

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/13/2019
Agenda Item: 3**

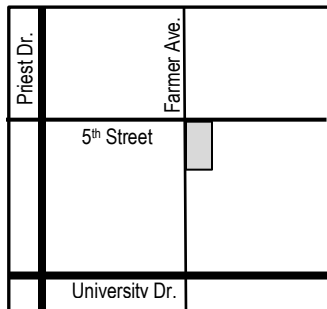
ACTION: Request a Development Plan Review for a new five (5) story hotel containing 102 keys for VIB TEMPE, located at 511 South Farmer Avenue. The applicant is Huellmantel & Affiliates.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: VIB TEMPE (PL190161) is a hotel containing 102 keys. On September 6, 2019, the Community Development Department (Planning Division) approved an Amended Planned Area Development Overlay (PAD) for Farmer Arts District – Parcel 1; which designated that no dwelling units were allowed on this lot (Lot 4 / Zones C1 and D1 of PAD), the proposed hotel motel meets the development standards of the PAD. The request includes the following:

DPR190096 Development Plan Review including a site plan, building elevations and landscape plan.



Property Owner	Farmer Arts Lot 4 LLC
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Zoning District	MU-4 / PAD / TOD (Corridor)
Gross / Net site area	1.257 acres (+/- 54,755 SF)
Number of Units	102 keys
Total Building Area	49,700 SF
Lot Coverage	19.13% (82% maximum allowed)
Building Height	59'-9" top of parapet; 72'-10" top of top (60'-0" for Zone C1 and 85'-0" for Zone D1 maximums allowed)
Building Setbacks	5'-9" Front (north), 0'-0" Street Side (west), 89'-0" Side (east; includes Tract A), 126'-5" Rear (south) (0', 0', 20', 0' minimums)
Landscape area	25% (7% minimum required)
Vehicle Parking	85 spaces provided (109 minimum required; 136 maximum surface spaces allowed)
Bicycle Parking	9 spaces provided (9 minimum required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby II, Planner II (480) 858-2394

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Obenia Kingsby II, Planner II
Reviewed by: Ryan Levesque, Deputy Community Development Director – Planning

COMMENTS

This site is located on the southeast corner of 5th Street and Farmer Avenue; and is Lot 4 (Zone C1 and D1) of the Planned Area Development Overlay for Farmer Arts District – Parcel 1. The applicant is proposing a project on this site which meets the established development standards of the existing PAD. The project is currently not meeting the minimal parking requirements; staff has added a condition of approval to address this deficiency

This request includes the following:

1. Development Plan Review including a site plan, building elevations and landscape plan for a five-story hotel containing 102 keys.

The applicant is requesting the Development Review Commission take action on the item listed above.

SITE PLAN REVIEW

This project went through the site plan review process a total of two times; one preliminary (05/15/2019) and one formal (07/17/2019). The majority of comments for this project were requests such as providing more detailed plans, correcting errors, presenting the project data/plans more clearly, and design recommendations. The most significant comments staff provided to the applicant were to add masonry to the building and eliminate the driveway proposed on 5th Street. The applicant was amenable to providing an additional material to building but not masonry which staff accepted; and the driveway remained on 5th Street, but was moved further west than originally proposed due to requirements of the Union Pacific Railroad.

PUBLIC INPUT

A neighborhood meeting is not required for this project. Staff did not receive any public comments upon completion of this report.

PROJECT ANALYSIS

CHARACTER AREA PLAN

This project site is within the Downtown Tempe / Rio Salado / ASU / NW Neighborhoods Character Area. The plan encourages sustainable growth, long-term generational investments to create a safe, clean equitable and healthy city, infill projects which are compatible with the existing context. The proposal complies with the principles and design guidelines of the plan as follows:

- *Podium / Ground Floor:* Project provides trees and canopy structures along the street frontages which shade the public sidewalk (coverage of 51% on Farmer Avenue and 37% on 5th Street per Shadow Study) and building.
- *Shade + Site Amenities:* An outdoor dining area will be provided for ground floor café, as well as a pool amenity area and a roof deck amenity area with bar for hotel guests only.
- *Parking + Lighting:* Parking lot will be screened from the street and sufficient lighting will be provided on-site.

DEVELOPMENT PLAN REVIEW

Site Plan

This site is approximately +/- 1.26 acres and rectangular in shape; and the lot coverage for this project is proposed at 19.13%. The applicant is proposing a surface parking lot which can be accessed from two driveways, one on each of the lot frontages; on-street parking spaces are also provided. This site will have a connection to the development directly to the south, which will allow for better circulation for the Fire and Solid Waste servicing. There will be an outdoor pool amenity area on the ground floor. Staff has added a condition of approval for the applicant to provide parking lot screen walls.

Building Elevations

The building will be five (5) stories with a maximum height of 72'-10". There are no significant horizontal changes in the building planes, especially on the larger facades which are the east and west; but there is relief in monotony through the variation in materials, decorative score line patterning on stucco/glazing, unique columns/awnings on the northern portion of building and a distinctive accent banding which will also serve for future business sign(s).

Landscape Plan

The site will be well landscaped, the proposed coverage is 25% and only 7% is required. The proposed palette will be consistent with the existing and entitled projects within the Farmer Arts District – Parcel 1 PAD. Staff has added a condition of approval requiring the applicant to work with staff on the landscape along 5th Street; to ensure the minimum number of street trees are provided (must be of a shade variety) while meeting the 5th Street Streetscape project, and having this landscape mirror the development on the north side of 5th Street to the greatest extent possible.

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 building is designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety in the streetscapes.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; landscaping, building canopies and awnings provide shade to the majority of pedestrian areas and will assist in mitigating heat gain/retention and energy conservation.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials provided are appropriate for this location.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the project is scaled appropriately as a transition to downtown*. This building is proposed at five (5) stories and meets the height allowances of the PAD. The site is identified as a neighborhood buffer per the Downtown Community Design Principles, accepted by the Central City Development Committee of the Whole in 2006; which indicates a maximum building height of 50'. The existing projects along the Farmer Arts District – Parcel 1 PAD were approved at 50 feet, with additional height allowed on this site (Lot 4).
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*; there is a relief in monotony by changes in the vertical planes and integration of various materials.
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*; design elements at the street level create visual interest. Architectural elements, including landscape improvements in the right-of-way, shade much of the sidewalk adjacent to the site and building entrances.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; plans identify Tract A, which is adjacent to the east of this site and is a dedicated 18' wide landscape strip with an 8' wide boardwalk for the use of pedestrians and cyclist. This tract extends along the entire eastern property line of the Farmer Arts District Development. Tract A will assist in providing convenient access to multi-modal transportation options.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; majority of vehicular conflicts with pedestrians would occur along the perimeter of site. There are two driveways proposed, one on each street frontage of project.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; right-of-way landscaping delineates pedestrian pathways at the perimeter of the site.*
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 are subject to a separate plan review.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.*

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a Development Plan Review.

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

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated 08/01/2019 and landscape plan dated 07/24/2019. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. An Amended Planned Area Development Overlay for Farmer Arts District – Parcel 1 for Lot 4 is required and shall be submitted within sixty (60) days of Development Plan Review approval. The amendment shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe’s Community Development Department prior to issuance of building permits.
3. **A Parking Affidavit, pursuant to Section 4-605, is required for any off-site shared parking identified to meet the minimum parking standards for this development, which shall be recorded prior to issuance of building permits. The developer has identified a minimum of 24 off-site parking spaces on Farmer Arts District – Parcel 2. However, the required off-site spaces may be reallocated to another Farmer Arts District Development parcel/lot. The required spaces are subject to an administrative review process and may be modified/terminated upon satisfactory evaluation of a new shared parking, code variance, any new code standards or controlling agreements. Compliance of this condition will be verified with the Community Development Department (Planning Division) prior to issuance of building permits.**
4. **If rooftop bar is open to the public, then the minimum required parking must be updated to account for this additional commercial area.**

5. **Applicant shall work with the Engineering and Transportation Department (Transportation Division) to finalize the intersection configuration of 5th Street and Farmer Avenue through the construction document phase and will work to minimize the offset of the east curb line on Farmer Avenue. The parties agree to work in good faith with the Transportation Division prior to the final intersection configuration to reduce the offset prior to issuance of building permits.**
6. **If any portion of the required minimum 8'-0" clear public sidewalk is located on the private property of subject site, then a public sidewalk easement must be provided accordingly.**
7. The developer must receive approval of the final Traffic Impact Study from the Engineering and Transportation Department, Transportation Division prior to issuance of a building permit or as otherwise determined by the Transportation Division.

Site Plan

8. Provide service locations for both refuse and recycling collection and pick-up on the property, as shown on Attachment 37. Coordinate the storage areas for refuse and recycling containers with the overall site and landscape layout.
9. **Provide 3'-0" screen walls on-site along parking area from street view; these walls shall complement the materials/finishes of building and must be opaque.**
10. **Refuse and generator enclosures should be designed to complement building design; must provide additional materials/finishes from the building palette to these enclosures and/or provide the decorative crossing score line patterning that is propose on portion of the building.**
11. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade or 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.
12. 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.
13. 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.
14. 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.
15. The above grade amenity deck adjacent to Farmer Avenue and 5th Street shall be designed with a maximum 4'-0" high wall, measured from floor grade, with at minimum the top 2'-0" designed with glazing. Landscape planters shall be located on either the exterior or interior of the wall to act as a buffer from the building edge.

Floor Plans

16. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
17. Public Restroom Security:
 - a. Single user restroom door hardware:
 - 1) Provide a key bypass on the exterior side

Building Elevations

18. The materials and colors are approved as presented:

Primary Building – Dryvit 534 sand fine/light base – PPG1076-2 “Ash”
Secondary Building – Nichiha Fiber Cement (simulated wood panels), Vintage Wood – Bark EPC763F
Building Accent – aluminum composite panels – painted PPG1076-2 “Ash”
Building Columns – aluminum faceted wraps, to match aluminum composite panels
Accent Metal Tubing (crossing) – Arcadia, AB-5 Medium Bronze 3”x5” anodized aluminum tubing
Accent Banding (vertical) – 3M, P3 Panaflex transparent plexiglass – PMS 185C (red)
Glazing – Solarban 70XL (2) Solarban + Clear
Window / Door Frames – Arcadia, AC-2 clear aluminum 2” anodized aluminum frame
Glass Railing System – rooftop amenity deck
Cable Railing System – rooftop (interior of amenity deck)

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

19. **Project must maintain the proposed ground floor aluminum composite panels for building walls and complementary aluminum column wraps as show on elevations.**
20. Roof access shall be from the interior of the building. Do not expose roof access to public view.
21. Conceal roof drainage system within the interior of the building.
22. 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.
23. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

24. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
25. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

26. **Must coordinate landscaping along 5th Street with Engineering and Transportation Department (Transportation Division) for the 5th Street Streetscape project.**
27. **Provide a minimum of four (4) street trees on 5th Street which must be of a shade variety, palm trees can be provided in excess. Trees and plants should mirror that of the proposed development on the north side of 5th Street to the greatest extent possible.**
28. **When possible, landscape islands should contain at least one (1) tree at 1.5” caliper within the minimum required dimensions/square-footage for a landscape island.**
29. Irrigation notes:
- Provide dedicated landscape water meter.
 - 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.
 - 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.
30. 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.
31. 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

32. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.
33. Provide address sign(s) on the building elevation facing the street to which the property is identified.
- a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) 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.

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 departments on each 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.

FEDERAL AVIATION ADMINISTRATION: Applicant is responsible to submit Notice of Proposed Construction or Alteration - Off Airport form to the Federal Aviation Administration (FAA) and provide documentation of building height clearance prior to issuance of building permits.

COMMUNICATIONS:

- 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.

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: <http://www.tempe.gov/home/showdocument?id=5327> . Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

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 method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- The Owner is required to prepare a security plan for the residences, live/work and commercial components of the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.

- 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. 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.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

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

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact the Solid Waste Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging and collection must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

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.

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 or purchase from Community Development.

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.

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 <https://agriculture.az.gov/plantsproduce/native-plants>. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

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.

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/air/>.

HISTORY & FACTS:

November 8, 2007

City Council approved the request for FARMER ARTS DISTRICT (PL070353) (Farmer Arts, LLC, owner; Todd Marshall, applicant) for a General Plan Amendment, Zoning Map Amendment and Planned Area Developments for a mixed-use development consisting of several buildings including residential, retail and public spaces (library) on 8.81 net acres located at 280 West University Drive in the GID, General Industrial District. The request includes the following:

GEP07005 – (Resolution No. 2007.82) General Plan Projected Residential Density Map Amendment from Medium-High Density (up to 25 du/ac) to High Density (greater than 25 du/ac).

ZON07008 – (Ordinance No. 2007.68) Zoning Map Amendment from GID, General Industrial District and TOD to MU-4, Mixed-Use High Density District and TOD.

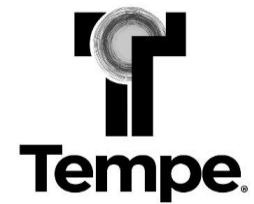
PAD07020 – Planned Area Development Overlay for Farmer Arts District, Parcel 1 to establish development standards for five (5) buildings consisting of a public library, commercial and mixed-use with live/work up to seven (7) floors, on +/-4.82 acres.

