

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 9/26/2017  
Agenda Item: 4**

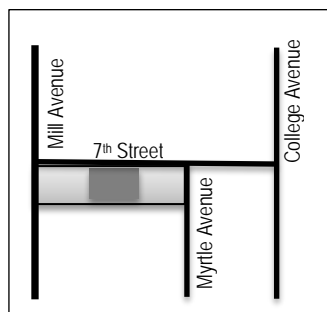
**ACTION:** Request for an Amended Planned Area Development and Development Plan Review consisting of a new 18 story, 225 feet high hotel and a Use Permit for entertainment for WESTIN TEMPE, located at 11 East 7<sup>th</sup> Street. The applicant is Sender and Associates.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** WESTIN TEMPE (PL170238) includes four lots that comprised the center portion of a prior Planned Area Development that extended from Mill Avenue to the west through to Myrtle Avenue to the east, with 7<sup>th</sup> Street as the northern boundary and an existing alley for the southern boundary. The properties comprising the M7 PAD were later sold to different ownership, which are now independently pursuing three separate smaller PAD entitlements. The proposed 4-star Westin Hotel is the first request to amend a portion of the M7 PAD with a new Pad. The PAD would establish development standards for the middle lots, including a building height range and minimum to maximum number of hotel rooms. The request includes the following:

1. Planned Area Development Overlay for a new 290 room hotel with ground floor restaurant and lounge, establishing development standards for 225' building height, 61% lot coverage, 8% landscape area, 0' and 5' setbacks, and parking for 192 vehicles on site.
2. Development Plan Review including site plan, building elevations, and landscape plan
3. Use Permit for live entertainment.



Existing Property Owner	Sam Gordon, Tempe 7 <sup>th</sup> Street LLC
Future Owner	Christopher Beavor, CAI Investments, LLC
Applicant	Darin Sender, Sender and Associates, Chartered
Zoning District	CC PAD TOD no change
Gross / Net site area	.85 acres
Density / Number of Units	0 du/ac
# Hotel Keys	260-290 rooms
Total Building Area	276,648 s.f.
Lot Coverage	85% 31,615 s.f. (81% maximum allowed in existing M7 PAD
Building Height	180' minimum and 225' maximum' (306 maximum allowed in existing M7 PAD)
Building Setbacks	0' front (north), 5'6" west side, 0' east side, 6" rear (south) (0, 0, 0', 0' allowed in existing M7 PAD)
Landscape area	14% 5,295 s.f. ground floor (6% additional planting area on rooftop) 43% including hardscape (42% provided in existing M7 PAD including amenity deck on upper level)
Vehicle Parking	92 onsite, 6 on street spaces (94 minimum required)
Bicycle Parking	36 spaces (26 minimum required)

**ATTACHMENTS:** Ordinance, Development Project File

**STAFF CONTACT(S):** Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

**COMMENTS:**

This site is located on the south side of 7<sup>th</sup> Street, east of Mill Avenue and an alley adjacent to the site, west of Myrtle Avenue, and north of University Drive and another alley adjacent to the site. The property is zoned CC City Center and is located in the Transportation Overlay District. On April 17, 2008, City Council approved PL060681 M7 Mixed Use Development Planned Area Development (PAD), including Lots 1-9 as one development. A Development Plan Review was not required at that time for the PAD entitlement. In 2013, the middle lots including 5 feet of the western side of Lot 2, and all of lots 3-6 were sold to a new owner. On May 21, 2015 Council approved the first Time Extension for the M7 PAD. On August 18, 2016 a second Time Extension was approved. At the end of 2016, Lots 1 and 2 and Lots 7, 8 and the north half of Lot 9 were sold to a new owner, with the exception of the west 5 feet of Lot 2. This proposal would remove the middle lots from the existing PAD and create a new PAD with established standards specific to the design presented in the Development Plan Review for a new 260-290 room hotel. The proposed building height would be reduced from 306, which was previously determined to be of no hazard by the Federal Aviation Administration to 225 feet for comparison the Centerpoint West 6<sup>th</sup> Project is 343' tall to the top of the mechanical parapet. Existing uses on the site include two vacant buildings which have previously been medical offices, general offices, and a coffee shop with a use permit for live entertainment.

This request includes the following:

1. Planned Area Development for a new 290 room hotel with ground floor restaurant and lounge, establishing development standards for 225' building height, 61% lot coverage, 8% landscape area, 0' and 5' setbacks, and parking for 192 vehicles on site.
2. Use Permit to allow entertainment
3. Development Plan Review which includes: an 18-story building with 260- 290 hotel rooms, a 1,816 s.f. retail, 1,435 s.f. restaurant, 12,107 conference space, 715 s.f. fitness room, a lounge and other hotel amenities within 276,648 s.f. of building area on .85 net acres.

The applicant is requesting the Development Review Commission take action on item two listed above, and provide recommendations to City Council for items one and three listed above. For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one.

**PRELIMINARY SITE PLAN REVIEW**

March 22, 2017 Site Plan Review Comments – Site Plan: Comply with the Transportation Overlay District standards, provide angled parking on the street front and do not use ROW for hotel drop off drive (staff recommended using the alley as the drive entry to the hotel to eliminate the need for another curb cut on 7<sup>th</sup> Street). Elevations: Incorporate brick masonry in the materials and design the pedestrian area for greater detail in the architecture (Brickyard/Orchid house detailing as an example), do not use all glass storefront on the first floor. The remainder of the comments was related to technical requirements by planning and other work groups, including fire, solid waste, building safety and engineering.

April 26, 2017 Site Plan Review Comments – Site Plan: Provide a more pedestrian friendly street front, follow the TOD requirements, and use the alley for the entry to the on-site drop off drive. Elevations: Expected quality to match surrounding developments in downtown such as Brickyard, Centerpoint, Gateway and Hayden Ferry, although masonry was provided it was only on columns at the ground level. Provide shade for south and west facing windows. Provide architectural detail on all four sides of the building, including variation in materials and colors and use of windows. Windows on south side were not aligned, staff asked for the design intent of the random window placement. No legend of materials was provided, staff asked for fully dimensioned and labeled drawings. The fins on the north east side staff asked for dimensions and for the fin to be deeper and more pronounced for visibility. Building safety commented on the setbacks and the building code and percentage of openings affecting the elevation design. Landscape: Provide minimum 70% mature vegetative ground cover at street front; provide more landscape opportunity on the site front and western alley side.

July 24, 2017 Formal Site Plan Review Results & Comments – Site Plan: The applicant did not want to use the alley drive for access to the front of the hotel due to the unknown use to the west or south, and the view and image at arrival to the hotel; instead, the drop off drive was shifted south on site, more landscape added at the street front, and a narrow one way drive was put between on-street parking to break up the parking. After entering the site, the guests or valet would drive on site to the parking structure to park underground, reducing traffic crossing for the pedestrian path. Significant changes were made at the north and west sides to accommodate and enhance the pedestrian experience. The building footprint was shifted east; however it still has a 6" setback on the east side. This 6" gap should either be eliminated by a zero lot line design, or blocked to prevent trash and animal entrapment between any development built to the east. By shifting the building east, more room was available on the west alley side to allow a sidewalk and planters along the west side. Solid waste services, fire, police and engineering staff have no issues with the site design and function. Elevations: the fin detail on the north and east corner had not been enlarged or dimensioned, the windows on the south side remained randomly placed, staff asked for a rendering to show the south side of the building as well as a larger scale pedestrian level image of the building to see the detail. The rust colored southwest corner tower element was originally discussed as a metal or large tile panel system (in lieu of brick but similar in color) and mounted in a vertical format. The submittal indicated Exterior Insulation and Finish System (EIFS) with a custom paint color; the result of this would be that the upper floors of the building would be entirely EIFS and glass. Staff expressed concern about the use of EIFS on this corner element facing Mill Avenue. Staff requested more masonry on the ground floor street front, such as a wainscot at the restaurant and lounge area, which would also serve for privacy under dining tables by the windows. There was no information on the rooftop mounted canopy. Per earlier submittals, staff requested a material legend on elevations; it was not clear what each material, finish and color was therefore no additional comments could be provided from earlier reviews. Clarification was needed on the windows on the south alley side, if these were windows or spandrel glazing. The upper floors were set back to allow open space on the east side for windows.

September 8, 2017, a revised submittal was made with more information about materials. Dimensions on the building projections were added, these are 8" thick concrete fins that cantilever 2' from the building face on the north and east sides at the building corner and are painted in the rust accent color. A 30" masonry wall was added to the east side lounge patio to separate guest vehicular traffic from the outdoor seating area and masonry was added at the dining room at the west end to break up the glazing, the hotel lobby wall is a glass curtain wall. The rooftop canopy is a fabric canopy over the amenity deck. The wire mesh planting screen was now a fiberglass product 1" thick with 1 ½" square holes, changing the look of the building from what was previously presented. The new product would be mounted away from the cmu wall, shading the wall while allowing airflow and adding depth in pattern from sunlight. Vines would grow through the product further shading the south wall. The same material is used on the vertical arcade of fins on the west elevation filling a steel frame that extends from the planters up over the sidewalk. EIFS remained the dominant building material for the south and west elevations above the second floor level. Staff has added conditions regarding the color of the arcade fins on the north side, and the material for the brick/rust toned tower element on the south west corner.

## **PUBLIC INPUT**

- Neighborhood meeting required.
- Neighborhood meeting held: June 6, 2017 from 6:00 p.m. to 7:00 p.m. at Tempe Mission Palms 60 East 5<sup>th</sup> Street.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting.
- Members from a few downtown businesses, residents of the Orchid House and a representative of the properties to the west and east of this development attended the meeting. Staff was unable to ascertain comments from members of the public due to the open house format used to present the project. Comments overheard were generally supportive of the proposed project.

## **PROJECT ANALYSIS**

### **GENERAL PLAN**

The applicant has provided a written justification for the project, which is designated as Mixed Use land use with a density greater than 65 dwelling units per acre in the General Plan. The hotel use includes bar service and an independent restaurant which is also open to the public on the ground floor. The project revitalizes a small infill site in conformance with General Plan goals and objectives.

## CHARACTER AREA PLAN

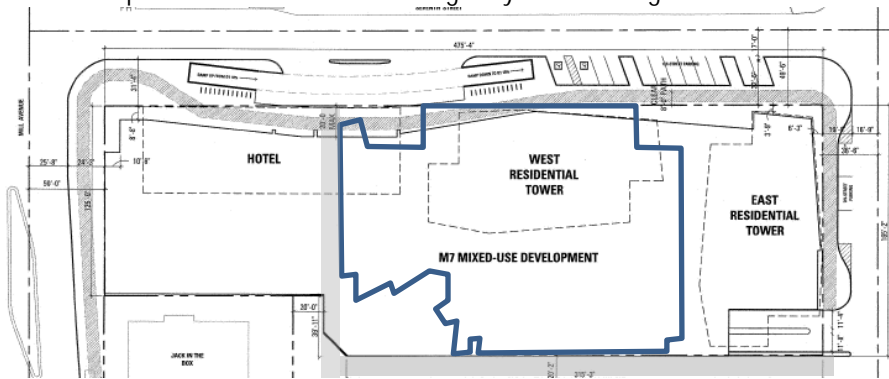
The Downtown/ASU/Rio Salado/Northwest Neighborhoods character area 3 is in process for creation of a draft character area plan. The Downtown Building Heights guide (2006) recommended buildings adjacent to Mill Avenue step back from 50' to 75' to 150' within the first 25' of the Mill Avenue street front. This site is approximately 144' from Mill Avenue and steps back on the third floor to provide more visual open area on the upper floors. The proposed design reduces the height from the existing PAD height of 306' to 225'. The Brickyard building is approximately 75' tall and West 6<sup>th</sup> towers are approximately 254' and 343'. The new building to the east has a building height of 240'. The draft character area plan for the downtown includes a vision for brick, metal and specifically copper color incorporated into the building palette.

## ZONING

The lots are located in the City Center Zoning District, within the Transportation Overlay District, with an existing Planned Area Development. There are no proposed changes to the zoning with this request. The applicant is seeking relief from the literal TOD standards for a 14' pedestrian amenity area and a 20' parking and circulation setback. The shallow lot depth limits the ground floor footprint, which programmatically needs specific allocations of space for hospitality functions. By providing the on-street parking, a landscape buffer, a shaded 8' clear pedestrian path with adjacent water features, and a building overhang that incorporates the hotel drop-off drive into the front of the building with a 0' front setback to allow canopy extension over this outdoor staging area. The street front is activated by patios adjacent to the lounge and restaurant, visually blending the public and private areas through enhanced paving and landscape. The intent of the Transportation Overlay District is made through the design solutions presented.

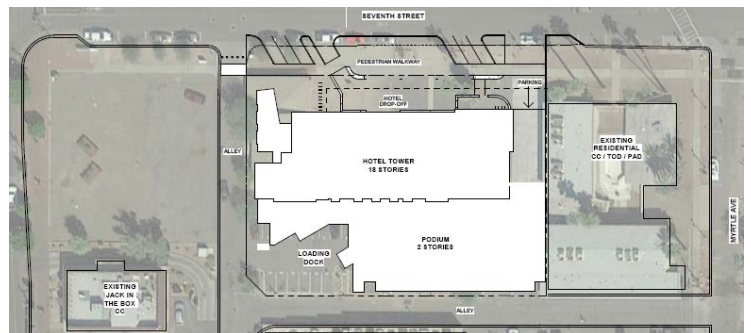
## PLANNED AREA DEVELOPMENT

The applicant has provided a letter of explanation outlining the design considerations made to determine the development standards for the project. The existing M7 Mixed-Use PAD included 9 lots, with an 18 story hotel on Mill Avenue (Lots 7-9) and two 26 story residential towers on Lots 1-6. The chart on the following page outlines the difference between the underlying CC zoning standards, the existing PAD for all 9 lots and the proposed PAD for an 18 story hotel on Lots 3-6. The original PAD was 1.73 acres and incorporated the alleys into the development, breaking the city block grid and creating a mega-block development. The outline below is the general location and shape of the proposed hotel and new Planned Area Development in relation to the existing alleys and the original PAD:



The proposed PAD site is .85 acres and utilizes the alley to the west as a potential pedestrian connection to University Drive and the south alley for access and circulation for back of house functions, deliveries and refuse collection, reducing conflicts with pedestrians. The M7 PAD allowed a hotel about 195' on Mill Avenue, using the 50' street front step back.

A new development will be proposed for Lots 7-9; based on the size of these lots on the corner of 7<sup>th</sup> Street, the scale will be more in character with the street front. The proposed hotel would be 180-225' in height depending on the number of rooms (260-290); it uses a taller floor to ceiling design on the lower levels which has a 20' first floor and 25' second floor ceiling height, subsequent floors have 10' ceiling heights, providing for a total of 17 floors of hotel rooms and an 18<sup>th</sup> level rooftop amenity deck. The proposed PAD reduces the intensity impacts including traffic and building massing, improves the pedestrian experience and provides more bicycle parking; the existing PAD did not have design details tied to the development standards, as this PAD will have. The existing PAD is referenced in the attachments.



## WESTIN TEMPE – PAD Overlay

Standard	CC TOD (CORRIDOR)	M7 MIXED-USE EXISTING PAD	PROPOSED CC (PAD)	Change
General Plan Land Use	Mixed Use	Mixed Use	Mixed Use	None
General Plan Density	>65 du/ac	>65 du/ac	>65 du/ac	None
Zoning	City Center	City Center	City Center	None
Acres	1.73	Lots 1-9 1.73	Lots 3-6 .85	Decrease
Residential Density (du/ac)	NS	214 du/ac	0	Decrease
# of Residential Units / # of Hotel Keys	>113 units (lots 1-9)	370 units / 240 keys	0 units / 260-290 keys	Decrease units Increase Keys
# of Bedrooms	varies	777 bedrooms (Lots 1-6)	NA	Decrease
Building Height (feet) [Exceptions, see Section 4-205(A)]				
Building Height Maximum	50'	306' (for residential uses on lots 1-6) (194'8" for hotel on lots 7-9 on Mill Avenue)	180'-225'	Decrease (on Lots 3-6) Increase (for hotel use)
Building Height Step-Back Adjacent to SF or MF District	Yes	Yes	Yes	
Maximum Lot Coverage (% of net site area)	NS	81%	85%	Decrease
Minimum Landscape Area (% of net site area)	NS	19% ground floor (42% listed in PAD including hardscape amenity decks not open to public)	14% 5,295 s.f. ground floor (6% additional planting area on rooftop) 43% including hardscape	Decrease
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]				
Front / TOD Maximum Parking & Circulation	0' / 20'	0' / 20'	0' (north) 0' (drop off drive)	Decrease
Side	0'	0'	5'6" west & 0" east	Increase
Rear	0'	0'	6" (south)	Increase
Street Side Parking & Circulation	0 20'	0' 0'	NA NA	

**VEHICLE PARKING:**

Use	Unit Quantity / SF	ZDC Ratios	Number Required by ZDC
Hotel	290 Keys	0.3	87
Commercial		0	0
Office	14,466 SF (5,000 SF waived in CC)		
Retail	1,816 SF (5,000 SF waived in CC)		
Restaurant (Indoor)	1,435 SF (5,000 SF waived in CC)		
Restaurant (Outdoor)	0 (CC)		
Conference	12,107 SF (First 10,000SF waived per CC standards)	1/300	7
Fitness			
<b>Total Required</b>			<b>94</b>
<b>Total Provided</b>			<b>98 (92 plus 6 on-street)</b>

**BICYCLE PARKING:**

Use	Unit Quantity / SF	Number Required by ZDC
Hotel	290 Keys	14.5
Commercial		
Office	14,466 SF (5,000 SF waived in CC)	4
Retail	1,816 SF (5,000 SF waived in CC)	4
Restaurant (Indoor)	1,435 SF (5,000 SF waived in CC)	2.87
Restaurant (Outdoor)	0 (CC)	
Conference	12,107 SF (First 10,000SF waived per CC standards)	0
Fitness		0.357
<b>Total Required</b>		<b>25.7</b>
<b>Total Provided</b>		<b>26</b>

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills redevelopment and economic development goals and objectives in the General Plan and the principles and guidelines of other area policy plans.*
2. *Standards requested through the PAD Overlay district takes 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.*

**USE PERMIT**

The proposed use requires a use permit, to allow entertainment ancillary to the hotel and restaurant use. This request is for both indoor and outdoor, acoustic and amplified music, but not intended as a music event venue. The applicant has provided a letter of explanation for this request. Locations of the entertainment would include the restaurant or patio for the restaurant, the lobby, the 2<sup>nd</sup> floor conference area, or the roof-top amenity area by the pool.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The proposed addition of entertainment intended for the guests of the hotel and restaurant would not increase vehicular traffic, the site is limited to 92 on-site parking spaces which are gated and reserved for hotel and restaurant guests. Pedestrian traffic from adjacent uses could potentially increase as the hotel activates the street front and encourages public interaction within the lobby, restaurant and lounge areas. However, these are encouraged and compatible uses in the downtown and not anticipated to be significant beyond the capacity of the downtown street or pedestrian infrastructure.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* There are existing residences to the north east of this site in the Orchid house building. The restaurant and patios and upper amenity deck face north, creating a potential for noise, light or vibration nuisance if the entertainment were not controlled. However, the combination of a hotel use with the entertainment will provide a level of control to potential nuisances, as the hotel guests would expect noise levels appropriate to a residential sleeping level.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The proposed project does not rehabilitate or conserve what is on site, but does redevelop properties that have been in need of redevelopment for more than a decade. The introduction of a hotel to the site with on-site entertainment will attract more guests to the downtown area, to the benefit of other businesses in the area and increased safety with activation of the site.
4. *Compatibility with existing surrounding structures and uses.* The existing building on site has had a use permit for live entertainment since 2011 and has had a coffee shop and internet café on the site previously. The use is consistent with surrounding uses, where bars and restaurants in the downtown have use permits for entertainment.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The Westin product is owned by Marriott, an experienced and reputable global hospitality organization that has experience in providing a safe and enjoyable guest experience while maintaining standards of safety and controlling behavior. The incorporation of entertainment as an ancillary use to the hotel and the restaurant is not anticipated to affect behavior on or off site.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

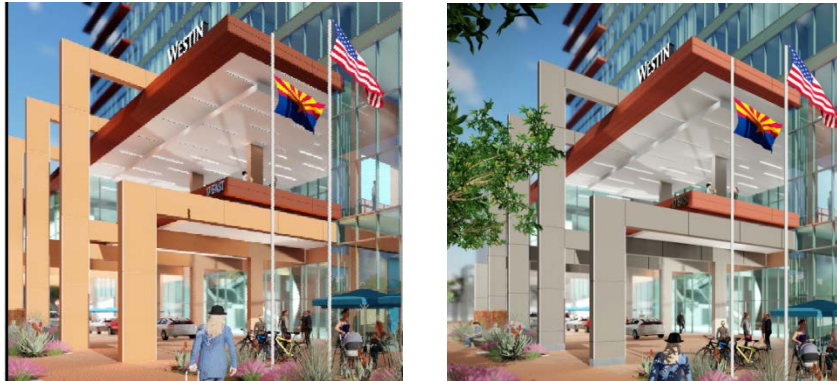
## DEVELOPMENT PLAN REVIEW

### Site Plan

The hotel site is bound on the west and south sides by alley ways serving existing and future developments and connecting to 7<sup>th</sup> Street, Myrtle Avenue and University Drive. Both alleys will be improved from the nearest street to the site as part of this development. The hotel is oriented lengthwise fronting north to 7<sup>th</sup> Street as the focal point. The street front provides six on-street angled parking stalls, broken up with landscape islands to maximize shade. A one-way guest entry drive allows for quick check-in or baggage drop, and valet service for guests. Those returning to the site may enter from the two-way drive at the east end of the site without interfering with new guest arrivals. This driveway is pushed to the eastern edge of the site, which does not account for required site visibility angles for vehicles exiting the garage. Because the lot to the east is under separate ownership and entitlement process, and has zoning which allows a zero lot line development along 7<sup>th</sup> street, there is the potential for a blind spot to be created by the location of this drive. Staff has added a condition to shift the driveway west to accommodate the required site visibility triangle. Should the development to the east provide a sufficient corner cut-off with a building setback, then this condition would not be necessary to fulfill a safe driveway condition. The pedestrian path has been shifted to accommodate landscape on both sides and separate the pedestrians from vehicular traffic. The sidewalk interfaces with a water feature at the building edge. The zero-setback along the street front provides shade for the sidewalk as well as greater activation of the frontage. The site utilizes the south side for service access. The south side is set back 6" to the furthest building wall element, with 2' recesses between columns to provide steel planters with vegetation along the south building wall. The east side of the hotel is a zero lot line configuration that will abut an adjacent mixed use development with ground floor retail and residential on upper floors. The hotel steps back 27' after the first two floors to allow windows into the rooms facing east, and promote natural light and airflow around the building. The west side is set back 5'6" on the ground level to provide a sidewalk and planter area to soften the alley and enhance the existing and future pedestrian experience. The planters serve to provide vertical vine growth on architectural fins that shade the western elevation and walkway. Significant attention was given to site layout, traffic flow, service access and shared alley use.

## Building Elevations

Each elevation of the hotel is unique to the site conditions. The north side presents a predominantly glass façade, that ties in with the architectural form and materials of the Centerpoint Towers and reflecting back the images of the Brickyard to the north. The upper levels have a decorative fin wrapping the north east corner of the building. A rooftop fabric canopy is proposed to be illuminated at night, and shelters the pool amenity area from direct sunlight. The lower level is predominantly storefront, approximately 180 feet of glazing brings the restaurant and hotel lobby inside to the outside, blending the interior experience with the heavily shaded canopy of the drop off area, and the landscape that extends from the exterior to the interior as a part of the building design. A glass garage door at the west end of the restaurant opens to create patio from within the dining room. A masonry wainscot at the restaurant dining area as well as a masonry patio wall at the east end lounge was added to provide more variety in material and texture along the street front. A change was made to the north side architectural arcade elements, which were originally rendered in a copper tone, the elevations did not call out specific material finishes. Staff interpreted this as a mica or pearl copper paint finish on a metal panel, however the latest revision changed color and specified a flat beige paint for these elements. Staff has conditioned the arcade columns to be a painted copper finish to provide more interplay with sunlight and tie in with the downtown character.



The south elevation has a dark fluted masonry veneer on the first floor, accented by a lighter ground faced masonry unit on the columns. Windows were added to the back of house functions to increase surveillance and security of this area from employee spaces. The windows are set back from the property line and planters line the south side alley with sculptural plants overlooked by the shaded windows. 1" thick fiberglass trellises extend from these planter boxes up to the upper floors breaking up the patterning of the masonry and slot windows on the second floor, while providing shade. Levels three through eighteen are predominantly stucco, with recessed and canopied windows at the west end. The primary body of the building has windows that are off-set on each floor, a random pattern created. This was intentional design, however unintentional it appears. Shade canopies vary from single to double wide, casting shadows on the wall for added dimension. The attention to detail on the south elevation presents a unique back of house façade and transforms the alley through architecture and landscape enhancement.

The east elevation uses the masonry base for the first two floors where a zero-lot line prevents window usage. Although spandrel glazing was added to the north east corner to wrap the glass element, discussions with the property owner to the east indicate that a zero lot line design would conceal the spandrel glazing proposed. Without having an application entitled for the lot to the east, staff has added a condition regarding the aesthetic design of this corner. It is anticipated that the adjacent property would also have a zero lot line configuration, but in the event that this does not occur, or is delayed, the spandrel glass would be installed per the rendering. The upper floors have stucco finish on the south side and the glazing from the north elevation wraps to the east elevation. The upper floors are set back 27' to allow window openings to a specified percentage per building code.

The west elevation recognizes the existing alley grid as more than a service corridor. The ground floor starts with storefront at the north end where the restaurant patio wraps the corner of the building. A sheltered sidewalk along the west side runs under an arcade of planted trellises separated from the alley by raised planter boxes. Between service doors, windows were added to enhance surveillance of the area. All deliveries and refuse collection is done at the southwest corner of the site, in an open and illuminated area for safety. The upper floors of the west side are a combination of glazing wrapped from the north elevation, and a band of red stucco that forms a tower along the south west corner of the building. The color was chosen to tie into the red brick along Mill Avenue, without replicating traditional clay brick. Staff had understood this material to be a metal panel or large tile product initially, however final design submittal indicated this element was an insulated



stucco system. Staff has conditioned that the material for the south west corner tower element be a large format porcelain or concrete tile or metal panel system to match the rendering color and pattern.

### Landscape Plan

Landscape appears on three levels of this plan and on three sides of the building. At the ground plane, the focal point is along 7<sup>th</sup> Street, with both street enhanced landscape and onsite vegetation. The theme of the hotel includes a sculptural succulent living plant wall in the lobby of the hotel stairwell, visible from the street front. The street trees are Evergreen Elm with an Orchid Tree for accent. The understory plants are massings of Aloe, Muhlenbergia, Bush Morning Glory, Agave and Elephant Food. A water feature and bench are located on the south side of the public sidewalk separating the guest drop off drive from the walk. Additional plant massings are located adjacent to the restaurant patio area and wrap around to raised steel planters on the west side. These plants provide a separated sidewalk from the alley, and include a variety of heat tolerant succulents and bougainvillea which would be trained to grow up an arcade of trellises shading the building and walkway. The south elevation has planter boxes with Agave, Euphorbia, Totem Pole Cactus and Rosemary, with Trumpet Creeper trained up trellises mounted flush to the masonry building wall. The site design reduces the ground floor landscape area, but integrates it on three elevations as part of the building design and adds additional vegetation at the rooftop on the second floor west side, and on the amenity deck on the top floor.

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 placement of the building was determined by the size and configuration of the lot, taking advantage of the right of way for guest loading and guest parking, utilizing and patio and lobby areas to activate the street front.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; retaining the alleys and narrowing the hotel on the upper floors provides more visible open area and promotes air circulation around the site, rather than a 0' setback maximizing the lot from ground to top of structure. Landscape added to the west and south walls will screen and shade the building, reducing heat gain on the hotel, and reducing reflective heat in the evening. The shade from the entrance canopy and street trees, along with the water feature, will cool the ambient area and enhance pedestrian comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; The project proposes masonry veneer base of two finishes and colors, and storefront glazing with upper floors using low emissive glazing facing north, smaller windows with shade canopies on the south and west. The predominant upper floor material is an insulated stucco system on the south and west elevations.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the site was originally entitled for a taller structure, the hotel is reduced in scale yet taller than the brickyard to the north. It forms a transition between existing and entitled developments within the area and ties in with materials and forms appropriate to the scale of the building.
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 base is grounded in masonry on three sides, and predominantly storefront on the street front. The columns and metal fins and trellises form a strong vertical element that holds the second floor to the base, while transitioning to the taller tower above. Thin fins project from the north east corner accenting, shading, and creating a sense of rhythm that breaks the verticality with a series of horizontal bands. The use of windows on all four sides creates a sense of movement and breaks up the building massing on the south, west and north elevations, enhancing the pedestrian experience from both the street front and the alleyways.

