPACES)</b>	±325 SP
<b>BICYCLE PARKING REQUIRED</b>	
<b>HOTEL</b>	
REQUIRED (HOTEL @ 1/20 x 228 ROOMS)	11.40 SP
<b>RESTAURANT</b>	
INDOOR (RESTAURANT @ 1/1,000 x 5,500 SF)	5.50 SP
OUTDOOR (RESTAURANT @ 1/2,000 x 1,100 SF-300 SF)	0.40 SP
<b>TOTAL REQUIRED</b>	17.30 SP
<b>TOTAL PROVIDED</b>	18 SP

**PROJECT DESCRIPTION**

CONSTRUCT 5 STORY, 228 ROOM HOTEL FACILITY WITH 5,500 SQUARE FOOT RESTAURANT FACILITY. CONSTRUCT ASSOCIATED LANDSCAPE, PARKING, GRADING, DRAINAGE, AND UTILITIES TO SUPPORT THE NEW FACILITY.

**MAX BUILDING HEIGHT**

69.67 FEET PROPOSED  
90' FEET MAXIMUM  
5 PROPOSED STORIES  
6 MAX STORIES ALLOWED

**BUILDING SETBACKS**

**REQUIRED**  
FRONT/STREET (EAST) 25' MINIMUM  
REAR (WEST) 0' MINIMUM  
SIDE (NORTH/SOUTH) 0' MINIMUM  
FRONT/STREET LANDSCAPE SETBACK 20'

**PROPOSED**  
FRONT/STREET (EAST) 25' PROPOSED  
REAR (WEST) ±65' PROPOSED  
SIDE (SOUTH) ±143' PROPOSED  
SIDE (NORTH) ±242' PROPOSED

**LEGAL DESCRIPTION**

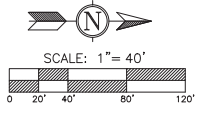
LOT 9 OF DISCOVERY BUSINESS CAMPUS, A SUBDIVISION PLAT AS RECORDED IN BOOK 1174, PAGE 48 OF THE RECORDS OF MARICOPA COUNTY, ARIZONA.

**LOT AREA**

257,490 SF OR 5.91 ACRES

**SITE ADDRESS**

7200 S. PRICE ROAD



REVISIONS

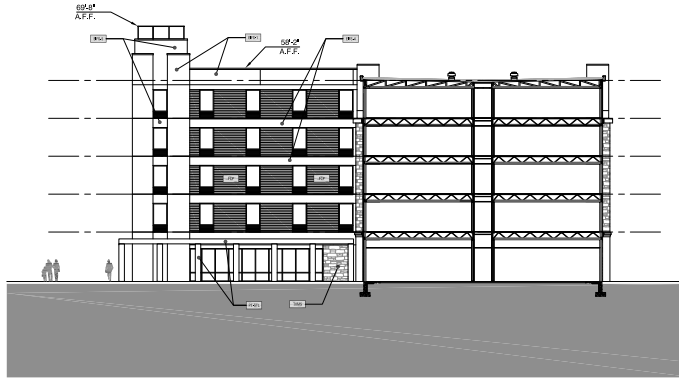
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**CSP**  
1 of 1

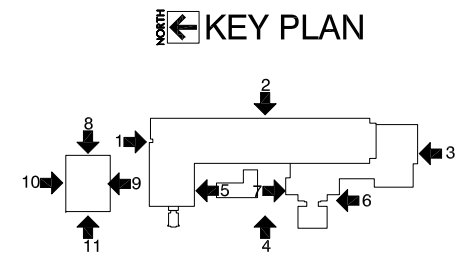




**1 NORTH ELEVATION**  
SCALE 1/16"=1'-0"



**5 SOUTH ELEVATION**  
SCALE 1/16"=1'-0"



HOTEL MATERIAL LEGEND	
EPS-1 = EPS COLOR 1: BENJAMIN MOORE: OC-32 *TAPESTRY *SANDBLAST* OR *FINE SAND 1.0" TEXTURE	TVM5 = THIN VENEER MANUFACTURED STONE: BASES OF SHERWIN-WILLIAMS: *MISTY STONE COLOR- AUTUMN*
EPS-2 = EPS COLOR 2: SHERWIN WILLIAMS: SW 6173 *MINERAL *SANDBLAST* OR *FINE SAND 1.0" TEXTURE	FCP = FIBER CEMENT VENTILATED RAINSCREEN PANEL: MCHINA USA *MISTYWOOD: CO-OR- C248*
EPS-2.1 = EPS COLOR 2.1- SAME AS EPS-2 EXCEPT WITH QUARTZPUTZ OR SIMIL. TEXTURED FINISH.	RF-1 = CLAY BARREL TILE ROOF: TERRA COTTA COLOR
EPS-3 = EPS COLOR 3: SHERWIN WILLIAMS: SW 6173 *COCONUT* *SANDBLAST* OR *FINE SAND 1.0" TEXTURE	TR-1 = SMOOTH FIBER CEMENT TRIM: COLOR TO MATCH SW 6173 *COCONUT*
EPS-4 = EPS COLOR 4: SHERWIN WILLIAMS: SW 6643 *MAM* *SANDBLAST* OR *FINE SAND 1.0" TEXTURE	GL-1 = PPG SOLARBAN TO CLEAR LOW-E *INSULATED GLASS UNIT AT ALL WINDOWS
EPS-5 = EPS COLOR 5: BENJAMIN MOORE: 2027-20 *SPRING MOSS* *SANDBLAST* OR *FINE SAND 1.0" TEXTURE	GL-2 = 50% TRANSLUCENT CLEAR/WHITE 4-SIDED GLASS BEACON WITH BACKLIGHTING
PS-STL = STEEL TUBE TRUSS FRAME TO BE PAINTED TO MATCH COLOR TO BE SW 6173 *COCONUT*	RLNG = FALSE ALUMINUM BALCONY RAILING, COLOR TO MATCH SW 6173 *COCONUT*

NOTE: ALL ROOFTOP DRAINS WILL BE INTERNALLY PIPED, NO DOWNSPOUTS



**2 WEST ELEVATION**  
SCALE 1/16"=1'-0"

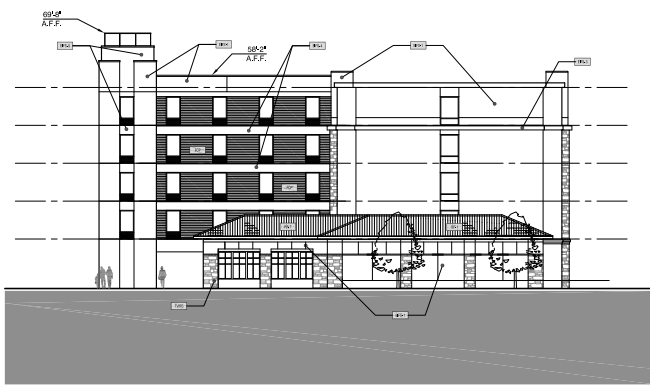
**DBC HOTEL - TEMPE, ARIZONA**  
**HOME 2 SUITES - HILTON GARDEN INN**  
**WIDEWATERS HOTELS**

**hc**  
architecture  
1425 DUTCH VALLEY PLACE, NE  
STUDIO B  
ATLANTA GEORGIA 30324  
404 855 8850 V 404 855 8878 F WWW.HCARCHITECT

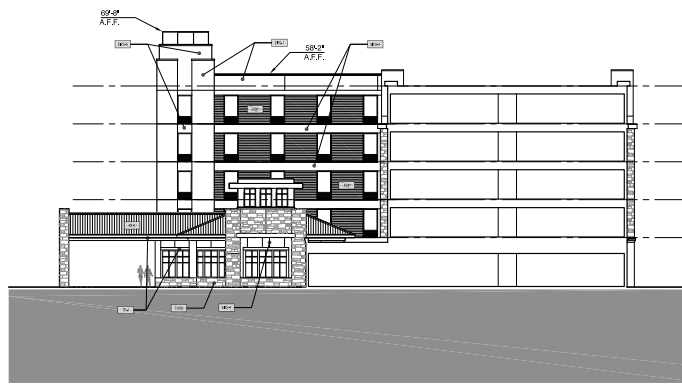
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TEMPERATURE DEVELOPMENT REVIEW	DECEMBER 8, 2014
DEVELOPMENT REVIEW RESPONSE	JANUARY 14, 2015
DEVELOPMENT REVIEW RESPONSE REVISED	FEB 10, 2015

**EXTERIOR ELEVATIONS**  
SCALE: 1/16" = 1'-0"

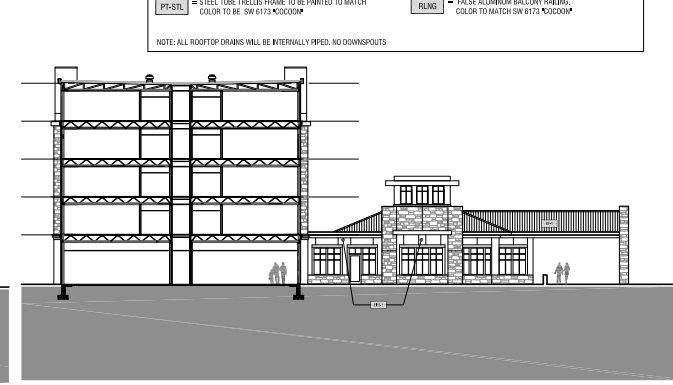
HC JOB NO.  
**520**  
SHEET NO.  
**A2.1-B**



3 SOUTH (C) ELEVATION  
SCALE 1/16"=1'-0"



6 SOUTH (B) ELEVATION  
SCALE 1/16"=1'-0"



7 NORTH (B) ELEVATION  
SCALE 1/16"=1'-0"

HOTEL MATERIAL LEGEND			
BFS-1	= BFS COLOR 1: BENJAMIN MOORE: OC-22, *FAESTRY BERRY, *SANDBLAST* OR *FINE SAND 1/2" TEXTURE	TYMS	= THIN VENEER MANUFACTURED STONE: BASE OF DESKIN-VENEERSTONE, *AUSTIN STONE: COLOR- AUTUMN*
BFS-2	= BFS COLOR 2: SHERWIN WILLIAMS: SW 6150, *UNIVERSAL KHAKI, *SANDBLAST* OR *FINE SAND 1/2" TEXTURE	FCP	= FIBER CEMENT VENTILATED RAINTSCREEN PANEL: HCBHMA USA *MINTAGEWOOD: COLOR- CEDAR*
BFS-2T	= BFS COLOR 2.1: SAME AS BFS-2 EXCEPT WITH QUARTZPUTZ OR SMRL. TEXTURED FINISH.	RF-1	= CLAY BARREL TILE ROOF; TERRA GOTTA COLOR
BFS-3	= BFS COLOR 3: SHERWIN WILLIAMS: SW 6173, *COCCOON*, *SANDBLAST* OR *FINE SAND 1/2" TEXTURE	TR-1	= SMOOTH FIBER CEMENT TRIM, COLOR TO MATCH SW 6173 *COCCOON*
BFS-4	= BFS COLOR 4: SHERWIN WILLIAMS: SW 6643, *YAM*, *SANDBLAST* OR *FINE SAND 1/2" TEXTURE	GL-1	= PPG SOLARBAN TO CLEAR LOW-E INSULATED GLASS UNIT AT ALL WINDOWS
BFS-5	= BFS COLOR 5: BENJAMIN MOORE: 2027-20, *SPRING MOSP*, *SANDBLAST* OR *FINE SAND 1/2" TEXTURE	GL-2	= 50% TRANSLUCENT CLEAR/WHITE 4-SIDED GLASS BEACON WITH BACKLIGHTING
PT-STL	= STEEL TUBE TRUSS FRAME TO BE PAINTED TO MATCH COLOR TO BE SW 6173 *COCCOON*	FLNG	= FALSE ALUMINUM BALCONY RAILING, COLOR TO MATCH SW 6173 *COCCOON*