PAD07024 – Planned Area Development Overlay for Farmer Arts District, Parcel 2 to establish development standards for four (4) buildings consisting of commercial and mixed-use with live/ work up to 5 floors on approximately +/-3.51 acres.

- October 21, 2010 City Council approved a Final Subdivision Plat for Farmer Arts District (PL100244), located at 601 South Farmer Avenue. This approval divided (1) parcel into (4) lots and (1) tract on 4.55 acres.
- May 14, 2012 Certificate of Occupancy was issued for 601 South Farmer Avenue (BP101454).
- June 12, 2015 Certificate of Occupancy was issued for 615 South Farmer Avenue (BP140170).
- September 6, 2018 Community Development Department (Planning Division) approved the 1st Amended Planned Area of Development Overlay for Farmer Arts District – Parcel 1.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

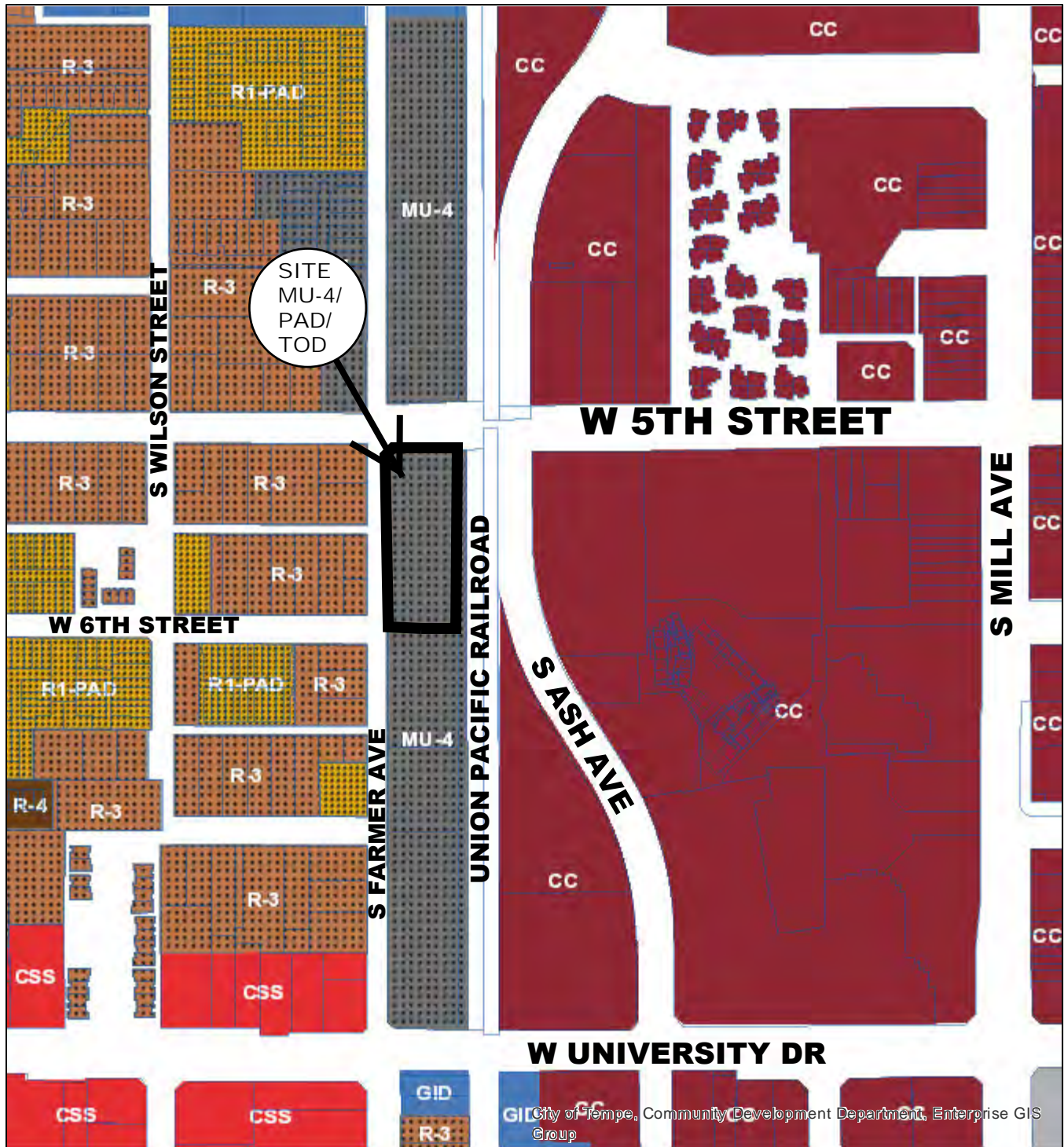


DEVELOPMENT PROJECT FILE










for
VIB TEMPE
(PL190161)

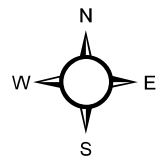
ATTACHMENTS:

- 1-5. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 6-13. Applicant's Letter of Explanation
- 14-16. Existing Planned Area Development Overlay
- 17-19. Site Design (Site Plan, Landscape Plan (blackline/illustrative))
- 20-36. Building Design (Blackline/Color Elevations, Sections, Renderings, Floor Plans)
- 37-40. Supplemental Information
 - Refuse Plan
 - Traffic Impact Analysis
 - Shadow Study
 - Solar Study
 - Waiver of Rights and Remedies
 - Additional Public Comments



City of Tempe, Community Development Department, Enterprise GIS Group

- | | |
|--|---|
|  General Industrial District (GID) |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  City Center (CC) |  Multi-Family Residential (R-2) |
|  Mixed Use High (MU-4) |  Multi-Family Residential Limited (R-3) |
|  Mixed Use Educational (MU-ED) |  Multi-Family Residential General (R-4) |
|  Commercial Shopping and Services (CSS) | |





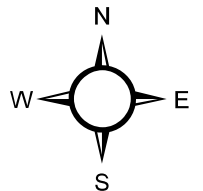
Tempe

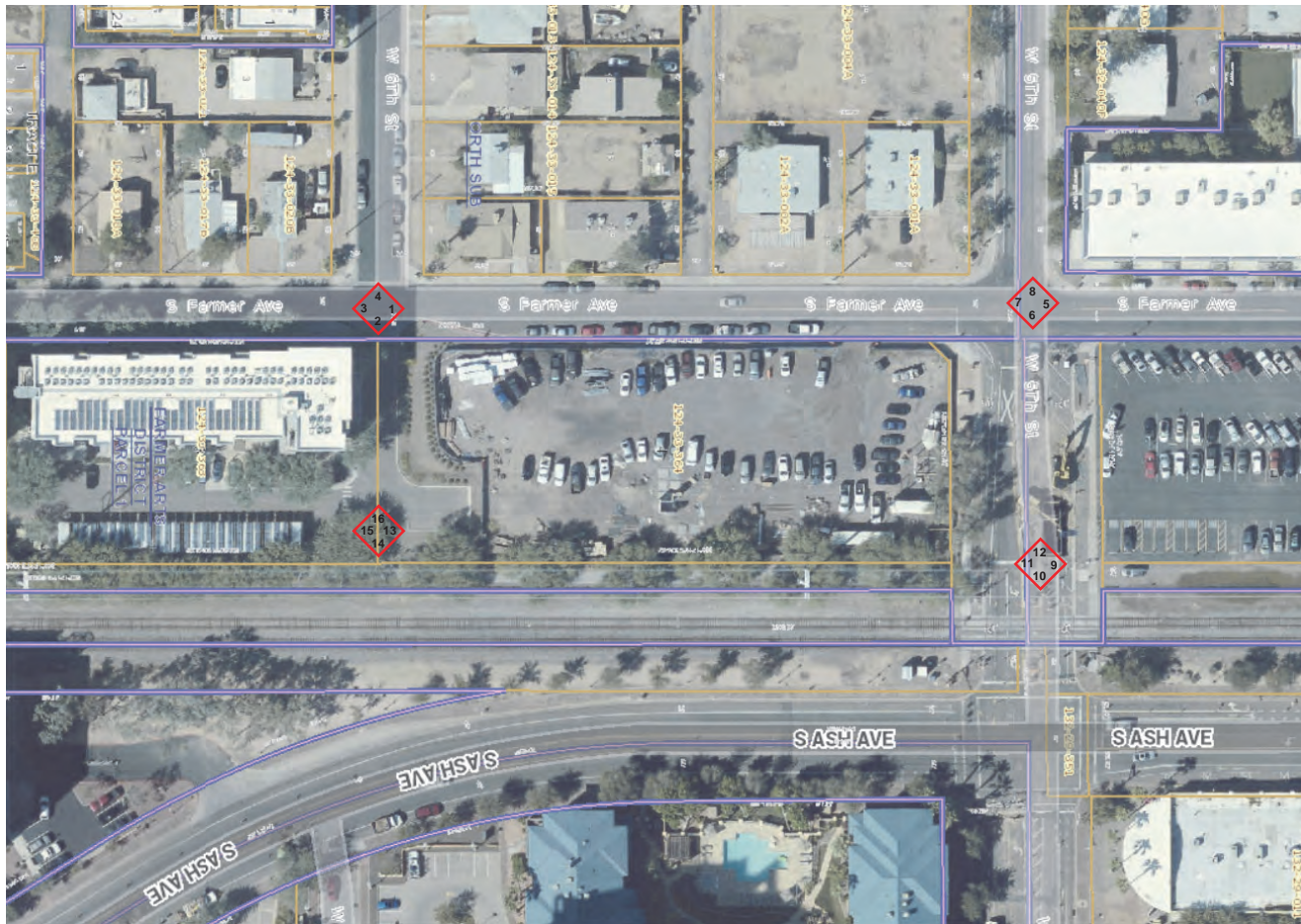
PL 190161

VIB TEMPE



Aerial Map





PHOTOGRAPHIC REFERENCE PLAN



WENGER & ASSOCIATES, L.L.C.
ARCHITECTURE PLANNING DEVELOPMENT

1845 N. SCOTTDALE RD. SUITE 200
SCOTTDALE, ARIZONA 85257
OFF: 602.977.1122 FAX: 602.977.1188
WEB: WWW.WENGERASSOCIATES.COM

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THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, STAKES, AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED IN WRITING TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.



REVISIONS	
NO.	DATE

PROJECT NO: WA 1903260
DRAWN BY: RR
CHECKED BY: RR
DATE: 8.1.2019
SCALE: AS NOTED

SHEET TITLE:
PHOTOGRAPHIC REFERENCE PLAN

AS103
SHEET OF



1845 N. SCOTTDALE RD. SUITE 200
 SCOTTDALE, ARIZONA 85262
 OFF: 602.977.1122 ~ FAX: 602.977.1189
 WEB: WWW.WENGERASSOCIATES.COM

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THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE COMMENCING CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED IN WRITING TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

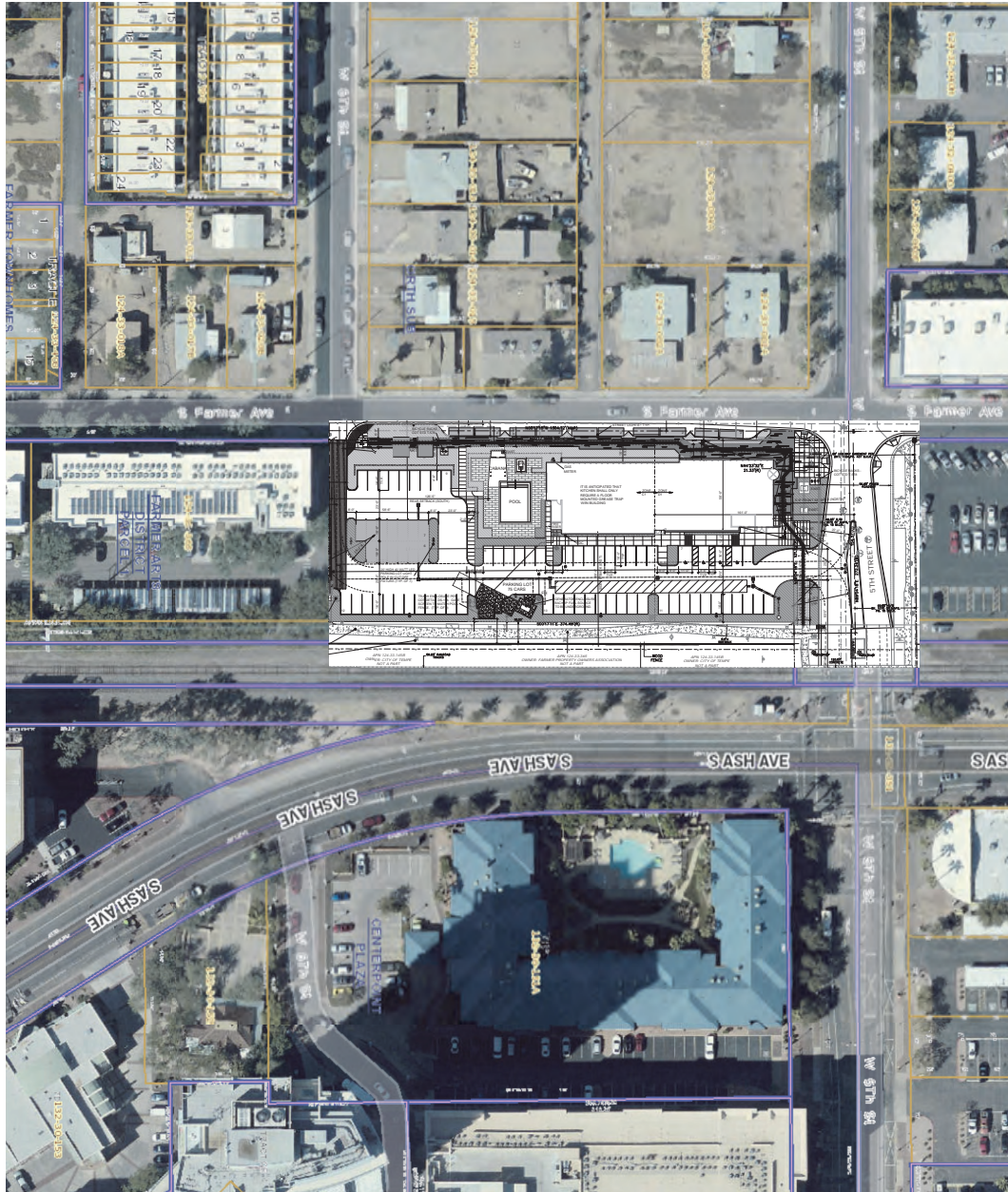


REVISIONS	
NO.	DATE

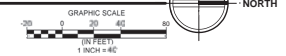
PROJECT NO: WA 1903560
 DRAWN BY: RR
 CHECKED BY: RR
 DATE: 8.1.2019
 SCALE: AS NOTED