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;* the design provides a grand entrance at the street front, with landscape materials interplaying with the architecture. The building is fluidly transparent, with glass garage doors and a living green wall by the lobby staircase blending the inside and outside space. A water feature and benches were added along the pedestrian sidewalk.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the site is designed for vehicular access to the property, while providing visible and secure bike parking that is easily accessed, and separating the sidewalk from the street edge for safety and comfort. Bus and street car service will be available on Mill Avenue and light rail is 4 blocks from the site.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* the guest drop off drive is a one way entry from 7<sup>th</sup> street and the parking garage drive is separated from the on-street parking and the sidewalk. By condition, the site visibility triangle will be met to assure safe exiting from the garage.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the plans provide windows on the alley side of the site to enhance natural surveillance of these areas from the back of house functions such as the employee cafeteria and management offices. Wrapping the restaurant patio around the western edge of the site activates the corner and provides more eyes on the alleyway.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* landscape materials are appropriately planned for the unique locations, providing sculptural forms, color highlights, shade and variety to three sides of the building. Landscape along the street front flanks both north and south sides of the sidewalk to enhance the pedestrian experience and separate the walkway from the drive or street edge.
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;* signs have been considered with the architectural design and will be submitted as a separate application.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting is designed to minimize glare and provide sufficient safe ambient light as needed for various ground floor uses, the upper amenity deck lighting is architectural and provides aesthetic enhancement to the building form.

#### **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 achieve greater quality.
4. The proposed project meets the approval criteria for a Planned Area Development and Development Plan Review and the approval criteria for a Use Permit.

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

#### **PLANNED AREA DEVELOPMENT 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(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 30 days from the date of City Council approval, or the Planned Area Development approval shall be null and void.
3. The Planned Area Development Overlay for WESTIN TEMPE shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.
4. A demolition permit may not be issued for any existing structures on the site until a complete application for building permits has been made to Community Development Department.

**USE PERMIT CONDITIONS OF APPROVAL:**

1. This Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit is valid for the plans and letter of explanation as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
3. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
4. Any intensification or expansion of use shall require a new Use Permit.
5. The live entertainment use is allowed indoors or outside; outdoor live entertainment shall cease at 12am midnight Sunday-Wednesday and 2 am Thursday-Saturday.
6. The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan within 30 days of this approval. Contact 480-858-6409.

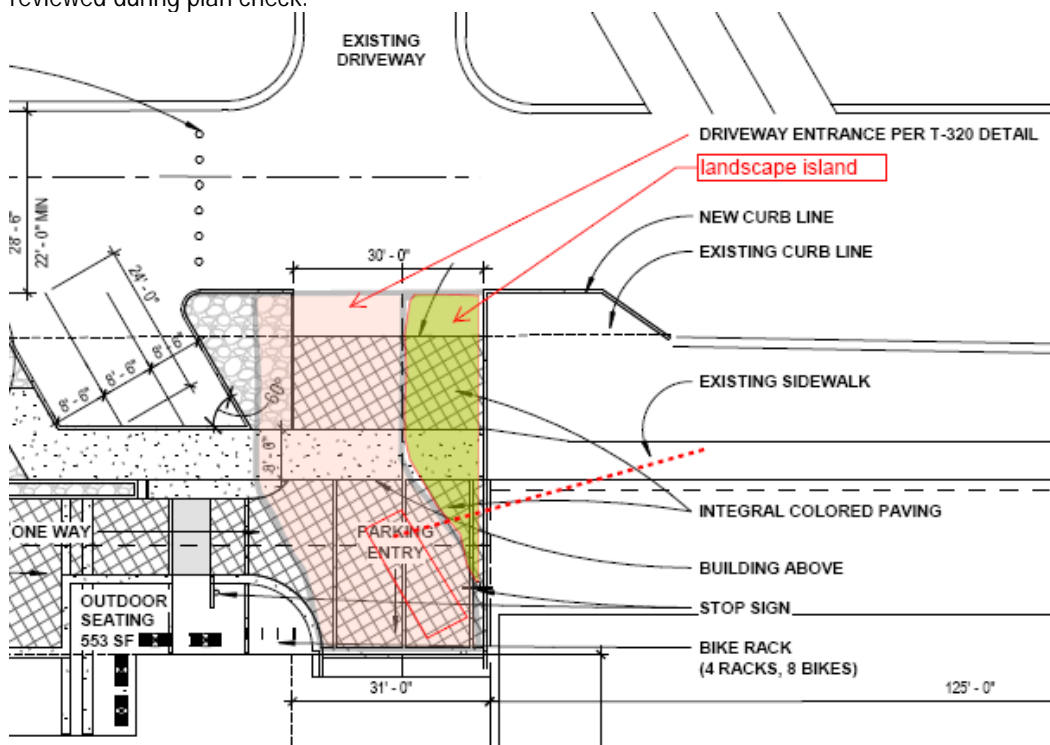
**DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:**

**General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated September 11, 2017 and landscape plan dated September 11, 2017. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit or as otherwise determined by the Public Works, Transportation Division.
3. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
4. Art in Private Development is required. The developer may elect to install on-site artwork or provide an Arts Fund contribution. If the property owner elects to install on-site artwork, the Preliminary Art Project Plan is required before a building permit is issued.

## Site Plan

5. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
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. Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
8. 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.
9. On the eastern drive, provide a safe driveway configuration to comply with the required site visibility triangle on site. Should the development to the east provide a sufficient corner cut-off with a building setback approved through an entitlement, then this condition would not be necessary to fulfill a safe driveway condition. Design modifications shall be reviewed during plan check.



10. 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.

## Floor Plans

11. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.

12. 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
  
13. Garage Security:
  - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
  - b. Provide exit stairs that are open to the exterior as indicated on the floor plan.
  - c. Paint interior wall and overhead surfaces with a highly reflective white color, minimum LRV of 75 percent.
  - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
  
14. Parking Garage:
  - a. Minimum required parking dimensions shall be clear of any obstructions.
  - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
  - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

### Building Elevations

15. The materials and colors are approved as presented on September 11, 2017 except as modified by condition:
  - a. Roof – Flat white with parapet and amenity deck (pavers and landscape surrounding pool)
  - b. Primary Building – Exterior Insulated Stucco System Painted Custom (cream color) not to exceed 75% LRV
  - c. Southwest tower element – In lieu of EIFS, provide alternative building materials such as large format porcelain, stone or concrete tile or metal panel system to match the rendering color and pattern.
  - d. Building Base – Ground Face Masonry Units Malibu Sand Trendstone 8"X16" Running Bond
  - e. Building Base Accent – Fluted Masonry Units Opal Trendstone 8"X16" Running Bond
  - f. East end upper floor fin accent – Painted Concrete Sherwin Williams SW DEA155 Arabian Red (dark rust red)
  - g. Curtain Wall System Anodized aluminum frame – Curtain Wall Green and Grey Low-E Glass Sunguard Super Neutral 68
  - h. Windows (south and west elevations) – anodized aluminum frame –Low E Glass Sunguard Super Neutral 68
  - i. Trim - Painted steel – SW DEA155 Arabian Red
  - j. Trellis – Molded Fiberglass Grating 1 ½"X1 ½" McNichols F241111WSA Dark Grey
  - k. Canopies – Projected Concrete Painted Slab Custom Color to match EIFS
  - l. Horizontal Fins - Projected Concrete Painted Slab Custom Color to match EIFS
  - m. Vertical Arcade Fins (north elevation) – metal panel system in lieu of painted flat beige shall be painted a new copper color similar to MBCI Copper Metallic Signature 300, Mapes Premium Kynar Copper Penny or Valspar Fluropon Classic II Copper.
  - n. Shade Canopy over Roof Function Area – Alnet Extrablock Cream Color – Painted steel frame to match lighter EIFS

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

16. The north east corner of the second floor conference space shall comply with building code requirements; spandrel glazing shall be used at this corner, as shown in renderings and may only be removed from the elevation at such time that building permits for the adjacent development to the east are pulled for an entitled design that would abut this wall.
  
17. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
  
18. Conceal roof drainage system within the interior of the building.

19. 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.
20. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
21. 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**

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

### **Landscape**

23. 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.
24. 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.
25. 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.

### **Building Address Numerals**

26. Provide address numerals on all four sides of the building elevations.
  - 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) On multi-story buildings, locate no higher than the second level.
    - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 6) Do not affix numbers or letters 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.
  - c. Provide one address number on the roof of the building. Orient numbers to be read from the south.
    - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
    - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
    - 3) Do not illuminate roof address.

### **Communications**

The City of Tempe reserves the right for a perpetual, non-exclusive communications easement, recorded prior to receiving building permits. The easement grants the City of Tempe the ability to install, remove replace, modify, maintain and operate at the City's expense and maintain communications equipment on the roof of the building a communication service system

facility, including, without limitation, antenna equipment, cable wiring, back-up power sources, related fixtures and an antenna structure. The City will provide a form of easement that will provide for unrestricted access to the Site and require the City to utilize the Site in a manner that will not unreasonably disturb the occupancy of the tenants.

#### **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.

**SITE PLAN REVIEW:** Verify all comments by all City Departments 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.

**DEADLINE:** 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.

#### **STANDARD DETAILS:**

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. 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.

#### **CIVIL ENGINEERING:**

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- 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.
- The site is within an Alternative Retention Criteria Area. Verify specific design considerations with the Engineering Department.

#### **COMMUNICATIONS:**

- Provide emergency radio amplification for the combined building and garage 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: <http://www.tempe.gov/home/showdocument?id=30871>. 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.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/qa/>.

#### FIRE:

- Clearly define the fire lanes with signs on ground floor elevations of both alleys indicating no parking. 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(s) on the ground floor of the building(s). Verify size and location with Fire Department.

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.

#### LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- 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".

#### LIGHTING:

- Design site security light 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.

#### 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 entrance(s). 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.



#### POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- 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 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.

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.

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

#### SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse.
- 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.

#### TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along 7<sup>th</sup> Street as required by Traffic Engineering Design Criteria and Standard Details.
- Incorporate brick sidewalks for all off-site pedestrian paving. Follow City of Tempe Public Works Department Detail T-353, when designing all sidewalk areas in the Right-of-Way. Alternative paver materials may be considered subject to review, and approval, by the Engineering and Planning Departments. Any alternative patterns should be used in small amounts to create accent areas at entrances, or to demarcate architectural features of the building. Do not propose a wholesale change of material. These materials shall be compatible with the Americans with Disabilities Act, ADA, and the Building Code.
- 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.

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 the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

#### ZONING AND DEVELOPMENT CODE:

- 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.

**HISTORY & FACTS:**

1968	11 E. 7 <sup>th</sup> Street property was a medical office owned by Dr. R.W. McMillan and 17 E. 7 <sup>th</sup> Street property was a medical office building with one apartment owned by Dr. Robert G. Skok, located in the CCD Central Commercial District. The structure on the lot between these two addresses was demolished in 2008.
January 27, 1993	Board of Adjustment approved a use permit to allow a coffee house as a new use in the CCD Zoning, and a variance to decrease the required on-site parking from 23 spaces to 11 spaces.
February 17, 1993	Design Review Board approved building elevations, site plan and landscape plan for JAVA ROAD.
April 2, 1997	Hearing Officer approved a change of ownership Use Permit transfer to allow the continued coffee shop use within the Central Commercial District.
December 18, 1998	Design Review Board approved site plan, landscape plan and elevations.
January 7, 1999	City Council approved a Use Permit to allow the temporary relocation of an existing bank within the CC District, a site plan modification, and two variances specific to the temporary relocation of Bank of America.
January 16, 2003	Development Review staff approved sign application for E-JOY a new internet café.
August 17, 2004	Redevelopment Review Commission approved Mill-Seven Building for design review of building elevations, site plan and landscape plan located at 701 South Mill Avenue. APPROVAL EXPIRED.
September 30, 2004	City Council approved the request for Mill-Seven Building (SIP-2003.105) for a site plan for a new two-story retail/restaurant building consisting of 19,279 s.f. on 0.36 net including three variances and three use permits. APPROVAL EXPIRED.
December 4, 2007	Applicant's for M7 Mixed-Use Development attended the Sunset-Riverside Neighborhood Meeting and presented their proposal.
December 10, 2007	Applicant's for M7 Mixed-Use Development attended the Downtown Tempe Community's Hot Team meeting and presented their proposal.
January 9, 2008	Neighborhood Meeting held by the applicant for the M7 Mixed-Use Development at Hatton Hall, located at 34 E. 7th Street starting at 6 p.m.
January 22, 2008	The FAA issued a determination of no hazard for air navigation for the project height of 306'-0".
March 4, 2008	Presentation scheduled with the Downtown Tempe Community organization.
March 12, 2008	Development Review Commission continued the request for a Planned Area Development Overlay for M7 MIXED USE DEVELOPMENT located at 701 South Mill Avenue. Follow up included further discussion on proposed parking reductions.
March 24, 2008	Development Review Commission scheduled to hear the request for a Planned Area Development Overlay for M7 MIXED USE DEVELOPMENT located at 701 South Mill Avenue.

April 3, 2008	City Council introduced and held the first public hearing for a Planned Area Development Overlay for M7 MIXED USE DEVELOPMENT located at 701 South Mill Avenue.
April 17, 2008	City Council held a second and final public hearing for the Planned Area Development Overlay for M7 MIXED USE DEVELOPMENT.
March 1, 2011	Hearing Officer approved a Use Permit to allow live indoor entertainment at FIXX COFFEE BAR (PL110027) located at 11 East 7th Street. My site
October 14, 2013	Lots 3, 4, 5 and 6 and the west five feet of Lot 2 were sold to Tempe 7th Street LLC. My site
March 2, 2015	Community Development staff notified the current property owners that the entitlements from 2008 had expired, and that unless a time extension request were made, an administrative hearing to determine the status of the property for initiation of reversion to the prior City Center zoning in the Transportation Overlay District without a PAD.
May 21, 2015	City Council approved a request to modify the time extension of prior entitlements for M7 MIXED USE DEVELOPMENT.
June 23, 2016	City Council denied a request for an Amended Planned Area Development Overlay and Development Plan Review for THE STANDARD AT TEMPE consisting of a 26-story mixed use development containing 335 dwelling units and 3,460 square feet of commercial uses located at 11 East 7th Street.
August 18, 2016	City Council approved the request to modify the time extension of prior entitlements for M7 MIXED USE DEVELOPMENT at 701 South Mill Avenue to one year from August 18, 2016.
December 6, 2016	Lots 1 and 2 and Lots 7, 8 and the north half of Lot 9 were sold to Core Tempe 7th & Myrtle LLC, with the exception of the west 5 feet of Lot 2.
October 26, 2017	City Council is scheduled for a first hearing for an Amended Planned Area Development and Development Plan Review consisting of a new 310 room hotel for WESTIN TEMPE, located at 11 East 7th Street. The applicant is Sender and Associates.
November 9, 2017	City Council is scheduled for a second hearing for the above request.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

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

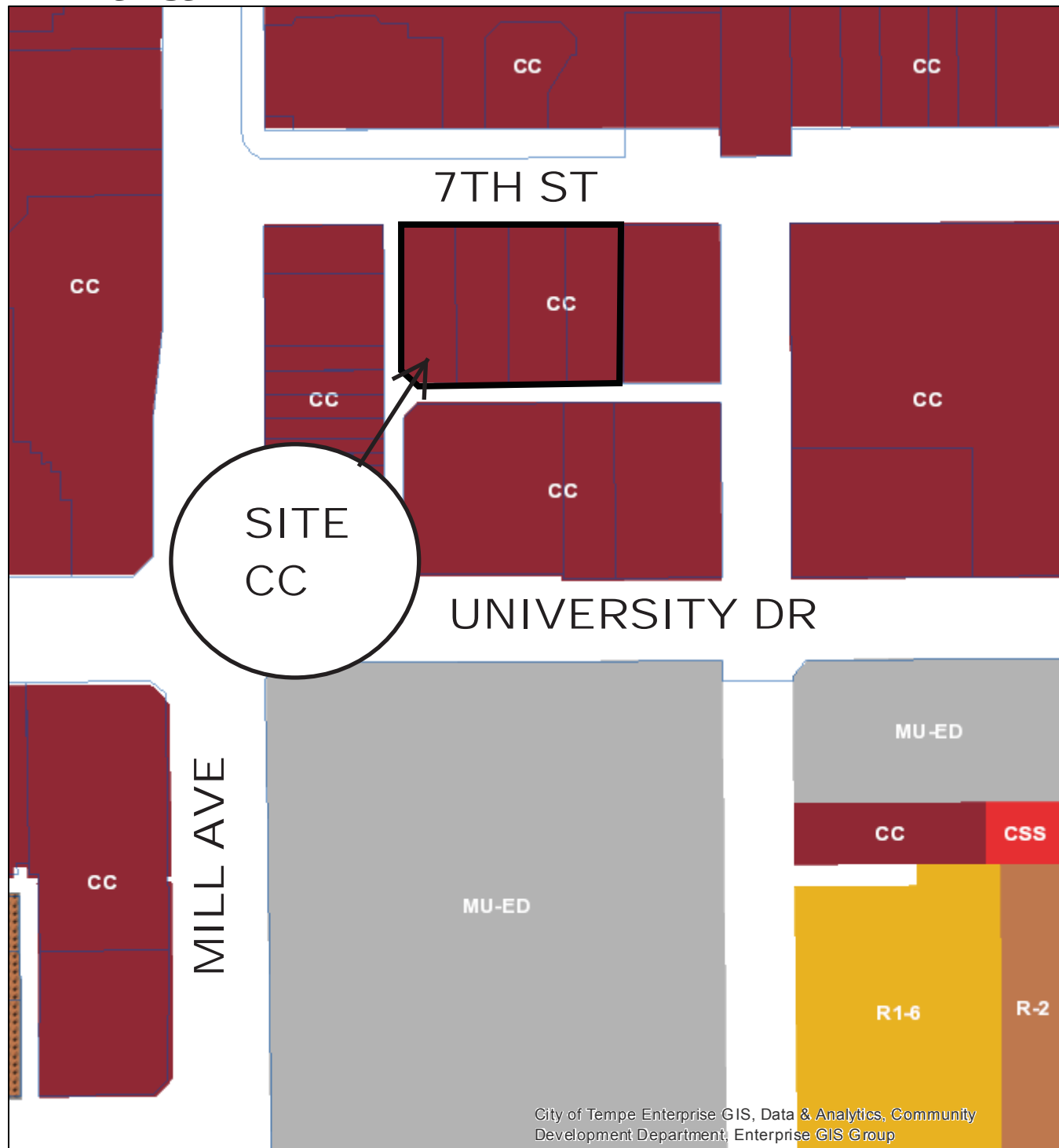


**DEVELOPMENT PROJECT FILE**  
for  
**WESTIN TEMPE**  
(PL170238)

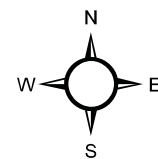
**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-21. Letter of Explanation
- 22-26. Existing Planned Area Development  
(Sheets G0, A001, A401, A403, & L-1) FOR REFERENCE
27. Site Aerial and Context Plan (Sheet A003)
- 28-29. Planned Area Development Cover and Site Plan (Sheets A001 & A002)
30. Refuse and Fire Access Plan (A004)
- 31-32. Below Grade Parking Level Plans (Sheets A101 & 102)
33. Level 1 Ground Floor Plan (Sheet A103)
- 34-35. Level 2 Floor Plan and Roof Plan (Sheets A104 & A108)
36. Levels 3-16 Floor Plans (Sheet A105)
37. Level 17 Floor Plan (Sheet A106)
38. Level 18 Floor Plan Amenity Deck (Sheet A107)
- 39-41. Landscape Plans (Sheets L001 & L002)
- 42-43. Building Sections (Sheets A501 & A502)
- 44-50. Elevations Blackline and Color  
(Sheets A401, A400 & A402-A404, A801-802)
- 51-54. Color 3-D Renderings (Sheets A901-904)
55. Photos of Existing Site Context
56. Neighborhood Meeting Summary
- 57-60. Waiver of Rights and Remedies

**11 E 7th St**



- |  |  |
|--|--|
|  City Center (CC)                       |  Single-Family Residential (R1-6)       |
|  Mixed Use Educational (MU-ED)          |  Multi-Family Residential (R-2)         |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Limited (R-3) |

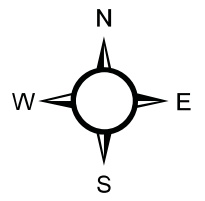


11 E 7th St

PL PL170238



Aerial Map



**WESTIN TEMPE**  
PRELIMINARY SITE PLAN REVIEW  
**PAD, DPR, USE PERMIT & PLAT**

11 EAST 7<sup>TH</sup> STREET  
TEMPE, ARIZONA

PREPARED FOR:  
**CAI INVESTMENTS, LLC**  
CHRISTOPHER BEAVOR  
FOUNDER  
MANAGING PARTNER

**APPLICANT:**  
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JULY 24, 2017



**WESTIN TEMPE**  
PROJECT NARRATIVE

**I. INTRODUCTION**

CAI Investments, LLC (“CAI”) respectfully submits this entitlement application for the Westin Tempe, a proposed 4-star hotel development positioned to redevelop the ±0.85 acre property on the south side of 7<sup>th</sup> Street, mid-block between Mill and Myrtle Avenues, 11 East 7<sup>th</sup> Street (the “Site”). Westin Tempe will bring a full-service, 4-star hotel to Downtown Tempe and will include approximately 310 rooms, 11,500 square feet of conference space, and 2,500 square feet of restaurant/retail space with 2 levels of below-grade structured parking. The overall building design is modern with building colors and materials that reflect the rich tapestry and character of Downtown Tempe.

The Westin experience focuses on innovative, signature products combined with intuitive design to deliver on each guest’s every need. Each Westin property is uniquely tailored to incorporate the brand’s standards and ensure the end-result is a world-class hotel. The Westin Tempe is an urban infill project that requires maximization of the Site. The building design pushes towards the property lines, utilizing canopies and building recesses to create permeability and pedestrian realms. Vertical elements of the building step back from the base to create movement in the building and establish context and scale. The design is program driven with each element expressing its function through design and relating to the Site in varying scales. Starting at the urban city scale, the building relates to the larger context of its settings with a sleek 17-story guestroom tower. This guestroom element rises in three, modern interlocking masses that create a natural pattern above the podium base.



The two-level podium base sets an urban streetscape scale raising to a maximum height of 45 feet. This scale responds to the nearby Brickyard building on the north site of 7<sup>th</sup> Street and the one and two-story buildings nearby on Mill Avenue. At the human scale, the podium base raises to a maximum height of 45 feet. Stepping down from the podium base, the human scale at the pedestrian and guest

level is created through a one-story retail element, angled on-street parking and maneuvering, enhanced landscaping, and hardscape elements such as canopies, outdoor patios, and pavers.

Westin Hotels & Resorts is a leader in the hospitality industry with 200 hotels in almost 40 countries. For nearly a century, Westin’s commitment to innovation and excellence has provided millions of guests with award-winning experiences. Westin’s hotels and programs, including other Phoenix Metro locations, enjoy continual recognition as the best in the industry. As an industry leader, Westin works with industry leading brands to provide unique and authentic offerings that enhance guests’ well-being and enrich their experience before, during, and after their stay.



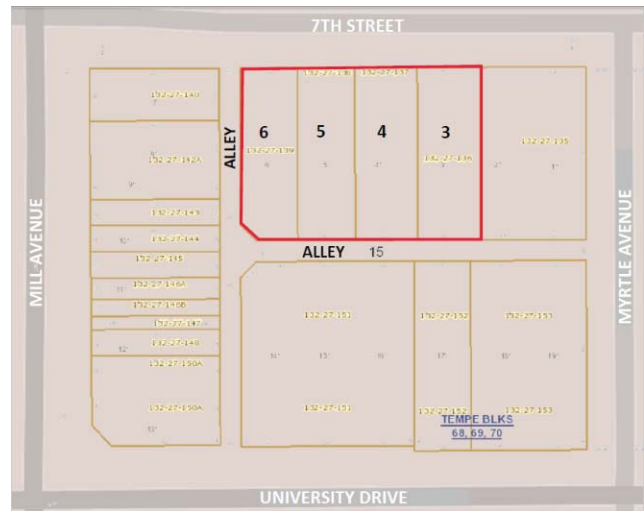
## A. REQUEST OVERVIEW – ENTITLEMENTS

To bring this world-class, 4-star hotel to Downtown Tempe, CAI seeks a Planned Area Development overlay (PAD) amendment to modify the existing approved PAD development standards and Transportation Overlay District (TOD) development standards as necessary; a Development Plan Review (DPR) for the new building, landscaping, and site plan; and use permits for entertainment as an accessory use to the hotel and restaurant. A Subdivision Plat to consolidate the existing 4 parcels into one for development will be submitted separately.

## B. PROJECT LOCATION, GENERAL PLAN, AND ZONING

The ±0.85 acre Site includes Lots 3, 4, 5, and 6 of Block 15 of the original Tempe townsite. The 4 parcels are located on the south side of 7<sup>th</sup> Street mid-block between Mill and Myrtle Avenues. Currently the Site is a mix of vacant land, a vacant 1-story commercial building, and surface parking. The Site is bound by 7<sup>th</sup> Street on the north, vacant apartment structures on the east, and an alley on the south and west. (Please see attached Exhibit – Location Map.)

Located just ±160 feet east of Mill Avenue one block north of University Drive, the Site is a prime opportunity for redevelopment in downtown Tempe.

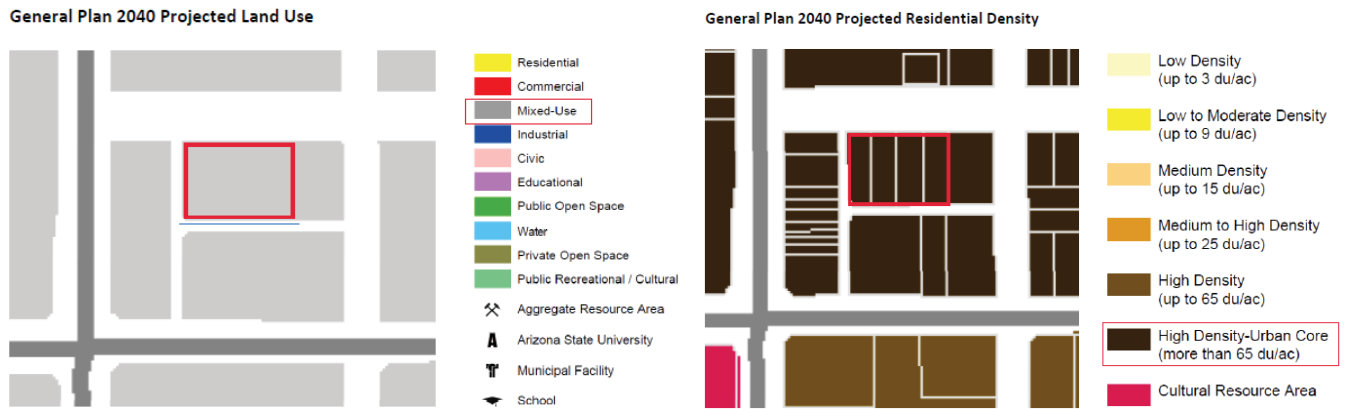


The Site's diverse surroundings provide the urban context necessary to support the proposed redevelopment. North of the Site is the Brickyard, the Lofts at Orchidhouse, and the City of Tempe historic Governor B.B. Moeur House/Hatton Hall. East of the Site, a mixed-use development by OPUS is currently under construction. When completed, the project will include approximately 400 residential units, retail, restaurant, and a complementary hotel. South of the Site is the Tempe TowneCentre Office Plaza and Salvation Army Downtown Tempe Community Center. The varied mix of commercial, retail, and restaurant development along Mill Avenue to the west completes the context of the Site.



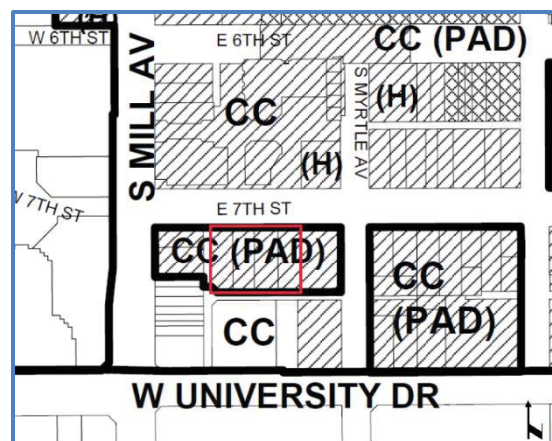
Although the Site's context presents a dynamic environment, the Site itself and some of the immediate surroundings are sorely underutilized. Redevelopment of the Site is critical to ensure that prime downtown property is used to its full potential.