NOTE: ALL ROOSTOP GRIDS WILL BE INTERNALLY PIPED, NO DOWNSPOUTS



4 EAST ELEVATION  
SCALE 1/16"=1'-0"

DBC HOTEL - TEMPE, ARIZONA  
HOME 2 SUITES - HILTON GARDEN INN

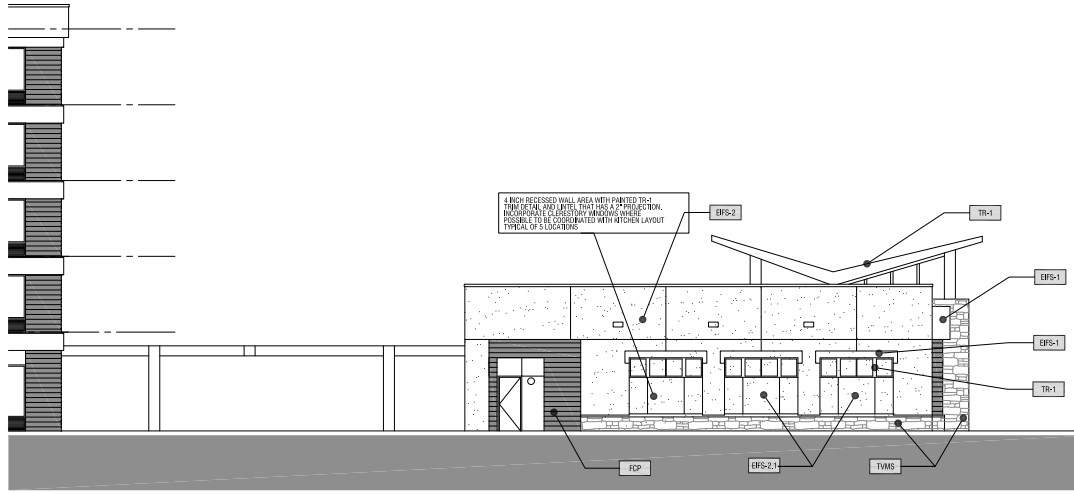
WIDEWATERS HOTELS



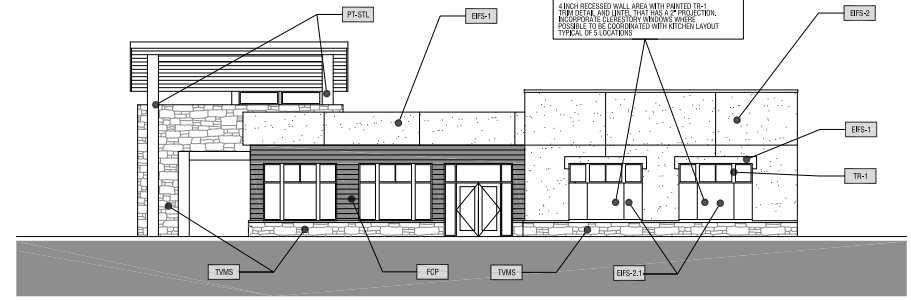
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STUDIO B  
ATLANTA GEORGIA 30324  
404 855 8850 V 404 855 8878 F WWW.HCARCHITECT

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TEMPE DEVELOPMENT REVIEW	DECEMBER 8, 2014
DEVELOPMENT REVIEW RESPONSE	JANUARY 14, 2015
DEVELOPMENT REVIEW RESPONSE REVISED	FEB 10, 2015

DRAWING TITLE		HC JOB NO.
EXTERIOR ELEVATIONS SCALE: 1/16" = 1'-0"		520
		SHEET NO.
		A2.2-B



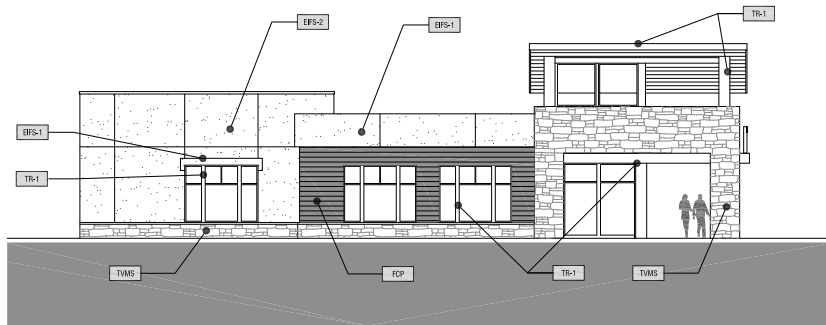
**8 EAST ELEVATION**  
SCALE 1/8"=1'-0"



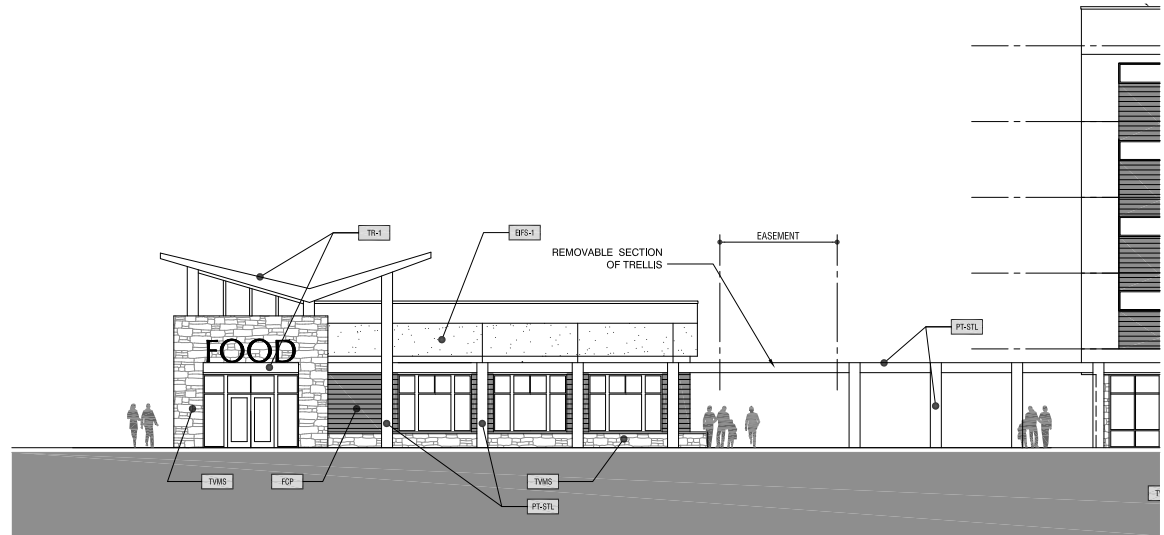
**9 SOUTH ELEVATION**  
SCALE 1/8"=1'-0"

RESTAURANT MATERIAL LEGEND	
<b>EFS-1</b> - EFS COLOR 1: BROWN/MOORE-OC-22 "MAPESTRY BRICK "SANDBLAST" OR "FINE SAND 1.0" TEXTURE	<b>TVMS</b> - TWIN NUMBER MANUFACTURED STONE, BASE OF DESERTEVERESTONE, ALUSTON STONE, COLOR- ALUTUM
<b>EFS-2</b> - EFS COLOR 2: SHERWIN WILLIAMS SW 6150 "MINI GOSAL KHAK" "SANDBLAST" OR "FINE SAND 1.0" TEXTURE	<b>FCP</b> - FIBER CEMENT VENTILATED RAINSCREEN PANEL, NICHHA USA "ANTIGWOOD- COLOR- CEDAR"
<b>EFS-2.1</b> - EFS COLOR 2.1: SAME AS EFS-2 EXCEPT WITH QUARTZPUTZ OR SWR5, TEXTURED FINISH	<b>TR-1</b> - SMOOTH FIBER CEMENT TRIM, COLOR TO MATCH SW 6173 "COCOON"
<b>PT-STL</b> - STEEL TUBE TRELLIS FRAME TO BE PAINTED TO MATCH COLOR TO BE SW 6173 "COCOON"	<b>GL-1</b> - PPG SOLARBAN TO CLEAR LOW-E INSULATED GLASS UNIT AT ALL WINDOWS

NOTE: ALL ROOFTOP DRAINS WILL BE INTERNALLY PIPEL, NO DOWNSPOUTS



**10 NORTH ELEVATION**  
SCALE 1/8"=1'-0"



**11 WEST ELEVATION**  
SCALE 1/8"=1'-0"

**DBC HOTEL - TEMPE, ARIZONA**  
**HOME 2 SUITES - HILTON GARDEN INN**

WIDEWATERS HOTELS



1425 DUTCH VALLEY PLACE, NE  
STUDIO B  
ATLANTA GEORGIA 30324  
404 855 8850 V 404 855 8878 F WWW.HCARCHITECT

DRAWING TITLE	
TEMPLE DEVELOPMENT REVIEW	DECEMBER 8, 2014
DEVELOPMENT REVIEW RESPONSE	JANUARY 14, 2015
DEVELOPMENT REVIEW RESPONSE REMED	FEB 10, 2015

HC JOB NO.

520

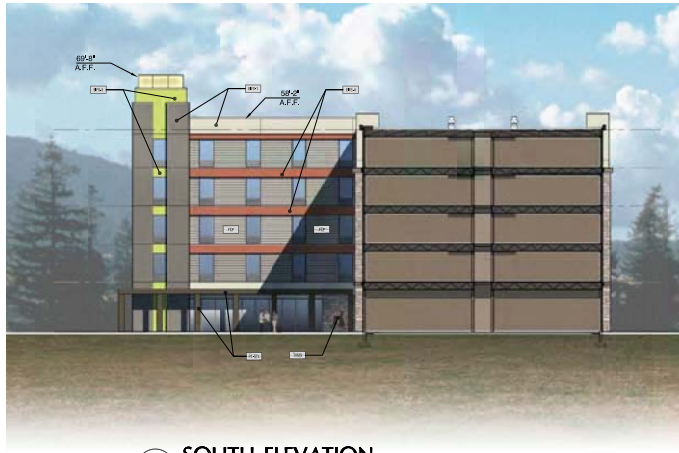
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SCALE: 1/8" = 1'-0"

SHEET NO.