SHEET TITLE:
 PHOTOGRAPHS

AS104
 SHEET OF



**CONTEXT
AERIAL MAP**



WENGER & ASSOCIATES, LLC
ARCHITECTURE PLANNING & DEVELOPMENT

14425 N. SCOTTSDALE RD. SUITE 202
SCOTTSDALE, ARIZONA 85254
OFF: 602.977.1128 • FAX: 602.977.1238
WEB: WWW.WENGERASSOC.COM

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ASSOCIATES, LLC. ANY VIOLATION OF
THIS COPYRIGHT SHALL BE SUBJECT
TO LEGAL ACTION.

THE GENERAL CONTRACTOR SHALL
VERIFY ALL GRADES, CONDITIONS AND
DIMENSIONS BEFORE BEGINNING
CONSTRUCTION. ALL DISCREPANCIES
MUST BE REPORTED IN WRITING TO THE
ARCHITECT FOR RESOLUTION PRIOR TO
COMMENCEMENT OF THE WORK.



REVISIONS	
NO.	DATE
1	
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PROJECT NO: WA1903260
DRAWN BY: RR
CHECKED BY: RR
DATE: 8.1.2019
SCALE: AS NOTED

SHEET TITLE:
CONTEXT AERIAL MAP
WITH SITE PLAN OVERLAY

AS105

SHEET - OF -



LETTER OF EXPLANATION

DEVELOPMENT PLAN REVIEW

for

Vib Tempe in the Farmer Arts District

Parcel 1, Lot 4

PL190161

511 South Farmer Avenue



Applicant:

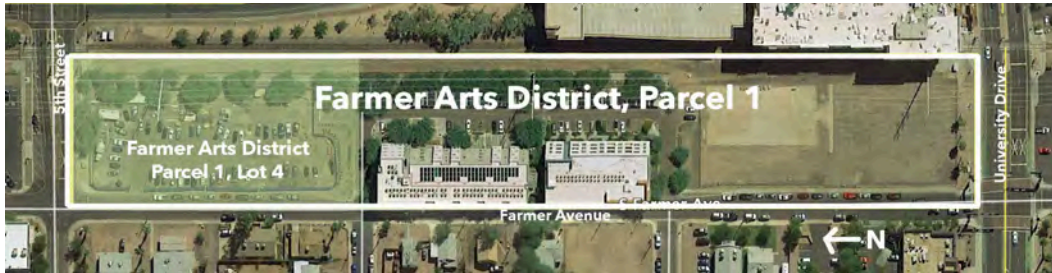
HUELLMANTEL
AFFILIATES

P.O. Box 1833, Tempe, Arizona 85280 ✦ (480) 921-2800 ✦ charles@huellmantel.com

August 2, 2019

SUMMARY

We are proposing to build a Vib concept hotel within the Farmer Arts District in Downtown Tempe. This site, Lot 4, highlighted in yellow below, is part of the Planned Area Development for Farmer Arts District - Parcel 1 (PAD07020), outlined in white below:



The subject site, outlined in yellow below, located on the southeast corner of 5th Street and Farmer Avenue (APN 124-33-364), is zoned MU-4 (PAD) within the Transportation Overlay District (TOD Corridor):



The site is currently a vacant lot and part of the Farmer Arts District, which includes the Residences on Farmer and encore on Farmer. This is the final lot to go through design review in the Farmer Arts District.

We are proposing a Vib concept hotel with 102 rooms, a pool, spa and cabana. In keeping with the mixed-use nature of the Farmer Arts District and to activate the space for hotel guests, the “edges” of the building will feature food and beverage services in the base of the hotel, in the pool area and on a portion of the rooftop. The proposed development will also provide 85 vehicular parking spaces and 9 bicycle parking spaces. The building will have a lot coverage of 20% and landscape coverage of 25%. The height of the building is designed to conform to the established height districts within the Farmer Arts District.

The site is designed with both hotel guest and pedestrians in mind. We have provided the signature Farmer Arts District streetscape and trees along the various sides of the project and

provided additional pedestrian space in a pocket park along Farmer. The site will also benefit from the already developed pedestrian walkway along the railroad tracks. We believe that this is an ideal location for a Vib Hotel based on the proximity to Downtown Tempe, Mill Avenue, Arizona State University and its stadiums and the entertainment destinations around Farmer Avenue.

DEVELOPMENT PLAN REVIEW

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;

The building is placed on the corner of 5th Street and Farmer Avenue, some distance from the existing encore on Farmer. The proposed location of the Vib Tempe hotel will break up the block on Farmer by adding distance between the hotel building, pool area and existing development. Additionally, the proposed hotel will feature a variety of materials and colors that are different from the existing buildings but complement their architectural style and color scheme. The building will have faux wood exterior panels (Nichiha Fiber Cement, Vintagewood, Bark EPC763F) that reflect the horizontal façade of the encore on Farmer. The proposed paint colors are light, whites and greys and tans with dark accents which are similar to the existing buildings on Farmer Avenue but will provide a variety of materials and visual interest.

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

The building will provide Low-E windows for heat retention, in addition to upgraded landscaping along all four sides of the building. A shade study has also been provided with this formal submittal detailing the total shade calculations - 46% on Farmer Avenue and 41% on 5th Street. The proposed landscaping will shade pedestrians on 5th Street and pedestrians on Farmer Avenue and will also provide parking lot shade, and shade for the amenity / pool area. Additionally, Tract A (existing and not part of this submittal) contains the Farmer Arts District walkway with Palo Verde shade trees.

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

The proposed materials for the Vib Tempe are superior in quality and will be applied to the building in a way that compliments the surroundings. The hotel building will have a stucco exterior, accented with faux wood exterior panels in an alternating pattern. Additional accents are provided as dark bronze rectangular tubing which will accent the bottom floor glass storefront windows and top, northern portion of the building. The Vib Tempe signage will be red and allows the hotel a placemaking presence.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;

The Vib Tempe is proposed as an appropriately scaled building relative to the site and surroundings. The site is located across Ash Avenue from the West6 towers. The proposed hotel will act as a stepdown from the high density and height from downtown Tempe to the lower density and lower height buildings to the west. The landscape will continue on the site complimentary to the existing landscape palette on the existing Farmer Arts District. The

proposed palm trees on Fifth Street help lead hotel guests to the entrance of the hotel while the smaller scaled landscape will shade pedestrians and cyclists on Farmer Avenue.

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 proposed Vīb Tempe hotel has been designed to have an articulated façade, with an overall appearance of two different buildings. The east side of the building is split into two separate components with the use of a large stucco column running vertically on the building. This column is used to separate the bottom floor uses - the lobby and the amenity area.

Design elements have been added to the ground floor in the form of dark bronze tubing elements along the windows on the east and west sides and faceted column wraps are included in the front of the building near the hotel entrance. These different design elements add pedestrian interest and scale and articulate the ground floor of the building. Additionally, they add visual interest to vehicles driving by the development on both 5th Street and Farmer Avenue.

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 building façade provides a lot of interest for both pedestrians and vehicles. The façade will feature steel tubing, accenting the ground floor glass storefront windows on the southern section of the building - these design accents will move up the building to the northern portion of the site and upper portion of the building, creating movement and rhythm. The faux wood panels have also been added as design accents to create visual interest and break up the building mass. Finally, the proposed landscape palette, with a row of landscape at the base of the building, will create a defined street presence.

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

The site is an appropriate location for a hotel based on the proximity to Downtown Tempe, Arizona State University and the various multi-modal transportation options in the neighborhood.

The site is located less than ¼ mile from Mill Avenue and Downtown Tempe and approximately ½ a mile from the Arizona State Sun Devil Stadium. Additionally, the proposed hotel will be located approximately ½ a mile from the Valley Metro Light Rail station at Mill Avenue and 3rd Street and only steps away from the Tempe Modern Streetcar stop at 5th Street and Ash Avenue. Combined with the local Orbit bus routes and Valley Metro bus routes, the site is a perfect location for the Vīb Tempe hotel - many of the

hotel patrons will fly into Phoenix Sky Harbor and based on the various multi-modal transportation options, may not need to rent a car to access Valley destinations.

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

The vehicular circulation has been planned to keep pedestrians clear of cars on the Vib Tempe hotel site. The site will have an entrance on both 5th Street and 6th Street (leading to Farmer Avenue). The 5th Street entrance / exit has been designed to be right in, right out only, which will help mitigate pedestrian and bicycle interactions with vehicles. The site also features special paving at parking spaces, making it clear where the vehicular realm of the site is, separate from the pedestrian realm.

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

The proposed Vib Tempe hotel will follow the CPTED principles. The hotel use will have on-site maintenance and staff 24 hours a day, 7 days per week. Additionally, the building has been designed to address territoriality - ground floor windows completely encircle the building which allow for natural surveillance of the entire site. The proposed landscape does not provide areas for people to hide around building entrances and will be maintained by the hotel.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;

The proposed landscape has been designed to shade pedestrians, accent the building and delineate the sidewalks and pedestrian pathways. The west side of the building will be edged with Firecracker plants, while the east side of Farmer Avenue will feature parallel parking spaces with landscape islands accented by AZT Palo Brea trees. The east side of the building will be edged with Mexican Fenceposts and more Firecracker plants while the parking lot islands will be shaded by more AZT Palo Brea trees, and Desert Museum Palo Verde trees.

The hotel outdoor amenity area, including the pool and spa, will be planted with Tall Slipper plants, British Ruellia shrubs, Southern Live Oak trees, Blue Bell shrubs, and Hopseed bushes. Altogether, the planting plan utilizes desert appropriate species that tie into the existing landscape palette on Farmer Avenue.

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; and

The proposed signs for the Vib Tempe will be submitted through the Sign DPR process. These proposed signs will be compatible with the surrounding land uses and will have an appropriate design, scale, color, orientation and materials that match the building.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.

The proposed lighting for the Vib Tempe will be compatible with the proposed building and the surrounding uses.

The letter should also address how the proposal supports any applicable area policy plans, including:

- A. Character Area Plans
- B. Downtown / Mill Avenue District Community Design Principles
- C. Mill + Lake District Streetscape Principles and Guidelines

The proposed site on Lot 4 of Parcel 1 in the Farmer Arts District and is located in Tempe **Character Area 3 (Downtown Tempe / Rio Salado / ASU / NW Neighborhoods)**. The site is on the border of Downtown Tempe and the NW Neighborhoods and is located close to the Tempe Modern Streetcar Route. The proposed site landscaping will create continuity with the existing landscape palette on the existing Farmer Arts District buildings. In addition to matching the existing landscape on Farmer Avenue, the site incorporates the shade standards of the Character Area: the shaded walkway along Tract A (not a part of this development but part of the Farmer Arts District) is both a shaded walkway and a public space.

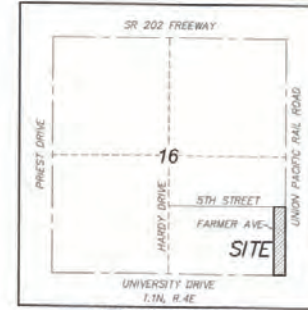
The site is also part to the **Downtown / Mill Avenue District Community Design Principles**. The principles include *Image and Identity, Building Heights, Pedestrian Realm, Human Interest, and Connections*, to name a few. The proposed Vib Tempe hotel has been designed to add its' own identity to the Farmer Arts District while also conforming to the Farmer Arts District design standards.