The Site is designated “Mixed-Use” on the General Plan Projected Land Use map and “High-Density Urban Core (>65dua)” on the General Plan Projected Residential Density Map. Westin Tempe’s mix of commercial uses and proposed 17-story hotel tower is appropriate in the existing and projected development patterns for this urban core Site.



The Site is zoned CC PAD and is within the Transportation Overlay District (“TOD”) Corridor Area. The surrounding properties are similarly zoned CC and CC PAD. The CC zoning and PAD overlay accommodate high-intensity mixed-use development that is appropriate for this Downtown Core area. To that end, a rezoning is not proposed for the Site as the existing CC zoning permits a wide variety of uses including the proposed hotel, ancillary conference space, and restaurant. Accordingly, the proposed request is to amend only the existing PAD overlay to accommodate the development standards.

Adjacency to Site	Zoning	Current Use	GP Projected Land Use	GP Projected Residential Density
<b>SITE</b>	CC PAD	Partially Vacant	Mixed-Use	High Density-Urban Core (> 65 du/ac)
<b>North</b>	CC	Mixed-Use/ASU	Mixed-Use	High Density-Urban Core (> 65 du/ac)
<b>Northeast</b>	CC (H)	Civic	Mixed-Use	High Density-Urban Core (> 65 du/ac)
<b>East</b>	CC PAD	Vacant MF	Mixed-Use	High Density-Urban Core (> 65 du/ac)
<b>Southeast</b>	CC	Commercial	Mixed-Use	High Density-Urban Core (> 65 du/ac)
<b>South</b>	CC	Commercial	Mixed-Use	High Density-Urban Core (> 65 du/ac)
<b>Southwest</b>	CC	Commercial	Mixed-Use	High Density-Urban Core (> 65 du/ac)
<b>West</b>	CC PAD	Vacant	Mixed-Use	High Density-Urban Core (> 65 du/ac)
<b>Northwest</b>	CC	Mixed-Use/ASU	Mixed-Use	High Density-Urban Core (> 65 du/ac)



## C. OVERVIEW – THE CAI DEVELOPMENT TEAM

Understanding the importance of this prime Downtown Tempe Site and the unique opportunity to provide a 4-star Westin in downtown Tempe, CAI assembled a premier team of development professionals with extensive local experience.

### 1. CAI Investments, LLC



CAI Investments is a leading real estate development, investment, and property management firm with assets across the United States. Headquartered in Las Vegas, NV, CAI was founded in 2012 by Christopher Beavor. Mr. Beavor used his decades of experience in property development to assemble a fully integrated real estate company that manages the entire real estate development process. CAI finances, develops, and manages properties across key markets in the United States. With extensive experience in development, hospitality, financing, and property management, CAI has the established relationships, and expertise necessary to create a landmark development for Downtown Tempe.

### 2. RSP



Design  
that  
works.

Founded in 1978, RSP is an award-winning architectural design firm that provides innovative and dynamic design solutions. As problem solvers, RSP's design team uses a collaborative approach to create spaces that inspire. The Tempe RSP office handles a variety of projects from complex mixed-use retail work to award-winning higher education projects and corporate headquarters. The full-service team works with a diverse range of clients and projects.

### 3. the design element



Delivering inspired, memorable, and functional landscape architecture on time and on budget for a wide range of forward thinking clients. The Design Element reveres the art of practicing landscape architecture. Beginning as design partners at Arizona State University, the studio mates evolved into a partnership that has collaborated on many project types including business environments, urban infill, and higher education for more than two decades. Partners Jeff Anderson and Marc Beyer chose their profession because they have a passion for design and a desire to make a difference.

### 4. HilgartWilson



HilgartWilson is a full service consulting firm, providing civil engineering, land planning, surveying, and program and construction management services throughout the southwestern United States. They excel at working in a team environment with an emphasis on collaboration, effective communication and detailed coordination with municipal, state and governmental agencies, as well as, other team consultants and colleagues. Their relationships, expertise and knowledge of the municipalities in which they work enables them to work together to produce quality, value engineered, and successful projects.

## 5. Kitchell



Kitchell Contractors, Inc. brings innovative techniques and integrated services to commercial construction projects throughout Arizona, California, and Texas. Kitchell offers everything from development and program management to construction and facility management. The company's hospitality experience dates back to the 1960's when Kitchell developed, built, and managed Doubletree Inns throughout Arizona, California, and Washington. This experience established a foundation for Kitchell's current hospitality and gaming portfolio which includes high-end, luxury hotels, resorts, and spas.

## 6. Sender



Sender Associates, Chtd. is a woman-owned Zoning and Land Use law firm concentrating in mixed-use, commercial, industrial, and residential zoning entitlement matters. Sender concentrates on assisting clients navigate the various political entitlement processes at the municipal and county levels throughout Arizona. The firm includes members with backgrounds in law, architecture, and urban planning who are highly-qualified to handle entitlement matters such as rezoning, planned area developments, zoning text amendments, general plan amendments, lobbying, design review processing, neighborhood participation, and building permit processing, among many others. Sender's professional team also provides special development project support including zoning due diligence, vesting analysis, and litigation support.

### D. WESTIN TEMPE DEVELOPMENT CONCEPT

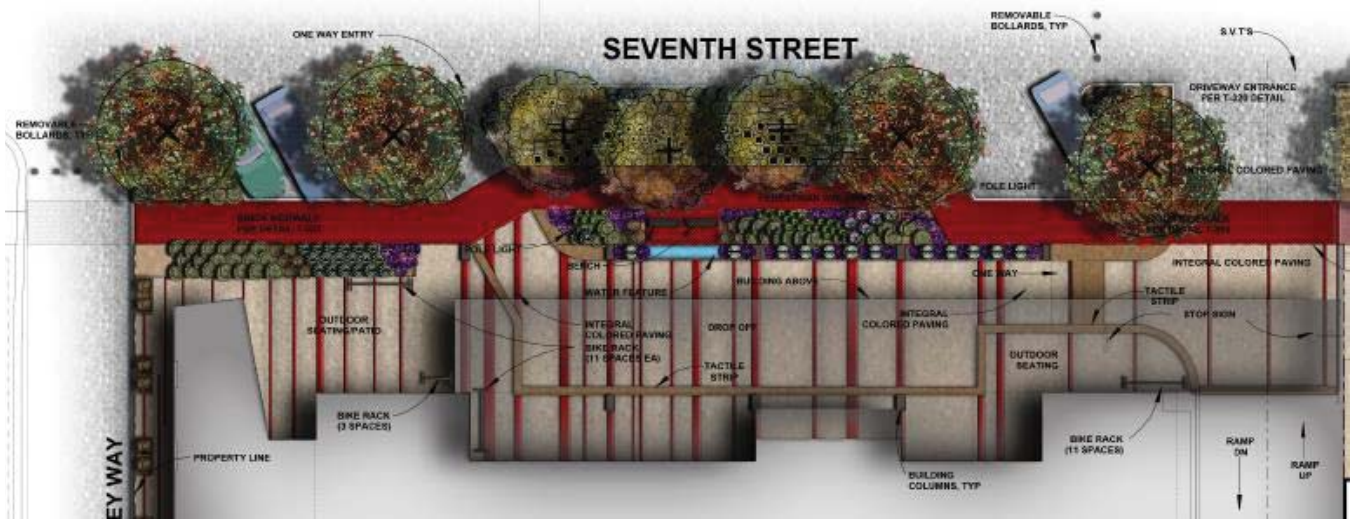
Westin Tempe's design integrates the pedestrian environment, vertical building elements, and landscape design to create an urban resort destination for downtown Tempe. The guestroom tower rises above a pedestrian-scale base and enhanced streetscape in response to three critical design scales, the Urban City, Urban Streetscape, and Human scales.



Westin Tempe's streetscape is designed to match developments along 7<sup>th</sup> Street to create continuity in the pedestrian environment. The building and landscape design use permeable elements to blend interior and exterior spaces. The lobby utilizes 7<sup>th</sup> Street for access, bringing the lobby activity to the streetscape for an engagement environment. The overall design configuration is designed to separate pedestrians from traffic while maintaining the hotel's essential front-door, drop-off element.

The selected building materials reflect Marriott's "Luxury" collection, bringing their most prestigious design to downtown Tempe. The selection of panels, masonry, and glass reflect the character and context of the surrounding area.

The project’s landscape complements the architecture through a combination of colorful, textured trees, plants, and accents. Softscape and hardscape elements combine to delineate the pedestrian realm and create a comfortable and safe human environment.



Westin Tempe’s convenient, downtown location makes this an ideal destination for travelers visiting Tempe and the Valley Metro region. Guests of Westin Tempe will be able to take advantage of Tempe’s attractions and destinations on foot or through easily accessible multi-modal transportation.

## II. APPLICATION REQUESTS

This entitlement application includes requests for a PAD amendment, DPR, and use permits for entertainment as an accessory to the hotel and restaurant use.

### A. PLANNED AREA DEVELOPMENT OVERLAY AMENDMENT

The proposed PAD for Westin Tempe promotes innovative design solutions where strict adherence to a traditional pattern of development standards (i.e. height, setback, lot coverage) would preclude the proposed development

#### 1. Entitlement History

##### a. 2008 M7 PAD Approval

The Site is the middle portion of the previously approved 1.73 acres M7 Mixed Use Development PAD, originally approved by City Council on April 17, 2008 (ORD. No. 2008.12). The existing M7 PAD encompasses the Site plus two additional parcels, one to the east and one to the west of the Site. The approved development proposed a ±240 key 4-star hotel and ±52,000 square-foot conference center, approximately 40,000 square feet of commercial, retail, and restaurant space, and ±370 residential units in three towers topping out at 306 feet for the two residential towers and 195 feet for the hotel tower.

M7 was branded as a destination project and boasted approximately 1.2 million square feet of building space. The additional parcels in the M7 PAD provided more land area and street frontage for the larger scale of the proposed development. A key design element for M7 to maintain a pedestrian scale for such

a large, urban project was the design and activity along 7<sup>th</sup> Street. The hotel elements were pulled east along 7<sup>th</sup> Street to provide a visible and engaging hotel lobby. The vehicular drop-off area utilized hardscape, landscape, and bollards to create a seamless transition from storefront to street while keeping pedestrians separated from vehicles.

Despite the difference in scale between the previously approved entitlements and the proposed Westin Tempe, the hotel concepts between the two projects are similarly oriented. Because of this, many reasons for approval of M7 are similarly applicable to the Westin Tempe proposal.

#### **b. 2015 M7 PAD Extension**

Unfortunately, impacts from the Great Recession prevented the M7 development from being realized. Following the entitlement approvals, the M7 property went into bankruptcy and was fractured through sales to various ownership entities. During that time, a stipulation deadline requiring a building permit to be obtained on or before April 3, 2010 passed. In 2015, with new ownership interests, amended plans were proposed for the Site. Around this same time, the owners of the M7 property requested an extension of the M7 PAD to preserve the entitlements while simultaneously processing a request to amend the PAD for a smaller area within the M7 property. On May 21, 2015, City Council approved the request to extend the prior entitlements until May 21, 2016, one year from the City Council extension approval date.

Once again, the deadline in the stipulation passed with no building permits obtained for the M7 development, though formal public hearings for reversion of the existing entitlements have not been scheduled.

#### **c. The Standard**

In 2016, an amended PAD proposal was presented to City Council requesting a 26-story mixed-use student housing development on the Site. The Standard at Tempe proposed 335 dwelling units and approximately 3,500 square feet of commercial area for the Site. The proposed development required an amendment to the existing M7 PAD and DPR approval to accommodate the Standard's proposal. Although many surrounding business owners expressed support for redevelopment of the Site in general, the Standard faced mixed reception from the community and ultimately the PAD amendment and DPR requests were not approved by City Council.

### **2. Westin Tempe Requested Modifications**

Six development standards set by the existing M7 PAD will be modified by the Westin Tempe PAD. Development standards specific to the TOD that cannot be specifically met by strict conformance to the TOD will be modified by the PAD to allow design solutions that achieve the intent of the TOD.

#### **a. Modifications to the Approved PAD**

- i. Residential Units / Residential Density. CAI's proposal eliminates the residential component from the PAD for the Site. This would eliminate any of the approved 370 units from the Site, reducing the residential density from 214 du/ac to 0 du/ac. The

proposed elimination of residential units and overall density is in response to changes in circumstances that resulted in varied ownership of the original PAD site. The hotel plus additional commercial, retail, and restaurant space component is now being proposed as its own PAD as opposed to the larger M7 PAD that included additional parcels for residential development.

- ii. Building Height. The building height will be reduced from 306 feet for the overall height approved in the M7 PAD to a range allowing between 180 to 225 feet to top of mechanical. The requested height range will allow potential shifts during the more detailed construction document process. The proposed building height cap represents a decrease of 81 feet in building height to Westin Tempe’s maximum proposed height.
- iii. Building Lot Coverage. Westin Tempe will increase the building lot coverage from 81% to ±85%. The increase in maximum lot coverage is the result of a new building design and change in the overall site area.
- iv. Site Landscape Area. The proposed PAD amendment will reduce the Site Landscape Area from 42% to ±14%. The change in site landscape area is related to the changed building design, site area, and overall change in uses for the proposed development.
- v. Building Setbacks. Westin Tempe’s PAD will set new building setbacks based on the updated site configuration and building plans. The approved building setbacks for M7 were set at a minimum of 0’0” for all sides. Because the M7 site included additional corner parcels, multiple lot lines were adjacent to public streets. Additionally, the alley that is now a border of the current Site was internal to the M7 development. The Site no longer includes the external corner parcels, so only 1 lot line is adjacent to street frontage. Additionally, the side setbacks must now address the alley as a property line for two sides of the Site.

Based on the changes to the lot lines, the Westin Tempe PAD proposes the following building setbacks:

<b>BUILDING SETBACKS</b>	
FRONT (NORTH)	0-00"
FRONT PARKING (N)	0'-0"
SIDE (WEST)	±5'-6"
SIDE (EAST)	±0'-6"
REAR (SOUTH)	±0'-6"

- vi. Parking. This PAD amendment will establish new standards for parking based on the updated mix of uses specific to Westin Tempe. Under the newly adopted CC District Parking Standards, a total of 94 vehicle parking spaces are required for the Site using 290 hotel keys as a base. Westin Tempe will provide 92 parking spaces in 2 levels of below grade parking. Approximately 6 additional on-street spaces will be provided on

7<sup>th</sup> Street for public parking, and “shall be counted towards the parking requirement for uses on the lot.” (ZDC §5-612(L)). So, there will be a total of 98 provided parking spaces for this project.

**b. PAD Proposed Development Standards Table**

ZONING DISTRICTS AND OVERLAYS	
TABLE 4-203(A)	PAD PROVIDED (CC PAD)
<b>ZONING</b>	CC PAD TOD (CORRIDOR)
<b>GENERAL PLAN LAND USE</b>	MIXED-USE
<b>GENERAL PLAN RES. DENSITY</b>	HIGH DENSITY URBAN CORE (>65 DUA)
<b>SITE AREA (GROSS)</b>	37,051.80 SF (0.85AC)
<b>SITE AREA (NET)</b>	37,051.80 SF (0.85AC)
<b>DWELLING QUANTITY</b>	0.0
<b># HOTEL KEYS</b>	260 MIN TO 290 MAX KEYS
<b>DENSITY</b>	0.0 DUA
<b>BUILDING HEIGHT</b>	180' MIN TO 225' MAX
<b>BUILDING STEPBACK</b>	-N/A-
<b>BUILDING LOT COVERAGE</b>	±61% (22,754 SF/37,052 SF)
<b>SITE LANDSCAPE AREA</b>	±8.1.% (3,001.21 SF/37,052 SF)
<b>BUILDING SETBACKS</b>	
FRONT (NORTH)	0'-0"
FRONT PARKING (NORTH)	0'-0"
SIDE (WEST)	±5'-6"
SIDE (EAST)	±0'-6"
REAR (SOUTH)	±0'-6"
<b>VEHICLE PARKING QUANTITY</b>	
HOTEL	±87 (290 KEYS X 0.3/KEY (CC))
OFFICE	±0 (1,466 SF - 5,000 SF WAIVED (CC))
RETAIL	±0 (1,816 SF - 5,000 SF WAIVED (CC))
RESTAURANT (INDOOR)	±0 (1,435 SF - 5,000 SF WAIVED (CC))
RESTAURANT (OUTDOOR)	±0 (CC)
CONFERENCE	±7 (12,107 SF - 10,000 SF WAIVED/300 (CC))
FITNESS	±0 (714 SF - 5,000 SF WAIVED (CC))
<b>TOTAL REQUIRED</b>	±94
<b>TOTAL PROVIDED</b>	±92 (PLUS 6 ON-STREET PUBLIC)
<b>BICYCLE PARKING QUANTITY</b>	
HOTEL	±14.5 (290 KEYS/20 PER KEY)
OFFICE	±4 (1,466 SF/7,500 SF MIN 4)



RETAIL	±4 (1,816 SF/7,500 SF MIN 4)
RESTAURANT (INDOOR)	±2.87 (1,435 SF/500 SF MIN 4)
RESTAURANT (OUTDOOR)	0.0 (CC)
CONFERENCE	0.0 (CC)
FITNESS	±0.357 (714/2,000)
<b>TOTAL REQUIRED</b>	25.7
<b>TOTAL PROVIDED</b>	36.0
<b>USES</b>	
HOTEL	±214,458 SF
OFFICE	±1,466 SF
RETAIL	±1,816 SF
RESTAURANT (INDOOR)	±1,435 SF
RESTAURANT (OUTDOOR)	±1,182 SF
CONFERENCE	±12,107 SF
FITNESS	±714 SF
GARAGE/MECH	±43,380 SF
<b>USE PERMITS</b>	
OUTDOOR ENTERTAINMENT	

**c. Modifications to the Transportation Overlay District (TOD) Standards**

CAI seeks relief from strict adherence to TOD development standards set in Table 5-611A and Section 5-612. Performance standards established in the PAD and through the DPR approval will meet the intent of providing development that is complementary to Tempe’s focused investment in transit, bicycle, and pedestrian infrastructure. The flexibility on TOD standards for the Site allow the development to strike an appropriate balance in providing larger sidewalks and pedestrian environments, on-street parking and landscaping consistent with 7<sup>th</sup> Street’s pedestrian theme, and the infrastructure necessary to support the enhanced streetscape as well as the proposed development.

Section 5-612 requires an 8-foot clear sidewalk, a 14-foot pedestrian easement for pedestrian activity on the street front of the building, and a 20’ parking and maneuvering setback. Each of these requirements is intended to create an active streetscape that is comfortable and safe for pedestrians.

The Westin Tempe design team worked diligently to balance the elements necessary to create an active pedestrian realm while providing the functional components of an operational, urban hotel. At the same time, the landscape and on-street parking was designed to match the existing pedestrian theme established on 7<sup>th</sup> Street. The necessary landscape, hardscape, parking and maneuvering, and utilities required an innovative and site-driven solution. Because of the space constraints, the 8-foot clear sidewalk (Section 5-612(M)), 14-foot pedestrian easement area (Section 5-612(D)), and 20’ parking and maneuvering setback (Table 5-611A) requirements of the TOD are waived through this PAD and DPR approval. The Site does not eliminate the larger sidewalks or pedestrian areas completely, but rather provides sidewalks and pedestrian areas with varying standards as shown on the site plan. The reduced

setback for the parking and maneuvering area accommodates the hotel drop-off. Landscape and hardscape design provide distinction between vehicular and pedestrian areas to ensure safety for all.

### **3. City of Tempe PAD approval criteria**

As discussed below, the Westin Tempe proposal satisfies the formal PAD overlay approval criteria identified by section 6-305(D) of the Zoning and Development Code.

- a. 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.**

Westin Tempe fulfills a number of goals and objectives found in the General Plan as well as the principles and guidelines of other area policy plans.

#### **i. General Plan**

The Site is designated Mixed-Use on the General Plan’s projected land use map, with a projected residential density of “High Density (>65 DUA).” The underlying CC zoning supports mixed-use development and is therefore in conformance with the General Plan Land Use Designation. The Westin Tempe proposal fulfills a number of goals and objectives in the General Plan. The high-intensity hotel development is similar to a high density of residential units by bringing people and activity to the Site beyond standard business or commercial hours. Additionally, the commercial development provides a destination for nearby residents to work or recreate within the area of their residence. The reinvestment in the underutilized Site supports the city’s vision of efficient, infill redevelopment. In turn, Westin’s dynamic mix of hotel and commercial uses provide the development intensity and density necessary to support Tempe’s financial investments in the Light Rail, Town Lake, downtown infrastructure, and proposed Modern Streetcar.

The Site is also located in two Growth Areas, ASU and the Rail Corridor, and is also in close proximity to two additional Growth Areas, the Stadium District and the Rio Salado Growth Area. The General Plan also identifies the Site and surrounding area as a Town Lake/Downtown/ASU/Stadium District Land Use Hub – an area with increased human activity and development. The convergence of Growth Areas and First Tier Hubs in and around the Site represents the city’s goals for investment and redevelopment in the area. The proposed PAD will accommodate the type of activity necessary for a diverse downtown core.

#### **ii. Community Design Principles - Downtown/Mill Avenue District**

The Community Design Principles for Downtown and the Mill Avenue District were adopted to ensure that the area’s essential qualities serve as a point of reference to future development. Westin Tempe utilizes a number of design elements identified in the plan as components of the “Four Cornerstone Principles” of integration, innovation, articulation, and definition. Westin Tempe provides interactive architectural articulation, encroachments, overhangs, windows, outdoor dining areas, and a number of unique landscape and hardscape elements to create a space with character and identity.

The Community Design Principles – Downtown and Mill Avenue District plan also identified a concept study for building height range in the downtown area. The Site is within the “Urban Center” height category appropriate for buildings up to 300 feet. The proposed Westin Tempe Height fits within the building heights established for Urban Center sites.

**iii. Mill & Lake District Streetscape Principles and Guidelines**

The Mill & Lake District Streetscape Principles and Guidelines were adopted in 2011 to promote Tempe as a diverse community with safe, comfortable, and walkable environments. Westin Tempe incorporates a number of the plan’s guidelines for streetscape elements, including building overhangs that embrace pedestrians, articulated entries, human scale, and permeability. The design team will continue to work with staff to ensure that the development accommodates the streetscape vision for 7th Street.

**iv. Urban Open Space Plan**

The Urban Open Space Plan, adopted in 2007, calls for development of great public spaces and environments that attract residents, businesses, and students. The plan calls for greater contribution to public space by private development. Westin Tempe will meet this goal by providing an active and welcome environment along its front façade adjacent to and within the ROW for 7th Street.

**b. Standards requested through the PAD overlay district shall take into consideration the location and context for the Site for which the project is proposed.**

The Westin Tempe PAD standards are carefully crafted to appropriately respond to the location and context of the Site. The proposed building height is appropriate for the Site given its location in the Urban Center building height category established for the downtown area. The height matches the scale of existing and proposed developments in the area. The pedestrian base ensures that the proposed guestroom tower height does not overwhelm the Site or its surroundings. The building setbacks and landscape areas are a direct response to the surrounding development along 7<sup>th</sup> Street and the Site’s inclusion in the TOD. The overall design is specifically tailored to provide as much accessible urban open space as possible. The parking complies with the city’s recently adopted CC parking standards, ensuring that the appropriate amount of parking is provided for the downtown area.

**c. The development appropriately mitigates transitional impacts on the immediate surroundings.**

Westin Tempe’s design is custom-tailored to fit the Site and surroundings. The design team carefully crafted a variety of design elements to mitigate any perceived transitional impacts on the immediate surroundings. For example, the landscape and streetscape elements are designed to match the context of recent entitlement approvals for nearby properties. This helps to create a link between properties in the area, adding a cohesive element to the urban environment that mitigates the transitions from one project to another. Additionally, to match the scale of the lower building heights along Mill Avenue, various building elements – tower, podium, restaurant – present a different scale of the development. These internal transitions allow the Site to blend with its surroundings.

## **B. DEVELOPMENT PLAN REVIEW**

### **1. City DPR Approval Criteria**

#### **a. Placement, form, and articulation of buildings and structures provide variety in the streetscape.**

The Westin Hotel design is program driven with each building element conveying its program elements through design. The building provides a rich variety of visual experiences within the streetscape including retail, outdoor dining, social engagements, and guest arrival. The building will activate the Site and provide an engaging streetscape.

#### **b. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.**

The building design and orientation are responsive to energy conservation. The project's program elements take advantage of the northern frontage of 7th street. Within this public zone resides the city's ROW, public connection to the hotel entry, and outdoor activities. A shaded area extends to a second-floor outdoor function space and meeting rooms that open to the street. The hotel tower's east/west orientation mitigates heat gain/retention and provides a natural shaded area for activities to occur among the landscape.

Each guestroom's orientation is designed to respond to southern and northern exposures. The south building elevation incorporates shading over windows to mitigate heat gain in the summer months and the east and west ends of the guestroom tower have a minimum amount of glazing to mitigate low angle solar gain.

The northern oriented portion of the guestroom tower has a greater amount of glazing to provide dramatic city views. The guestroom tower incorporates a high energy rated glazing system using tinted low-e glass.

A number of design features incorporated into the podium façade along the alley are utilized to establish a micro-climate and reduce solar gain, creating a pleasant pedestrian environment. These design features include deep recesses, green walls, overhangs, and fluted masonry concrete block.

#### **c. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.**

Building materials are of a superior quality and are consistent with the Westin brand standards developed by Marriott International. These standards have been developed to reflect Marriott's "Luxury" collection and represent some of the most prestigious hotel designs in the world.

The combination of warm toned cement board panels, masonry, and glass blend together in a contemporary aesthetic for an urban located Westin brand. The materials are consistent with Tempe's surrounding buildings and streetscape and incorporate a human scale while bringing comfort through material texture and detailing.

**d. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.**

Building massing has been articulated to relate to three scales –Urban City, Urban Streetscape, and Human.

Urban City Scale: The first is an urban city scale in which the building is experienced within the context of the City of Tempe. At this scale, the guestroom tower, which rises to 17 floors, is designed as three interlocking masses. This breaks down the towers mass and is at the same time responsive to solar orientation. The tower is expressed as vertical slabs that express its central corridor with rooms on either side.

Urban Streetscape Scale: The second scale is urban streetscape expressed through the building podium. The podium raises two floors to a maximum height of 45 feet. This building element relates to adjacent buildings such as the Brickyard building across the street and one and two-story buildings on Mill Avenue.

Human Scale: The third scale relates to the human scale at the pedestrian and guest level. These elements include a one-story retail building, landscaping and the hotel's entry.

**e. 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 project's base begins at the pedestrian level. A number of design elements have been incorporated to enhance the pedestrian experience that anchors the Site. A landscape path has been developed along the ROW at 7th Street. This path is shaded with trees and the experience is one in which the pedestrian is in constant contact to landscape. The building breaks down in scale to hardscape patterns and building structure and shade canopies that offer the pedestrian comfort in proportion. A one-story retail building anchors the corner of the West alley and 7th Street. The scale of this building has been lowered and the building acts as a key connector to Mill Avenue pedestrian traffic.

The podium completes the base, presenting the meeting space function on the northern façade. In doing so, the articulation of individual rooms and function space is expressed in the framework of the podium. At this level, the building structure is exposed - creating a rhythm of building modulation, which continues around the podium. On the west and south façades, the podium introduces textured masonry along with window openings to balance the podium proportions.

The guestroom tower rises above the podium base as a single mass, articulated to convey a modular expression as a hotel use. The modular expression includes a combination of individual and ganged hotel rooms that create a natural pattern.

**f. 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.**

The main building entry is adjacent to the drop off zone. This entry and its design is a required program element for the Westin brand and serves as the initial guest experience. To accommodate this requirement, the building entry has been recessed below the podium to give it a more private and intimate feeling. This guest experience is a transition from the street environment into the Westin brand. The design intent is to visually make that transition from outdoor to indoor as if they are one in the same. The guest visually makes contact with the interior design elements and is drawn in.

The design considers the experience of pedestrian movement around the building. Movement along the west alley is perceived as an important path of travel. To accommodate this path as a pleasant pedestrian experience, the retail frontage has been extended south into the alley. A walkway has been added along this side of the building to accommodate a safe and comfortable path of travel. The building is articulated with window penetrations, plantings, and textured masonry materials.

**g. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.**

It is anticipated that hotel guests will utilize one or more of the many multi-modal transportation options available to access the Site. With access to Light Rail, Orbit, Valley Metro, and Phoenix Sky Harbor, The Site will also feature access from the future streetcar. Because of the Site's convenient access to multi-modal transportation options, vehicular trips to this urban hotel will be significantly lower than those generated by a traditional hotel or resort without similar access. To support access to the hotel and transit patronage, pedestrian movement on the site has been designed to accommodate easy access and mitigate conflicts between pedestrians and vehicles.