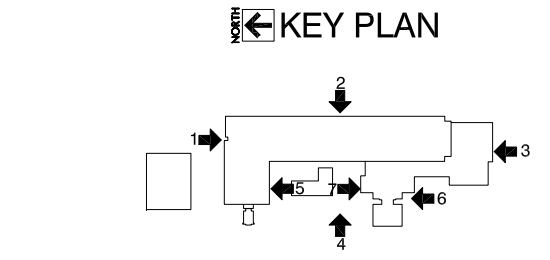
A2.3-B



**1 NORTH ELEVATION**  
SCALE 1/16"=1'-0"



**5 SOUTH ELEVATION**  
SCALE 1/16"=1'-0"



HOTEL MATERIAL LEGEND	
EPS-1	= EPS COLOR 1: BENJAMIN MOORE: OC-32 *TAPESTRY OR *MARBLEGLASS OR *FINE SAND 1.0" TEXTURE
EPS-2	= EPS COLOR 2: SHERWIN WILLIAMS: SW 6150 *MINERAL BLANK *SANDGLASS OR *FINE SAND 1.0" TEXTURE
EPS-2.1	= EPS COLOR 2.1: SAME AS EPS-2 EXCEPT WITH QUARTZPLUTZ OR SIMIL. TEXTURED FINISH.
EPS-3	= EPS COLOR 3: SHERWIN WILLIAMS: SW 6173 *COCOON* *SANDGLASS OR *FINE SAND 1.0" TEXTURE
EPS-4	= EPS COLOR 4: SHERWIN WILLIAMS: SW 6643 *MAM* *SANDGLASS OR *FINE SAND 1.0" TEXTURE
EPS-5	= EPS COLOR 5: BENJAMIN MOORE: 2027-20 *SPRING MOSS* *SANDGLASS OR *FINE SAND 1.0" TEXTURE
WT	= WOOD TIMBER
TVM5	= THIN VENEER MANUFACTURED STONE: BASES OF SHERWIN WILLIAMS: SW 6173 STONE COLOR: AUTUMN*
FCP	= FIBER CEMENT VENTILATED RAISED PANEL: NICHINA USA *MONTA WOOD: COLORED: CEDAR*
RF-1	= CLAY BARREL TILE ROOF: TERRA COTTA COLOR
TR-1	= SMOOTH FIBER CEMENT TRIM: COLOR TO MATCH SW 6173 *COCOON*
GL-1	= PPG SOLARBAN TO CLEAR LOW-E *INSULATED GLASS UNIT AT ALL WINDOWS
GL-2	= 50% TRANSLUCENT CLEAR/WHITE 4-SIDED GLASS BEACON WITH BACKLIGHTING
RLNG	= FALSE ALUMINUM BALCONY RAILING, COLOR TO MATCH SW 6173 *COCOON*

NOTE: ALL ROOFTOP DRAINS WILL BE INTERNALLY PIPED. GUTTERS AND DOWNSPOUTS MAY BE REQUIRED ONLY AT SLOPED ROOF AREAS.



**2 WEST ELEVATION**  
SCALE 1/16"=1'-0"

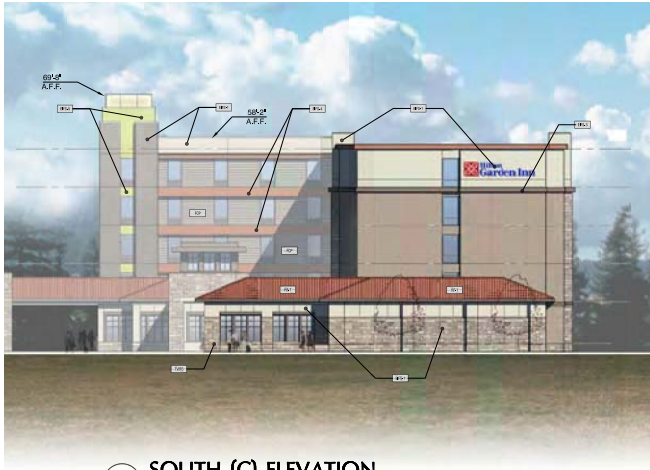
**DBC HOTEL - TEMPE, ARIZONA**  
**HOME 2 SUITES - HILTON GARDEN INN**  
**WIDEWATERS HOTELS**

**hc**  
architecture  
1425 DUTCH VALLEY PLACE, NE  
STUDIO B  
ATLANTA GEORGIA 30324  
404 855 8858 V 404 855 8878 F WWW.HCARCHITECT

DRAWING TITLE	
TEMP DEVELOPMENT REVIEW	DECEMBER 8, 2014
DEVELOPMENT REVIEW RESPONSE	JANUARY 14, 2015
DEVELOPMENT REVIEW RESPONSE REVISED	FEB 10, 2015

**EXTERIOR ELEVATIONS**  
SCALE: 1/16" = 1'-0"

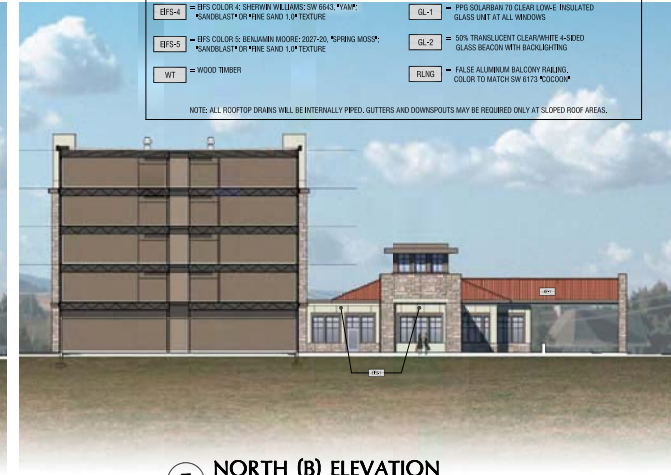
HC JOB NO.  
**520**  
SHEET NO.  
**A2.1**



3 SOUTH (C) ELEVATION  
SCALE 1/16"=1'-0"



6 SOUTH (B) ELEVATION  
SCALE 1/16"=1'-0"



7 NORTH (B) ELEVATION  
SCALE 1/16"=1'-0"

HOTEL MATERIAL LEGEND	
BFS-1 = BFS COLOR 1: BENJAMIN MOORE: OC-22, *PEDESTRY BEER, *SANDBLAST* OR *FINE SAND 1.0" TEXTURE	TYMS = THIN VENEER MANUFACTURED STONE: BASE OF DESER-VAENEERSTONE, *AUSTIN STONE-COLOR: AUTUMN*
BFS-2 = BFS COLOR 2: SHERWIN WILLIAMS: SW 6150, *UNIVERSAL KHAKH, *SANDBLAST* OR *FINE SAND 1.0" TEXTURE	FCP = FIBER CEMENT VENTILATED RAINSCREEN PANEL: INCHINA USA *MINTAGE WOOD: COLOR: CEDAR*
BFS-2-1 = BFS COLOR 2.1: SAME AS BFS-2 EXCEPT WITH QUARTZITE OR SIMIL. TEXTURED FINISH.	RF-1 = CLAY BARREL TILE ROOF; TERRA GOTTA COLOR
BFS-3 = BFS COLOR 3: SHERWIN WILLIAMS: SW 6173, *COCCOON* *SANDBLAST* OR *FINE SAND 1.0" TEXTURE	TR-1 = SMOOTH FIBER CEMENT TRIM, COLOR TO MATCH SW 6173 *COCCOON*
BFS-4 = BFS COLOR 4: SHERWIN WILLIAMS: SW 8645, *YAM* *SANDBLAST* OR *FINE SAND 1.0" TEXTURE	GL-1 = PPG SOLARBAN 70 CLEAR LOW-E INSULATED GLASS UNIT AT ALL WINDOWS
BFS-5 = BFS COLOR 5: BENJAMIN MOORE: 2027-20, *SPRING MOSP, *SANDBLAST* OR *FINE SAND 1.0" TEXTURE	GL-2 = 50% TRANSLUCENT CLEAR/WHITE 4-SIDED GLASS BEACON WITH BACKLIGHTING
WT = WOOD TIMBER	FLNG = FALSE ALUMINUM BALCONY RAILING, COLOR TO MATCH SW 6173 *COCCOON*

NOTE: ALL ROOFTOP DRAINS WILL BE INTERNALLY PIPED. GUTTERS AND DOWNSPOUTS MAY BE REQUIRED ONLY AT SLOPED ROOF AREAS.



4 EAST ELEVATION  
SCALE 1/16"=1'-0"

DBC HOTEL - TEMPE, ARIZONA  
HOME 2 SUITES - HILTON GARDEN INN

WIDEWATERS HOTELS



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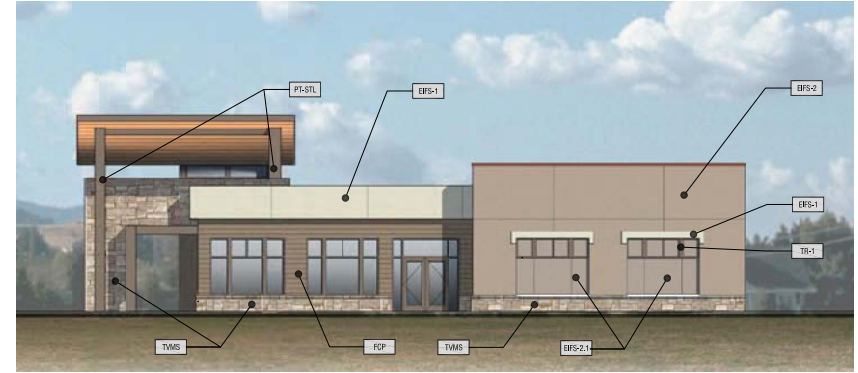
DRAWING TITLE	
TEMPER DEVELOPMENT REVIEW	DECEMBER 8, 2014
DEVELOPMENT REVIEW RESPONSE	JANUARY 14, 2015
DEVELOPMENT REVIEW RESPONSE REVISED	FEB 10, 2015