The building will architecturally match the existing encore and Residences on Farmer, using faux wood paneling, paint colors that are similar and balance with the existing colors and a landscape palette that continues the existing plant schedule for Farmer Avenue. With these designs in mind, the building will also feature its own identity and image through the proposed signage of the Vib Tempe hotel. The building height is appropriate for this location as it is a step-down from the taller and more dense buildings of Downtown Tempe, leading to the neighborhood to the west of the site. The pedestrian realm of the site has been designed to incorporate the existing Farmer Arts District Design - this is a comfortable, well-landscaped walking environment with human scale trees and bushes that provide shade and visual interest. Finally, the site will provide a missing link from the buildings in the Farmer Arts District to the south to 5th Street. Additionally, the proposed sidewalk and complimentary landscape for 5th Street will help connect Farmer Avenue to Ash Avenue and on to Mill and Downtown Tempe.

Finally, the site is located in the **Mill + Lake District Streetscape Principles and Guidelines** area. Per this design document, the landscape palette should include indigenous or arid-adapted deciduous and evergreen varieties of trees - these have been provided on the site in the form of AZT Palo Brea (thornless), Southern Live Oak, Desert Museum Palo Verde, Thornless Argentine Mesquite and Yellow Bird of Paradise trees. Additional design elements from this design document include enhanced paving of the on-street parallel parking spaces on Farmer Avenue, enhanced lighting and decorative pots with small trees or accent materials.

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 1

LOCATED IN THE SOUTHEAST QUARTER SECTION 16,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



VICINITY MAP N.T.S.

PREVIOUS APPROVALS

PL070353 PAD07020 NOVEMBER 8, 2007

1. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE NOVEMBER 8, 2009 OR STAFF WILL RECOMMEND THAT THE PROPERTY REVERT TO THE PREVIOUS ZONING DESIGNATION - SUBJECT TO A FORMAL PUBLIC HEARING. - CONDITION SATISFIED

2. PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE, THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES PURSUANT TO A.R.S. §12-1134, RELEASING THE CITY FROM ANY POTENTIAL CLAIMS UNDER ARIZONA'S PRIVATE PROPERTY RIGHTS PROTECTION ACT, OR THE ZONING APPROVAL SHALL BE NULL AND VOID. - CONDITION SATISFIED

3. THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY. - CONDITION SATISFIED

4. THE PLANNED AREA DEVELOPMENT FOR FARMER ARTS DISTRICT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS. - CONDITION SATISFIED

5. AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS. - CONDITION SATISFIED

6. A CONDOMINIUM PLAT (HORIZONTAL REGIME) IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO AN OCCUPANCY PERMIT.

7. THE SUBDIVISION PLAT (CONDOMINIUM PLAT) FOR THE FARMER ARTS DISTRICT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. - CONDITION SATISFIED

8. THE DEVELOPER MUST PROVIDE A FINAL TRAFFIC IMPACT STUDY PRIOR TO ANY SUBMITTAL FOR A BUILDING PERMIT.

9. THE DEVELOPER MUST RECEIVE APPROVAL OF THE FINAL TRAFFIC IMPACT STUDY FROM THE TRAFFIC ENGINEERING PRIOR TO ISSUANCE OF A BUILDING PERMIT.

10. PROVIDE 8'-0" WIDE PUBLIC SIDEWALK ALONG ARTERIAL ROADWAYS, OR AS REQUIRED BY TRAFFIC ENGINEERING DESIGN CRITERIA AND STANDARD DETAILS.

ACKNOWLEDGMENT - LOT 1

CITY OF TEMPE THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT STANDARDS AS SHOWN ON THIS 21 DAY OF September, 2018.

CITY OF TEMPE
BY: Andrew S. Ching

ITS: AUTHORIZED AGENT

ACKNOWLEDGEMENT:
STATE OF ARIZONA, COUNTY OF MARICOPA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF September, 2018 BY ANDREW CHING, ON BEHALF OF THE CITY OF TEMPE, IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Erin Jellman MY COMMISSION EXPIRES: 01-08-22
NOTARY PUBLIC



ACKNOWLEDGMENT - LOT 2

7TH & FARMER, LLC THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT STANDARDS AS SHOWN ON THIS 20 DAY OF August, 2018.

7TH & FARMER, LLC
BY: Todd Marshall

ITS: AUTHORIZED AGENT

ACKNOWLEDGEMENT:
STATE OF ARIZONA, COUNTY OF MARICOPA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF August, 2018 BY TODD MARSHALL, ON BEHALF OF 7TH & FARMER, LLC, IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Alexis Proser MY COMMISSION EXPIRES: May 10, 2019
NOTARY PUBLIC



LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 AND TRACT 'A', FARMER ARTS DISTRICT - PARCEL 1, ACCORDING TO BOOK 1070 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION ACCORDING TO DOCUMENT NO. 2017-0817249, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 6 DAY OF September, 2018.

OWNER

LOT 1: CITY OF TEMPE
LOT 2: 7TH & FARMER, LLC
LOT 3: 6TH & FARMER, LLC
LOT 4: FARMER ARTS LOT 4, LLC
TRACT A: FARMER PROPERTY OWNERS ASSOCIATION

DEVELOPER

FARMER ARTS, LLC

DS 170998

ACKNOWLEDGMENT - LOT 3

6TH & FARMER, LLC THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT STANDARDS AS SHOWN ON THIS 20 DAY OF August, 2018.

6TH & FARMER, LLC
BY: Todd Marshall

ITS: AUTHORIZED AGENT

ACKNOWLEDGEMENT:
STATE OF ARIZONA, COUNTY OF MARICOPA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF August, 2018 BY TODD MARSHALL, ON BEHALF OF 6TH & FARMER, LLC, IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Alexis Proser MY COMMISSION EXPIRES: May 10, 2019
NOTARY PUBLIC



ACKNOWLEDGMENT - LOT 4

FARMER ARTS LOT 4, LLC THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT STANDARDS AS SHOWN ON THIS 20 DAY OF August, 2018.

FARMER ARTS LOT 4, LLC
BY: Todd Marshall

ITS: AUTHORIZED AGENT

ACKNOWLEDGEMENT:
STATE OF ARIZONA, COUNTY OF MARICOPA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF August, 2018 BY TODD MARSHALL, ON BEHALF OF FARMER ARTS LOT 4, LLC, IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Alexis Proser MY COMMISSION EXPIRES: May 10, 2019
NOTARY PUBLIC



ACKNOWLEDGMENT - TRACT A

FARMER PROPERTY OWNERS ASSOCIATION AN ARIZONA NONPROFIT CORPORATION THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT STANDARDS AS SHOWN ON THIS 20 DAY OF August, 2018.

FARMER PROPERTY OWNERS ASSOCIATION AN ARIZONA NONPROFIT CORPORATION
BY: Todd Marshall

ITS: AUTHORIZED AGENT

ACKNOWLEDGEMENT:
STATE OF ARIZONA, COUNTY OF MARICOPA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF August, 2018 BY TODD MARSHALL, ON BEHALF OF FARMER PROPERTY OWNERS ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Alexis Proser MY COMMISSION EXPIRES: May 10, 2019
NOTARY PUBLIC



PAD180015

REC 18026

REC 18026

PAD180015

DS 170998

2026 E. 1005 ST., SUITE 1
AZDAK, ARIZONA
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

1ST AMENDED PLANNED AREA
DEVELOPMENT OVERLAY FOR
FARMER ARTS DISTRICT - PARCEL 1
TEMPE, ARIZONA

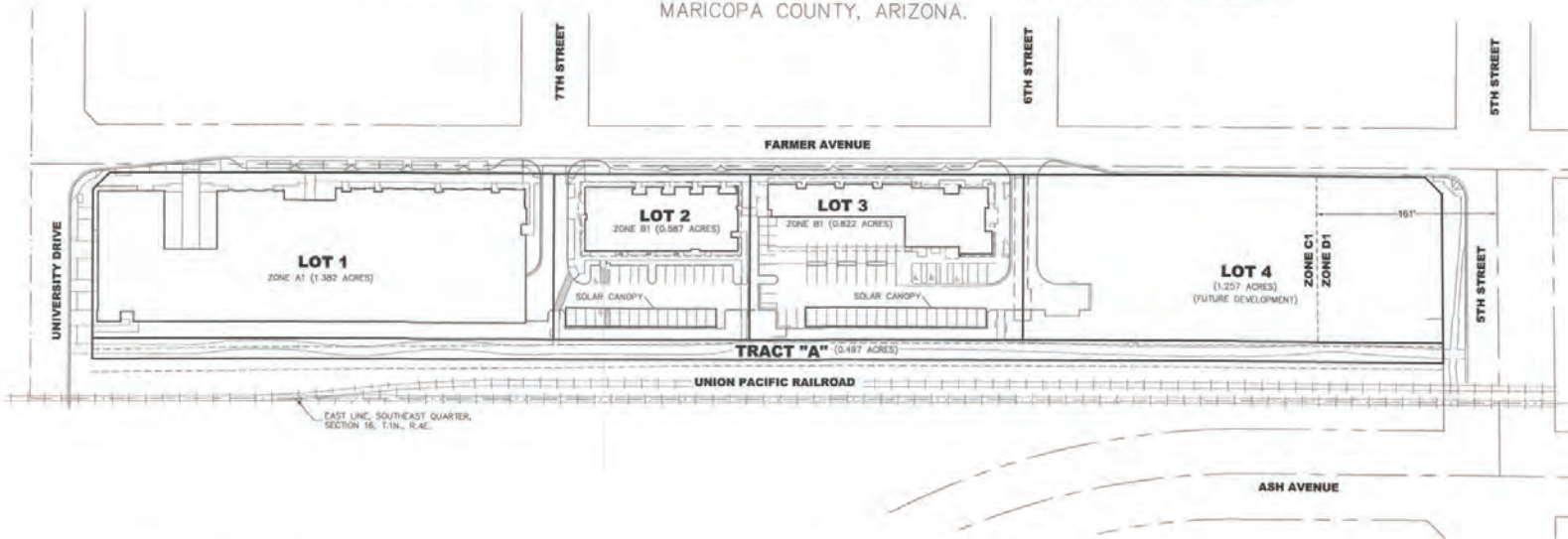


REVISIONS:

DRAWING NAME:
15TAMCOPAD.DWG
JOB NO. 2010-089
DRAWN: JAS
CHECKED: ELS
DATE: 6/27/16
SCALE: N.T.S.
SHEET: 1 OF 3

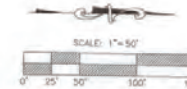
1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 1

LOCATED IN THE SOUTHEAST QUARTER SECTION 16,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PARCEL 1 DEVELOPMENT STANDARDS				
RESIDENTIAL DENSITY (DU/ACRE) PARCEL 1	50.0			
BUILDING HEIGHT (IN FEET)				
LOT 1 - BUILDING ZONE A1	85'-0"			
LOT 2 - BUILDING ZONE B1	52'-0"			
LOT 3 - BUILDING ZONE B1	55'-8"			
LOT 4 - BUILDING ZONE C1	60'-0"			
LOT 4 - BUILDING ZONE D1 The height of buildings in the D1 Building Zone shall be limited to 65 feet of building height except that a porch shall be allowed to project an additional 15 feet of building height for an area not to exceed 60% of the building footprint	65'-0"/15'-0"			
	LOT 1	LOT 2	LOT 3	LOT 4
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	89.1%	30.0%	18.0%	82.0%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	16.0%	12.0%	25.0%	7.0%
RESIDENTIAL DWELLING QUANTITY	171	31	56	0
SETBACKS (IN FEET)				
FRONT (SOUTH)	0'-0"	21'-0"	6'-0"	0'-0"
SIDE (EAST) (INCLUDES TRACT A)	32'-6"	81'-0"	90'-0"	20'-0"
STREET SIDE (WEST)	12'-0"	7'-0"	3'-0"	0'-0"
REAR (NORTH)	24'-8"	7'-0"	20'-0"	0'-0"