**h. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.**

Vehicular site access has been designed to minimize the impact on pedestrians and at the same time meet Westin design standards for easy vehicular access, drop-off and parking. There are two proposed access points along 7th Street on the west and east ends of the Site. The west access point will accommodate incoming traffic only while the east access point will accommodate outgoing traffic only. The design minimizes conflicts with pedestrian access and circulation by reducing the standard number of access points traditionally required for Westin hotels.

**i. Plans appropriately integrate Crime Prevention Through Environmental Design principles, such as territoriality, natural surveillance, access control, activity support, and maintenance.**

Security is an important element in the design of the Westin Hotel. In addition to the hotel having an active security surveillance system, the design incorporates exterior lighting at all entries and a visual connection to streets/alleys when entering and leaving the building.

**j. Landscape accents and provides delineation from parking, buildings, driveways and pathways.**

The landscape design for Westin Tempe is a composition of colorful, textured, and low water use trees,

shrubs, groundcovers, and accents. This rich variety of plants is intended to provide accent and delineation of pedestrian walkways, frame primary entry points, soften ground planes, and enhance the overall streetscape for the surrounding community. Thoughtful tree placement shades the 7th Street pedestrian sidewalk as well as provides a sense of human comfort and scale to the project. In over structure conditions, additional plants will be provided in raised planters. This approach will ensure a continuity of softscape throughout the project.

Utilization of an underground and automatic drip irrigation system will be designed to provide the appropriate amounts of water to the plants on a schedule which can be adjusted based on seasons and weather conditions. Along with proper installation and maintenance, this method of irrigation provides an efficient delivery of water to ensure that plants are grown in the healthiest conditions possible.

Low voltage landscape lighting may be used to elevate the night time drama of the project. Strategically placed fixtures will provide a focused beam of light to accent trees, walkways and / or patio seating areas. Site furniture will be incorporated into the project and such elements, including bicycle racks, will be well planned and laid out to maximize functionality throughout the project. These elements will be of a durable material and easy to maintain while providing a superior quality to match the architecture.

**k. 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.**

The Westin brand signage standards have been incorporated into the design of the building. These signage standards dictate a balanced proportion and color that are part of the Westin aesthetic. Standards mandate that when the building background color is 51% darker than light that contrasting letters be used. Signage required includes:

- High-Rise signage
- Porte-cochere signage
- Entry Plaque

Additionally, entry monumental sign is required. This sign identifies the “Westin Tempe” on both sides and is in proportion to be seen by vehicular and pedestrian passersby.

**l. Lighting is compatible with the proposed buildings and adjoining buildings and uses, and does not create negative effects.**

A final photometric plan will be submitted, however, the exterior lighting has been designed to take into account the safety of the Westin guests and the Downtown pedestrian environment. The intent of the lighting is to articulate ground level and podium level features of the building that enhance its design in the evening.

A proposed living green wall located at the building entry is intended to be lit creating a unique juxtaposition of indoor and outdoor elements. And, a shade canopy is located at the upper most level of the building at the pool level. This feature is intended to incorporate artistic lighting of its underside that would be visible from many parts of Tempe

## C. USE PERMITS TO ALLOW ENTERTAINMENT AS AN ACCESSORY TO THE HOTEL AND RESTAURANT

### 1. City Use Permit Approval Criteria

A use permit shall be granted upon a finding that the use covered by the permit will not be detrimental to persons residing or working on the vicinity, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirements, or standards of the Zoning and Development Code. The following factors shall be considered:

**a. Any Significant increase in vehicular or pedestrian traffic.**

Use Permits for entertainment as an accessory use to the hotel and restaurant should not have a significant increase in vehicular or pedestrian traffic. The requested entertainment will be an ancillary use for the restaurant and hotel, not a use that generates its own traffic. The use is purely for the benefit of restaurant patrons and hotel guests that would already be at the Site for the primary, permitted uses.

**b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions.**

The requested use permits for entertainment as an accessory use to the hotel and restaurant will not present a nuisance condition where the aforementioned elements are generated to a level exceeding ambient conditions. The proposed hotel and restaurant are allowed by right and the addition of ancillary entertainment will not have an impact on the surroundings. Because of the existing development surrounding the Site, the requested use permits are unlikely to reach the level of existing conditions.

**c. Contribution to the deterioration or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.**

Providing entertainment as an accessory to a hotel and restaurant will not contribute to the downgrading of property values. On the contrary, redevelopment of the Site will increase property values. The more amenities the development offers, the more successful the development will be, which will increase its positive impact on surrounding property values.

**d. Compatibility with existing surrounding structures and uses.**

Entertainment as an accessory use is compatible with the existing surrounding structures and uses. Tempe has a rich history of music culture, especially along Mill Avenue. Recent endeavors by members of City Council have worked on ways to encourage love music opportunities in Tempe. While Westin Tempe is not a live entertainment destination, it will be fitting for the surroundings to have the ability to provide entertainment for patrons and guests.

**e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.**

Because the primary hotel use requires a Security Plan, there will be more than sufficient control of



disruptive behavior both inside and outside of the premises. The proposed entertainment will be an amenity for the primary use, ancillary in nature but a feature that is standard for many Downtown Tempe establishments.

#### **D. PLAT**

A plat is required to consolidate the existing four parcels into one lot for development. The exterior boundaries will remain the same, but internal lot lines will be eliminated to prevent buildings from crossing internal property lines. The plat will conform to the Arizona Revised Statutes as well as Tempe's City Code, Zoning and Development Code, General Plan, and all other applicable city regulations.

### **III. CONCLUSION**

The CAI development team has worked diligently to create the design vision and programming for Westin Tempe. Each unique challenge presented by the many complications of urban infill development was met with an innovative design solution. After months of diligence and planning, CAI is excited to present a premier Westin Tempe development proposal to the Downtown area. For the reasons discussed above, CAI respectfully requests approval of these entitlements.

EXISTING PAD FOR REFERENCE ONLY

# PLANNED AREA DEVELOPMENT OVERLAY FOR M7 MIXED-USE DEVELOPMENT & CONFERENCE CENTER

A PORTION OF THE SOUTHWEST QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST,  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**ACKNOWLEDGEMENT**

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGIVING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008 BY \_\_\_\_\_ TEMPE MILL, LLC, OWNER. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**LEGAL DESCRIPTION**

**PARCEL NO. 1:**  
LOTS 1 AND 2, BLOCK 15, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26 RECORDS OF MARICOPA COUNTY, ARIZONA

EXCEPT THE WEST 5 FEET OF LOT 2.

**PARCEL NO. 2:**  
THE WEST 5 FEET OF LOT 2 AND THE EAST 50 FEET OF LOT 3, BLOCK 15, TEMPE ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

**PARCEL NO. 3:**  
LOT 4 AND THE WEST 5 FEET OF LOT 3, BLOCK 15, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

**PARCEL NO. 4:**  
LOT 7, 8 AND THE NORTH HALF OF LOTS, BLOCK 15, TEMPE, ACCORDING TO BLOCK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

**PARCEL NO. 5:**  
LOT 17 BLOCK 15, TEMPE ACCORDING TO BOOK 1 OF MAPS, PAGE 30, AND BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA AND

THE FOLLOWING DESCRIBED STRIP OF LAND, FORMERLY A PART OF 8TH STREET IN THE CITY OF TEMPE, ABUTTING ON LOT 17, BLOCK 15, IN THE CITY OF TEMPE (WEST), TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 15, CITY OF TEMPE (WEST), ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 2 OF MAPS, PAGE 26;

THENCE SOUTH ALONG THE PROLONGATION SOUTHERLY OF THE EAST LINE OF SAID LOT 17, A DISTANCE OF 16 FEET TO THE NORTH LINE OF SAID 8TH STREET, AS IT NOW EXISTS;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID 8TH STREET, AS IT NOW EXISTS 55.05 FEET, TO THE INTERSECTION OF THE PROLONGATION SOUTHERLY OF THE WEST LINE OF LOT 17;

THENCE NORTH ALONG THE LAST MENTIONED LINE 16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 17, BLOCK 15, A DISTANCE OF 55.05 FEET TO THE POINT OF BEGINNING

**PARCEL NO. 6:**  
LOT 5, BLOCK 15 OF TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

**PARCEL NO. 7:**  
LOT 6, BLOCK 15 OF TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 2 OF MAPS, PAGE 26;

EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 15, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6, 15.00 FEET;

THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 6, SAID POINT BEGINNING 15.00 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6, 15.00 FEET TO THE POINT OF BEGINNING.

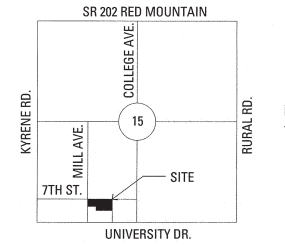
**OWNER/DEVELOPER**

TEMPE MILL, LLC  
810 S. CASINO CENTER BLVD.  
LAS VEGAS, NV 89101

**GENERAL NOTES**

**PROJECT DATA**

<b>1. Project Name:</b> M7 Mixed Use Development	<b>9. Proposed Uses (Occupancies):</b> Hotel Guestrooms = R1 Condominiums = R2 Conference Space = A3 Retail / Restaurant = M / A-2 Electrical / Mechanical / Storage / Service = S-2 Parking Garage = S2	<b>11. Parking:</b> Hotel: 240 spaces =240 rooms X 1 space per room Condominiums: 457 spaces 1BR Units 74 Units .75 Per 55.5 Req. 2BR Units 222 Units 1.5 Per 333 Req. 3BR Units 37 Units 2.25 Per 83.25 Req. 4BR Units 37 Units 3 Per 111 Req. Visitors 370 Units 2 Per 74 Req. Conference Space (Assembly) - 415 spaces =51,801 sq ft X 1 space per 125 sq ft Retail: 49 spaces =19,534 sq ft (TOD Reductions) X 1 space per 300 sq ft Restaurant: 166 spaces =13,673 sq ft X 1 space per 75 sq ft Bar: 93 spaces =5,860 sq ft X 1 space per 50 sq ft
<b>2. Project Address:</b> 701 S. Mill Ave. Tempe AZ 85281	<b>10. Building Area:</b> Total Development = 1,257,694 GSF Hotel = 185,246 GSF (140 Keys) Condominiums = 454,395 GSF (370 Units) Conference Space = 113,022 GSF Retail / Restaurant/Bar = 39,067 GSF (w/ max 1/3 mezzanine) Electrical / Mechanical / Storage / Service = 28,555 GSF Parking Garage = 457,410 GSF	<b>Parking Required</b> = 1,620 spaces <b>Parking Provided</b> = 1,111 spaces (total) = 1,111 spaces (garage) = 15 spaces (on-street)
<b>4. Use Permits:</b> Tandem Parking	<b>6. General Plan 2030 Projected Land Use:</b> Mixed Use	<b>Accessible Spaces Required = 22</b> <b>Accessible Spaces Provided = 22</b>
<b>5. Parcel Size:</b> 1.57 Acres - 72,549 NSF 1.73 Acres - 75,227 GSF	<b>7. Existing Zoning:</b> CC - City Center / TOD	<b>Bicycle Parking:</b> 1+2 BR Units 296 Units 0.5 Per 148 Req. 3+4 BR Units 74 Units 0.75 Per 56 Req. Pos Guests 370 Units 0.2 Per 74 Req. Conference 51,801 sq ft 1/2000 of 25 Req. Retail 19,534 sq ft 1/10,000 of 2 Req. Restaurant 13,673 sq ft 1/1,000 of 14 Req. Bar/Nightclub 5,860 sq ft 1/1,000 of 6 Req.
<b>8. Type of Construction (per IBC 2003):</b> Type I-A construction	<b>Percentage of lot coverage = 81% (60,731 (First Floor) / 75,327+ 0.806)</b> <b>Floor Area Ratio (F.A.R.) = 16.7 (1,257,694/75,327+ 16.89)</b> <b>Height of building = 306 feet maximum</b> <b>Number of stories = 26</b>	



**LOCATION MAP**

	CC/TOD	Proposed
MAX DENSITY D.U./ACRES	NS	214/AC
MAX BUILDING HEIGHT	50'	306' (CONDO TOWERS) (194'-8" FOR HOTEL)
MAX. LOT COVERAGE %	NS	81%
MIN. LANDSCAPE AREA %	NS	42%
<b>SETBACKS</b>		
FRONT - MIN.	0'	0'
FRONT - MAX. (TOD)	20'	20'
STREETSIDE MIN.	0'	0'
SIDE - MIN.	0'	0'
REAR - MIN.	0'	0'

**APPROVAL**

BY: \_\_\_\_\_, DATE: \_\_\_\_\_  
DEVELOPMENT SERVICES

**CONDITIONS OF APPROVAL : P.A.D.**

1. \_\_\_\_\_



RSP Architects 480.392.2030  
480.392.2030 fax  
592 S. College Avenue  
Suite 203  
Tempe, AZ 85281  
www.rsparch.com

**Consultants**



**Certification**



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

Signature \_\_\_\_\_

Registration No. \_\_\_\_\_

Date \_\_\_\_\_

**Project For**

**M7 MIXED-USE  
DEVELOPMENT  
& TEMPE  
CONFERENCE  
CENTER**

Project No. **1737.001.00**

Drawn By **JP, MD, JT, JD**

Checked By **MXR, JP**

Date **02.28.08**

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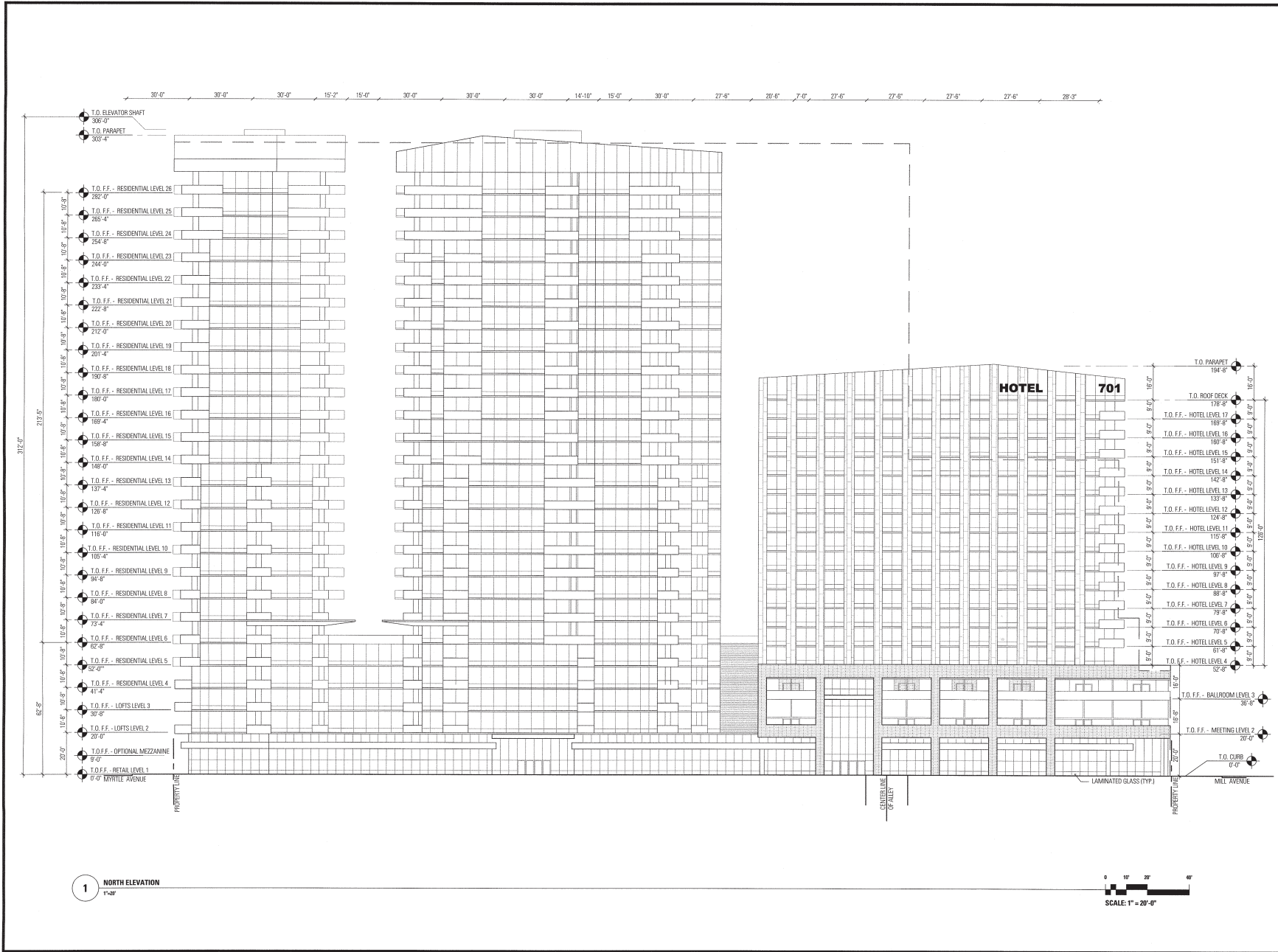
Mark	Date	Description

**PAD OVERLAY**

GO



# EXISTING PAD FOR REFERENCE ONLY



**RSP Architects** 480.888.2000  
502 S. College Avenue 480.888.2099 fax  
Suite 202 www.rsparch.com  
Tempe, AZ 85281

**Consentants**

\_\_\_\_\_

\_\_\_\_\_

**Certification**

**REGISTERED ARCHITECT**  
13470  
JOSUE RIVERA  
10/10/2010

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

Signature \_\_\_\_\_  
Registration No. \_\_\_\_\_  
Date \_\_\_\_\_  
Project for \_\_\_\_\_

**M7 MIXED-USE DEVELOPMENT & TEMPE CONFERENCE CENTER**

Project No. 1737.001.00  
Drawn By JP, MD, DT, JD  
Checked By MXR, JP  
Date 02.28.08

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Mark	Date	Description

**NORTH BUILDING ELEVATION**

**A401**

# EXISTING PAD FOR REFERENCE ONLY



RSP Architects 400.888.2000  
502 S. College Avenue 400.888.2699 fax  
Suite 200 JCS@rspa.com  
Tempe, AZ 85281 www.rsparch.com

Consultants



Certification



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

Signature

Registration No.

Date

Project For

## M7 MIXED-USE DEVELOPMENT & TEMPE CONFERENCE CENTER

Project No. 1737.001.00

Drawn By JP, MD, DT, JD

Checked By MXR, JP

Date 02.28.08

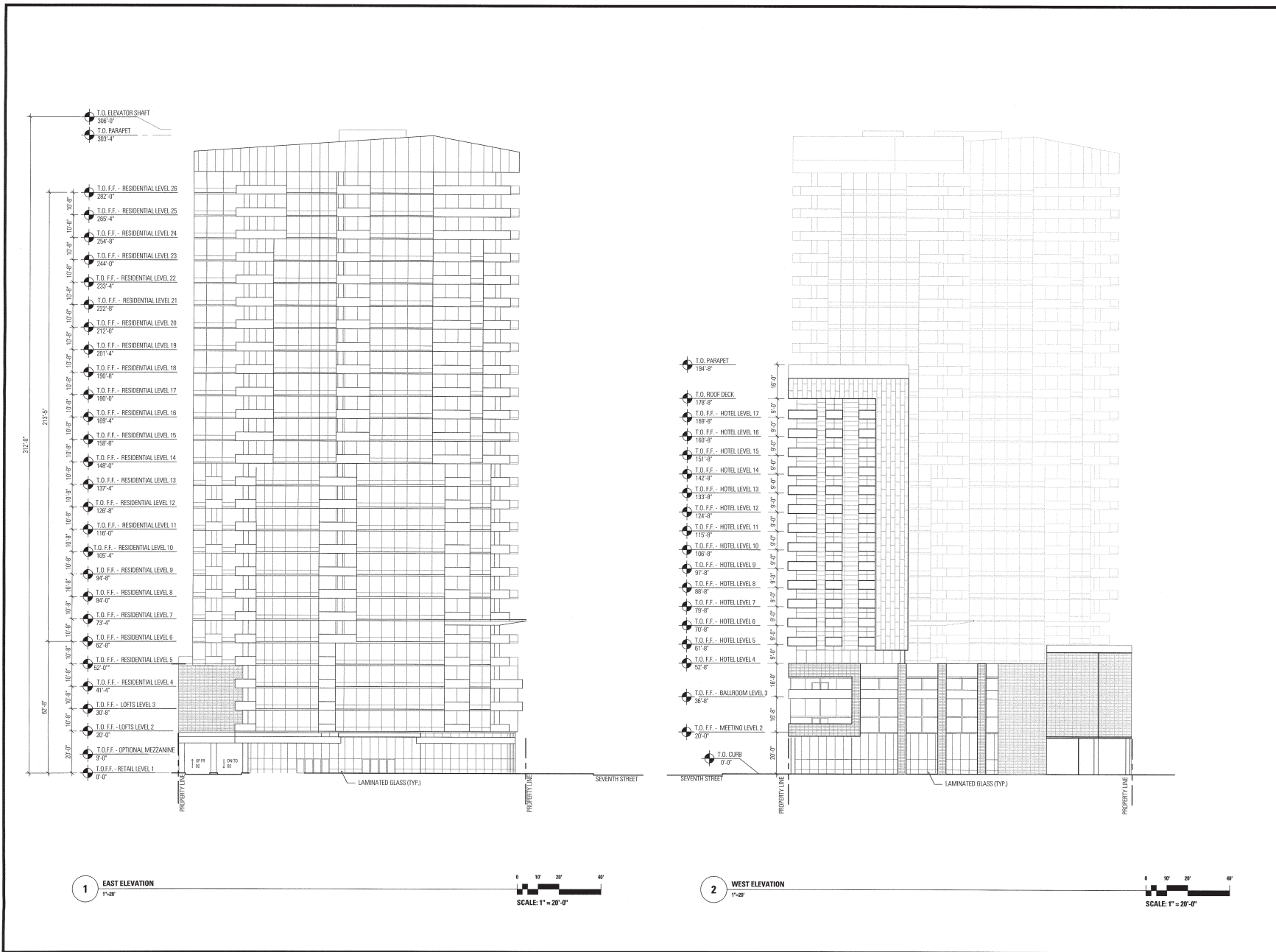
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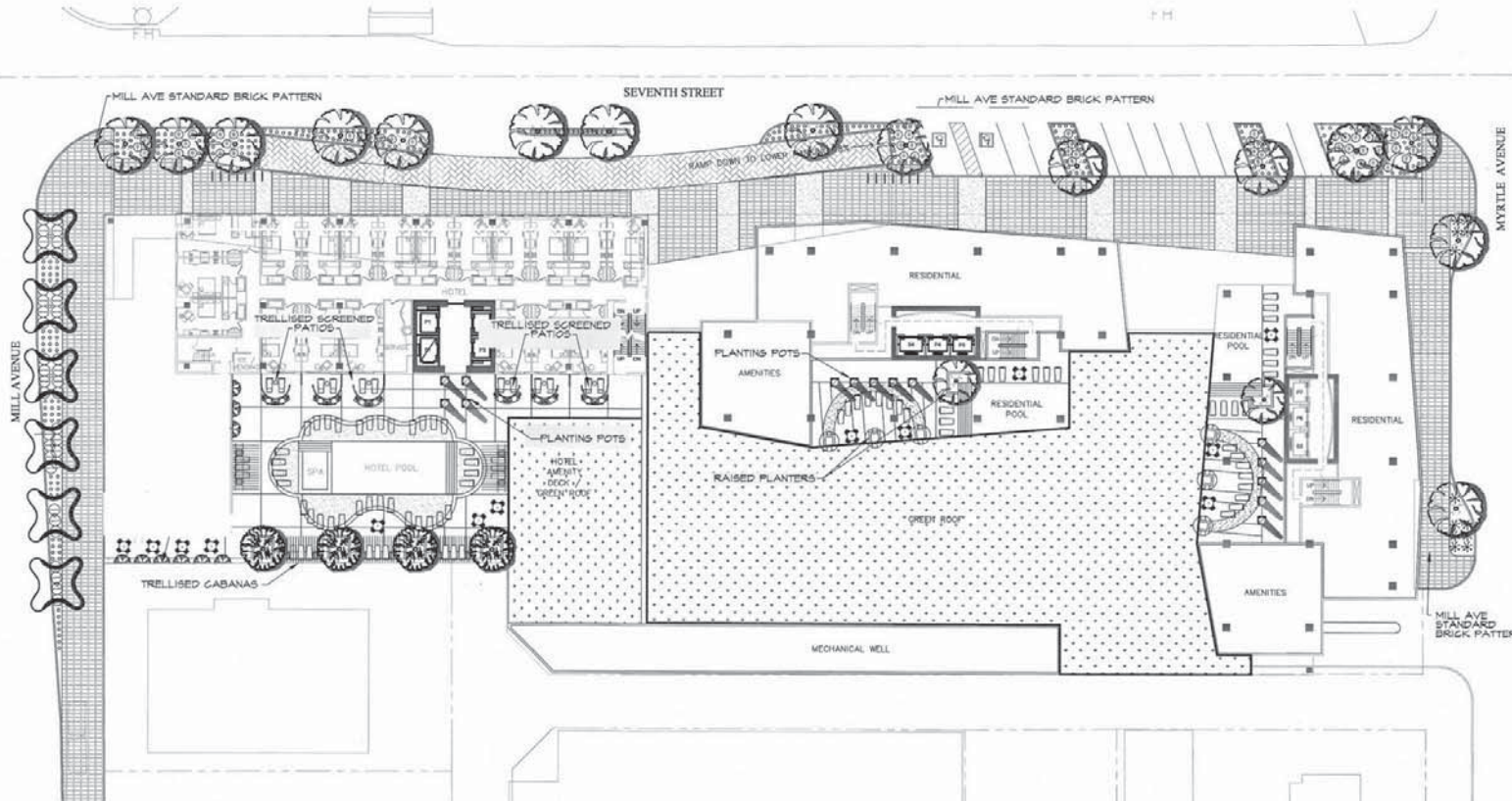
Mark	Date	Description

EAST & WEST  
BUILDING ELEVATIONS

# A403



EXISTING PAD FOR REFERENCE ONLY



**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
(Star symbol)	EXISTING TREES TO REMAIN			
(Star symbol)	PIUS NITIDA	INDIAN LAUREL FIG	8 GAL / 24" BOX	8
(Circle with dot)	CASALPITRA GALCALAGO	THORNTLESS CASCALOTE	8 GAL / 24" BOX	5
(Circle with dot)	QUERCUS VIRGINIANA	HERITAGE LIVE OAK	8 GAL / 24" BOX	18
(Circle with dot)	CYPRESSUS BICOLOR/VERDE	TRIVY TOWER ITALIAN CYPRESS	8 GAL	18
(Circle with dot)	LARREA TRIDENTATA	CASQDOTS BUSH	8 GAL	6
(Circle with dot)	ESCHOLAGIUM SERRIFOLIUM	SANICHELLIA	8 GAL	6
(Circle with dot)	ESCHOLAGIUM SERRIFOLIUM	GOLDEN BARREL	8 GAL	279
(Circle with dot)	ESCHOLAGIUM SERRIFOLIUM	SWIFT HESPERALOE	8 GAL	12
(Circle with dot)	ANTHURUS LEFTORUS	GREEN'S BREATH	8 GAL	1
(Circle with dot)	MAURANDIA INDIENSIS	CATS CLAW VINE	8 GAL	14
(Circle with dot)	GROUNDCOVER			
(Circle with dot)	ASPARAGUS DENIPLOIDES	ASPARAGUS FERN	1 GAL	39
(Circle with dot)	SPERMATOPHYTES	PURPLE HEART PLANT	1 GAL	34
(Circle with dot)	GREEN ROOF			
(Circle with dot)	DECOMPOSED GRANITE	TO BE SELECTED	3/4" SCREENED	8 P. (TONS)

- NOTES:**
1. CONTRACTOR TO VERIFY ALL QUANTITIES.
  2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
  3. MAINTAIN 5' TO 8' TREE AND SHRUB CLEARANCE FROM SIDEWALKS, WALLS.
  4. MAINTAIN 1' TO 2' TREE AND SHRUB CLEARANCE FROM

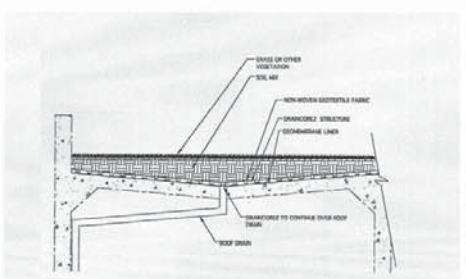
**PRELIMINARY LANDSCAPE NOTES**

**PLANTING:**  
THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF TEMPE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

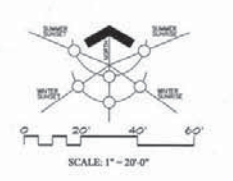
**SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF TEMPE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 3/4" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.**

**IRRIGATION:**  
THE IRRIGATION SYSTEM WILL CONSIST OF DRIP SISTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

**GRAZING:**  
ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF CHUTE DRAINAGE WILL DRAIN INTO THE RETENTION BASIN LOCATED ON SITE.