DRAWING TITLE		HC JOB NO.
EXTERIOR ELEVATIONS SCALE: 1/16" = 1'-0"		520
		SHEET NO.
		A2.2





EAST ELEVATION

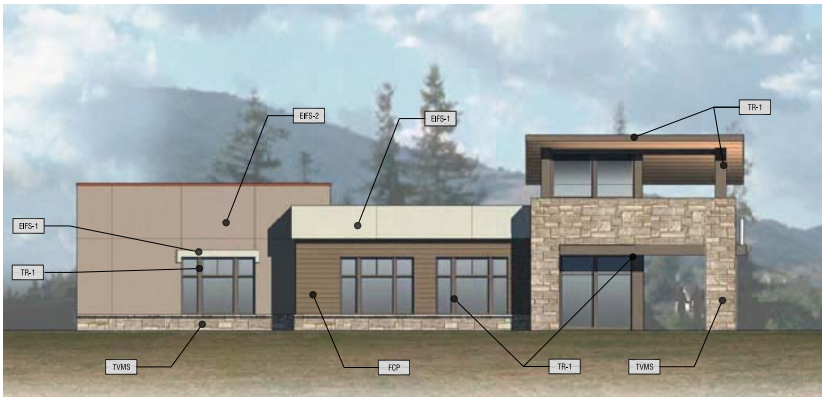


SOUTH ELEVATION

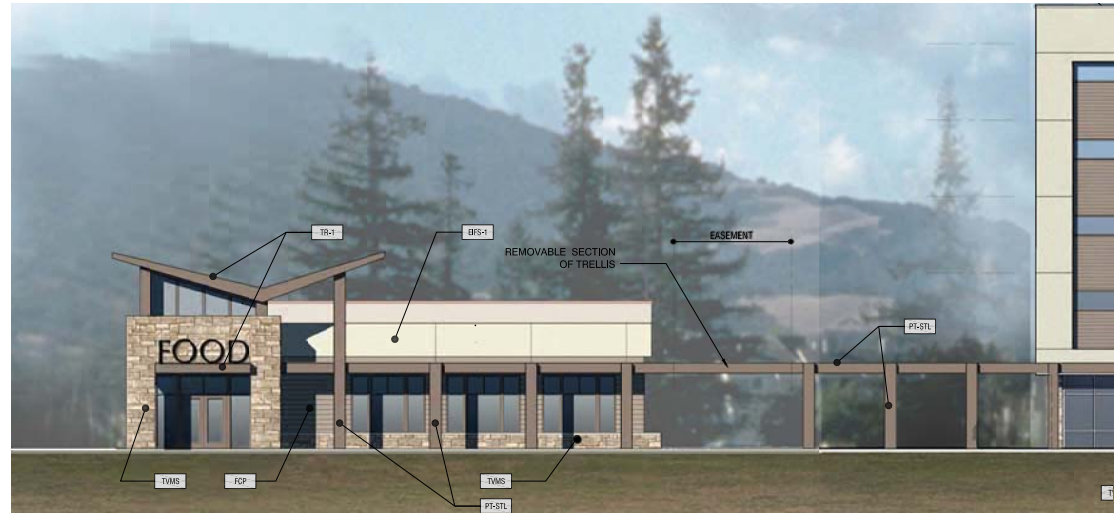
**RESTAURANT MATERIAL LEGEND**

<b>EFS-1</b> = EFS COLOR 1: BENJAMIN MOORE: CC-22 "PAPESTRY" BFS-1 SANDBLAST* OR FINE SAND LIP TEXTURE	<b>TVMS</b> = TRIM VENEER MANUFACTURED STONE: BASE OF DESIGN: VENEER STONE- MUSTIN STONE: COLOR- ALUTAM*
<b>EFS-2</b> = EFS COLOR 2: SHERWIN WILLIAMS: SW 6150 "UNIVERSAL KHAKI" SANDBLAST* OR FINE SAND LIP TEXTURE	<b>FCP</b> = FIBER CEMENT VENTILATED FABRIC SCREEN PANEL: MCH/HA USA *MINTAGE WOOD: COLOR- CEDAR*
<b>EFS-2.1</b> = EFS COLOR 2.1: SAME AS EFS-2 EXCEPT WITH QUARTZPUTZ OR SWIRL TEXTURED FINISH.	<b>TR-1</b> = SMOOTH FIBER CEMENT TRIM: COLOR TO MATCH SW 6173 "WOODCOCK"
<b>PI-STL</b> = STEEL TUBE TRELLIS FRAME TO BE PAINTED TO MATCH COLOR TO BE SW 6173 "WOODCOCK"	<b>GL-1</b> = PPG SOLARBAN TO CLEAR LOW-E INSULATED GLASS UNIT AT ALL WINDOWS

NOTE: ALL ROOFTOP DRAINS WILL BE INTERNALLY PIPED. NO DOWNSPOUTS



NORTH ELEVATION



WEST ELEVATION

**DBC HOTEL - TEMPE, ARIZONA**  
**HOME 2 SUITES - HILTON GARDEN INN**

**WIDEWATERS HOTELS**

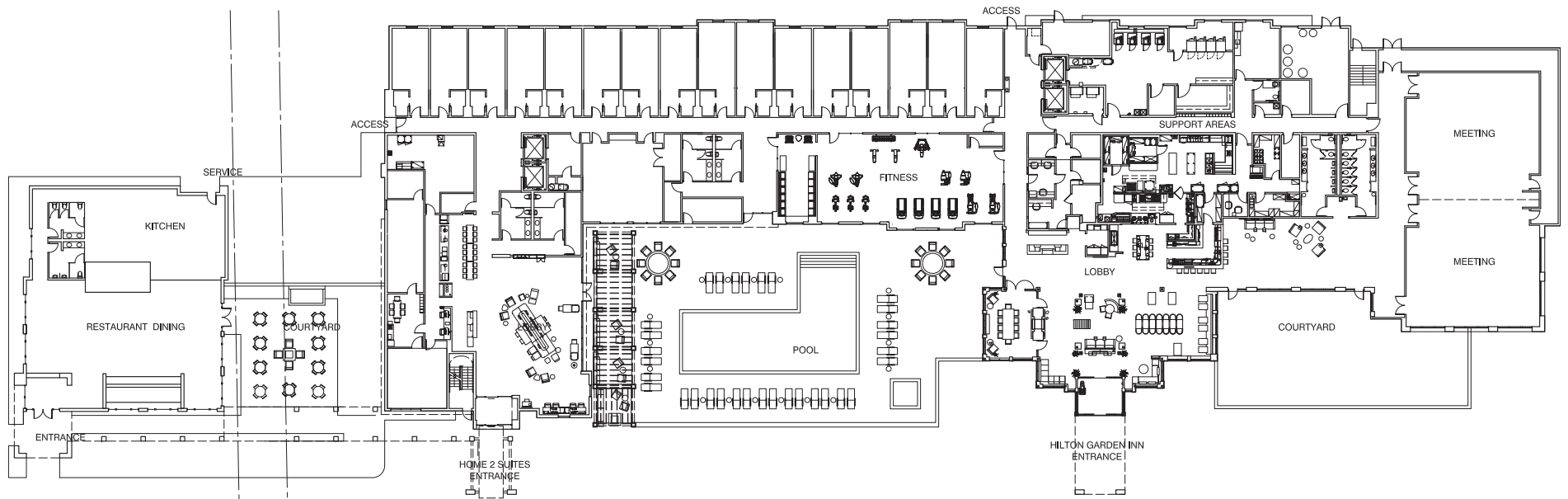


1425 DUTCH VALLEY PLACE, NE  
STUDIO B  
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404 855 8850 V 404 855 8878 F WWW.HCARCHITECT

DRAWING TITLE	
TEMPLE DEVELOPMENT REVIEW	DECEMBER 8, 2014
DEVELOPMENT REVIEW RESPONSE	JANUARY 14, 2015
DEVELOPMENT REVIEW RESPONSE REVIEWED	FEB 10, 2015

DRAWING TITLE	
RESTAURANT ELEVATIONS	
SCALE: 1/8" = 1'-0"	

HC JOB NO.	
520	
SHEET NO.	
A2.3	



FLOOR PLAN NOTES	
1ST = 16	1ST = 36,282 SF
2ND = 53	2ND = 25,826 SF
3RD = 53	3RD = 25,826 SF
4TH = 53	4TH = 25,826 SF
5TH = 53	5TH = 25,826 SF
TOTAL HOTEL ROOMS = 228	TOTAL HOTEL AREA = 139,586 SF
	RESTAURANT AREA = 5,500 SF



**DBC HOTEL - TEMPE, ARIZONA**  
**HOME 2 SUITES - HILTON GARDEN INN**

**WIDEWATERS HOTELS**



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TEMPE DEVELOPMENT REVIEW DECEMBER 8, 2014  
 DEVELOPMENT REVIEW RESPONSE JANUARY 14, 2015

DRAWING TITLE

**LOBBY LEVEL FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"

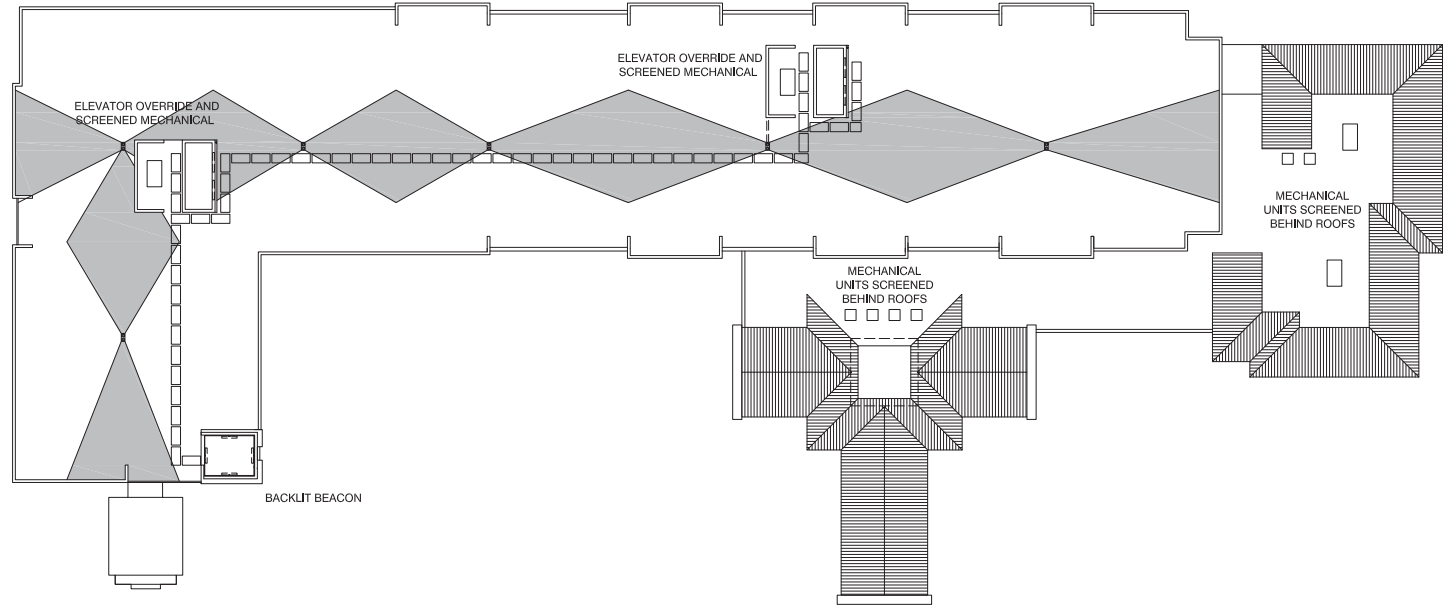
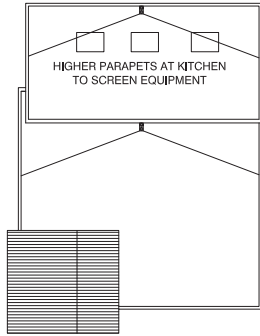
HC JOB NO.

520

SHEET NO.