*SOLAR PORTS, SITE FENCING, SEAT WALLS, ETC... ARE NOT GOVERNED BY BUILDING SETBACKS



DS 170998

PAD180015

REC 18026

REC 18026

PAD180015

DS 170998

22425 N. 108TH ST., SUITE 17
PHOENIX, ARIZONA 85028-0980
PHONE: (480) 922-0780
FAX: (480) 922-0781
WWW.SIGSURVIVAL.COM

SIG
SURVEY INNOVATION
GROUP, INC.
Land Covering Services

1ST AMENDED PLANNED AREA
DEVELOPMENT OVERLAY FOR
FARMER ARTS DISTRICT - PARCEL 1
TEMPE, ARIZONA

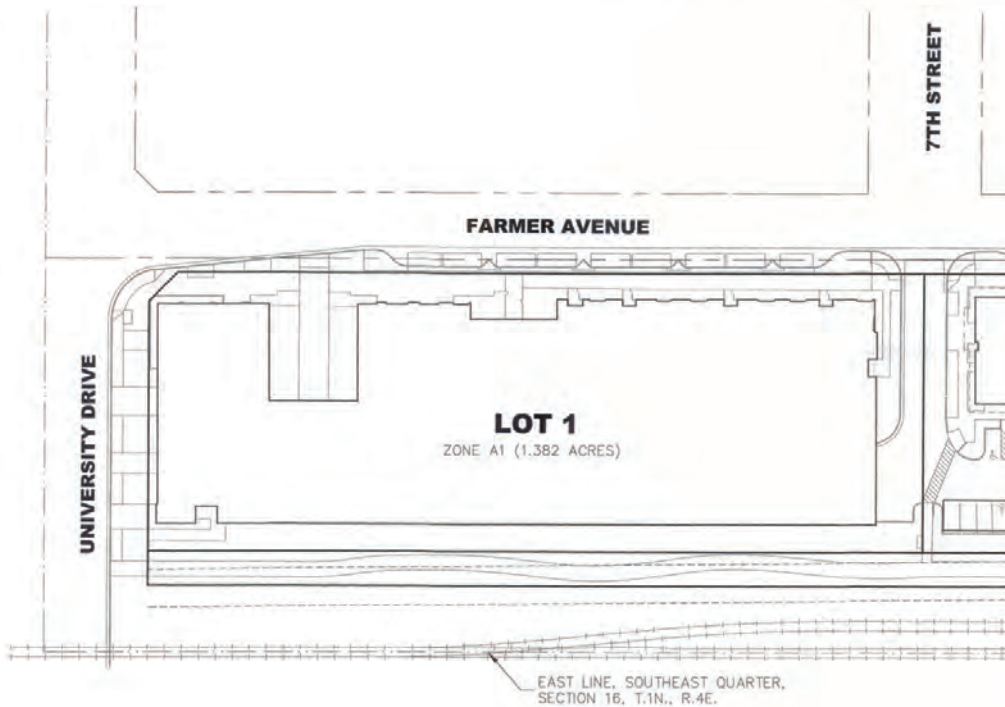


REVISIONS:

DRAWING NAME:
1ST AMENDED PAD.DWG
JOB NO. 2010-085
DRAWN: JAS
CHECKED: ELS
DATE: 6/27/16
SCALE: 1"=50'
SHEET: 2 OF 3

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 1

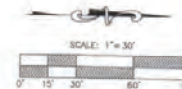
LOCATED IN THE SOUTHEAST QUARTER SECTION 16,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PROJECT DATA - LOT 1

MU-4 PAD TOU (AND DDA) TABLE 4-203(B)	PAD PROVIDED
GENERAL PLAN PROJECTED LAND USE	Mixed Use
GENERAL PLAN PROJECTED DENSITY	High (up to 65 du/ac)
NET ACRES	1.38
BUILDING HEIGHT (IN FEET)	65
BUILDING LOT COVERAGE	69.1%
LANDSCAPE COVERAGE	16.0%
SETBACKS	
Front (South)	0'
Side (East) (INCLUDES TRACT A)	32'-6"
Street Side (West)	12'-0"
Rear (North)	24'-8"
VEHICLE PARKING QUANTITY	
Studio (20) 75bed	15
1-Bedroom (102) 75bed	76.5
2-Bedroom (49) 75bed	73.5
Guest (171) 2unit	34.2
Retail (1,100 sq. ft./300)(25% reduction)	2.6
TOTAL REQUIRED	202
TOTAL PROVIDED*	197
BICYCLE PARKING QUANTITY	
Studio (20) 75unit	15
1-Bedroom (102) 75unit	76.5
2-Bedroom (49) 75unit	38.75
Guest (171) 2unit	34.2
Retail (1,100 sq. ft./500)	2.2
TOTAL REQUIRED	165
TOTAL PROVIDED	174

*Refer to Condition #3 of DPR approval for PL 170356



DS 170998

PAD180015

REC 18026

22425 N. 166th ST., SUITE 1
PHOENIX, ARIZONA 85024-0780
PHONE (480) 932-0780
FAX (480) 932-0781
WWW.SIGSURVEYAZ.COM

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

REC 18026

PAD180015

1ST AMENDED PLANNED AREA
DEVELOPMENT OVERLAY FOR
FARMER ARTS DISTRICT - PARCEL 1
TEMPE, ARIZONA

DS 170998



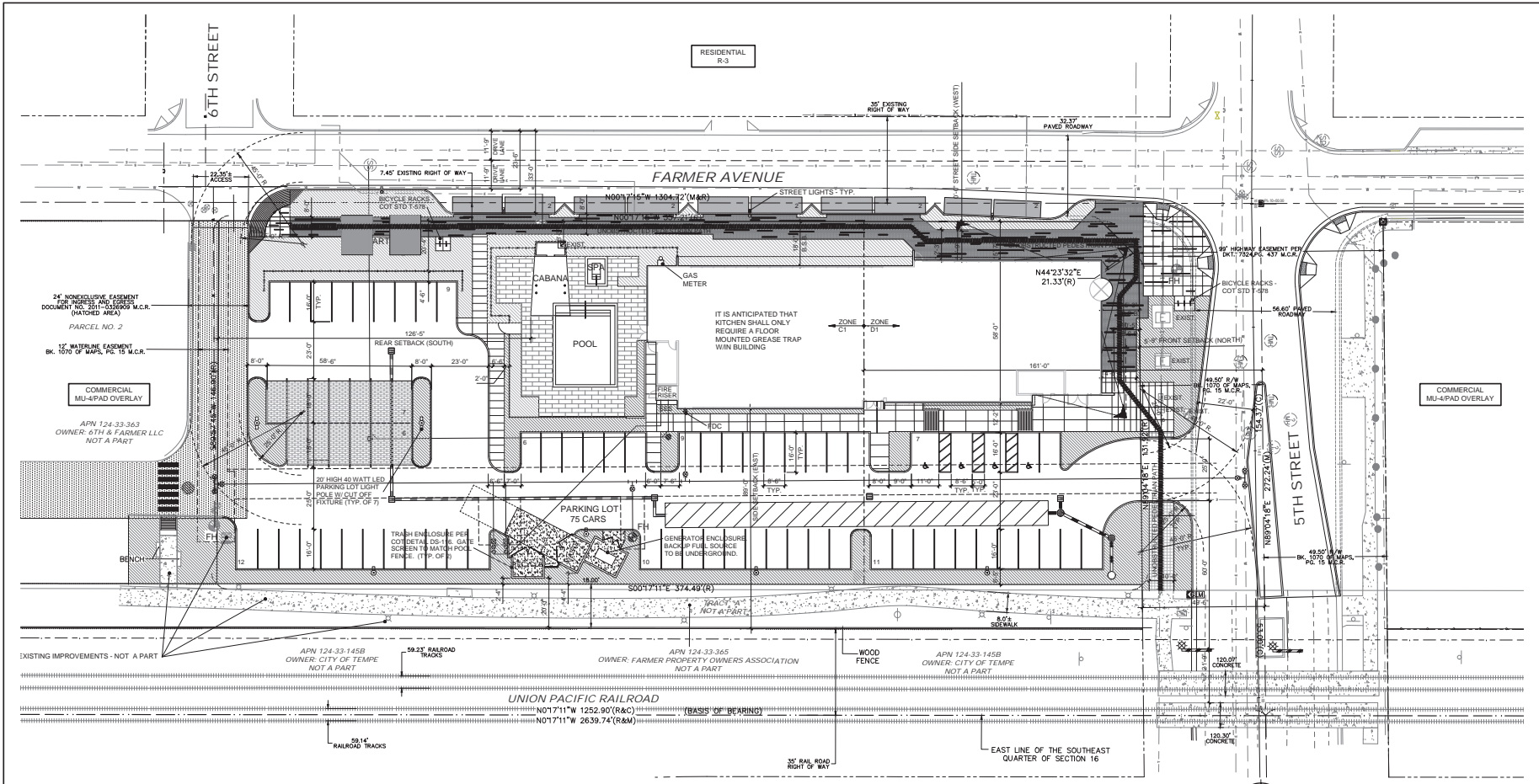
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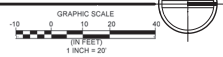
DRAWING NAME:
1STAMENDPAD.DWG
JOB NO. 2010-085
DRAWN: JAS
CHECKED: ELS
DATE: 6/27/18
SCALE: 1"=30'
SHEET: 3 OF 3



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SITE PLAN
1" = 20'-0"

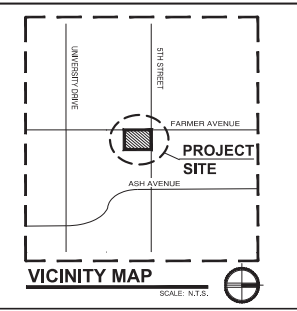


PROJECT DATA

APPLICANT:	MUELLMANTTEL & AFFILIATES P.O. BOX 1833 TEMPE, ARIZONA 85280 Phone: 480-921-2800 charles@muelldmattel.com	SCOPE:	102 ROOM, 5-STORY HOTEL CONSTRUCTION TO BE TYPE I(A) FULLY SPRINKLED TOTAL BUILDING AREA: 49,700SF OCCUPANCY TYPE: R1(B)A-2(S)-1 (NON SEPERATED USES)	LEGAL DESCRIPTION:	Lot 4, Farmer Arts District - Parcel 1, According to book 1070 of maps, page 15 and affidavit of correction according to document number 2017-0267266, Records of Maricopa County, Arizona.
PROJECT ADDRESS:	511 SOUTH FARMER AVE S.E.C. OF 5TH ST & FARMER TEMPE, ARIZONA APNs: 124-33-064	TOTAL OCCUPANT LOAD = 343	ALLOWABLE BUILDING HEIGHT: BUILDING ZONE C1: 60'-0" MAX. HEIGHT BUILDING ZONE D1: 65'-0"115'-0" MAX. HEIGHT	PARKING CALCULATIONS:	OFFICE (1100 SF) 545/300 = 1.81 → 2 1.81 CARS 102 HOTEL ROOMS (1 CAR ROOM) 102 CARS COFFEE BAR - INDOOR AREA 300SF/1=4 4 CARS COFFEE BAR - OUTDOOR AREA 150SF/150=1 1 CAR TOTAL PARKING REQUIRED 109 CARS
ZONING:	MU-4 PAD TOD (Corridor)	The height of buildings in the D1 Building Zone shall be limited to 60 feet of building height, except that a perimeter shall be allowed to project an additional 15 feet of building height for an area not to exceed 60% of the building footprint.	BUILDING HEIGHT: (72'-10" ABOVE GRADE AT TOP ELEVATOR)	TOTAL PARKING PROVIDED - OFF STREET 75 CARS TOTAL PARKING PROVIDED - ON STREET 10 CARS TOTAL PARKING PROVIDED 85 CARS	TOTAL H.C. PARKING REQUIRED 4 CARS TOTAL H.C. PARKING PROVIDED 4 CARS
GENERAL PLAN 2040 PROJECTED LAND USE:	MIXED USE	REQUIRED SETBACKS:	FRONT (NORTH): 0'-0" SIDE (EAST): 20'-0" (INCLUDING TRACT "A") STREET SIDE (WEST): 0'-0" REAR (SOUTH): 0'-0"	BICYCLE PARKING REQUIRED: 7 BICYCLES HOTEL (102 ROOMS = 6) + OFFICE AREA = 1 COFFEE BAR (1 FOR INDOOR + 1 FOR OUTDOOR) = 2 BICYCLES TOTAL BICYCLES REQUIRED 9 BICYCLES	TOTAL BICYCLES PROVIDED 9 BICYCLES
GENERAL PLAN 2040 PROJECTED DENSITY:	HIGH (UP TO 65 DU/AC)	SETBACKS PROVIDED:	FRONT (NORTH): 5'-9" SIDE (EAST): 89'-0" (INCLUDING TRACT "A") STREET SIDE (WEST): 0'-0" REAR (SOUTH): 126'-5"		
LOT SIZE (NET):	54,755 SF (1.257 ACRES)				
AREA UNDER ROOF:	10,480 SF				
ALLOWABLE LOT COVERAGE:	44,900 SF (82%)				
ACTUAL LOT COVERAGE:	10,480 SF (19.13%)				
REQUIRED MINIMUM LANDSCAPE:	7% OR 3,830 SF				
PROVIDED LANDSCAPE AREA:	25% OR 13,800 SF				

GENERAL NOTES

- TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL (IFC 2018 - 503.4.1).
- A PUBLIC SIDEWALK EASEMENT SHALL BE REQUIRED.