GREEN ROOF DETAIL EXAMPLE



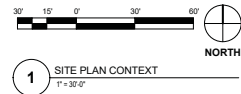
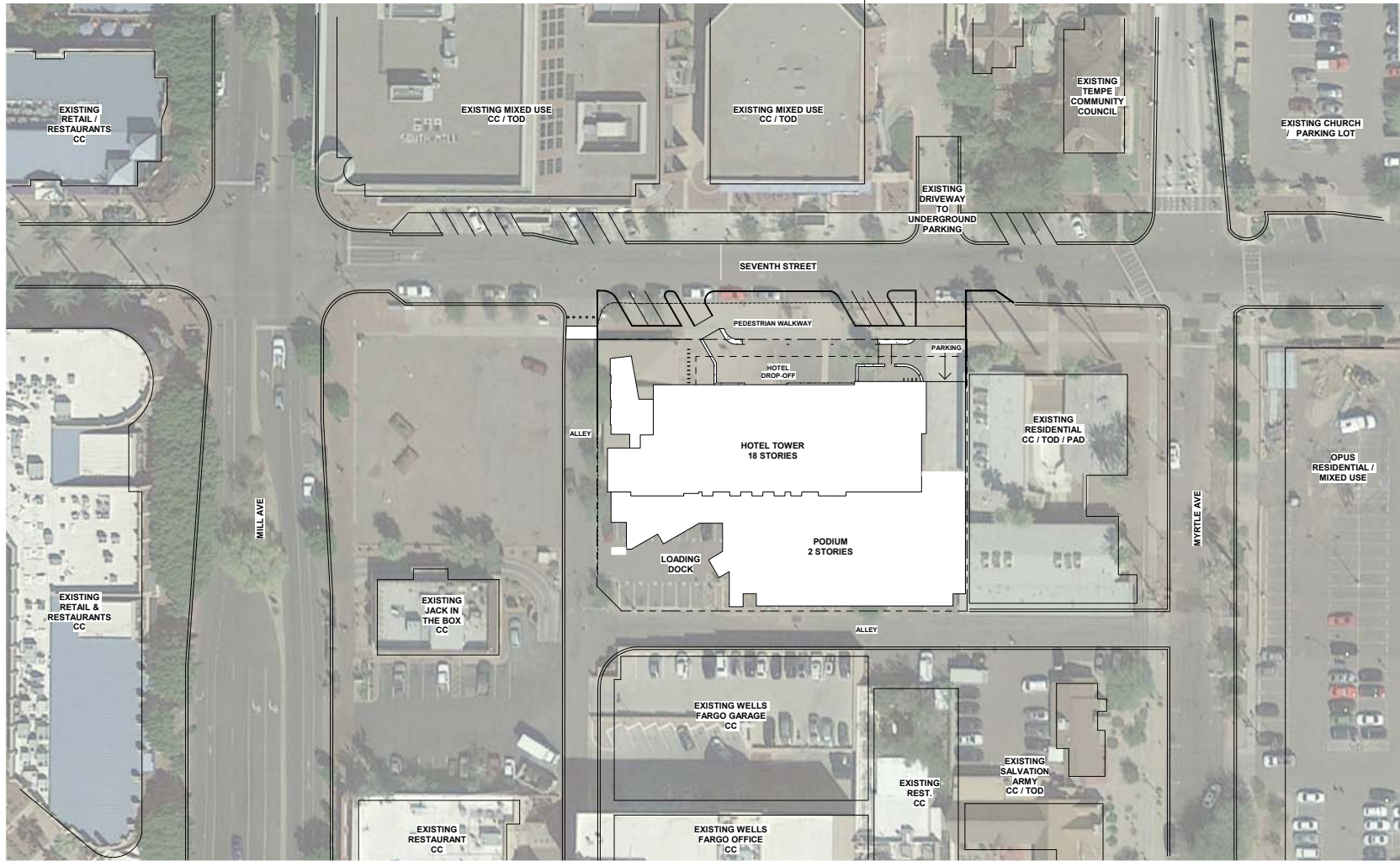
**PINNACLE DESIGN, INC.**

PAD Landscape Exhibit  
**7th & Mill Mixed-Use Development** Tempe, AZ

1048 N. 44th Street  
 Suite 200 • Phoenix, AZ 85008  
 (602)950-8500 • Fax 950-8888  
 Job # 07181  
 FEBRUARY 21, 2009

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

1118  
 MILLER BL  
 PHOENIX, AZ  
 85006  
 L-1 OF L-1



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Project For  
**CAI INVESTMENTS**  
 7TH STREET HOTEL

Project No. 2815.001.01  
 Drawn By MD\_JHW  
 Checked By JP\_JE  
 Date 3/12/2017

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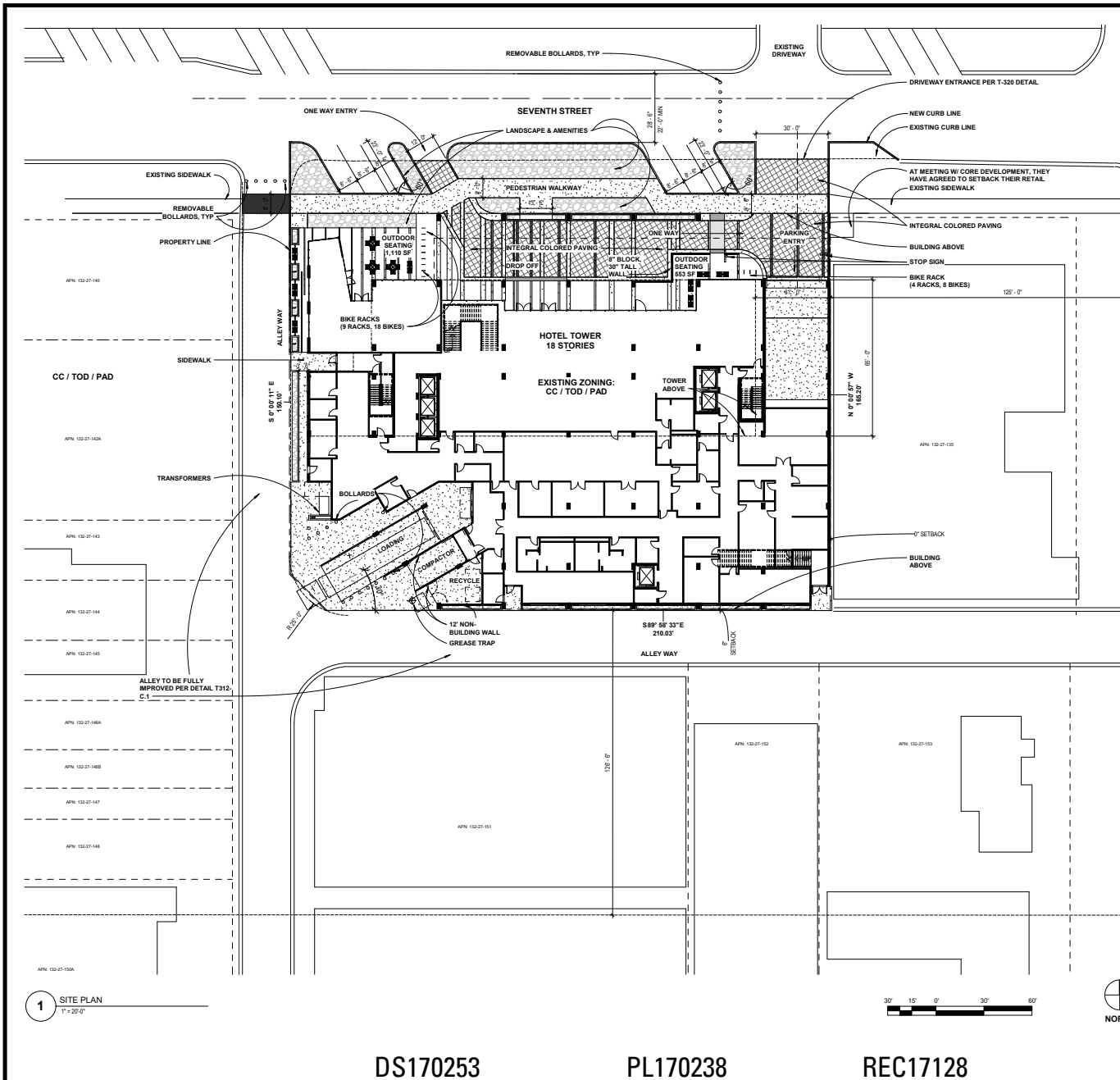
Revisions		
No.	Date	Description
1	4/17/2017	CITY RE-SUBMITTAL
2	7/24/2017	CORRAL SUBMITTAL

SITE CONTEXT PLAN

**A003**



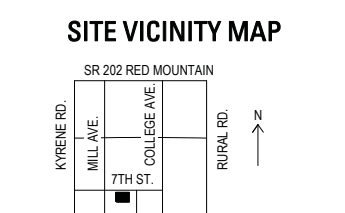




EXISTING DISTRICT AND OVERLAY	EXISTING DISTRICT	PAD PROPOSED EX. PAD
DRIVING DISTRICT	CC PAD 100 (COMMERCIAL)	CC PAD 100 (COMMERCIAL)
GENERAL PLAN LAND USE	MIXED USE	MIXED USE
GENERAL PLAN RES. DENSITY	1000 DENSITY URBAN CORE (1000 UNITS PER ACRE)	1000 DENSITY URBAN CORE (1000 UNITS PER ACRE)
MAX. AREA DENSITY	17,250 SF PER SF ACRE	17,250 SF PER SF ACRE
MAX. AREA PER LOT	17,250 SF PER SF ACRE	17,250 SF PER SF ACRE
MIN. LOT AREA	5,000 SF	5,000 SF
MIN. LOT WIDTH	25' 0"	25' 0"
MIN. LOT DEPTH	100' 0"	100' 0"
MIN. LOT AREA PER LOT	2,500 SF	2,500 SF
MIN. LOT DEPTH PER LOT	25' 0"	25' 0"
MIN. LOT WIDTH PER LOT	100' 0"	100' 0"
MIN. LOT AREA PER LOT	2,500 SF	2,500 SF
MIN. LOT DEPTH PER LOT	25' 0"	25' 0"
MIN. LOT WIDTH PER LOT	100' 0"	100' 0"
MIN. LOT AREA PER LOT	2,500 SF	2,500 SF
MIN. LOT DEPTH PER LOT	25' 0"	25' 0"
MIN. LOT WIDTH PER LOT	100' 0"	100' 0"
MIN. LOT AREA PER LOT	2,500 SF	2,500 SF
MIN. LOT DEPTH PER LOT	25' 0"	25' 0"
MIN. LOT WIDTH PER LOT	100' 0"	100' 0"
MIN. LOT AREA PER LOT	2,500 SF	2,500 SF
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MIN. LOT WIDTH PER LOT	100' 0"	100' 0"
MIN. LOT AREA PER LOT	2,500 SF	2,500 SF
MIN. LOT DEPTH PER LOT	25' 0"	25' 0"
MIN. LOT WIDTH PER LOT	100' 0"	100' 0"
MIN. LOT AREA PER LOT	2,500 SF	2,500 SF
MIN. LOT DEPTH PER LOT	25' 0"	25' 0"
MIN. LOT WIDTH PER LOT	100' 0"	100' 0"

VEHICLE PARKING QUANTITY	APPROXIMATE NO. STUDIOS	APPROXIMATE NO. STUDIOS
RESTAURANT/INDOOR	10	10
RESTAURANT/OUTDOOR	10	10
RESTAURANT/TOTAL	20	20
OFFICE	10	10
RESIDENTIAL	10	10
TOTAL PARKING	30	30

USES	APPROXIMATE NO. STUDIOS	APPROXIMATE NO. STUDIOS
RESTAURANT/INDOOR	10	10
RESTAURANT/OUTDOOR	10	10
RESTAURANT/TOTAL	20	20
OFFICE	10	10
RESIDENTIAL	10	10
TOTAL PARKING	30	30



No.	Date	Description
1	4/17/2017	CITY RE-SUBMITTAL
2	7/26/2017	FORMAL SUBMITTAL
3	8/8/2017	REVISION



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REC17128

PL170238

DS170253

Project For  
**CAI INVESTMENTS  
7TH STREET HOTEL**

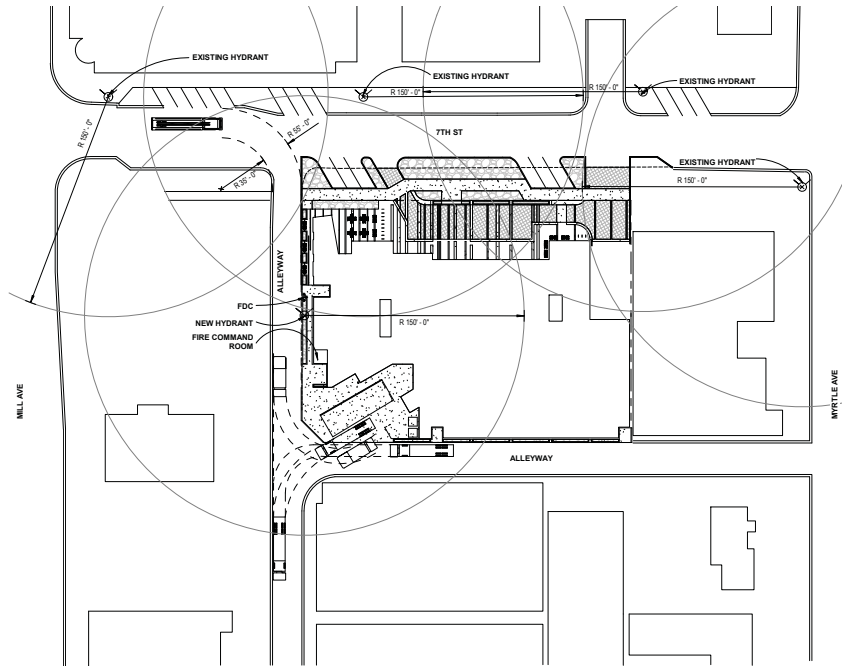
Project No. 2815.001.01  
Drawn By MD\_JHW  
Checked By JP\_JE  
Date 3/13/2017

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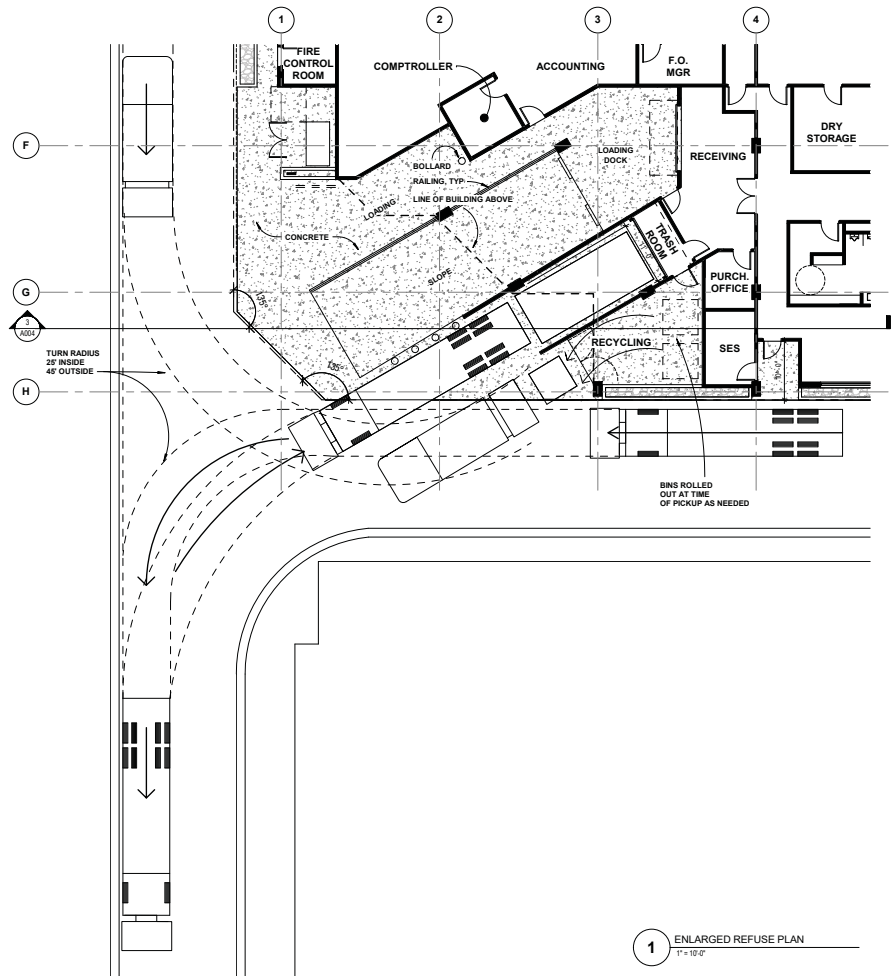
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SITE PLAN

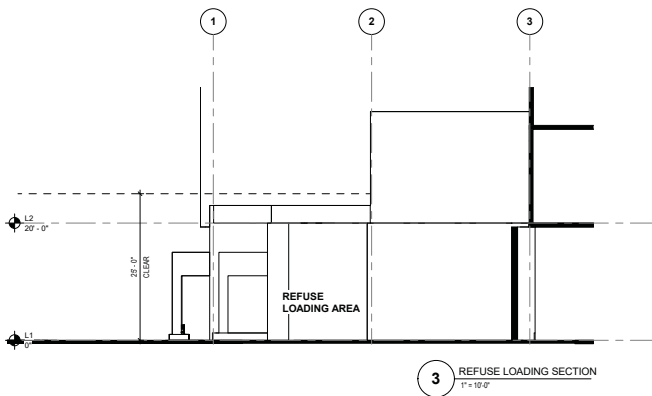
A002



2 REFUSE / FIRE ACCESS PLAN  
1" = 40'



1 ENLARGED REFUSE PLAN  
1" = 10'



3 REFUSE LOADING SECTION  
1" = 10'



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Project For  
**CAI INVESTMENTS 7TH STREET HOTEL**

Project No. 2815.001.01  
Drawn By MD\_JHW  
Checked By JP\_JE  
Date 3/12/2017

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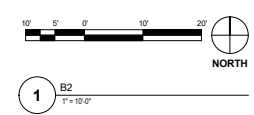
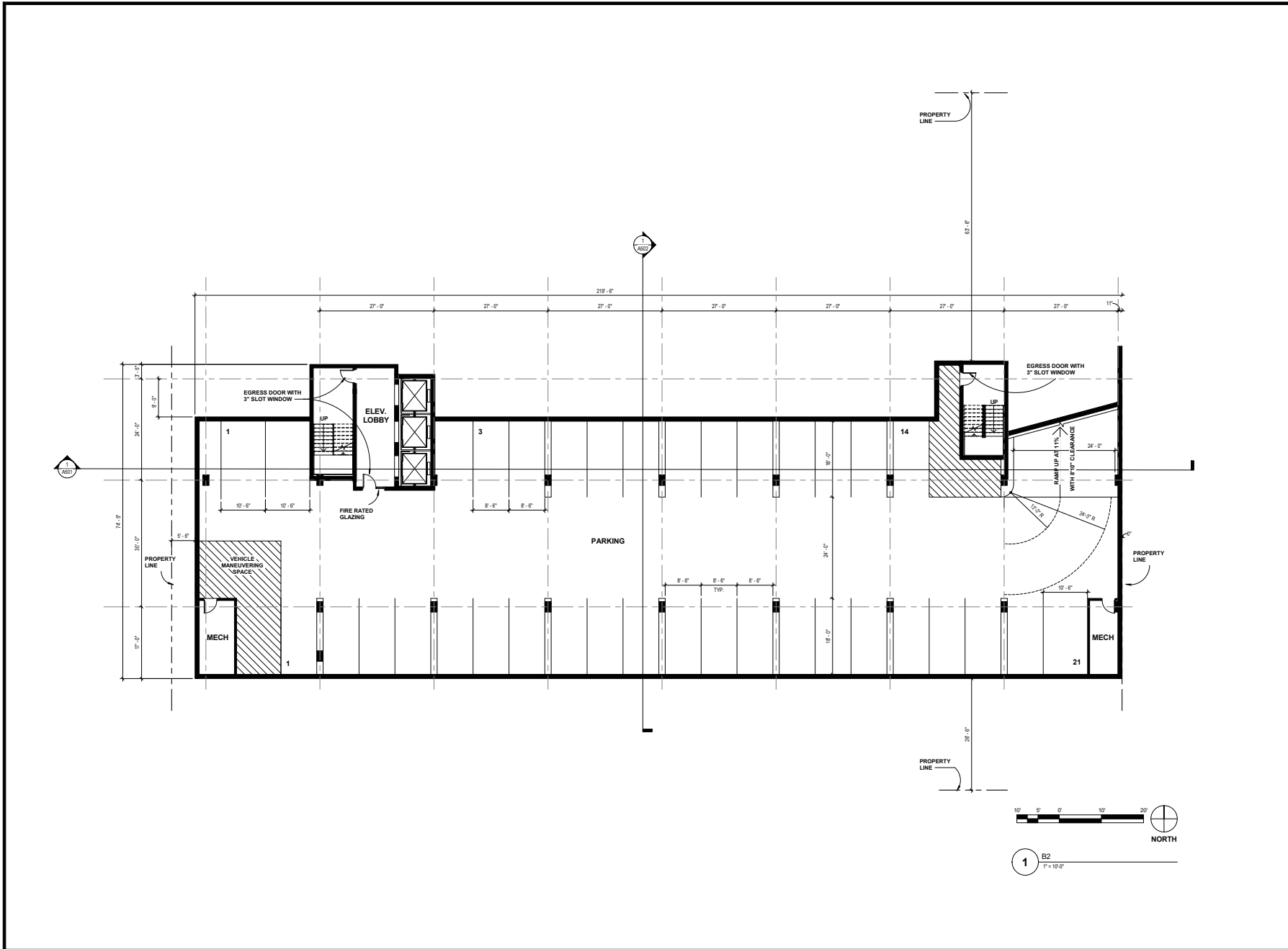
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Revisions		
No.	Date	Description
1	4/7/2017	CITY RE SUBMITTAL
2	7/24/2017	CORRAL SUBMITTAL

REFUSE PLAN

A004

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1 B2  
1" = 10'-0"



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**CAI INVESTMENTS 7TH STREET HOTEL**

Project No. 2815.001.01  
Drawn By MD\_ZHW  
Checked By JP\_JE  
Date 3/12/2017

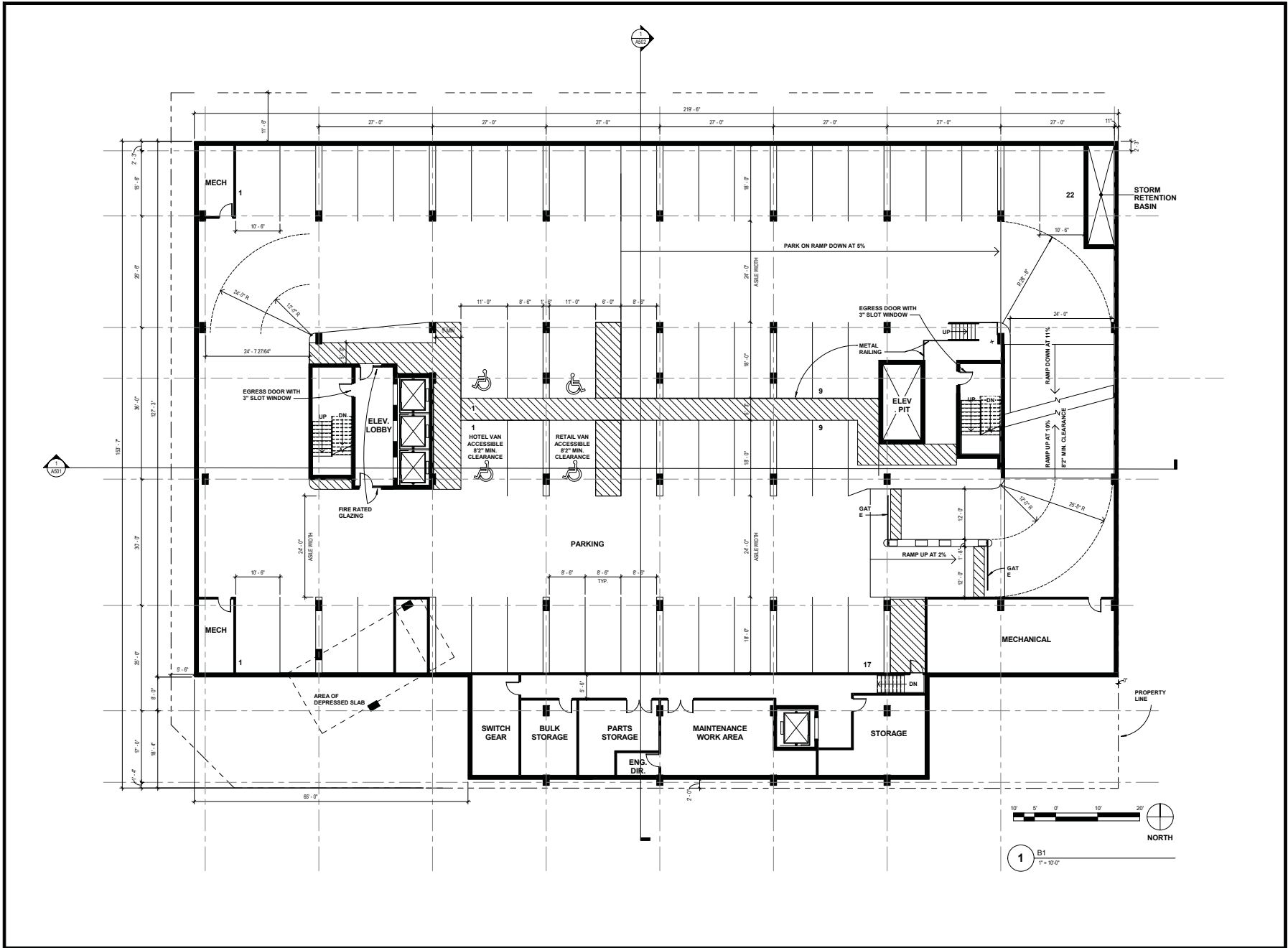
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No.	Date	Description
1	4/17/2017	CITY PRE-SUBMITTAL
2	7/26/2017	CORRAL SUBMITTAL

VEHICLE PARKING B2 - 35 STALLS

A101



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Project For  
**CAI INVESTMENTS**  
**7TH STREET HOTEL**

Project No. 2815.001.01  
 Drawn By MD\_JHW  
 Checked By JP\_JE  
 Date 3/12/2017