**A1.1**

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HOME 2 SUITES - HILTON GARDEN INN

WIDEWATERS HOTELS



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DRAWING TITLE	
TEMPE DEVELOPMENT REVIEW	DECEMBER 8, 2014
DEVELOPMENT REVIEW RESPONSE	JANUARY 14, 2015

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

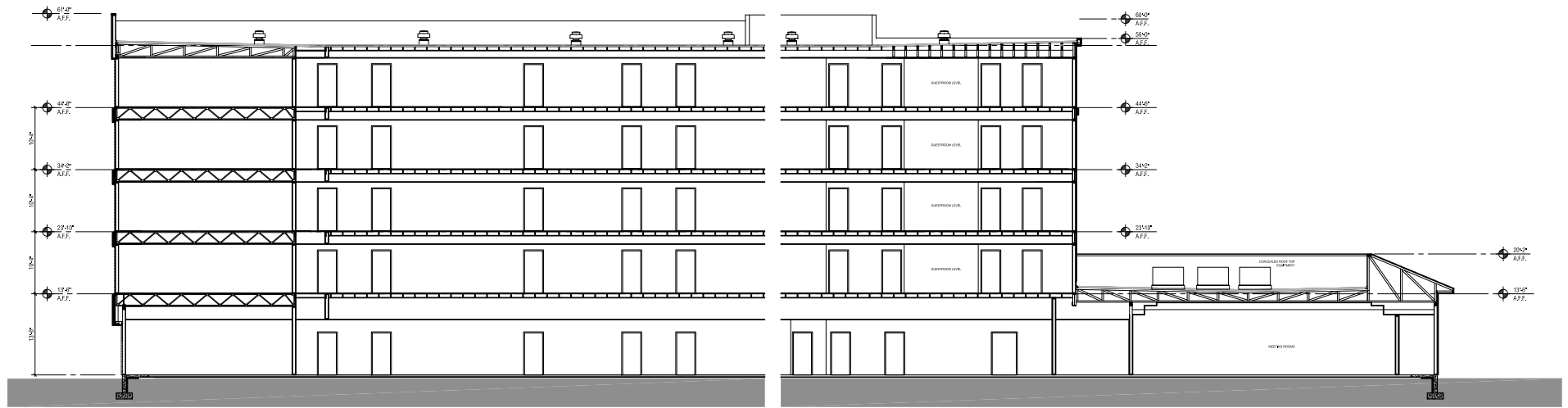
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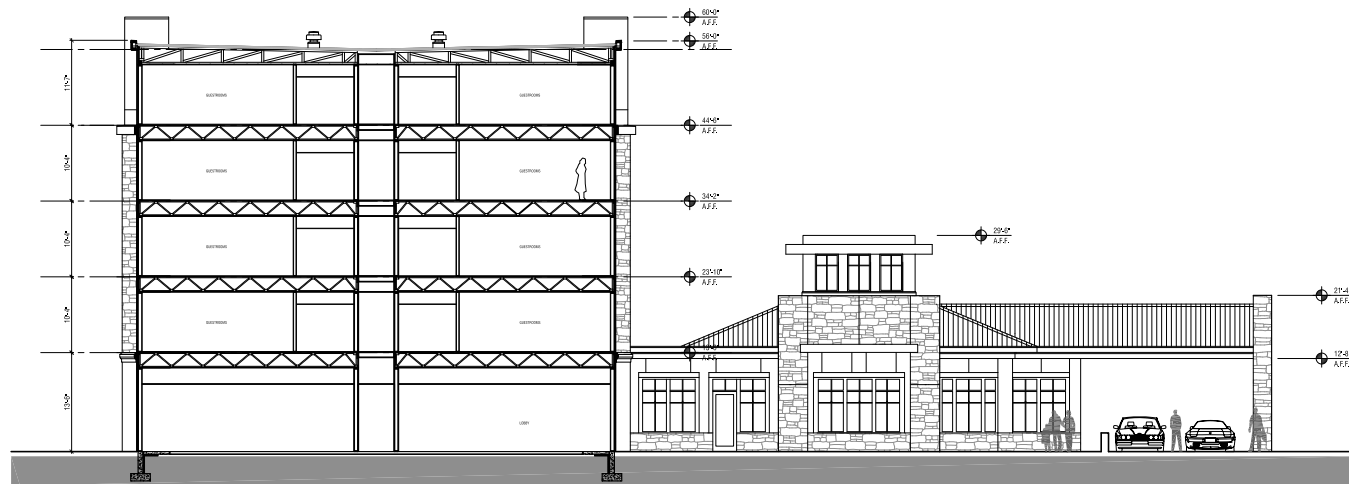
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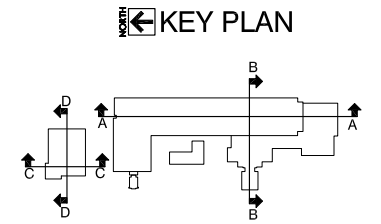
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**A** LONG SECTION -HOTEL  
SCALE: 1/8"=1'-0"



**B** CROSS SECTION -HOTEL  
SCALE: 1/8"=1'-0"



**DBC HOTEL - TEMPE, ARIZONA**  
**HOME 2 SUITES - HILTON GARDEN INN**

**WIDEWATERS HOTELS**

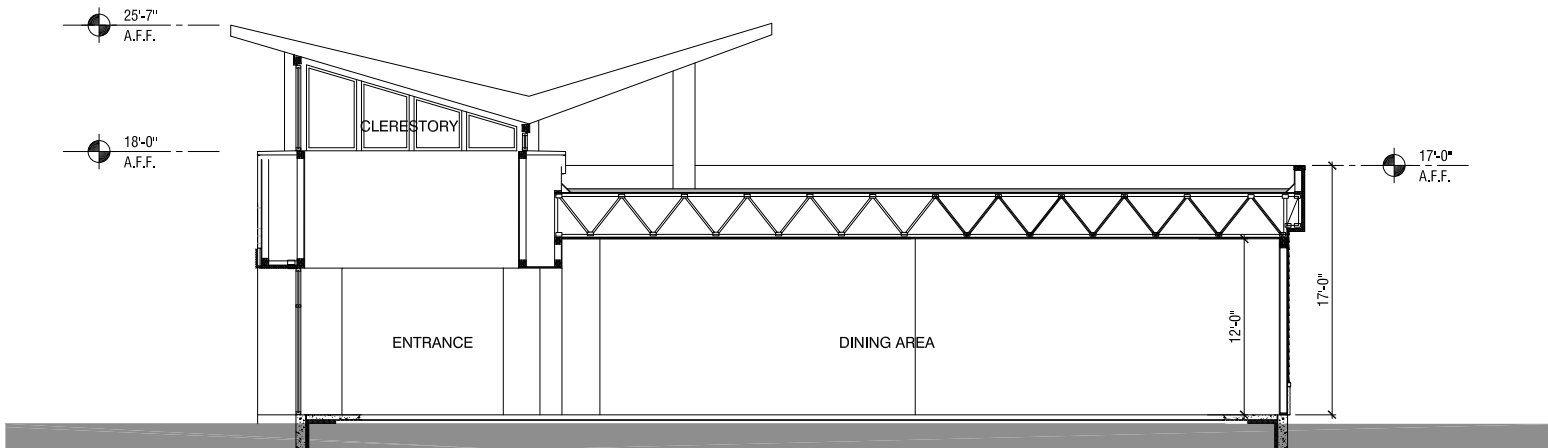
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architecture

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STUDIO B  
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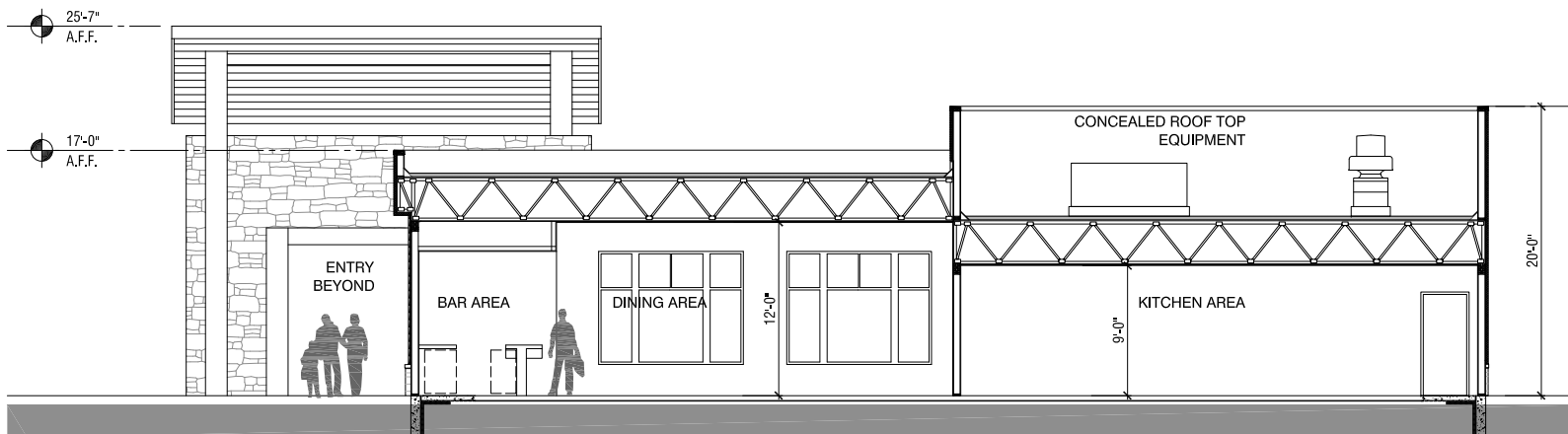
DRAWING TITLE	
TEMPE DEVELOPMENT REVIEW	DECEMBER 8, 2014
DEVELOPMENT REVIEW RESPONSE	JANUARY 14, 2015
DEVELOPMENT REVIEW RESPONSE REVISED	FEB 10, 2015