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PROJECT NO.: WA1903260
DRAWN BY: RR
CHECKED BY: RR
DATE: 8.1.2019
SCALE: AS NOTED

SHEET TITLE:
ARCHITECTURAL SITE PLAN

AS101
SHEET OF

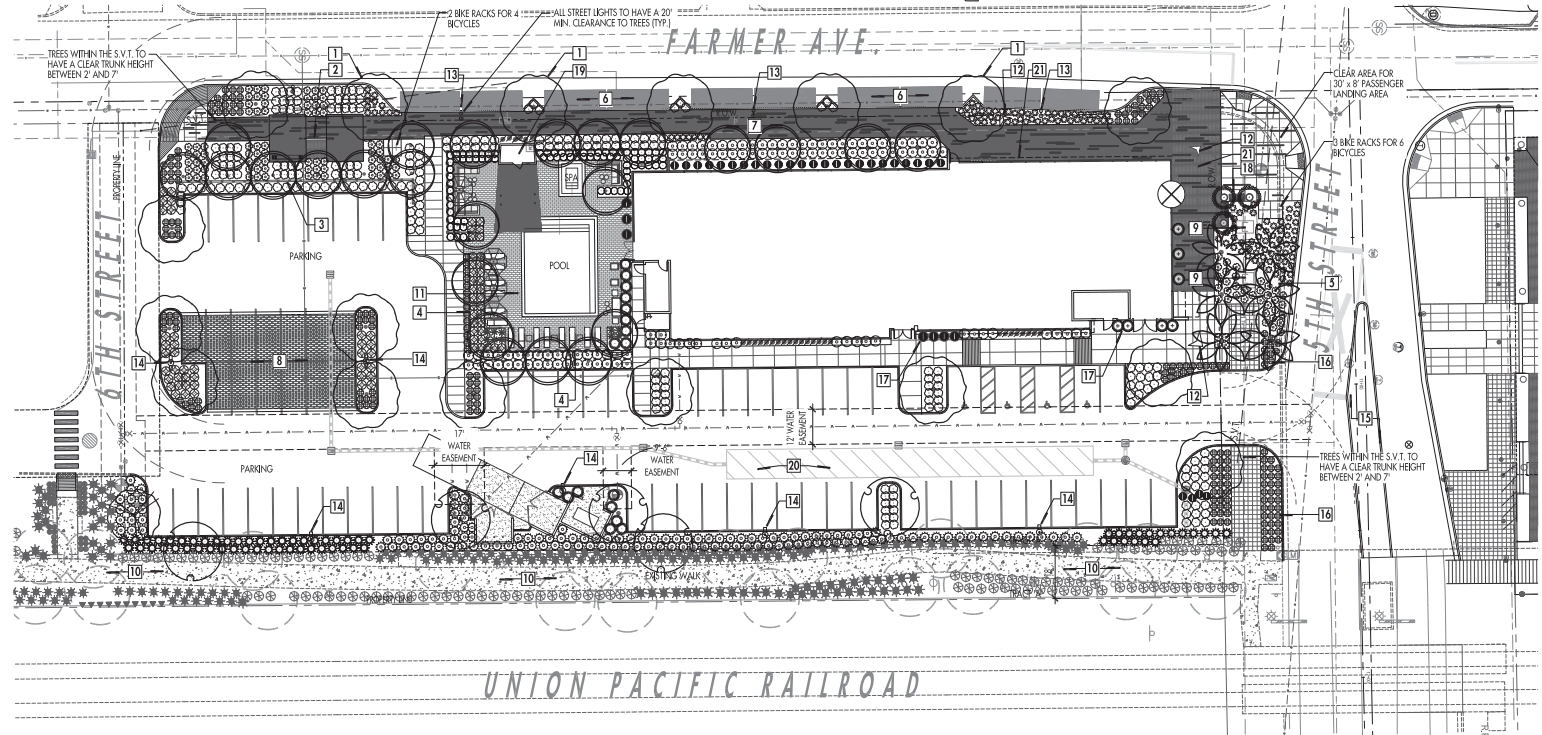
PLANT SCHEDULE

TREES		COMMON / BOTANICAL NAME	SIZE	QTY	SHRUBS	COMMON / BOTANICAL NAME	SIZE	QTY
		AZI PALO BREA (THORNLESS) / CERCIIDUM PRAECOX AZI 4" CAL. 15" H. THORLESS-UPRIGHT VASE SHAPED SELECT FOR UNIFORMITY. SUPPLIER: AZI 480.9879794	48" BOX	17		BULL GRASS / MUEHLENBERGIA EMERSLEYI 'EL TORO' SPACE PER PLANS 36" FROM HARDSCAPE. MAX HT. 24"	5 GAL	63
		DATE PALM / PHOENIX DACTYLOPERA MATCHES STRAIGHT TRUNK FRESH DIAMOND CUT. MAX HEIGHT: 20"	20"	6		COMPACT MYRTLE / MYRTUS COMMUNIS PLANT TO FORM HEDGE 24" FROM HARDSCAPE	5 GAL	82
		DESERT MUSEUM PALO VERDE / PARKINSONIA 'X' UPRIGHT VASE SHAPE MULTI 10" H X 6" W X 2.5" C.	36" BOX	5		FIRECRACKER PLANT / RUSSELLIA EQUESETIFORMIS FULL CAN. SPACE PER PLANS, 12" FROM HARDSCAPE	5 GAL	114
		SOUTHERN LIVE OAK / QUERCUS VIRGINIANA 2.5" CAL. 12" H. MATCHED STANDARDS.	36" BOX	21		HOPSEED BUSH / DODONAEA VIBICOSA TALL UPRIGHT STRUCTURE. LOW BRANCHING FOR POTS	5 GAL	17
		THORNLESS ARGENTINE MESQUITE / PROSPERIS ALBA UPRIGHT VASE SHAPE MULTI 12" H X 8" W X 2" C. SUPPLIER: WESTERN TREE 602.243.6125	36" BOX	1		MEXICAN FENCEPOST / PACHYCEBUS MARGINATUS (1) 12" (1) 24" (1) 36" SAME PLANT (3) STEM	15 GAL	30
		YELLOW BIRD OF PARADISE / CAESALPINIA GILLESII 1.5" CAL. 6" H. UPRIGHT VASE SHAPE MULT. SUPPLIER: MOUNTAIN STATES NURSERY	24" BOX	3		NEW GOLD LANTANA / LANTANA 'X' 'NEW GOLD' SPACE PER PLANS 30" FROM HARDSCAPE. MAX HT. 24"	5 GAL	203
		BARRADOS ALOE YELLOW BLOOMING / ALOE BARBADENSIS GRAY LEAVES YELLOW BLOOMING. PLANT AS SHOWN 36" FROM HARDSCAPE. SUPPLIER: MOUNTAIN STATES	5 GAL	10		PINK PARADE HESPERALOE / HESPERALOE 'X' PERRY' SPACE PER PLANS 24" FROM HARDSCAPE. MAX HT. 30"	5 GAL	121
		BLUE BELLS / ERECHORHILA HYGROPHANA SUPPLIER: MOUNTAIN STATES, 4" O.C., 2' FROM HARDSCAPE	5 GAL	228		REGAL MIST / MUEHLENBERGIA 'REGAL MIST' TM SPACE PER PLANS 36" FROM HARDSCAPE. MAX HT. 36"	5 GAL	133
		BRITISH RUELLIA / RUELLIA BRITTONIANA PLANT TO FORM HEDGE - 24" FROM HARDSCAPE	5 GAL	72		TALL SUPPER PLANT / PEDALANTHUS BRACTEATUS 25 STEMS MIN. 20" TALL MIN.	15 GAL	35
						TWISTED LEAF YUCCA / YUCCA RUPICOLA FORMAL SPACING, 18" FROM HARDSCAPE.	5 GAL	131
						WEeping FIG / FIGUS NITIDA FULL TO GRADE FOX HEDGE, MATCHED STANDARDS	15 GAL	7

NOTE:
LANDSCAPE AREAS ALONG STREET FRONTS SHOULD HAVE A MINIMUM OF 60% VEGETATIVE GROUND COVER AND ALL OTHER AREAS SHOULD HAVE A MINIMUM OF 50%.

DESIGN ELEMENTS

- 1 FARMER AVENUE STREET PLANTED WITH PALO BREA TREES TO CONTINUE PREVIOUS PHASES.
- 2 POTENTIAL "ART OPPORTUNITY" WITH DENSE TREE PLANTING, SEATING & OPTIONAL OVERHEAD SHADE/PORTAL
- 3 36" MIN. HEIGHT DECORATIVE PANELS TO COMPLEMENT ARCHITECTURE AND PROVIDE SEMI-TRANSPARENT SCREENING OF POOL AND PARKING.
- 4 POOL FENCE
- 5 PALM BOSQUE ALONG 5TH STREET AS PART OF PROPOSED CITY STREETSCAPE IMPROVEMENTS.
- 6 PARALLEL PARKING AND PAVERS TO MATCH PREVIOUS PARCELS.
- 7 8' WIDE MIN. PEDESTRIAN WALK ALONG FARMER AVE. PAVING AND CHARACTER TO BE SIMILAR TO EXISTING IMPROVEMENTS ALONG FARMER SOUTH OF THIS.
- 8 ENHANCED PAVING AT PARKING TO REDUCE ASPHALT.
- 9 EXISTING APS UTILITY EQUIPMENT TO BE SCREENED/MINIMIZED WITH PLANTING/DECORATIVE SLEEVE OR GRAPHIC.
- 10 IMPROVEMENTS IN TRACT A ARE EXISTING AND NOT A PART.
- 11 POOL AREA WITH 7' x 10' CABANA, SPA, 24' x 32' POOL, CHASE LOUNGE AND UMBRELLAS.
- 12 ARCHITECTURAL "EYEBROW" COLUMN.
- 13 DECORATIVE STREET LIGHTS ALONG FARMER TO MATCH EXISTING TO THE SOUTH.
- 14 PROPOSED LIGHT IN PARKING.
- 15 MEDIAN AND LANDSCAPE AS PART OF THE 5TH STREET IMPROVEMENTS BY OTHERS.
- 16 HARDSCAPE AND PLANTING TO BE CONSISTENT WITH 5TH STREET STREETSCAPE CHARACTER.
- 17 DECORATIVE POTS WITH SMALL TREES OR BENT MATERIAL.
- 18 SEATING NODE WITH PATIO TREES IN POTS.
- 19 POOL EQUIPMENT ENCLOSURE AND OVERHEAD SHADE.
- 20 UNDERGROUND WATER RETENTION
- 21 BUILDING OVERHANG



1 LANDSCAPE PLAN
1" = 20'-0"

SCALE: 1" = 20'-0"



1445 N. SCOTTSDALE RD. SUITE 200
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REVISIONS	
NO.	DATE

PROJECT NO: —
DRAWN BY: TEAM
CHECKED BY: RR
DATE: 7.24.2019
SCALE: AS NOTED

SHEET TITLE:
LANDSCAPE PLAN

L-2.0
SHEET OF XX



PRELIMINARY PLANT SCHEDULE

TREES		BOTANICAL NAME	
AZT PALO BREA (THORNLESS)		CERODIUM PRAECOX AZT	
DATE PALM		PHOENIX DACTYLIFERA	
DESERT MUSEUM PALO VERDE		PARKINSONIA 'X'	
SOUTHERN LIVE OAK		QUERCUS VIRGINIANA	
THORNLESS ARGENTINE MESQUITE		PROSOPIS ALBA	
YELLOW BIRD OF PARADISE		CAESALPINIA GILLESII	
SHRUBS		BOTANICAL NAME	
BARBADOS ALICE YELLOW BLOOMING		ALOE BARBADENSIS	
BLUE BELLS		EREMOPHILA HYGROPHANA	
BRITISH RUELLIA		RUELLIA BRITTONIANA	
BULL GRASS		MUHLENBERGIA EMERSLEYI 'EL TORO'	
COMPACT MYRTLE		MYRTUS COMMUNIS	
FIRECRACKER PLANT		RUSSEIA EQUISSETIFORMIS	
HORSESHOE BUSH		DODONAEA VISCOSA	
MEXICAN FENCEPOST		PACHYCLERUS MARGINATUS	
NEW GOLD LANTANA		LANTANA X 'NEW GOLD'	
PINK PARADE HESPERALOE		HESPERALOE X 'PERFU'	
REGAL MIST		MUHLENBERGIA 'REGAL MIST' TM	
TALL SLIPPER PLANT		PEDILANTHUS BRACTEATUS	
TWISTED LEAF YUCCA		YUCCA RUPICOLA	
WEeping FIG		FOCUS NITIDA	

REFER TO BLACK & WHITE PLANTING PLAN FOR QUANTITIES, SIZES AND UNIQUE SYMBOLS

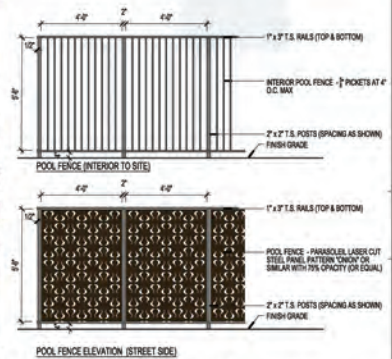
NOTE:
LANDSCAPE AREAS ALONG STREET FRONTS SHOULD HAVE A MINIMUM OF 60% VEGETATIVE GROUND COVER AND ALL OTHER AREAS SHOULD HAVE A MINIMUM OF 50%.