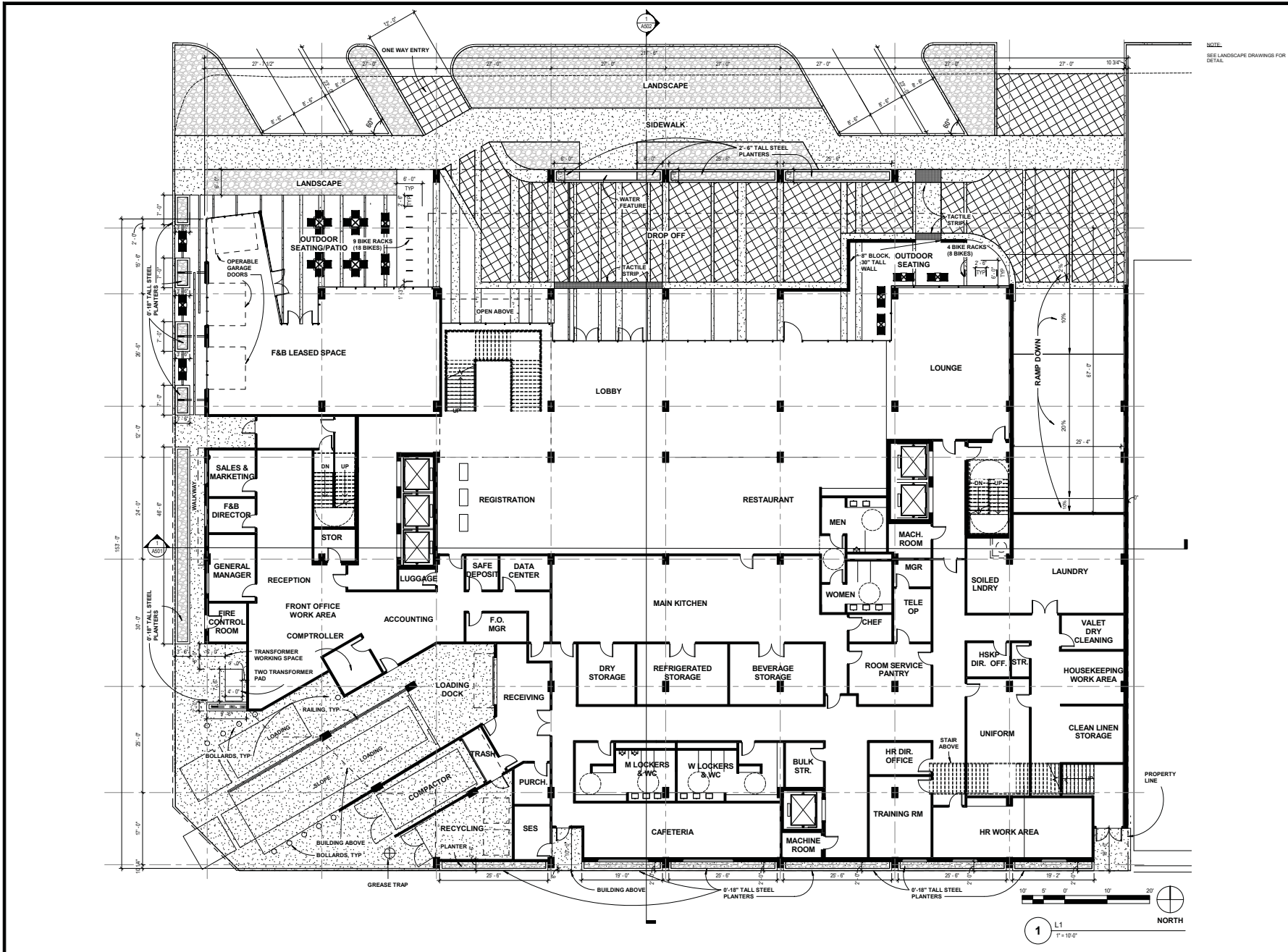
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Revisions		
No.	Date	Description
1	4/17/2017	CITY RE SUBMITTAL
2	7/24/2017	GENERAL SUBMITTAL

VEHICLE PARKING B1 - 57 STALLS

**A102**



NOTE:  
SEE LANDSCAPE DRAWINGS FOR  
DETAIL



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**Project For**  
**CAI INVESTMENTS 7TH STREET HOTEL**

Project No. 2815.001.01  
Drawn By MD\_JHW  
Checked By JP\_JE  
Date 3/12/2017

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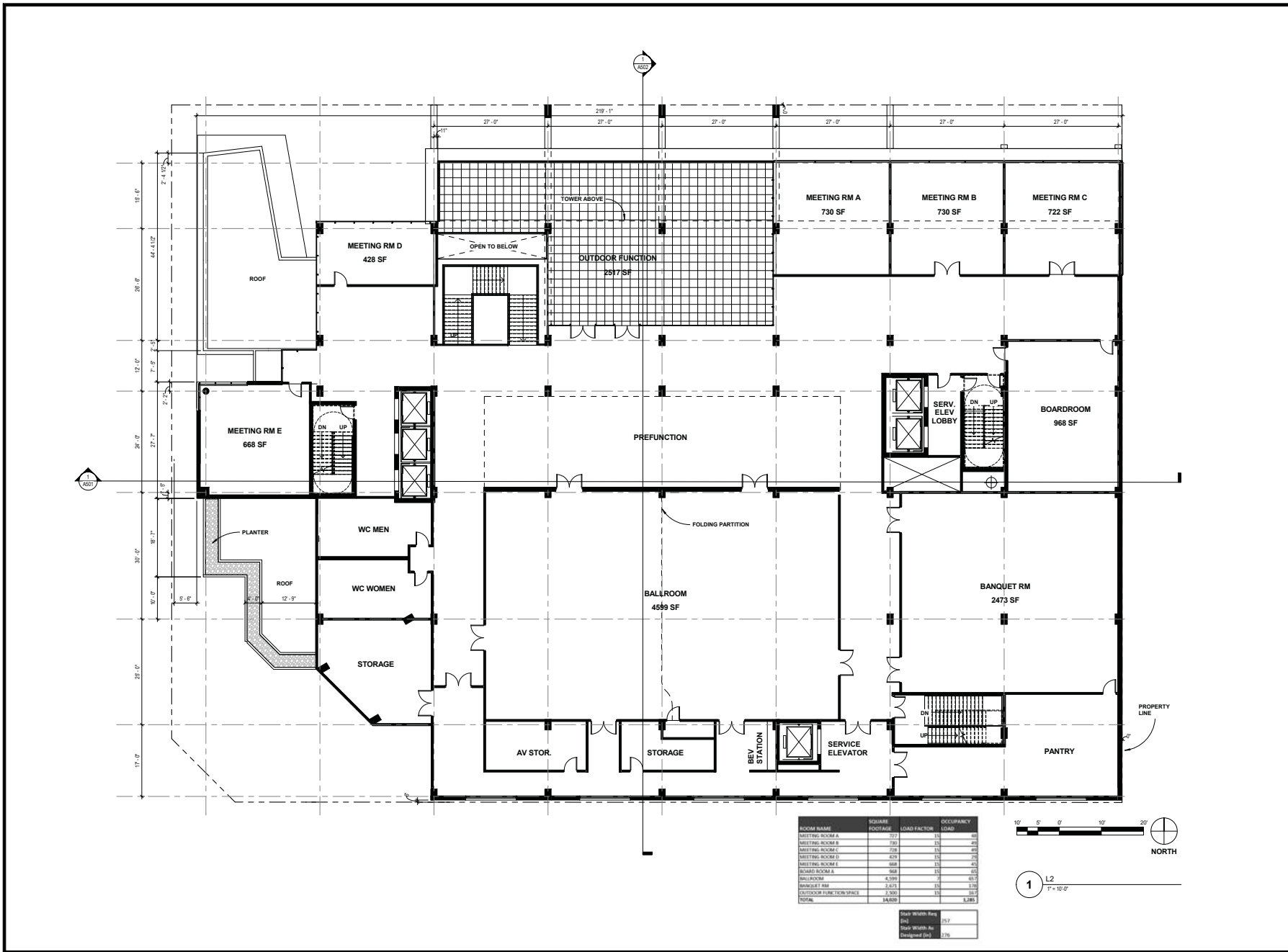
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Revisions		
No.	Date	Description
1	4/17/2017	CITY RE SUBMITTAL
2	7/26/2017	CORRECT SUBMITTAL
3	9/6/2017	REVISION

**LEVEL 1 / GROUND FLOOR PLAN**

**A103**

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ROOM NAME	SQUARE FOOTAGE	LOAD FACTOR	OCCUPANCY LOAD
MEETING ROOM E	668	15	45
MEETING ROOM D	428	15	32
MEETING ROOM A	730	15	49
MEETING ROOM B	730	15	49
MEETING ROOM C	722	15	48
MEETING ROOM E	668	15	45
BOARD ROOM	968	15	73
BANQUET ROOM	2473	7	353
BALL ROOM	4599	7	657
BANQUET RM	2,473	15	182
OUTDOOR FUNCTION SPACE	2,517	15	186
TOTAL	18,000		2,385

Stack Wash Pans (sq)	75.7
Stack Wash Rm (sq)	21.7
Designated (sq)	216



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Project For  
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Project No. 2815.001.01  
 Drawn By MD\_JHW  
 Checked By JP\_JE  
 Date 3/12/2017

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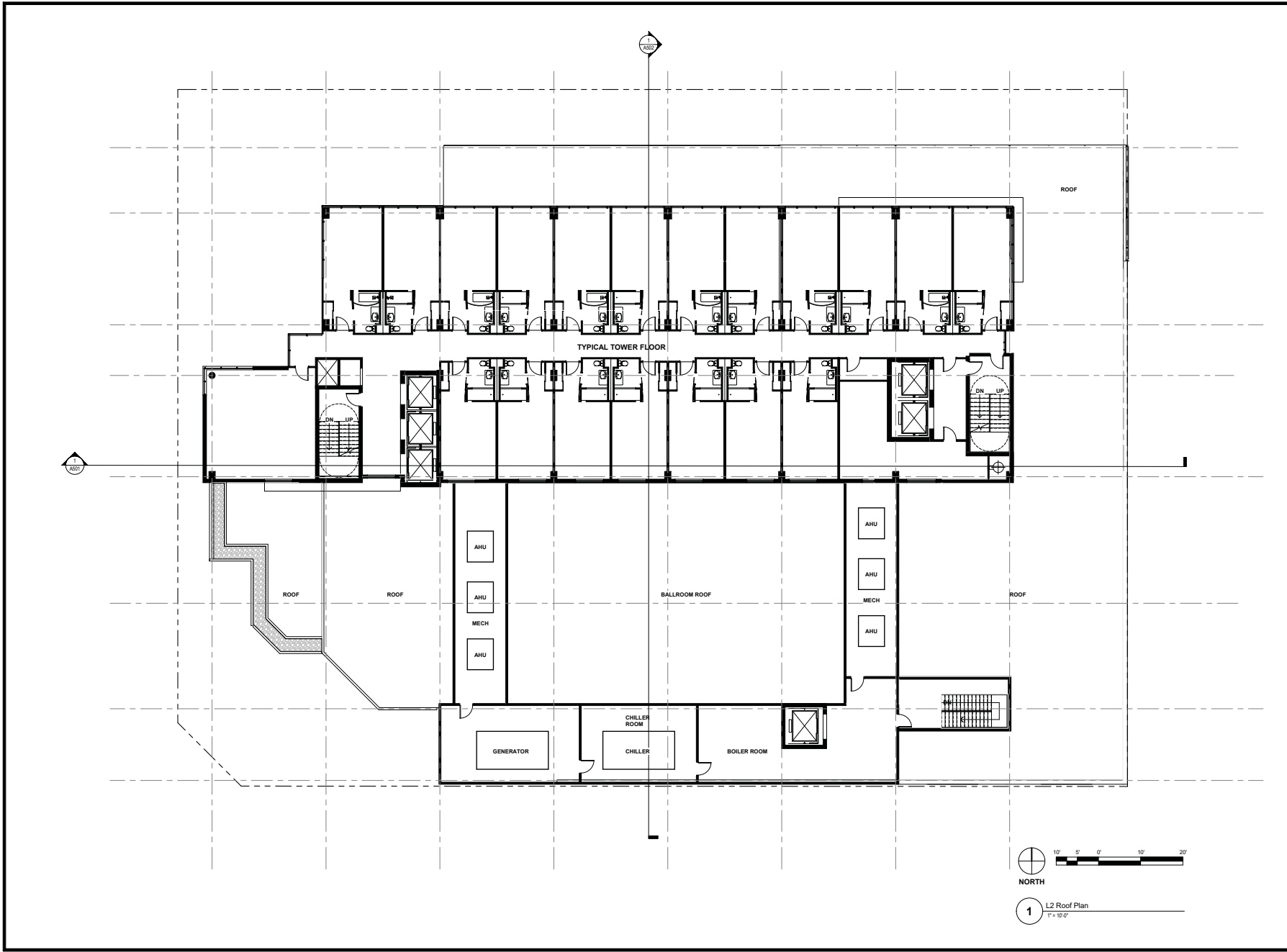
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No.	Date	Description
1	4/17/2017	CITY RE SUBMITTAL
2	7/20/2017	CORRAL SUBMITTAL

LEVEL 2 PLAN

**A104**

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Project No. 2815.001.01  
 Drawn By MD\_JHW  
 Checked By JP\_JE  
 Date 3/12/2017

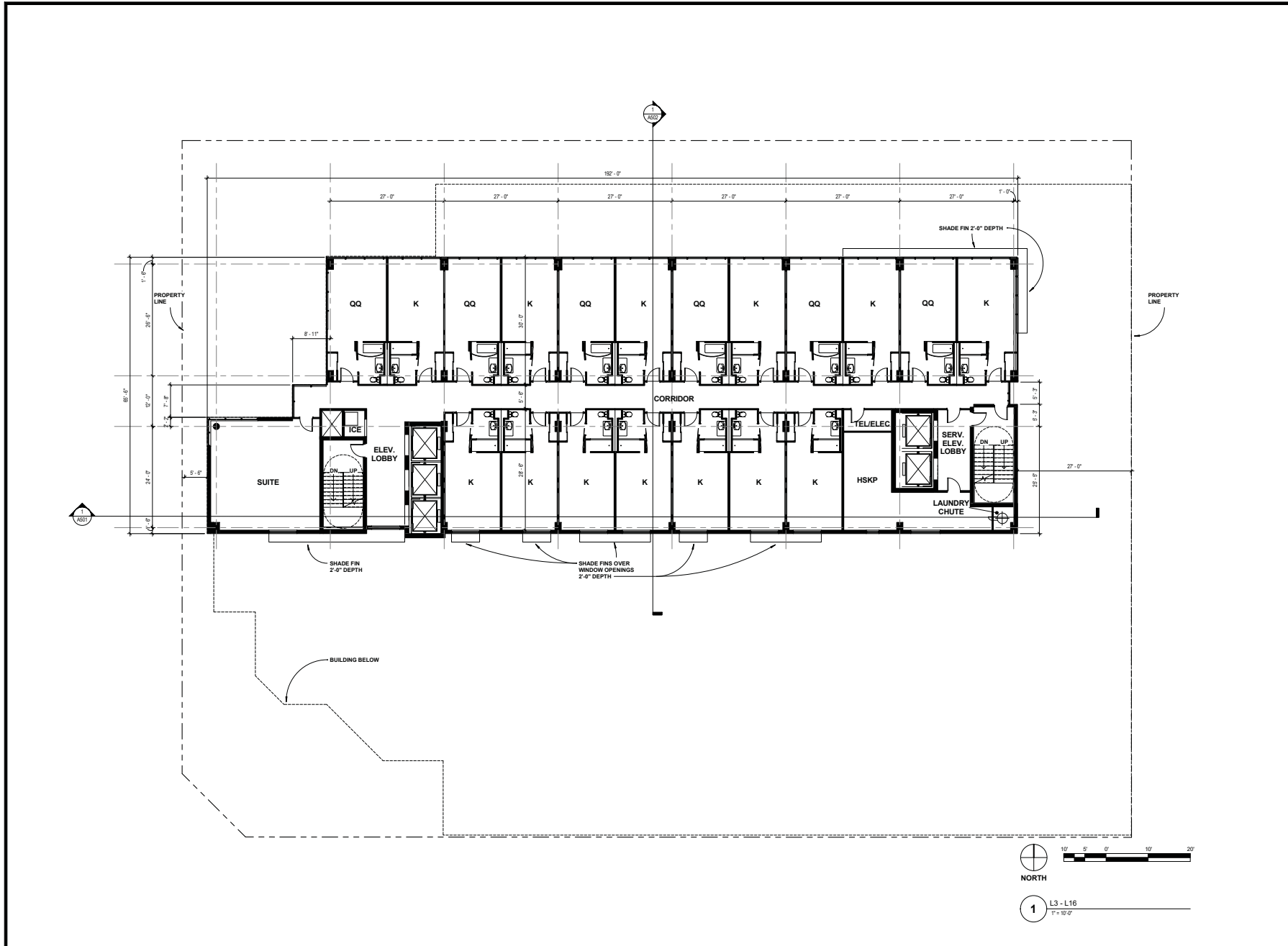
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No.	Date	Description
1	4/17/2017	CITY RE-SUBMITTAL
2	7/26/2017	CORRUM SUBMITTAL
3	9/6/2017	REVISION

L2 ROOF PLAN

A108

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Project No. 2815.001.01  
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 Checked By JP\_E  
 Date 3/12/2017

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Revisions		
No.	Date	Description
1	4/17/2017	CITY RE SUBMITTAL
2	7/20/2017	CORRAL SUBMITTAL

TYP UPPER FLOOR

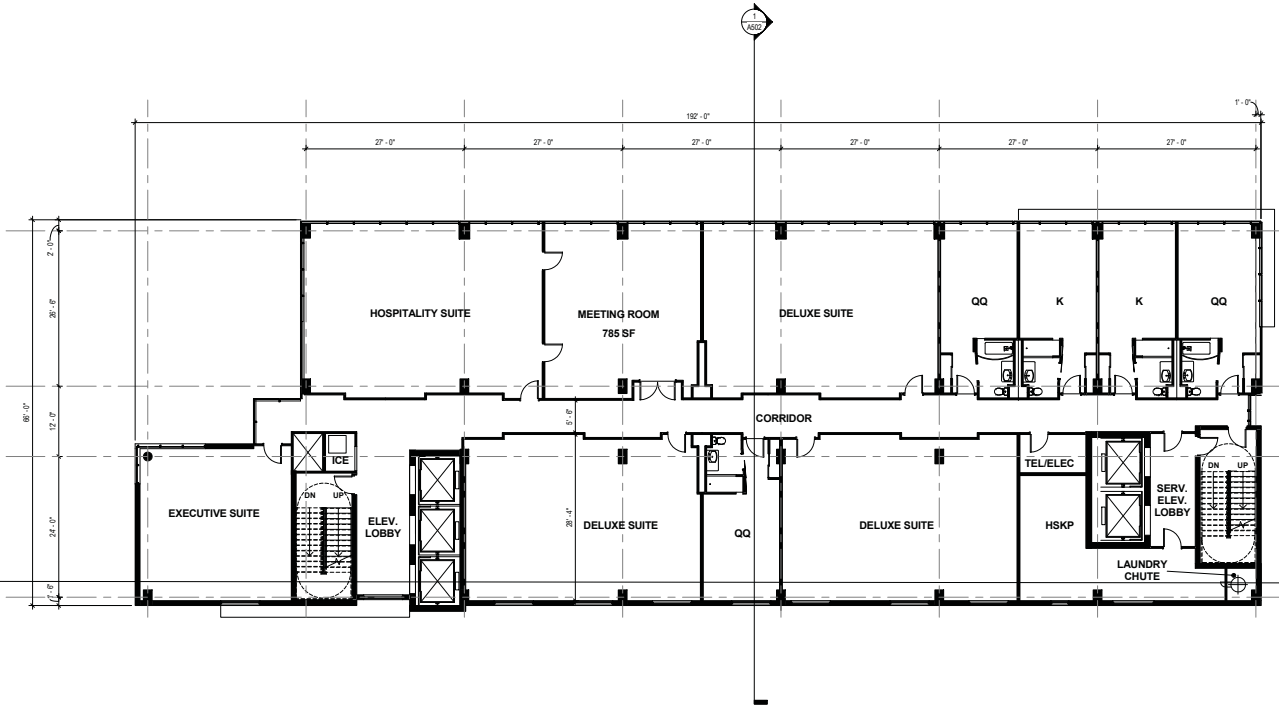
**A105**

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**Revisions**

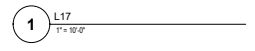
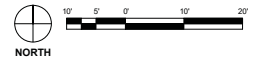
No.	Date	Description
1	4/17/2017	CITY RE-SUBMITTAL
2	7/20/2017	CORRAL SUBMITTAL



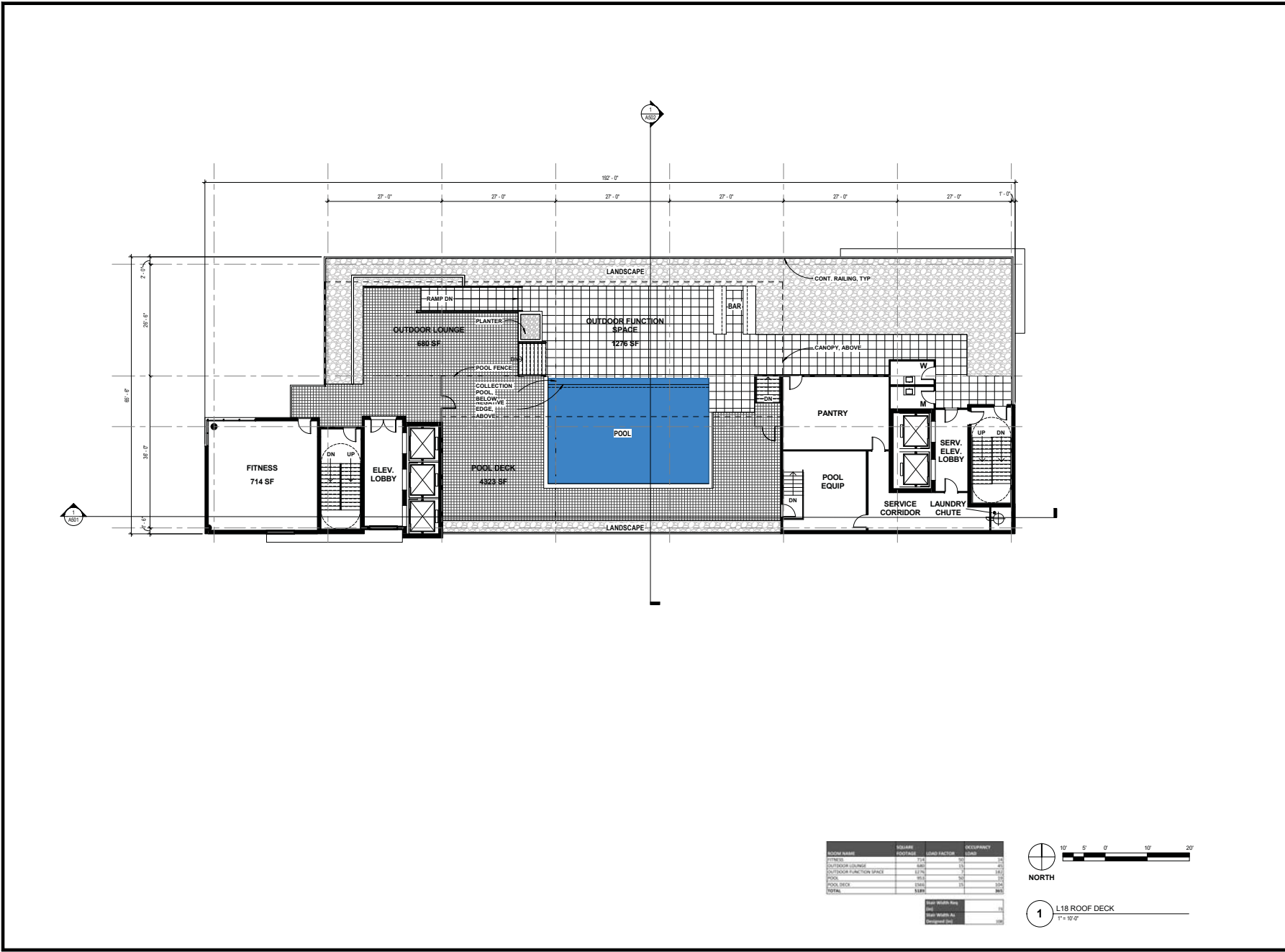
ROOM NAME	SQUARE FOOTAGE	LOAD FACTOR	OCCUPANCY LOAD
MEETING ROOM	785	15	52
GUEST ROOMS	10 ROOMS	8	80
TOTAL			132

Stair Width Req (in)	18
Stair Width As Designed (in)	30

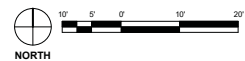


No.	Date	Description
1	4/17/2017	CITY RE-SUBMITTAL
2	7/20/2017	CORRAL SUBMITTAL



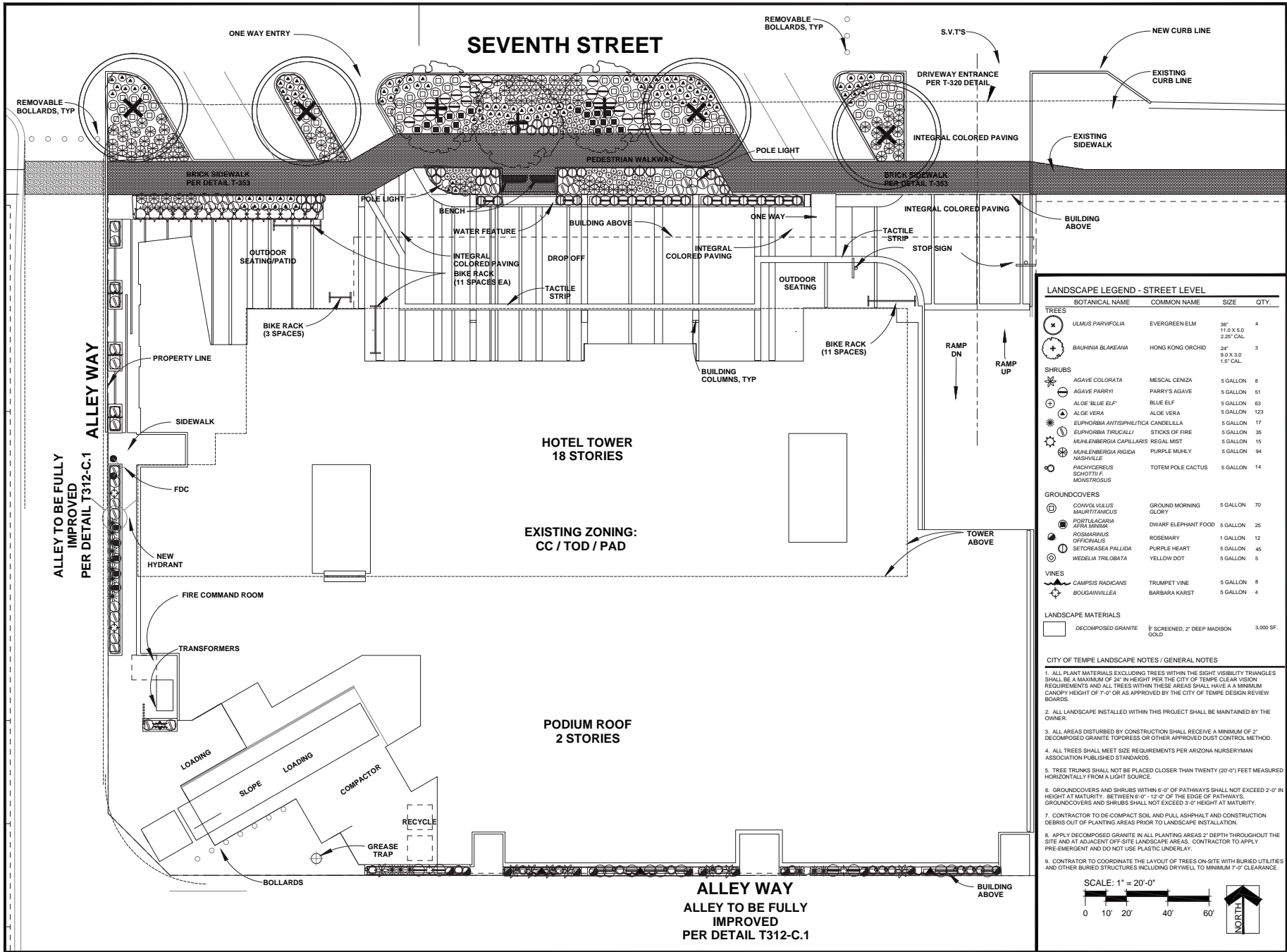
ROOM NAME	SQUARE FOOTAGE	LOAD FACTOR	OCCUPANCY
FITNESS	714	50	33
OUTDOOR LOUNGE	680	15	67
OUTDOOR FUNCTION SPACE	1276	15	183
POOL	953	20	132
POOL DECK	4302	15	334
TOTAL	8325		759

Room Name	Area
Pool	953
Pool Deck	4302



1 L18 ROOF DECK  
 1" = 10'-0"

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the design element  
landscape architecture

the design element, p.c.  
2211 east highland avenue  
suite 120  
phoenix, arizona 85016  
ph 602.244.1970  
fax 602.244.1971  
www.sde.design

PROVISIONAL  
DESIGN  
CONSTRUCTION

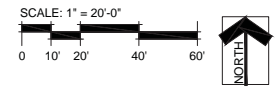
EXPIRES: 06/30/2017

7th STREET HOTEL  
11 E. 7TH STREET  
TEMPE, AZ 85281

**LANDSCAPE LEGEND - STREET LEVEL**

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
<b>TREES</b>			
ULMUS PARVIFOLIA	EVERGREEN ELM	36" 11.0' X 5.0' 2.25' CAL.	4
BAUHINIA BLAKEANA	HONG KONG ORCHID	24" 9.0' X 3.0' 1.5' CAL.	3
<b>SHRUBS</b>			
AGAVE COLORATA	MESCAL CENIZA	5 GALLON	8
AGAVE PARRYI	PARRY'S AGAVE	5 GALLON	51
ALOE 'BLUE ELF'	BLUE ELF	5 GALLON	63
ALOE VERA	ALOE VERA	5 GALLON	123
EUPHORBIA ANTIOCHENSIS	CANDLELILLA	5 GALLON	17
EUPHORBIA TRICALLIS	STICKS OF FIRE	5 GALLON	35
MULLENBERGIA CAPILLARIS	REGAL MIST	5 GALLON	15
MULLENBERGIA RIGIDA	PURPLE MUHLY	5 GALLON	94
NASHVILLE			
PACHYRERIS	TOTEM POLE CACTUS	5 GALLON	14
SCHOTTII F.			
MONSTROSA			
<b>GROUNDCOVERS</b>			
CONVOLVULUS MAURITIANICUS	GROUND MORNING GLORY	5 GALLON	70
PORTULACARIA AFRA MINIMA	DWARF ELEPHANT FOOT	5 GALLON	25
ROSSIARINUS OFFICINALIS	ROSEMARY	1 GALLON	12
SETCREASEA PALLIDA	PURPLE HEART	5 GALLON	45
WEDDIA TRIGRATA	YELLOW DOT	5 GALLON	5
<b>VINES</b>			
CAMPIS RADICANS	TRUMPET VINE	5 GALLON	8
BOUGAINVILLEA	BARBARA KARST	5 GALLON	4
<b>LANDSCAPE MATERIALS</b>			
DECOMPOSED GRANITE	SCREENED, 2" DEEP MADISON GOLD	3,000 SF.	