**TYPICAL BUILDING SECTIONS**  
SCALE: 1/8" = 1'-0"

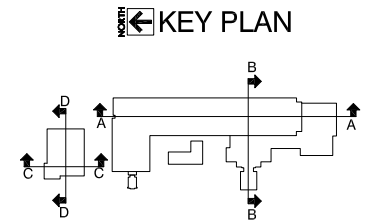
HC JOB NO.	
520	
SHEET NO.	
A2.4	



**C SECTION - RESTAURANT**  
SCALE: 1/4" = 1'-0"



**D SECTION - RESTAURANT**  
SCALE: 1/4" = 1'-0"



**DBC HOTEL - TEMPE, ARIZONA**  
**HOME 2 SUITES - HILTON GARDEN INN**

**WIDEWATERS HOTELS**

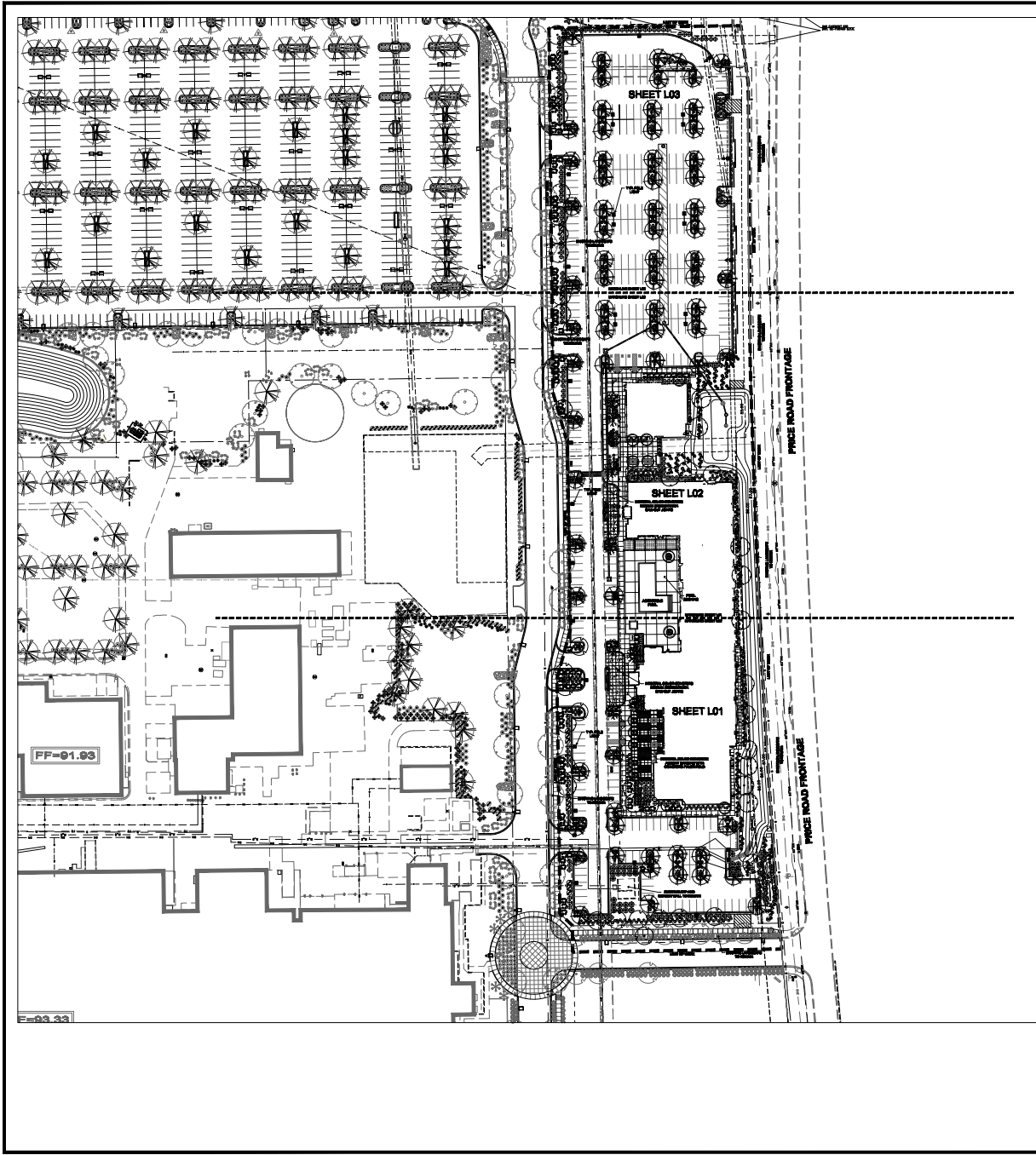


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DRAWING TITLE	
TEMPE DEVELOPMENT REVIEW	DECEMBER 8, 2014
DEVELOPMENT REVIEW RESPONSE	JANUARY 14, 2015
DEVELOPMENT REVIEW RESPONSE REVISED	FEB 10, 2015

DRAWING TITLE		HC JOB NO.
<b>BUILDING SECTIONS</b> SCALE: 1/4" = 1'-0"		520
		SHEET NO.
		<b>A2.5</b>

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**PLANT LEGEND** VERIFY ALL QUANTITIES

SYMBOL	COMMON/Botanical	SIZE	QUANTITY
<b>TREES (All trees are 2" Bar unless noted otherwise on plan)</b>			
	Desert Museum/Cordia sp.	1.8" CAL	
	Arizona Ash/Ficus veldickii	1.8" CAL	
	Evergreen Elm/Ulmus parvifolia	1.8" CAL	
	Mesqu Tree/Prosopis juliflora	1.8" CAL	
	Coccoloba/Pouzoloba splendens	8-8 CANE	
	Cassia/Prosopis juliflora	1.8" CAL	
<b>SHRUBS (2" @ 2" @ maturity)</b>			
	Desert Rubber/Russia paniculata	6 GAL	
	Orange Ash/Quercus sp. Agalbi	6 GAL	
<b>SHRUBS (Misc. 2"-4" and Misc. 2"-4")</b>			
	Great Hebe/Hesperaloe parviflora	6 GAL	
	Royal Palm/Adiantum caudatum	6 GAL	
	Dwarf Mistle/Arctostaphylos uva-ursi	1 GAL	
	Yucca/Yucca (2) 1 gal. per symbol	1 GAL	
	Old Tyme/Lonicera caerulea	1 GAL	
	Burnage/Arctostaphylos uva-ursi	1 GAL	
	Britbush/Encelia farinosa	1 GAL	
<b>INERTS</b>			
	80# Top or D.G. to match existing at 1" depth for dirt created in all areas to be disturbed for future development		
	Decomposed Granite Tipsetting 1/2" @ 2" Depth Min.		Match Existing
	Poly Light		

- Notes:**
- Right-of-Way areas at intersections must be clear of obstructions that might block a Driver's view. Landscaping to be 2'-0" or less in height. Trees with in right-of-way areas are to be planted to 8'-0" clear.
  - Decomposed granite to be placed in all areas to be disturbed for future development. Decomposed granite to be placed in all areas to be disturbed for future development. Decomposed granite to be placed in all areas to be disturbed for future development.
  - Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on site. Trees near the main water or sewer lines located within the right-of-way shall be planted at least 20'-0" away.
  - The tree planting specification requirements may be reduced from the water line upon installation of a liner rock barrier, a minimum of 6'-0" parallel from the water line, or around the tree. The rock barrier shall be a concrete material, a minimum of 8.0" thick, installed 6'-0" above finish grade to a depth of 8'-0" below grade.
  - Quantities are approximate and shall be verified by contractor, in the case of conflict between the legend quantities and plan, install per the plan.



**the design element**  
Landscape Architecture

the design element, p.c.  
2211 East Highland Avenue  
Suite 122  
Phoenix, Arizona 85016  
PH: 602.244.1979  
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www.thedesignelement.com



**DISCOVERY BUSINESS CAMPUS**  
HOTELS  
EAST ELLIOTT ROAD TEMPE, ARIZONA

PROJECT NUMBER:   
ISSUED FOR PRELIMINARY   
ISSUED DATE: 22 JAN 2016   
DRAWN BY: NB REVIEWED BY: JA

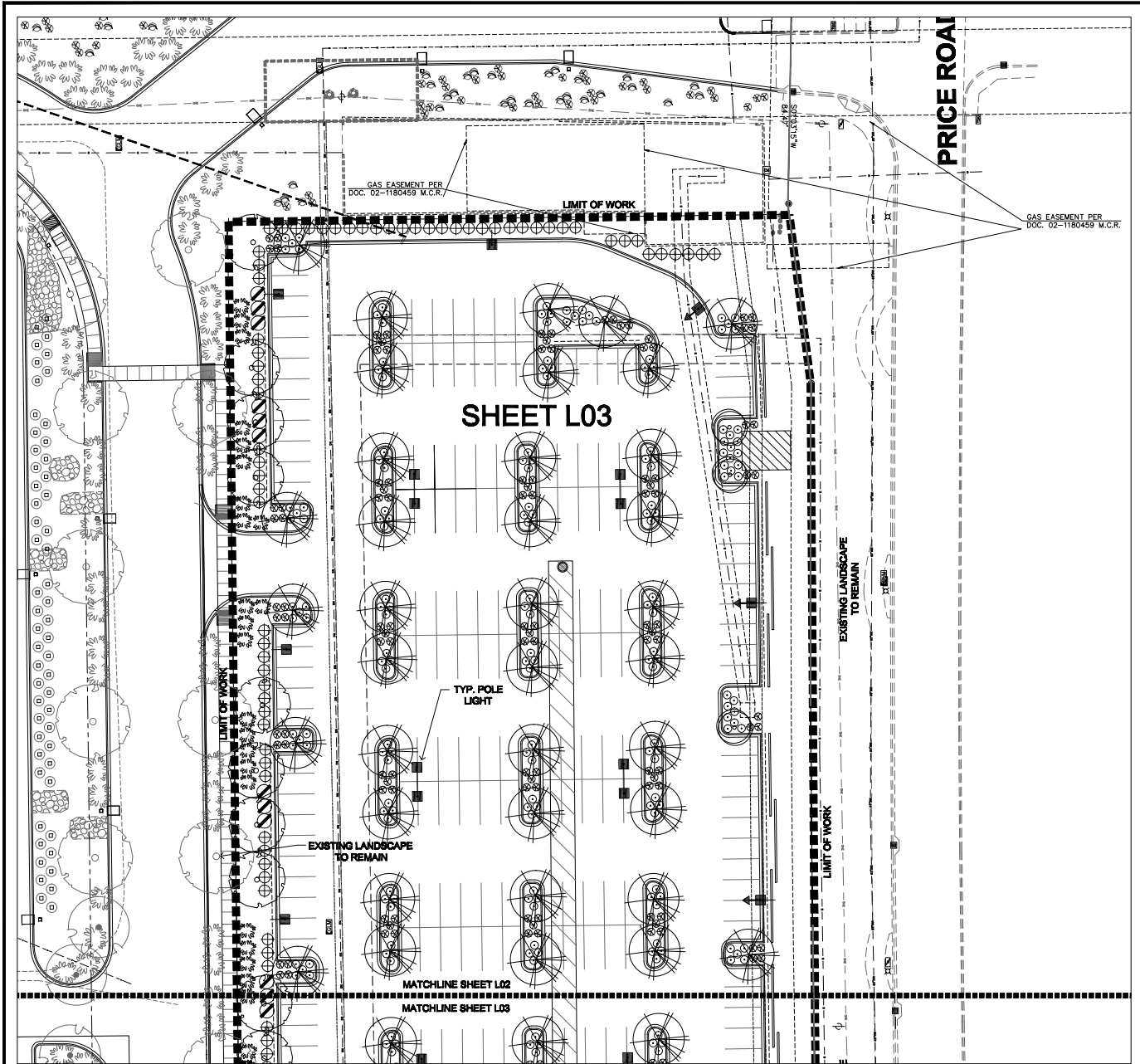


**REVISIONS:**

#	DATE	DESCRIPTION

SHEET NAME:  
LANDSCAPE PLAN

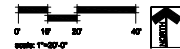
SHEET NUMBER:  
L00



**PLANT LEGEND** VERIFY ALL QUANTITIES

SYMBOL	COMMON/Botanical	SIZE	QUANTITY
<b>TREES (All trees are 24" DBH unless noted otherwise on plan)</b>			
	Desert Museum/Candelabra sp.	1.8" CAL	
	Arizona Ash/Pachira velutina	1.8" CAL	
	Evergreen Silver Cholla parviflora	1.8" CAL	
	Shoebill Tree/Dalbergia olivacea	1.8" CAL	
	Ocotillo/Fouquieria splendens	6-8 CANE	
	Cholla/Cholla/Cholla coccinea	1.8" CAL	
<b>SHRUBS (± 2'-4" @ maturity)</b>			
	Desert Rubber/Ruellia paniculata	6 GAL	
	Orange Ash/Passiflora sp. hybrid	6 GAL	
<b>SHRUBS (Misc. 2'-4" and Misc. 2'-4")</b>			
	Great Hedgehog/Hesperaloe parviflora	6 GAL	
	Regal Milk/Adiantum nodosum	6 GAL	
	Dead Milk/Adiantum nodosum	1 GAL	
	Yucca/Agave (2" gal. per symbol)	1 GAL	
	Old Trolley/Lantana canna	1 GAL	
	Burnage/Ambrosia deltoidea	1 GAL	
	Britishbush/Encelia farinosa	1 GAL	
<b>HERBS</b>			
	8" to 10" D.G. to match existing at 1" depth for dirt created in all areas to be disturbed for future development		
	Dispersed Granite Tipsetting 1/2" x 1/2" x 2" Depth Min.		Match Existing
	Pole Light		

- Notes:**
- Right of Way areas at intersections must be clear of obstructions that might block a Driver's view. Landscapes to be 2'-0" or less in height. Trees with 8' clearances are to be planted to 8'-0" clear.
  - Dispersed soil in planting areas on site and in public right-of-way and remove construction debris from planting areas prior to landscape installation.
  - Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on site. Trees near the main water or sewer lines located within the Right-of-Way shall be planted at least 20'-0" away.
  - The tree planting specification requirements may be reduced from the water line upon installation of a brass rock barrier, a minimum of 6'-0" parallel from the water line, or around the tree. The rock barrier shall be a construct material, a minimum of 8" high, installed 8'-0" above finish grade to a depth of 8'-0" below grade.
  - Quantities are approximate and shall be verified by contractor, in the case of conflict between the legend quantities and plan, install per the plan.