DESIGN ELEMENTS

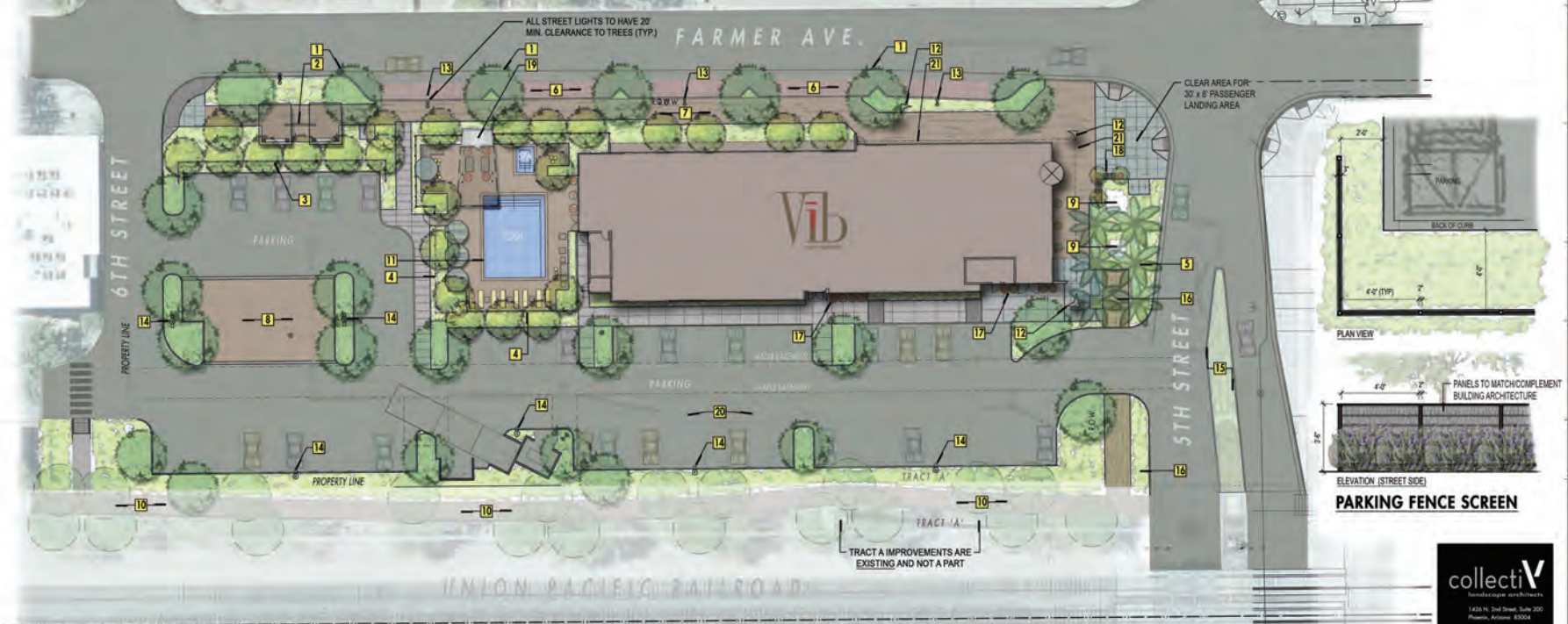
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- 19 POOL EQUIPMENT ENCLOSURE AND OVERHEAD SHADE.
- 20 UNDERGROUND WATER RETENTION
- 21 BUILDING OVERHANG



FARMER AVE. PAVING AND LANDSCAPE CHARACTER



POOL FENCE ELEVATIONS



ILLUSTRATIVE LANDSCAPE PLAN



collectiv
landscape architects
1426 N. 2nd Street, Suite 200
Phoenix, Arizona 85004
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REVISED 12.31.19



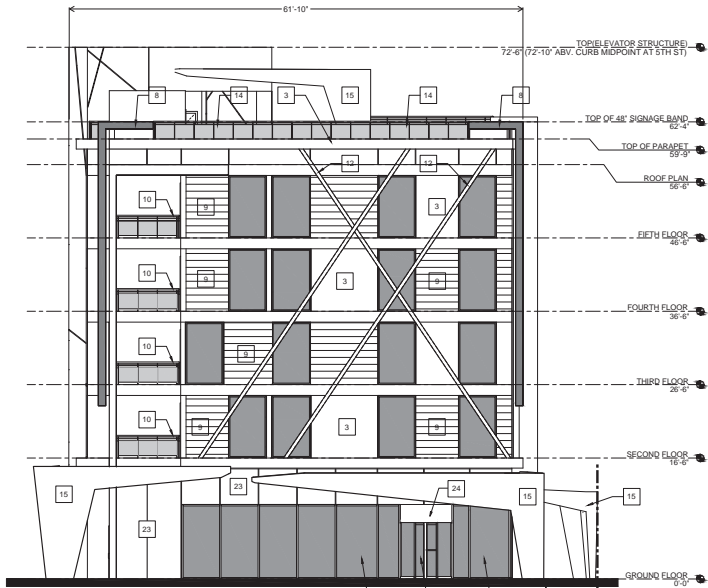
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NO.	DATE	DESCRIPTION

PROJECT NO.:
DRAWN BY: TEAM
CHECKED BY: RR
DATE: 07.24.2018
SCALE: AS NOTED

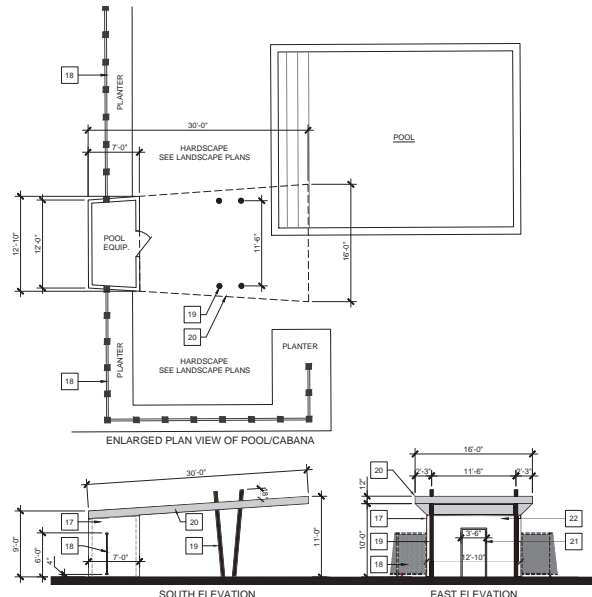
SHEET TITLE:
ILLUSTRATIVE LANDSCAPE PLAN

L-1.0
SHEET OF XX



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

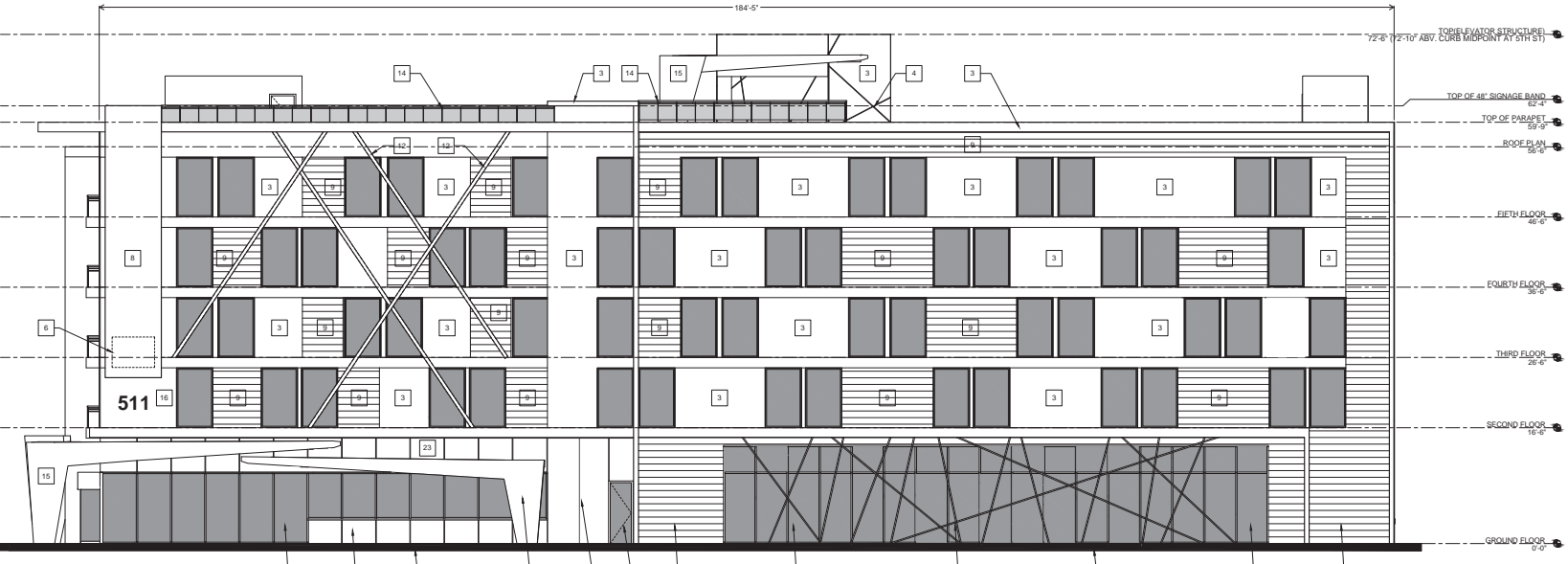
NOTE:
PER C.O.T. CODE SECTION 4-205 (2)(A) 2, "ROOF STRUCTURES FOR THE ELEVATOR, STAIRS, ETC.," ARE EXEMPT FROM HEIGHT RESTRICTIONS.



3 POOL CABANA
SCALE: 1/8" = 1'-0"

#	KEYNOTES
1.	GRADE. (TOP OF CURB, MIDPOINT OF BUILDING ON 5TH STREET)
2.	ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLASS. CLEAR ANOD. ALUMINUM FRAMES. GLAZING TO BE GREY TINT.
3.	SYNTHETIC STUCCO SURFACE. PAINT COLOR PPG ASH PPC1076-2, WITH A T3 LRV
4.	STUCCO "V" JOINT. 3/4" DEEP x 1" WIDE
5.	GLASS DOOR. GLAZING TO BE GREY TINT.
6.	SIGNAGE - UNDER SEPERATE PERMIT
7.	LOUVERED VENT - PAINT TO MATCH STUCCO
8.	RED TRANSLUCENT PANEL. WITH BACK LIGHTING
9.	FALX WOOD EXTERIOR PANELS. NICHHA FIBER CEMENT SIDING. VINTAGE WOOD BARK EPC763F
10.	3/8" SAFETY GLASS GUARD RAIL. MINIMUM 48" ABOVE PATIO DECK
11.	REVOLVING DOOR WITH CLEAR ALUMINUM FINISH. GLAZING TO BE GREY TINT.
12.	DARK BRONZE RECTANGULAR TUBING
13.	PAINTED HOLLOW METAL DOOR. PAINT COLOR PPG ASH PPC1076-2, WITH A T3 LRV
14.	3/8" SAFETY GLASS GUARD RAIL. MINIMUM 48" ABOVE ROOF DECK
15.	FACETED COLUMN WRAPS WITH SYNTHETIC STUCCO. PAINT COLOR PPG ASH PPC1076-2, WITH A T3 LRV
16.	30" HIGH ADDRESS NUMBERS. COLOR BLACK
17.	WALL FINISH TO MATCH BUILDING.
18.	POOL SCREEN (SEM-TRANSPARENT PANELS) W/ TUBE STEEL FRAME. SEE LANDSCAPE PLANS.
19.	4"x6" TUBE STEEL POSTS (TYP). SEE STRUCTURAL PLANS.
20.	EXPOSED CONCRETE ROOF STRUCTURE.
21.	42" WIDE POOL EQUIPMENT ACCESS DOOR.
22.	POOL EQUIPMENT ROOM BEYOND.
23.	ALUMINUM COMPOSITE PANELS TO MATCH FACETED COLUMN WRAPS. PAINT COLOR PPG ASH PPC1076-2, WITH A T3 LRV.
24.	CLEAR ALUMINUM SURFACE. TO MATCH STOREFRONT SYSTEM.
25.	NOT USED.

ALUMINUM FACETED COLUMN WRAPS. TO MATCH FACETED ALUMINUM COMPOSITE PANELS. PAINT COLOR PPG ASH PPC1076-2, WITH A T3 LRV.
ALUMINUM COMPOSITE PANELS TO MATCH FACETED COLUMN WRAPS. PAINT COLOR PPG ASH PPC1076-2, WITH A T3 LRV.
CLEAR ALUMINUM SURFACE. TO MATCH STOREFRONT SYSTEM.