- CITY OF TEMPE LANDSCAPE NOTES / GENERAL NOTES**
- ALL PLANT MATERIALS EXCLUDING TREES WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE A MAXIMUM OF 24" IN HEIGHT PER THE CITY OF TEMPE CLEAR VISION REQUIREMENTS AND ALL TREES WITHIN THESE AREAS SHALL HAVE A MINIMUM CANOPY HEIGHT OF 7'-0" OR AS APPROVED BY THE CITY OF TEMPE DESIGN REVIEW BOARDS.
  - ALL LANDSCAPE INSTALLED WITHIN THIS PROJECT SHALL BE MAINTAINED BY THE OWNER.
  - ALL AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE A MINIMUM OF 2" DECOMPOSED GRANITE TOPDRESS OR OTHER APPROVED DUST CONTROL METHOD.
  - ALL TREES SHALL MEET SIZE REQUIREMENTS PER ARIZONA NURSERYMAN ASSOCIATION PUBLISHED STANDARDS.
  - TREE TRUNKS SHALL NOT BE PLACED CLOSER THAN TWENTY (20'-0") FEET MEASURED HORIZONTALLY FROM A LIGHT SOURCE.
  - GROUNDCOVERS AND SHRUBS WITHIN 6'-0" OF PATHWAYS SHALL NOT EXCEED 2'-0" IN HEIGHT AT MATURITY. BETWEEN 6'-0" - 12'-0" OF THE EDGE OF PATHWAYS. GROUNDCOVERS AND SHRUBS SHALL NOT EXCEED 3'-0" HEIGHT AT MATURITY.
  - CONTRACTOR TO DE-COMPACT SOIL AND PULL ASPHALT AND CONSTRUCTION DEBRIS OUT OF PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
  - APPLY DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH THROUGHOUT THE SITE AND AT ADJACENT OFF-SITE LANDSCAPE AREAS. CONTRACTOR TO APPLY PRE-EMERGENT AND DO NOT USE PLASTIC UNDERLAY.
  - CONTRACTOR TO COORDINATE THE LAYOUT OF TREES ON SITE WITH BURIED UTILITIES AND OTHER BURIED STRUCTURES INCLUDING DRYWELL TO MINIMUM 7'-0" CLEARANCE.



PROJECT NUMBER: 17020

ISSUED FOR: PRELIMINARY

ISSUED DATE: SEPTEMBER 28, 2017

DRAWN BY: JM. REVIEWED BY: JA



**REVISIONS:**

#	DATE	DESCRIPTION
1	09/2017	REVISION

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:  
**L001**

SHEET: OF -



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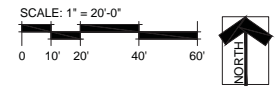
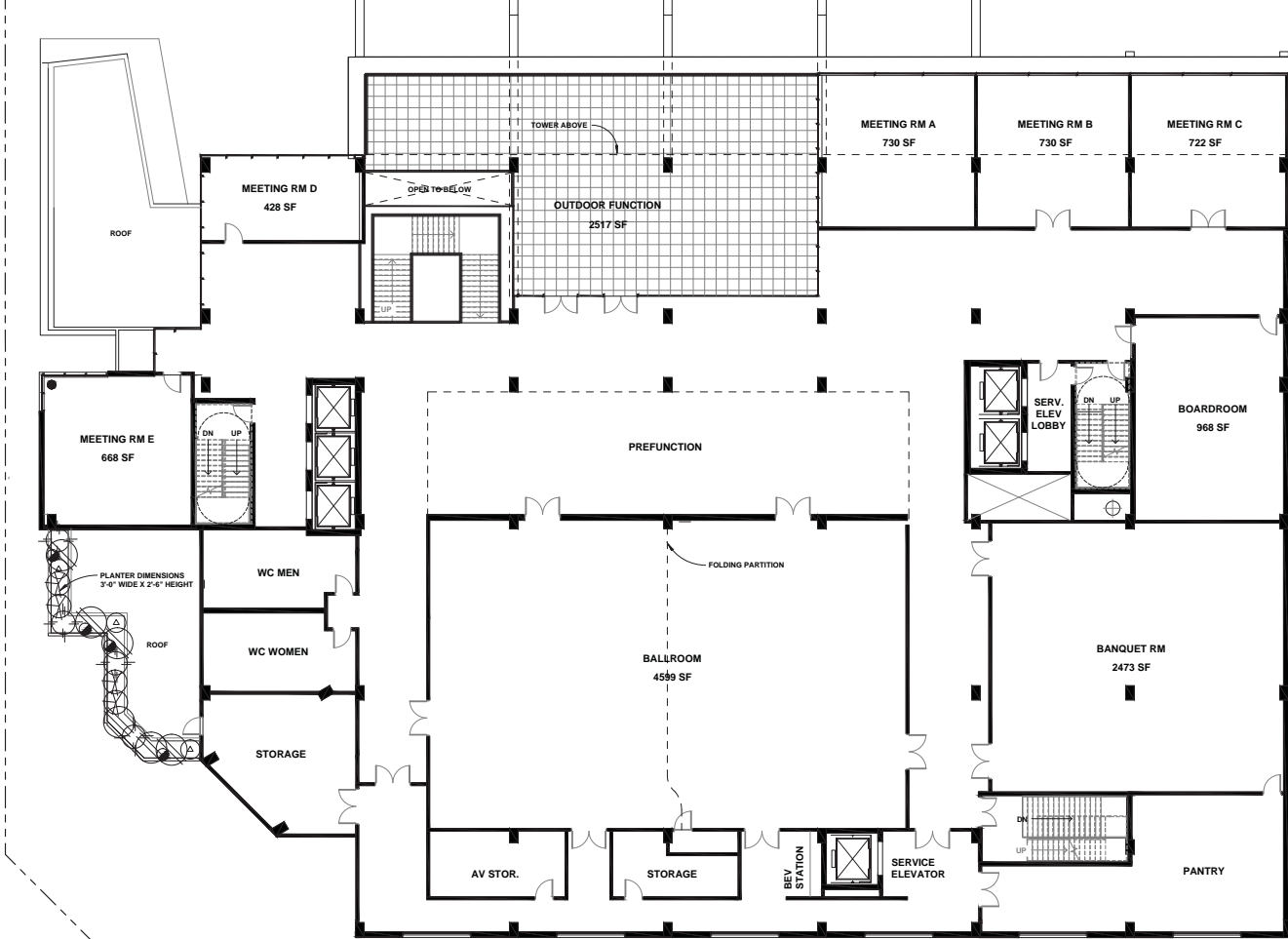


**LANDSCAPE LEGEND - LEVEL 2**

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
<b>SHRUBS</b>			
① DODONEAEA VISCOSA	PURPLE HOPSEED BUSH	5 GALLON	4
② TECOMA STANS VAR. ANGUSTATA	YELLOW BELLS	5 GALLON	6
<b>GROUNDCOVERS</b>			
③ LANTANA MONTEVIDEENSIS	PURPLE LANTANA	5 GALLON	3
④ ROSMARINUS OFFICINALIS	ROSEMARY	1 GALLON	4
<b>VINES</b>			
⑤ BOUGAINVILLEA	BARBARA KARST	5 GALLON	4
<b>LANDSCAPE MATERIALS</b>			
□	DECOMPOSED GRANITE	1" SCREENED, 2" DEEP MADISON GOLD	200 SF.

**CITY OF TEMPE LANDSCAPE NOTES / GENERAL NOTES**

1. ALL PLANT MATERIALS EXCLUDING TREES WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE A MAXIMUM OF 24" IN HEIGHT PER THE CITY OF TEMPE CLEAR VISION REQUIREMENTS AND ALL TREES WITHIN THESE AREAS SHALL HAVE A MINIMUM CANOPY HEIGHT OF 7'-0" OR AS APPROVED BY THE CITY OF TEMPE DESIGN REVIEW BOARDS.
2. ALL LANDSCAPE INSTALLED WITHIN THIS PROJECT SHALL BE MAINTAINED BY THE OWNER.
3. ALL AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE A MINIMUM OF 2" DECOMPOSED GRANITE TOPRESS OR OTHER APPROVED DUST CONTROL METHOD.
4. ALL TREES SHALL MEET SIZE REQUIREMENTS PER ARIZONA NURSERYMAN ASSOCIATION PUBLISHED STANDARDS.
5. TREE TRUNKS SHALL NOT BE PLACED CLOSER THAN TWENTY (20'-0") FEET MEASURED HORIZONTALLY FROM A LIGHT SOURCE.
6. GROUNDCOVERS AND SHRUBS WITHIN 6'-0" OF PATHWAYS SHALL NOT EXCEED 2'-0" IN HEIGHT AT MATURITY. BETWEEN 6'-0" - 12'-0" OF THE EDGE OF PATHWAYS. GROUNDCOVERS AND SHRUBS SHALL NOT EXCEED 3'-0" HEIGHT AT MATURITY.
7. CONTRACTOR TO DE-COMPACT SOIL AND PULL ASPHALT AND CONSTRUCTION DEBRIS OUT OF PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
8. APPLY DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH THROUGHOUT THE SITE AND AT ADJACENT OFF-SITE LANDSCAPE AREAS. CONTRACTOR TO APPLY PRE-EMERGENT AND DO NOT USE PLASTIC UNDERLAY.
9. CONTRACTOR TO COORDINATE THE LAYOUT OF TREES ON-SITE WITH BURIED UTILITIES AND OTHER BURIED STRUCTURES INCLUDING DRYWELL TO MINIMUM 7'-0" CLEARANCE.



**7th STREET HOTEL**  
11 E. 7TH STREET  
TEMPE, AZ 85281

PROJECT NUMBER: 17020

ISSUED FOR:  
PRELIMINARY  
ISSUE DATE:  
SEPTEMBER 28, 2017  
DRAWN BY: JM REVIEWED BY: JA

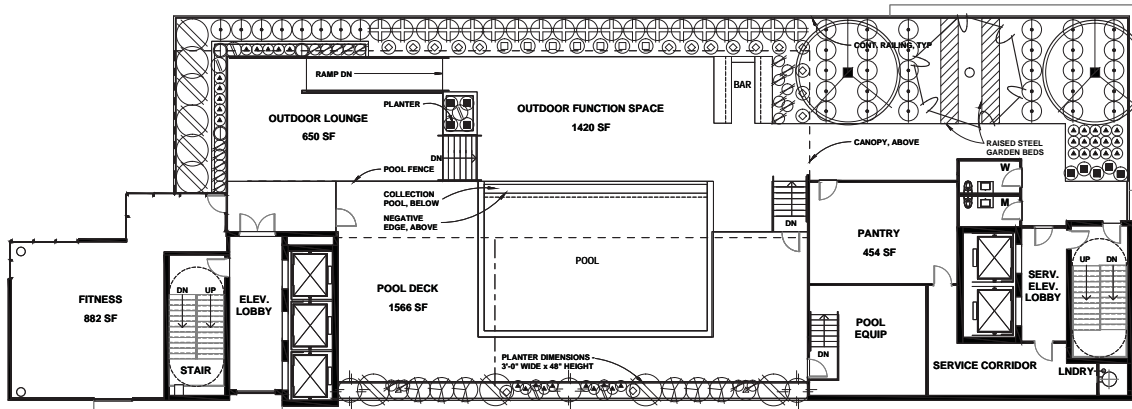


**REVISIONS:**

#	date	description
1	09/28/17	REVISION

SHEET NAME:  
**LEVEL 2  
LANDSCAPE PLAN**

SHEET NUMBER:  
**L002**  
SHEET - OF -



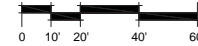
**LANDSCAPE LEGEND - POOL LEVEL**

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
<b>TREES</b>			
CITRUS X SIVENSIS 'VALENCIA'	VALENCIA ORANGE	36" 11.0 X 5.0 2.25' CAL.	2
CITRUS X LIMON 'LISBON'	LISBON LEMON	24" 9.0 X 3.0 1.5' CAL.	1
<b>SHRUBS</b>			
ALOE VERA	ALOE VERA	5 GALLON	35
EUPHORBIA TRICUCALI	STICKS OF FIRE	5 GALLON	5
DODONEAEA VISCOSA	PURPLE HOPSEED BUSH	5 GALLON	6
MYRTUS COMMUNIS	COMMON MYRTLE	5 GALLON	19
TECOMA STANS VAR. ANGUSTATA	YELLOW BELLS	5 GALLON	10
CARISSA GRANDIFLORA	NATAL PLUM FANCY	5 GALLON	38
PELLANTHUS MACROCARPUS	SLIPPER PLANT	5 GALLON	21
<b>GROUNDCOVERS</b>			
PORTULACARIA AFRA MINIMA	DWARF ELEPHANT FOOT	5 GALLON	9
SETIOSA PALIDA	PURPLE HEART	5 GALLON	3
WEDELIA TROBATA	YELLOW DOT	5 GALLON	17
LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GALLON	2
CONVULVULUS MAURITIANICUS	GROUND MORNING GLORY	5 GALLON	7
<b>VINES</b>			
BOUGAINVILLEA	BARBARA KARST	5 GALLON	3
<b>HERBS</b>			
	SAGE		110 SF
	THYME		
	LEMONGRASS		
	ROSEMARY		
	LAURENCE		
	TARRAGON		
	MINT		
	OREGANO		
<b>LANDSCAPE MATERIALS</b>			
	DECOMPOSED GRANITE	COLOR: 3" SCREENED, 2" DEEP MADISON GOLD	2330 SF.

**CITY OF TEMPE LANDSCAPE NOTES / GENERAL NOTES**

1. ALL PLANT MATERIALS EXCLUDING TREES WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE A MAXIMUM OF 24" IN HEIGHT PER THE CITY OF TEMPE CLEAR VISION REQUIREMENTS AND ALL TREES WITHIN THESE AREAS SHALL HAVE A MINIMUM CANOPY HEIGHT OF 7'-0" OR AS APPROVED BY THE CITY OF TEMPE DESIGN REVIEW BOARD.
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SCALE: 1" = 20'-0"



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**7th STREET HOTEL**  
11 E. 7TH STREET  
TEMPE, AZ 85281

PROJECT NUMBER: 17020

ISSUED FOR: PRELIMINARY

ISSUED DATE: SEPTEMBER 28, 2017

DRAWN BY: JM REVIEWED BY: JA



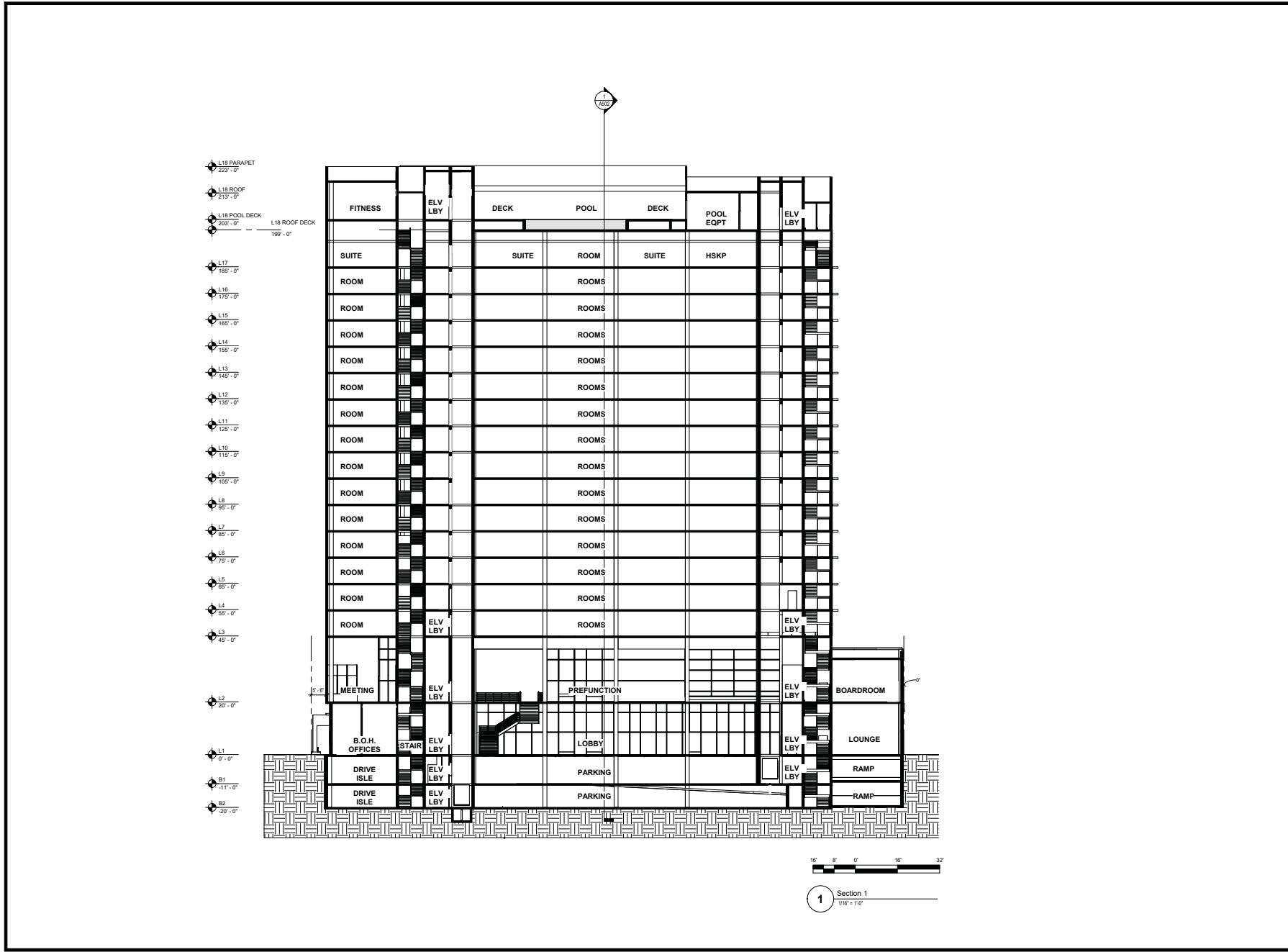
**REVISIONS:**

#	date	description
1	09/28/17	REVISION

SHEET NAME:  
**ROOF LEVEL  
LANDSCAPE PLAN**

SHEET NUMBER:  
**L003**

SHEET: 0F -



1 Section 1  
1/16" = 1'-0"

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Project For  
**CAI INVESTMENTS 7TH STREET HOTEL**

Project No. 2815.001.01  
Drawn By MD\_JHW  
Checked By JP\_JE  
Date 3/12/2017

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Revisions		
No.	Date	Description
1	6/17/2017	CITY RE-SUBMITTAL
2	7/24/2017	FORMAL SUBMITTAL

**BUILDING SECTIONS**

**A501**

Certification



Consultants

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 darin@sanderlaw.com  
 602.931.9399

Project For

**CAI INVESTMENTS  
 7TH STREET HOTEL**

Project No. 2815.001.01

Drawn By MD\_JWW

Checked By JP\_JE

Date 3/12/2017

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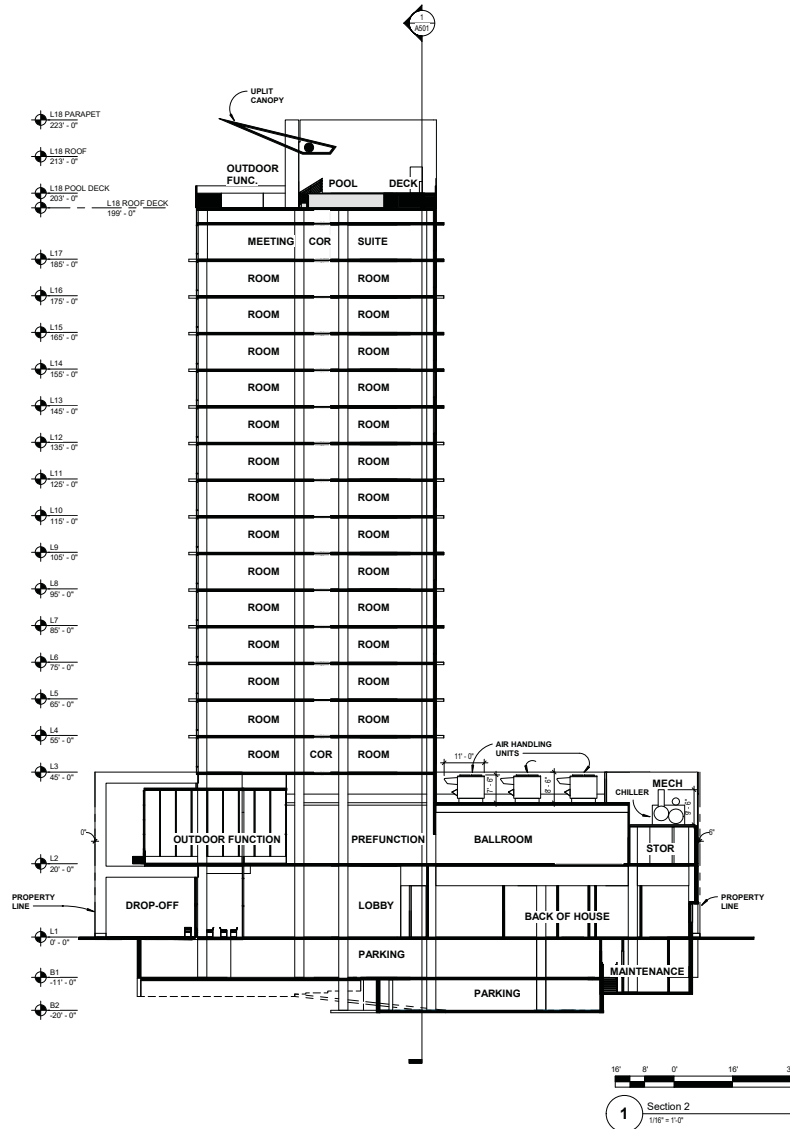
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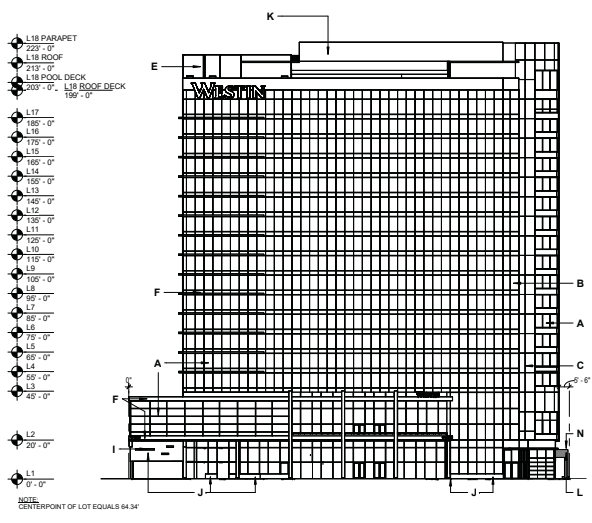
Revisions

No.	Date	Description
1	3/12/2017	CITY PRE-SUBMITTAL
2	3/22/2017	CORRAL SUBMITTAL

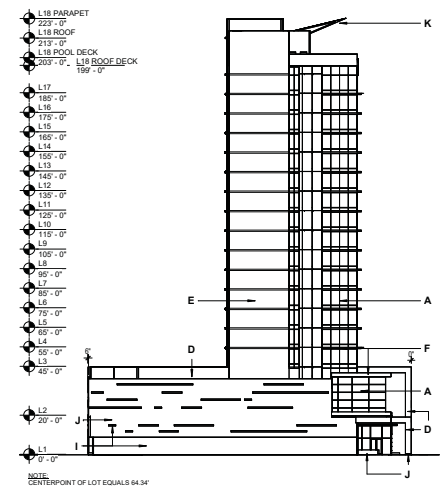
BUILDING SECTIONS

## A502

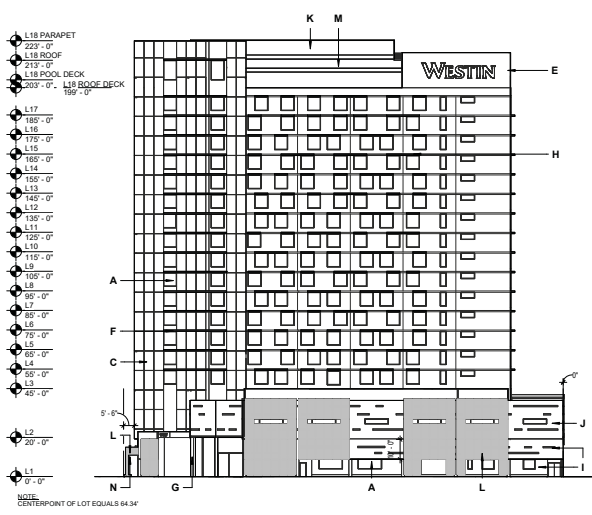




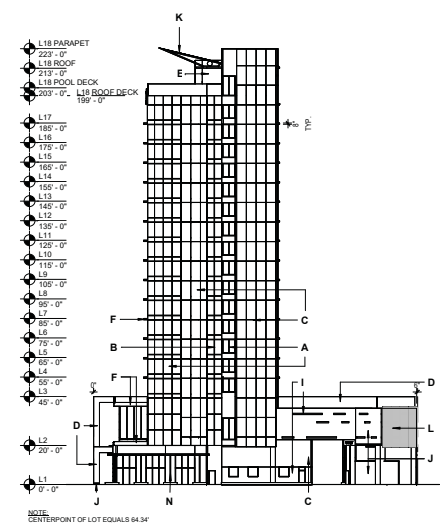
**2** NORTH ELEVATION  
T = 30'-0"



**1** EAST ELEVATION  
T = 30'-0"



**3** SOUTH ELEVATION  
T = 30'-0"



**4** WEST ELEVATION  
T = 30'-0"

**NOTE:**  
SIGN IS NOT A PART OF REQUEST  
CENTERPOINT OF LOT EQUALS 64.34'

**MATERIAL LEGEND**

- A. CURTAIN WALL
- B. GREY CURTAIN WALL
- C. EIFS
- D. METAL PANEL
- E. EIFS
- F. PAINTED CONCRETE
- G. PAINTED CONCRETE
- H. PAINTED CONCRETE
- I. FLUTED MASONRY UNIT
- J. GROUND FACE CMU
- K. TEXTILE SHADE
- L. PLANT TRELLIS
- M. GLASS HANDRAIL
- N. PAINTED STEEL



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Project For  
**CAI INVESTMENTS 7TH STREET HOTEL**

Project No. 2815.001.01  
Drawn By MD\_JHW  
Checked By JP\_JE  
Date 3/12/2017

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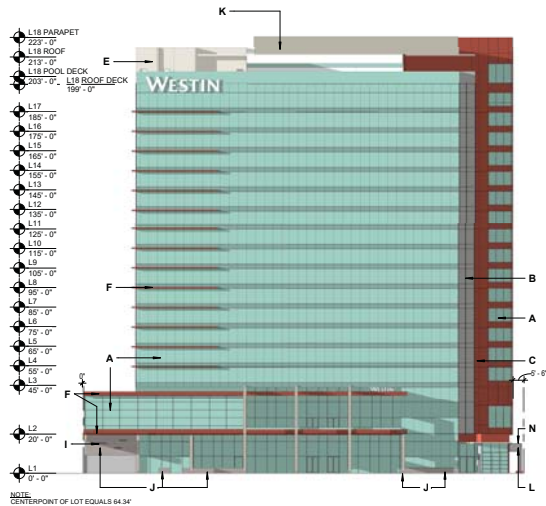
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No.	Date	Description
1	4/17/2017	CITY RE SUBMITTAL
2	7/26/2017	SIGNAL SUBMITTAL
3	9/6/2017	REVISION