**DISCOVERY BUSINESS CAMPUS**  
HOTELS  
EAST ELLIOT ROAD TEMPE, ARIZONA

PROJECT NUMBER: \_\_\_\_\_  
 ISSUED FOR: PRELIMINARY  
 ISSUED DATE: 22 JAN 2016  
 DRAWN BY: NB REVIEWED BY: JA



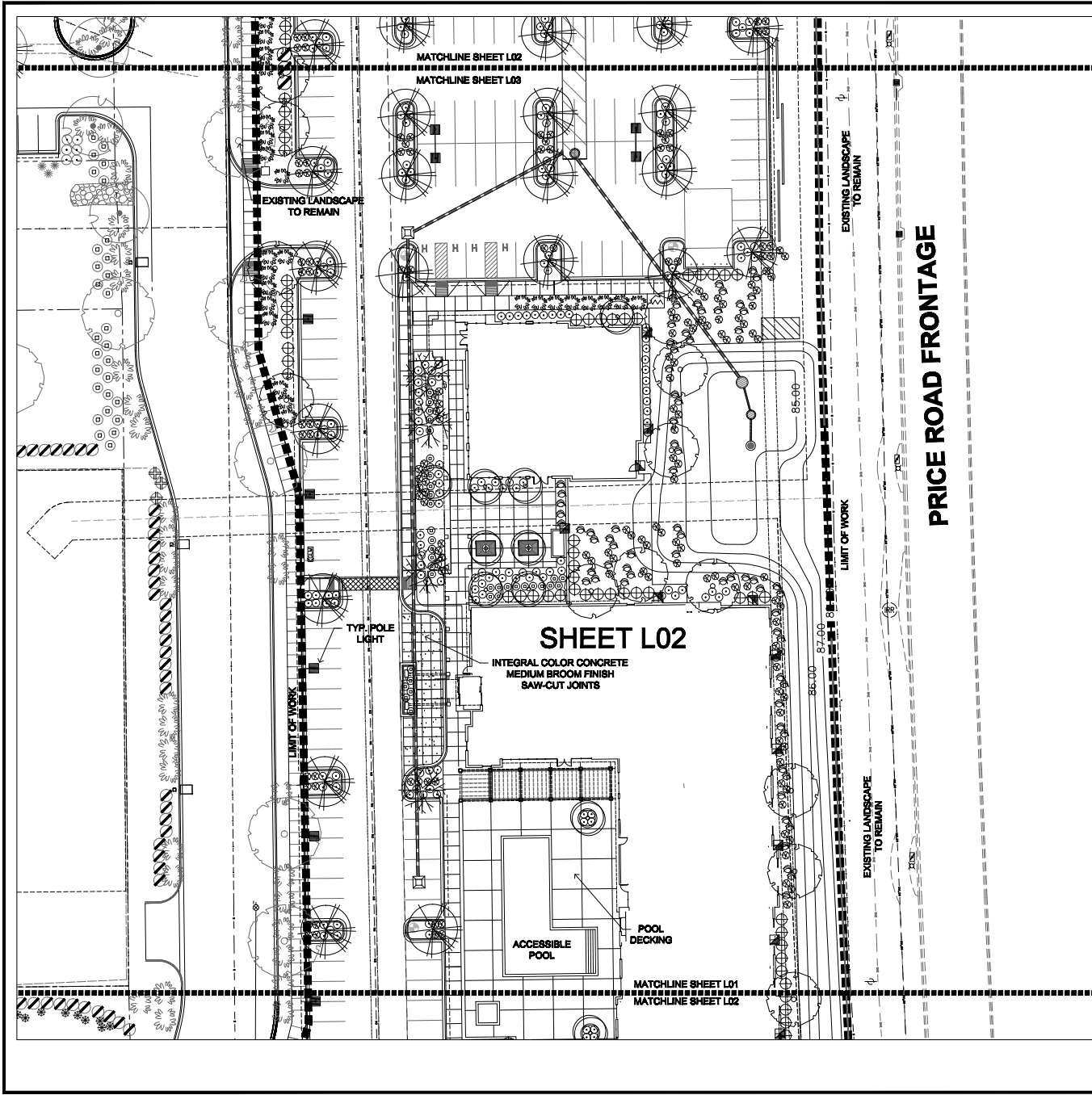
**REVISIONS:**

#	DATE	DESCRIPTION

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:

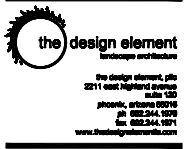
L03



**PLANT LEGEND** VERIFY ALL QUANTITIES

SYMBOL	COMMON/Botanical	SIZE	QUANTITY
<b>TREES (All trees are 24" DBH unless noted otherwise on plan)</b>			
	Desert Museum/Candelabra sp.	1.8" CAL	
	Arizona Ash/Forsythia velutina	1.8" CAL	
	Evergreen Silver Cholla/porifera	1.8" CAL	
	Mesquite Tree/Dalbergia stricta	1.8" CAL	
	Occident/Poupartia splendens	8-8 CANE	
	Cassia/Prosopis juliflora	1.8" CAL	
<b>SHRUBS (6" @ 2' @ maturity)</b>			
	Desert Rubber/Ruellia paniculata	6 GAL	
	Orange Ash/Passiflora sp. hybrid	6 GAL	
<b>SHRUBS (6" @ 2' and 18" @ 2' @ 2' @ maturity)</b>			
	Great Hoopwood/Hesperaloe parviflora	6 GAL	
	Royal Palm/Adiantum species	6 GAL	
	Dwarf Madia/Adiantum sp.	1 GAL	
	Yucca/Agave (2' @ 1 gal. per symbol)	1 GAL	
	Old Tassel/Lantana canna	1 GAL	
	Burnage/Ambrosia deltoidea	1 GAL	
	Bristlebush/Eriogonum fasciculatum	1 GAL	
<b>INERTS</b>			
	80% Lo or D.G. to match existing at 1" depth for dust control in all areas to be disturbed for future development		
	Decomposed Granite Top Dressing 1/2" @ 2" @ 2" @ maturity		Match Existing
	Poly Light		

- Notes:**
- Right-of-Way areas at intersections must be clear of obstructions that might block a Driver's view. Landscaping to be 2'-0" or less in height. Trees with in right-of-way areas are to be planted to 8'-0" clear.
  - Decomposed granite to be placed in all areas to be disturbed for future development.
  - Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on site. Trees near the main water or sewer lines located within the Right-of-Way shall be planted at least 20'-0" away.
  - The tree planting suspension requirements may be reduced from the water line upon installation of a liner rock barrier, a minimum of 8'-0" parallel from the water line, or around the tree. The rock barrier shall be a construct material, a minimum of 8.0" thick, installed 8'-0" above finish grade to a depth of 8'-0" below grade.
  - Quantities are approximate and shall be verified by contractor, in the case of conflict between the legend quantities and plan, install per the plan.



**DISCOVERY BUSINESS CAMPUS**  
HOTELS  
EAST ELLIOT ROAD TEMPE, ARIZONA

PROJECT NUMBER: \_\_\_\_\_  
 ISSUED FOR: PRELIMINARY  
 ISSUED DATE: 22 JAN 2016  
 DRAWN BY: NB REVIEWED BY: JA



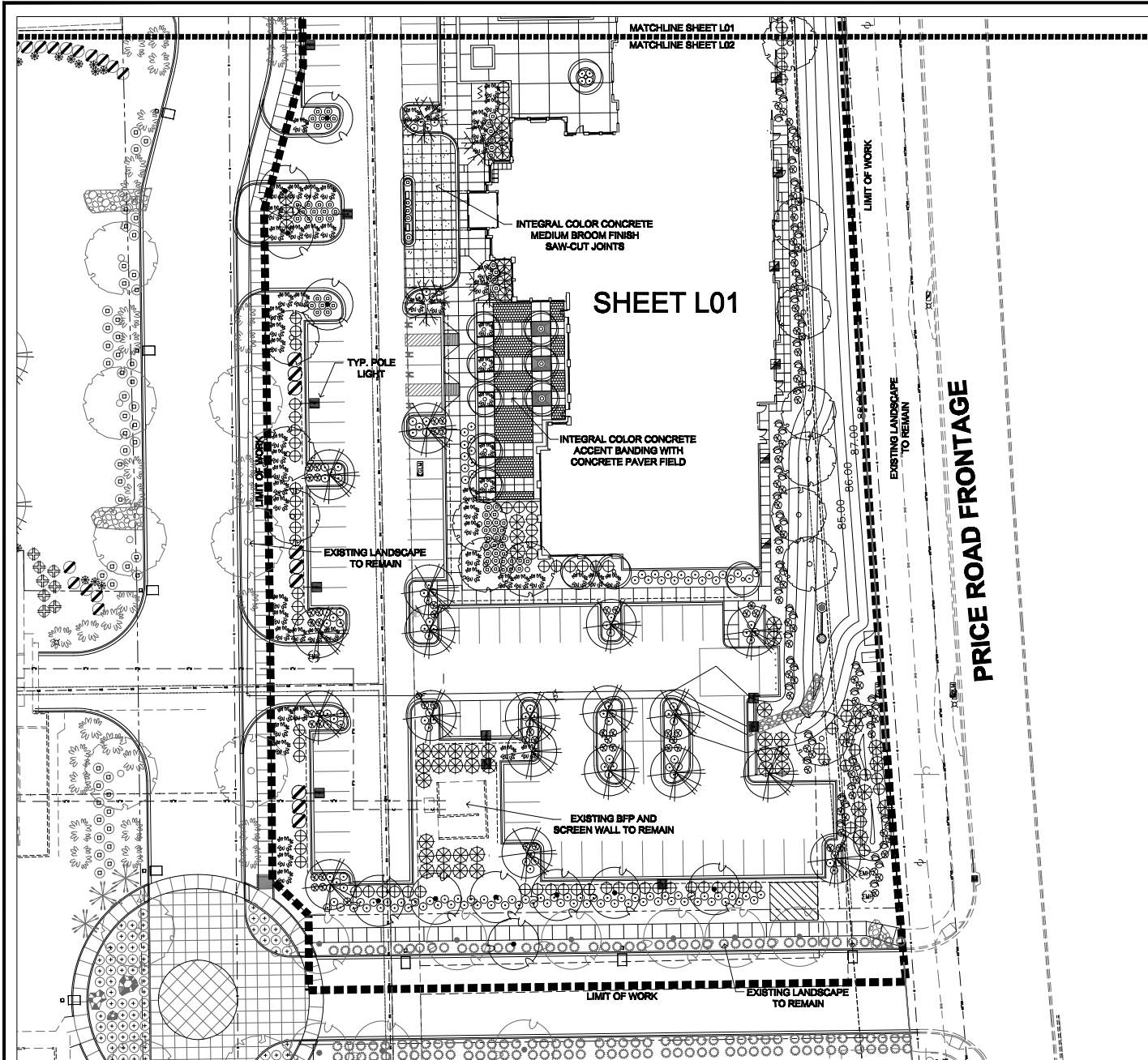
**REVISIONS:**

#	DATE	DESCRIPTION

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:  
L02





SHEET L01

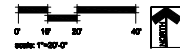
PLANT LEGEND VERIFY ALL QUANTITIES

SYMBOL	COMMON/Botanical	SIZE	QUANTITY
<b>TREES (All trees are 24" DBH unless noted otherwise on plan)</b>			
[Symbol]	Desert Museum/Candelabra sp.	1.8" CAL	
[Symbol]	Arizona Ash/Pachira velutina	1.8" CAL	
[Symbol]	Evergreen Silver Cholla/porcholla	1.8" CAL	
[Symbol]	Shoebill Tree/Douglas albaea	1.8" CAL	
[Symbol]	Coccoloba/Pourouma splendens	8-8 CANE	
[Symbol]	Canadensis/Conocarpus canadensis	1.8" CAL	
<b>SHRUBS (&gt; 2'-4" @ maturity)</b>			
[Symbol]	Desert Rubber/Ruellia paniculata	6 GAL	
[Symbol]	Orange Jubilee/Toucan sp. hybrid	6 GAL	
<b>SHRUBS (Max. 2'-4" and Min. 2'-4")</b>			
[Symbol]	Great Hebe/Hesperaloe parviflora	6 GAL	
[Symbol]	Regal Mint/Adiantum caudatum	6 GAL	
[Symbol]	Dead Salt/Adiantum digitatum	1 GAL	
[Symbol]	Yucca/Agave (2) 1 gal. per symbol		
[Symbol]	Gold Tassel/Lantana canna	1 GAL	
[Symbol]	Burnage/Ambrosia deltoidea	1 GAL	
[Symbol]	Britishbush/Encelia farinosa	1 GAL	

**MERTIS**

[Symbol]	80# Lo or D.O.G. to match existing at 1" depth for dirt created in all areas to be disturbed for future development	
[Symbol]	De-aerated Granite Topsoiling 12" Minus 2" Depth Min.	Match Existing
[Symbol]	Post Light	

- Notes:**
- Right of Way areas at intersections must be clear of obstructions that might block a Driver's view. Landscaping to be 2'-0" or less in height. Trees with in sight distance areas are to be planted to 8'-0" clear.
  - De-aerated soil in planting areas on site and in public right-of-way and remove construction debris from planting areas prior to landscape installation.
  - Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on site. Trees near the main water or sewer lines located within the Right-of-way shall be planted at least 20'-0" away.
  - The tree planting separation requirements may be reduced from the water line upon installation of a liner rock barrier, a minimum of 8'-0" parallel from the water line, or around the tree. The rock barrier shall be a continuous material, a minimum of 8.0" thick, installed 8'-0" above finish grade to a depth of 8'-0" below grade.
  - Quantities are approximate and shall be verified by contractor, in the case of conflict between the legend quantities and plan, prevail per the plan.



DISCOVERY BUSINESS CAMPUS HOTELS  
EAST ELLIOTT ROAD TEMPE, ARIZONA

PROJECT NUMBER: \_\_\_\_\_  
 ISSUED FOR: PRELIMINARY  
 ISSUED DATE: 22 JAN 2016  
 DRAWN BY: NB REVIEWED BY: JA



**REVISIONS:**

#	Date	Description

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:  
L01

# PLANT LEGEND

VERIFY ALL QUANTITIES

SYMBOL	COMMON/Botanical	SIZE	QUANTITY
<b>TREES (All trees are 24" Box unless noted otherwise on plan)</b>			
	Desert Museum/ <i>Cercidium sp.</i>	1.5" CAL	
	Arizona Ash/ <i>Fraxinus velutina</i>	1.5" CAL	
	Evergreen Elm/ <i>Ulmus parvifolia</i>	1.5" CAL	
	Sissoo Tree/ <i>Dalbergia sissoo</i>	1.5" CAL	
	Ocotillo/ <i>Fouquieria splendens</i>	6-8 CANE	
	Casahuate/ <i>Caesalpinia cacalaco</i>	1.5" CAL	
<b>SHRUBS (+ 5'-0" @ maturity)</b>			
	Desert Ruellia/ <i>Ruellia peninsularis</i>	5 GAL	
	Orange Jubilee/ <i>Tecoma sp. Hybrid</i>	5 GAL	
<b>SHRUBS (Max. 2'-0" and Max. 3'-0")</b>			
	Giant Hesperaloe/ <i>Hesperaloe funifera</i>	5 GAL	
	Regal Mist/ <i>Muhlenbergia capillaris</i>	5 GAL	
	Dwarf Mulle/ <i>Muhlenbergia rigida 'Nashville'</i> [(3) 1 gal. per symbol]	1 GAL	
	Gold Trailing/ <i>Lantana camara</i>	1 GAL	
	Bursage/ <i>Ambrosia deltoidea</i>	1 GAL	
	Brittlebush/ <i>Encelia farinosa</i>	1 GAL	
<b>INERTS</b>			
	Soil Loc or D.G. to match existing at 1" depth for dust control in all areas to be demolished for future development		
	Decomposed Granite Topdressing 1/2" minus 2" Depth Min.	Match Existing	
	Pole Light		

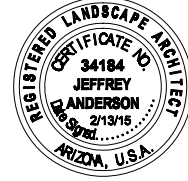
**Notes:**

1. Sight Distance areas at intersections must be clear of obstructions that might block a Driver's view. Landscape to be 2'-0" or less in height. Trees with in sight distance areas are to be pruned to 8'-0" clear.
2. De-compact soil in planting areas on site and in public right-of-way and remove construction debris from planting areas prior to landscape installation.
3. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on site. Trees near the main water or sewer lines located within the right-of-way shall be planted at least 20'-0" away.
4. The tree planting separation requirements may be reduced from the water line upon installation of a linear root barrier, a minimum of 6'-0" parallel from the water line, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade.
5. Quantities are approximate and shall be verified by contractor, in the case of conflict between the legend quantities and plan, install per the plan.



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EXPIRES 9/30/2017

# DISCOVERY BUSINESS CAMPUS

## HOTELS

EAST ELLIOT ROAD TEMPE, ARIZONA

PROJECT NUMBER: \_\_\_\_\_

ISSUED FOR:  
PRELIMINARY

ISSUED DATE:  
22 JAN 2015

DRAWN BY: MB REVIEWED BY: JA



# GAMMAGE & BURNHAM

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

February 13, 2015

TELEPHONE (602) 256-0566

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WRITER'S DIRECT LINE

(602) 256-4439

rlane@gblaw.com

Karen Stovall, Senior Planner  
Tempe City Hall Municipal Complex  
Community Development Department  
Lower Level, East Side  
31 East Fifth Street  
Tempe, AZ 85281

RE: Discovery Business Campus – Sites 1 and 2 (Tempe Planning Case No. PL141185)  
Amended Planned Area Development Overlay and Dev. Plan Review Applications  
Summary of Meetings and Public Outreach

Dear Karen:

This firm represents Tempe Campus Lot 9, LLC (“Tempe Campus”). Tempe Campus is the owner of the approximate 5.91 acre hotel site (the “Site”) within the approximate 135 acre Discovery Business Campus (the “Campus”) generally located at the northwest corner of the Loop 101/ Price Freeway and Elliot Road. As you are aware, amended planned area development overlay and development plan review applications (the “Applications”) have been filed with the City for the Site. The Applications request entitlements for the redevelopment of the Site with a five-story hotel and accessory restaurant (the “Project”).

The purpose of this correspondence is to summarize the project team’s discussions with the community in regard to the Project to date. The project team has made a concentrated effort to reach out to the community. To date, the team has 1) provided a mailing notice advising of the Project, the Applications and scheduled meetings to owners of property located within 600 feet of the Campus and registered associations within 1,320 feet of the Campus, 2) corresponded over the phone with (1) neighbor in regard to the Project, and 3) held a neighborhood meeting to discuss the Project and the Applications with neighbors. We have and will continue to address any questions and/or comments that may arise throughout the Applications process.

### **Posting & Notification:**

Pursuant to applicable City requirements, on January 14, 2015, Tempe Campus’s legal representative sent first class letters to all owners of property within 600 feet of the Campus and chairpersons of registered associations within 1,320 feet of the Campus, notifying interested parties of the Project, the Applications and scheduled meetings. The respective dates, locations and times for the Project’s neighborhood meeting and scheduled public hearings, as well as contact information for Tempe Campus’s legal representative, were also posted on the Site on January 19, 2015. Copies of the mailing notice and notification list, as well as a photo of the public hearing notice sign posted on the Site, are enclosed with this summary.

### **Phone Calls, Letters, E-mails and Faxes:**

On February 4, 2015, Tempe Campus’s legal representative received a phone call from Mr. Larry Iseli in regard to the Project. Mr. Iseli resides on the east side of the Loop 101 / Price freeway within the City of Chandler. Mr. Iseli expressed concern in regard to the guests of the Project’s hotel possibly being able to see into his backyard. Tempe Campus’s legal representative advised Mr. Iseli that the Site is entitled for 10 more

feet of height than the building height currently being proposed, that the distance between the proposed hotel building and his residence will be approximately 450 feet and that multiple freeway screen/noise walls are located between his residence and the Site. Tempe Campus's representative also provided contact information for Tempe planning staff assigned to the Applications.

On February 13, 2015, Tempe Campus's legal representative received an e-mail from Bob Patoni, Arizona Department of Transportation ("ADOT") Right of Way Project Coordinator, advising that ADOT is studying the addition of one (1) general purpose lane ("GPL") in each direction on the Price / Loop 101 Freeway from Baseline Road to the Santan / Loop 202 Freeway and that ADOT does not anticipate additional right-of-way being needed for the GPLs. Mr. Patoni's e-mail is enclosed with this summary.

**Neighborhood Meeting:**

On February 5, 2015, we held our official neighborhood meeting for the Project at Discovery Business Campus management office located on the Campus. The meeting began at approximately 6:00 p.m. In addition to 14 members of the public, representatives Tempe Campus, the Widewaters Group, Gammage & Burnham, and the Tempe Community Development Department were in attendance.

Tempe Campus's legal representative provided an overview of the Project and its design, discussed the purpose of the Applications and provided an update in regard to the continuing redevelopment of the Campus. Tempe Campus's legal representative also compared the Project to the hotel development allowed on the Site by the planned area development overlay zoning approved for the Site in 2011.

Questions asked by members of the public in attendance at the meeting pertained to 1) the color of the hotel building, 2) the concept envisioned for the Project's accessory restaurant, 3) the Project's anticipated construction schedule, 4) vehicular access to the Site, 5) plans for incorporating public art into the Campus, 6) the hotel's anticipated occupancy rates, and 7) anticipated prices for the accessory restaurant. All questions raised during the meeting appeared to be addressed by the project team to the satisfaction of the members of the public in attendance.

In general, members of the public in attendance at the meeting appeared to be in support of the development of the Project. Contact information for persons in attendance at the meeting is provided on the enclosed sign-in sheet.

Please let us know if you require any additional information in regard to the summary of meetings and public outreach for the Project provided above.

Sincerely,  
GAMMAGE & BURNHAM



By  
Rob Lane  
Land Use Planner

Enclosures

**Stovall, Karen**

---

**From:** Larry Iseli <meyerracing@gmail.com>  
**Sent:** Thursday, February 05, 2015 11:10 AM  
**To:** Stovall, Karen  
**Subject:** Discovery Business Campus Hotel Building issue

Hello Karen,

I am writing you, as per your request, to let you know of my concern for the 5 story building's windows being able to look into my homes windows.

I would like to have this addressed in the meetings.

Please let me know what I can do to help resolve this situation.

Thank You,

Larry Iseli