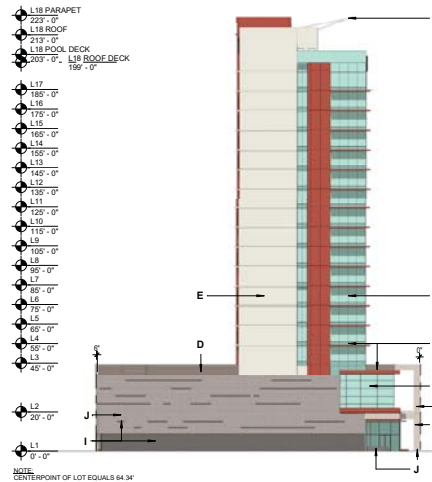
**ELEVATIONS**

**A401**

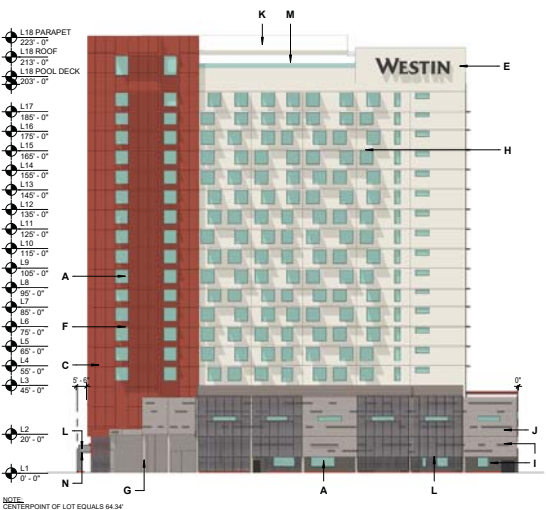




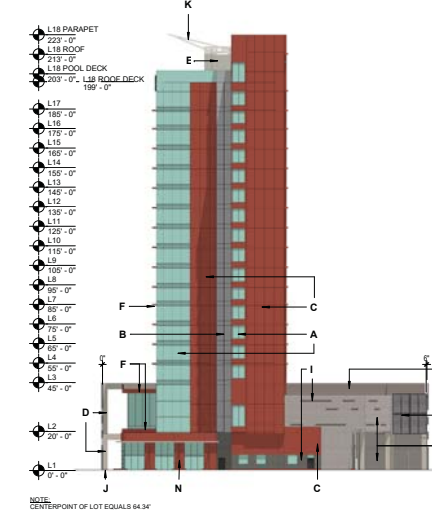
2 NORTH ELEVATION  
1" = 30'



1 EAST ELEVATION  
1" = 30'



3 SOUTH ELEVATION  
1" = 30'



4 WEST ELEVATION  
1" = 30'

**MATERIAL LEGEND**

- A. CURTAIN WALL
- B. GREY CURTAIN WALL
- C. EIFS
- D. METAL PANEL
- E. EIFS
- F. PAINTED CONCRETE
- G. PAINTED CONCRETE
- H. PAINTED CONCRETE
- I. FLUTED MASONRY UNIT
- J. GROUND FACE CMU
- K. TEXTILE SHADE
- L. PLANT TRELIS
- M. GLASS HANDRAIL
- N. PAINTED STEEL



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Project For  
**CAI INVESTMENTS**  
7TH STREET HOTEL

Project No. 2815.001.01  
Drawn By MD\_JHW  
Checked By JP\_EE  
Date 3/12/2017

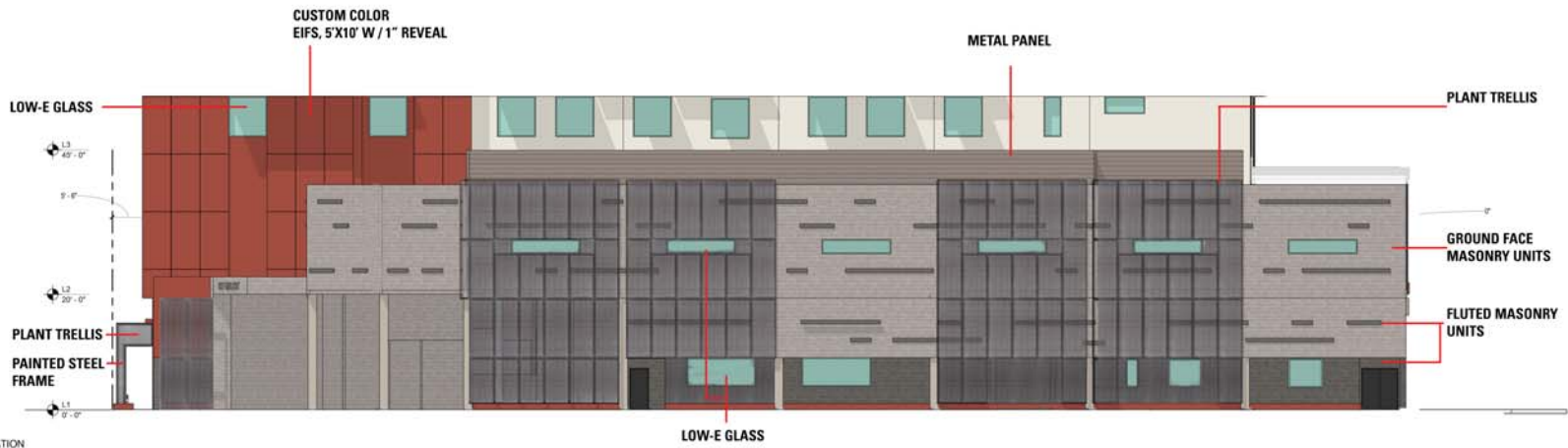
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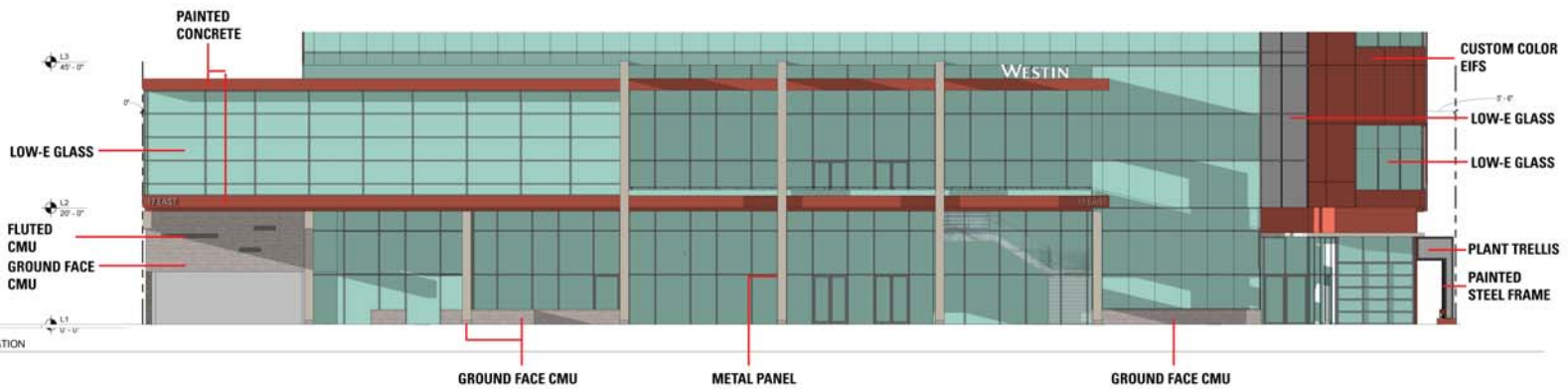
Revisions		
No.	Date	Description
1	3/17/2017	CITY RE-SUBMITTAL

ELEVATIONS - COLOR

A400



3 SOUTH ELEVATION  
1" = 10'-0"



2 NORTH ELEVATION  
1" = 10'-0"

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Project For  
**CAI INVESTMENTS**  
7TH STREET HOTEL

Project No. 2015.001.01  
Drawn By MD\_ZJV  
Checked By JP\_B  
Date 3/13/2017

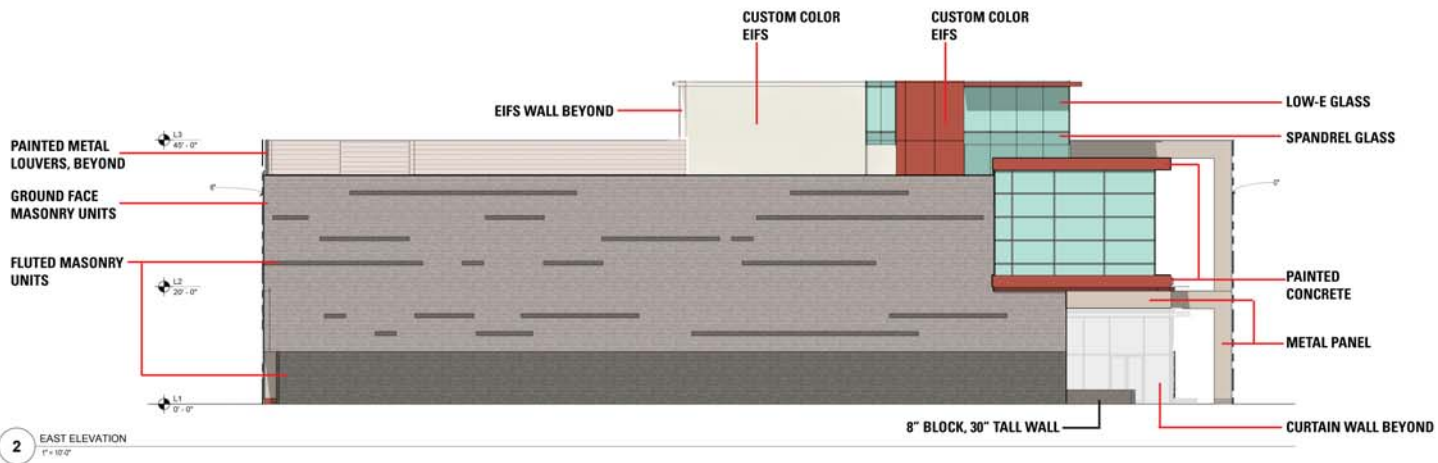
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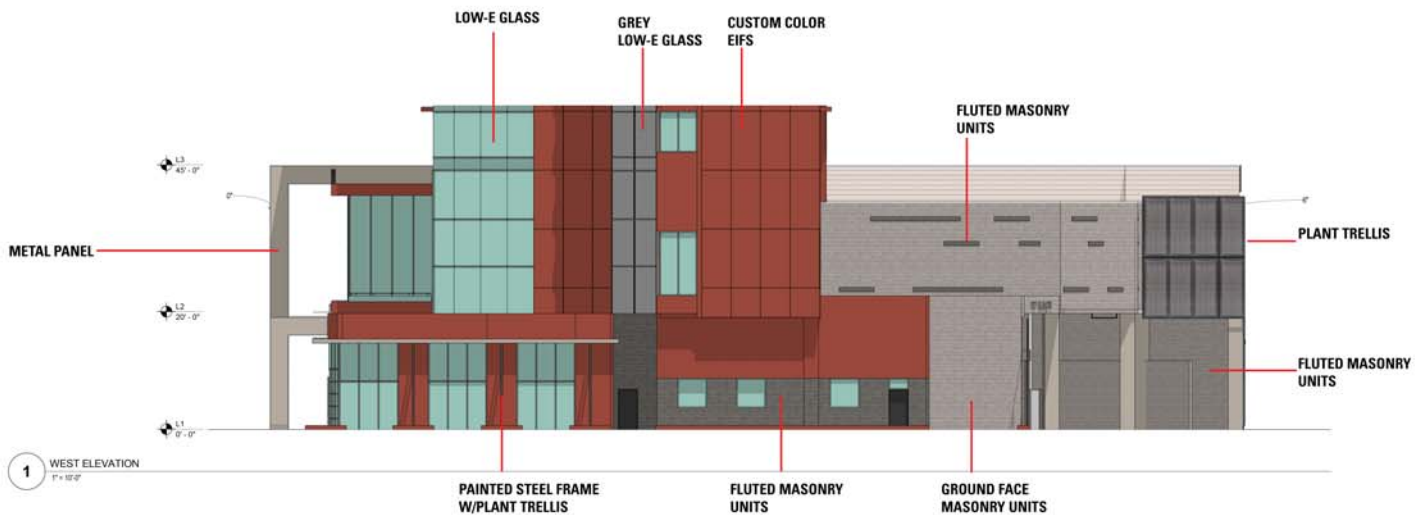
Revision	No.	Date	Description
	1	3/8/2017	REVISED

PODIUM ELEVATIONS

A402



2 EAST ELEVATION  
1" = 10'-0"



1 WEST ELEVATION  
1" = 10'-0"



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Project For  
**CAI INVESTMENTS**  
7TH STREET HOTEL

Project No. 2015.001.01  
Drawn By MD\_ZJW  
Checked By JP\_B  
Date 3/13/2017

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Revisions		
No.	Date	Description
1	3/8/2017	REVISION

PODIUM ELEVATIONS

A403

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3/8/2017 4:51:07 AM



**1** SOUTH ELEVATION  
1" = 10' 0"



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**Project For**

**CAI  
INVESTMENTS  
7TH STREET HOTEL**

Project No. 2815.001.01  
Drawn By MD\_JHW  
Checked By JP\_JE  
Date 3/12/2017

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**Revisions**

No.	Date	Description
1	3/6/2017	REVISION

**PODIUM ELEVATIONS  
- PLANTING**

**A404**





**A**  
GREEN LOW-E GLASS



**G**  
PAINTED CONCRETE  
SHERWIN-WILLIAMS  
DRIFTING



**M**  
GLASS HANDRAIL



**B**  
CURTAIN WALL  
GREY LOW-E GLASS



**H**  
PAINTED CONCRETE  
SHERWIN-WILLIAMS  
WHISPER GRAY



**N**  
PAINTED STEEL  
SHERWIN-WILLIAMS  
TRICORN BLACK



**C**  
EIFS  
SHERWIN-WILLIAMS  
ARABIAN RED



**I**  
FLUTED MASONRY UNITS  
TRENWYTH  
OPAL



**D**  
METAL PANEL  
SHERWIN-WILLIAMS  
DRIFTING



**J**  
GROUND FACE MASONRY UNITS  
TRENWYTH  
MALIBU SAND



**E**  
EIFS  
SHERWIN-WILLIAMS  
WHISPER GRAY



**K**  
SYNTHETIC TEXTILE SHADE  
ALNET EXTRABLOCK  
CREAM

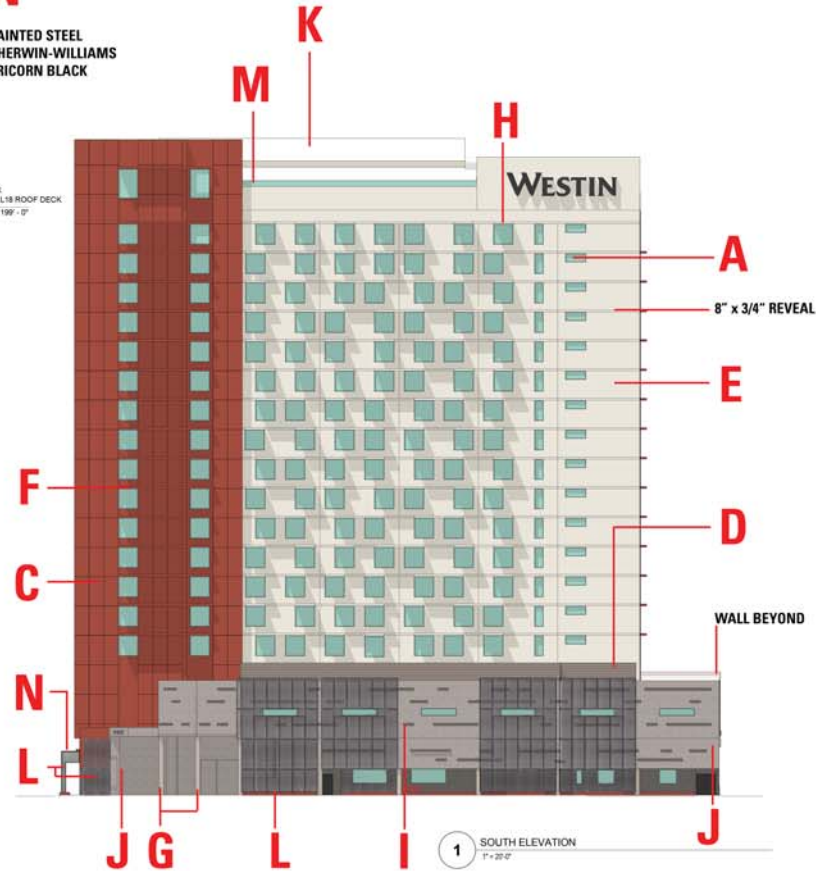


**F**  
PAINTED CONCRETE  
SHERWIN-WILLIAMS  
ARABIAN RED



**L**  
FIBERGLASS GRATING  
MCNICHOLS CO.  
PLANT TRELLIS

- L18 PARADET 223'-0"
- L18 ROOF 219'-0"
- L18 POOL DECK 207'-0"
- L18 ROOF DECK 199'-0"
- L17 180'-0"
- L16 179'-0"
- L15 160'-0"
- L14 150'-0"
- L13 140'-0"
- L12 120'-0"
- L11 109'-0"
- L10 110'-0"
- L9 100'-0"
- L8 90'-0"
- L7 80'-0"
- L6 70'-0"
- L5 60'-0"
- L4 50'-0"
- L3 40'-0"
- L2 20'-0"
- L1 0'-0"



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Project For  
**CAI INVESTMENTS  
7TH STREET HOTEL**

Project No. 2015.001.01  
Drawn By MD\_ZJW  
Checked By JP\_B  
Date 3/13/2017

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Revisions		
No.	Date	Description
1	3/8/2017	REVISION

MATERIAL BOARD

**A802**

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**Project For**  
**CAI INVESTMENTS**  
**7TH STREET HOTEL**

Project No. 2815.001.01  
 Drawn By MD\_JHW  
 Checked By JP\_JE  
 Date 3/12/2017

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Revisions		
No.	Date	Description
1	6/17/2017	CITY PRE-SUBMITTAL
2	7/24/2017	CORRAL SUBMITTAL

**WEST VIEW**

**A901**

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 8/26/2017 8:21:41 AM



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 502 S. College Avenue  
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Project For  
**CAI  
 INVESTMENTS  
 7TH STREET HOTEL**

Project No. 2815.001.01  
 Drawn By MD\_ZHW  
 Checked By JP\_JE  
 Date 3/12/2017

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Revisions		
No.	Date	Description
1	4/17/2017	CITY PRE SUBMITTAL
2	7/24/2017	CORRECT SUBMITTAL

7TH STREET ENTRY

A902





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**Certification**  
  
 Joseph A. Tyn dall  
 Engineer 08/31/18

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Project For  
**CAI  
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 7TH STREET HOTEL**

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**Revisions**

No.	Date	Description
1	8/17/2017	CITY FILE SUBMITTAL
2	7/28/2017	CORRECT SUBMITTAL
3	8/8/2017	REVISION

EAST VIEW

A903



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9/11/2017 4:31:44 PM

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Project For  
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7TH STREET HOTEL**

Project No. 2815.001.01  
Drawn By MD\_JHW  
Checked By JP\_JE  
Date 3/12/2017

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Revisions		
No.	Date	Description
1	3/8/2017	REVISION

SOUTH VIEW

**A904**



LOOKING WEST ALONG PROPERTY LINE



LOOKING SOUTH WEST ALONG PROPERTY LINE



LOOKING NORTH WEST ALONG PROPERTY LINE



LOOKING NORTH EAST ALONG PROPERTY LINE



VIEW EAST



VIEW SOUTH



VIEW SOUTH EAST



VIEW SOUTH WEST



VIEW OF "A" MOUNTAIN



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Project For  
**CAI INVESTMENTS  
 7TH STREET HOTEL**

Project No. 2815.001.01  
 Drawn By MD\_JWW  
 Checked By JP\_JE  
 Date 3/12/2017

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Revisions		
No.	Date	Description
1	4/17/2017	CITY RE-SUBMITTAL
2	7/26/2017	USDM RE-SUBMITTAL

SITE PHOTOS

A905

### Westin Tempe Neighborhood Meeting Summary

A neighborhood meeting was held per the City of Tempe Zoning and Development Code §6-401(F) on June 6, 2017 from 6 PM to 7 PM at the Tempe Mission Palms, Dolores Room, 60 East Fifth Street.

The meeting format was an open-house style with project presentation boards arranged centrally in the meeting room. Members of the CAI development team were present to greet participants and discuss the project in an inviting and comfortable setting. City of Tempe staff present included Senior Planner, Diana Kaminski.

The open house format allowed one-on-one interaction with the interested neighbors as well as small group discussions. The development team felt this format was appropriate to ensure that all neighbor voices had an equal opportunity to engage the development team in constructive discussion about the project.

The 600' property owner notification area included 108 property owners, 2 Affiliate Associations, 1 Neighborhood Associations, and 3 Homeowner's Associations. In total, 118 letters were sent to property owners and association contacts. Additionally, the association contacts were sent notification via email addresses provided by the city. (See attached)

Attendance at the meeting was approximately 15 people, including 8 members of the Forum development team and Tempe Senior Planner, Diana Kaminski. A representative for Core Campus, the adjacent property owner and developer, was also present. Sign-in sheets were presented to everyone who attended the meeting. Five neighbors provided contact information on the sign-in sheets. (See attached.)

At the neighborhood meeting, neighbors were offered the opportunity to express their concerns on comment cards provided by the Forum development team. Two neighbors provided their support, comments, questions, and concerns on the comment cards and one signed a support petition. (See attached Exhibit C - Neighborhood Meeting Comment Cards and Support Petition.)

The neighborhood meeting was scheduled to begin at 6 PM and end at 7 PM at the Tempe Mission Palms in the Dolores Room. The CAI team was available beginning at 5:00 PM to ensure early arrivals were engaged, and stayed until after the last neighbors left after 7:30 PM. Neighbors began arriving around 5:45 PM and remained until approximately 7:30.

The neighborhood meeting was an open house format during which members of the CAI development team were available to discuss the project and answer any questions presented by those in attendance. The development team greeted neighbors, presented the project, and answered questions regarding the proposed development. The attendees were supportive of the project and asked general questions regarding the proposed hotel and project and construction timing. Core's representative was present to review the proposal in light of its compatibility with development plans for the adjacent properties to the east and west.

**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

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

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by CAI Investments (Owner).

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

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

Owner has submitted Application No. PL170238 – **WESTIN TEMPE**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_

*(Identify Action Requested))*

for development of the following real property (Property):

11 East 7<sup>th</sup> Street, Tempe AZ

Legal Description attached.



**LEGAL DESCRIPTION  
HOTEL PARCEL**

Portions of Lots 2 thru 6 of Block 15 as shown on the Map of Tempe as recorded in Book 2, Page 23 records of Maricopa County, Arizona and being situated within Section 15, Township 1 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found 3" brass cap in hand hole located at the intersection of S. Mill Street and E. 7<sup>th</sup> Street from which a found nail with tag located at the intersection of E. 7<sup>th</sup> street and S. Myrtle Street thereof bears North 90°00'00" West, 561.60 feet;

Thence North 90°00'00" East, 195.04 feet along the centerline of said E. 7<sup>th</sup> Street;

Thence leaving said centerline, South 00°00'00" West, 49.50 feet to a point on the southerly Right-of-Way line of said E. 7<sup>th</sup> Street;

Thence North 90°00'00" East, 225.06 feet along said southerly Right-of-Way line to a point on the east line of the west 5.00 feet of Lot 2 Block 15, as shown on said Map of Tempe;

Thence South 00°01'31" East, 165.11 feet along said east line to a point on the northerly line of a 20.00 foot wide alley;

Thence North 89°59'11" West, 210.10 feet along said northerly line;

Thence continuing along said northerly line, North 44°58'44" West, 21.23 feet to a point on the easterly line of said 20.00 foot wide alley as shown on said Map of Tempe;

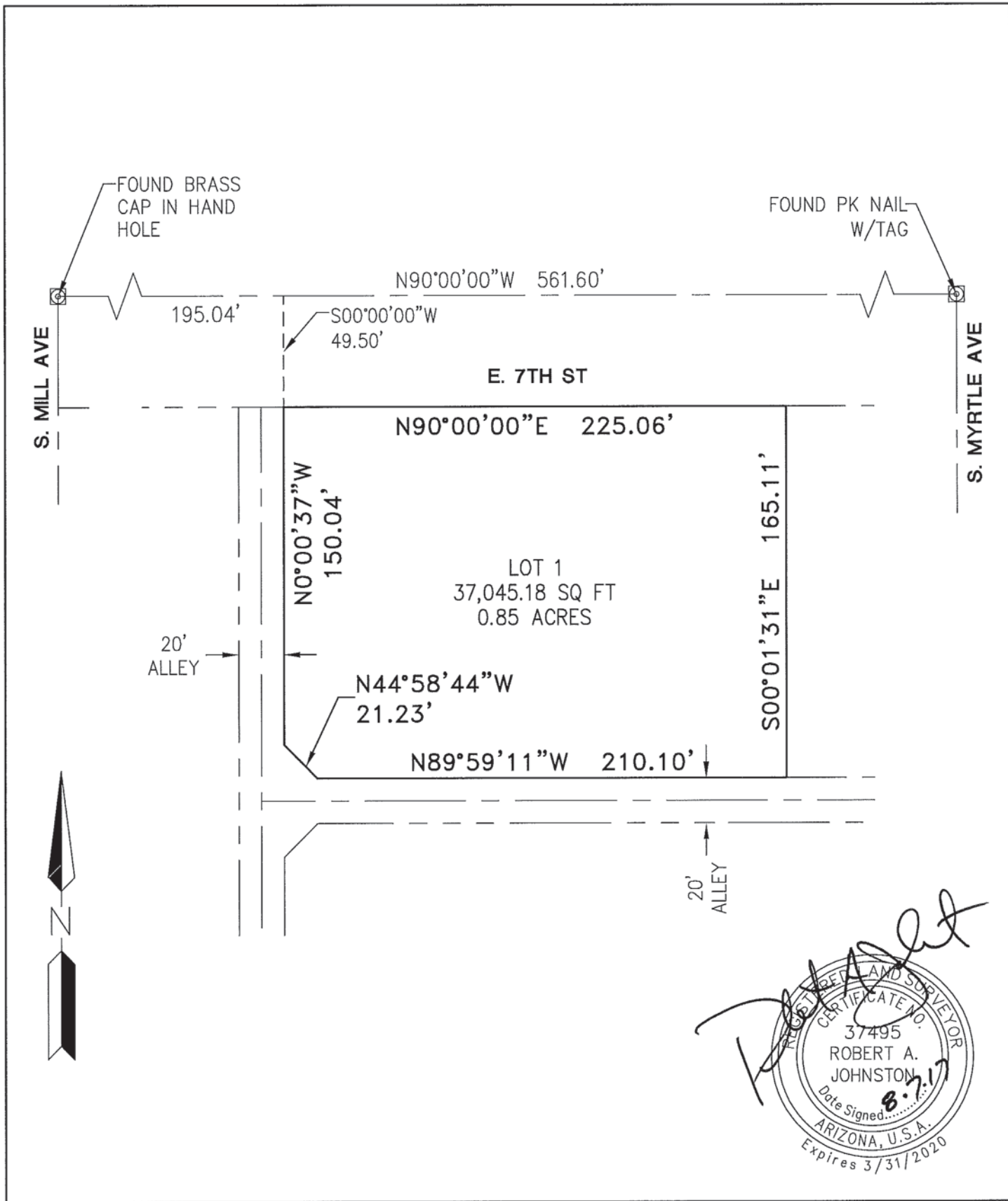
Thence North 00°00'37" West, 150.04 feet along said easterly line and to a point on the aforesaid southerly Right-of-Way line of E. 7<sup>th</sup> street being the **POINT OF BEGINNING**.

Said portion of land containing 37045.18 sq.ft., or 0.85 acres, more or less and being subject to any easements, restrictions, and/or rights-of-way.

This description shown hereon is not to be used to violate subdivision regulations of the state, county and/or municipality of any other land division restrictions.

Prepared by: HilgartWilson  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 1629  
Date: August 2017





PROJ.NO.: 1629	HOTEL PARCEL MILL AVE & 7TH STREET TEMPE, ARIZONA	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: AUG. 2017		
SCALE: NTS	EXHIBIT "B"	
DRAWN BY: DSP		
CHECKED BY: RAJ		