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



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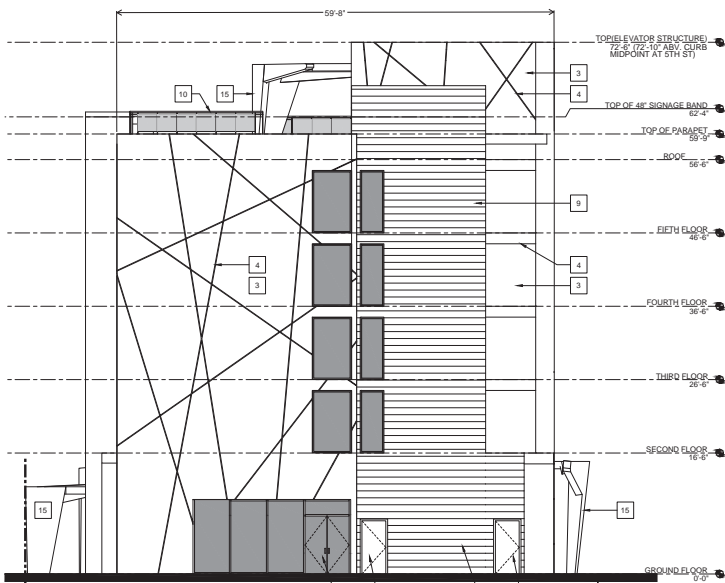


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PROJECT NO: WA19032650
DRAWN BY: SKJ
CHECKED BY: RR
DATE: 8.1.2019
SCALE: AS NOTED

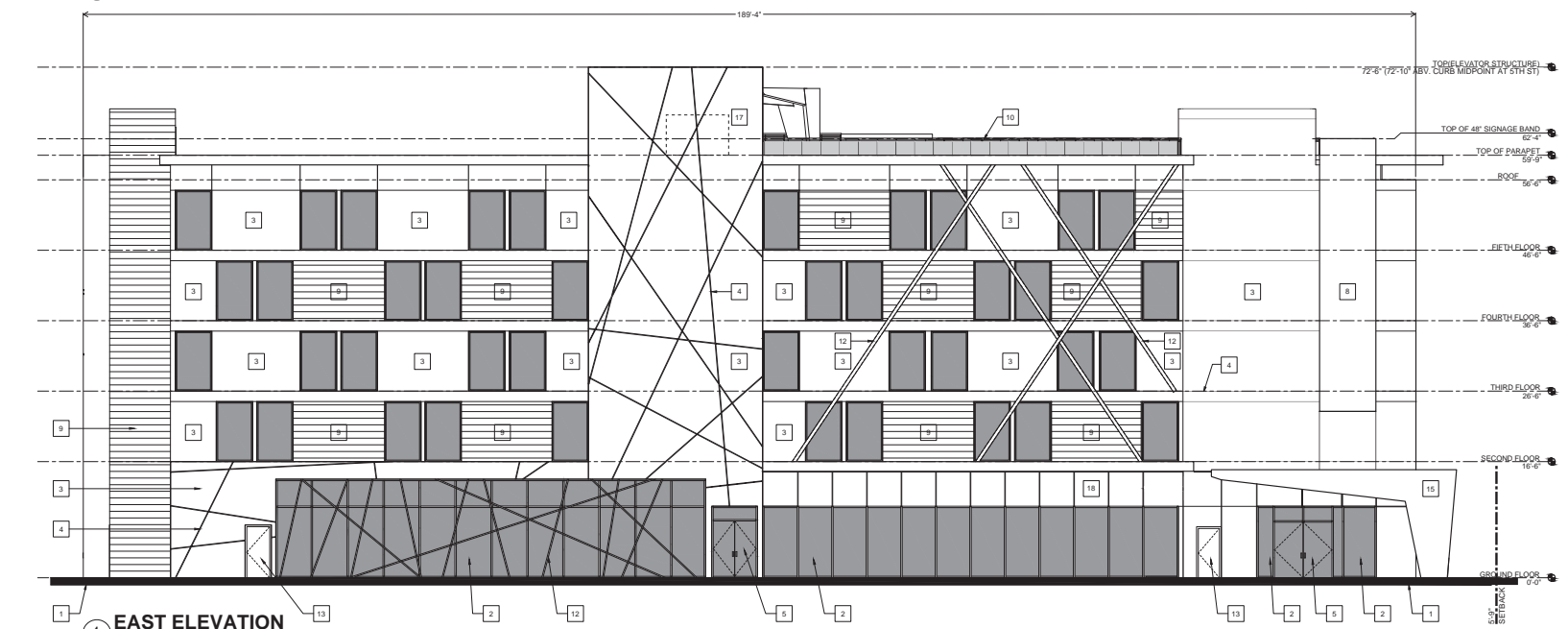
SHEET TITLE:
ELEVATIONS

A301
SHEET OF



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
PER C.O.T. CODE SECTION 4-205 (2)(A) 2, "ROOF STRUCTURES FOR THE ELEVATOR, STAIRS, ETC..." ARE EXEMPT FROM HEIGHT RESTRICTIONS.



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

#	KEYNOTES
1.	GRADE. (TOP OF CURB, MIDPOINT OF BUILDING ON 5TH STREET)
2.	ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLASS. CLEAR ANOD. ALUMINUM FRAMES. GLAZING TO BE GREY TINT.
3.	SYNTHETIC STUCCO SURFACE. PAINT COLOR PPG ASH PPC1076-2, WITH A T3 LRV
4.	STUCCO 'V' JOINT. 3/4" DEEP X 1" WIDE
5.	GLASS DOOR. GLAZING TO BE GREY TINT.
6.	SIGNAGE - UNDER SEPERATE PERMIT
7.	LOUVERED VENT - PAINT TO MATCH STUCCO
8.	RED TRANSLUCENT PANEL WITH BACK LIGHTING
9.	FALX WOOD EXTERIOR PANELS: NICHHA FIBER CEMENT SIDING. VINTAGE WOOD BARK EPC763F
10.	3/8" SAFETY GLASS GUARD RAIL, MINIMUM 48" ABOVE PATIO DECK
11.	REVOLVING DOOR WITH CLEAR ALUMINUM FINISH. GLAZING TO BE GREY TINT.
12.	DARK BRONZE RECTANGULAR TUBING
13.	PAINTED HOLLOW METAL DOOR. PAINT COLOR PPG ASH PPC1076-2, WITH A T3 LRV
14.	3/8" SAFETY GLASS GUARD RAIL, MINIMUM 48" ABOVE ROOF DECK
15.	ALUMINUM FACETED COLUMN WRAPS. TO MATCH FACETED ALUMINUM COMPOSITE PANELS. PAINT COLOR PPG ASH PPC1076-2, WITH A T3 LRV.
16.	36" HIGH ADDRESS NUMBERS. COLOR BLACK
17.	MECHANICAL EQUIPMENT BEYOND
18.	ALUMINUM COMPOSITE PANELS TO MATCH FACETED COLUMN WRAPS. PAINT COLOR PPG ASH PPC1076-2, WITH A T3 LRV.
19.	NOT USED.
20.	NOT USED.



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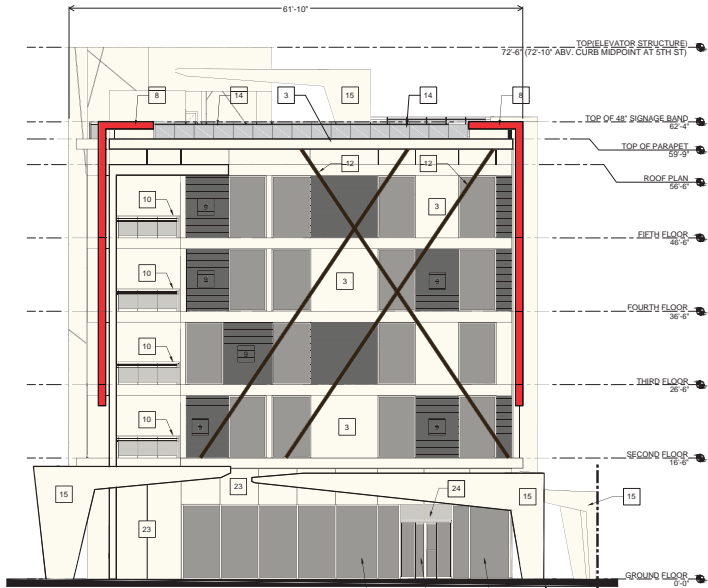


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DATE: 8.1.2019
SCALE: AS NOTED

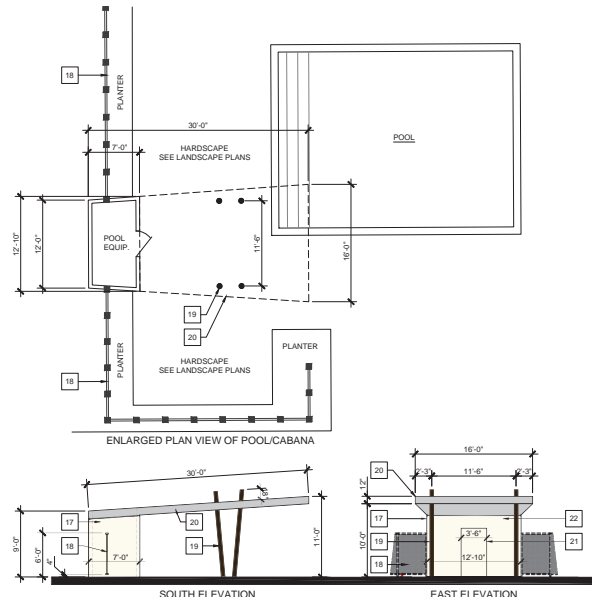
SHEET TITLE:
ELEVATIONS

A302
SHEET OF



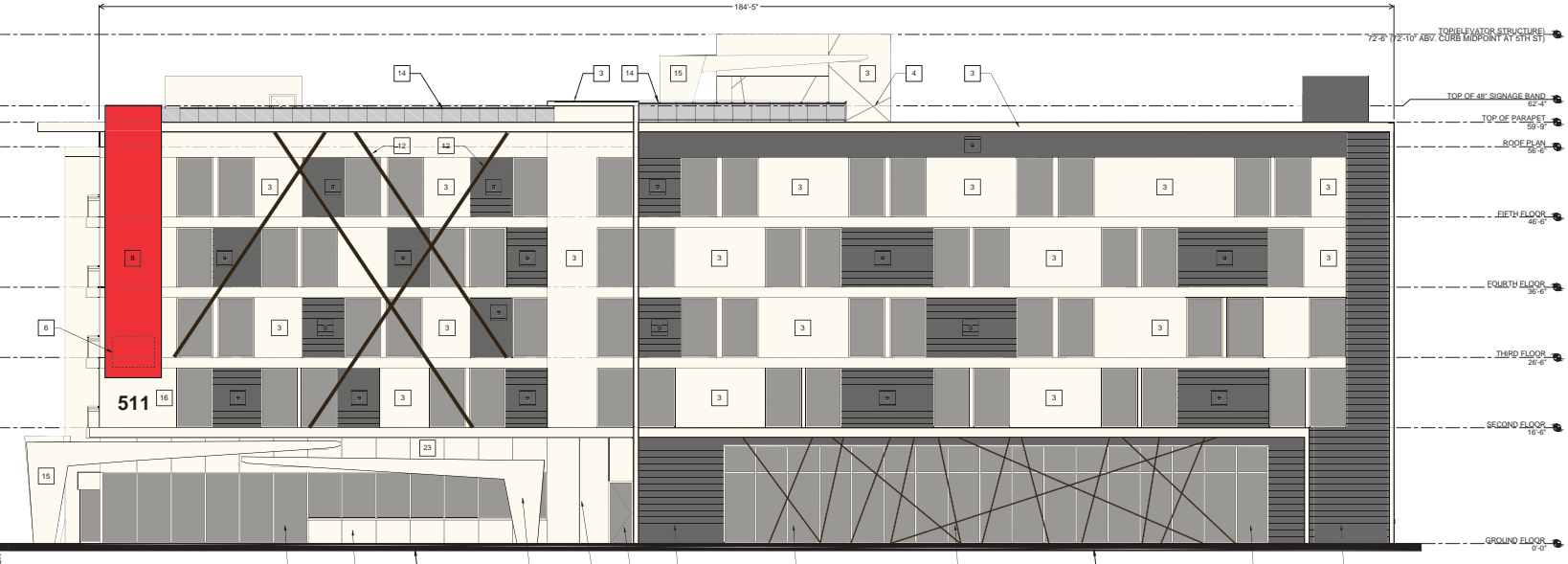
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
PER C.O.T. CODE SECTION 4-205 (2)(A) 2, "ROOF STRUCTURES FOR THE ELEVATOR, STAIRS, ETC.," ARE EXEMPT FROM HEIGHT RESTRICTIONS.



3 POOL CABANA
SCALE: 1/8" = 1'-0"

#	KEYNOTES
1.	GRADE. (TOP OF CURB, MIDPOINT OF BUILDING ON 5TH STREET)
2.	ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLASS. CLEAR ANOD. ALUMINUM FRAMES. GLAZING TO BE GREY TINT.
3.	SYNTHETIC STUCCO SURFACE. PAINT COLOR PPG ASH PPG1076-2, WITH A T3 LRV
4.	STUCCO "V" JOINT. 3/4" DEEP x 1" WIDE
5.	GLASS DOOR. GLAZING TO BE GREY TINT.
6.	SIGNAGE - UNDER SEPERATE PERMIT
7.	LOUVERED VENT - PAINT TO MATCH STUCCO
8.	RED TRANSLUCENT PANEL. WITH BACK LIGHTING
9.	FALX WOOD EXTERIOR PANELS. NICHHA FIBER CEMENT SIDING. VINTAGE WOOD BARK EPC763F
10.	3/8" SAFETY GLASS GUARD RAIL. MINIMUM 48" ABOVE PATIO DECK
11.	REVOLVING DOOR WITH CLEAR ALUMINUM FINISH. GLAZING TO BE GREY TINT.
12.	DARK BRONZE RECTANGULAR TUBING
13.	PAINTED HOLLOW METAL DOOR. PAINT COLOR PPG ASH PPG1076-2, WITH A T3 LRV
14.	3/8" SAFETY GLASS GUARD RAIL. MINIMUM 48" ABOVE ROOF DECK
15.	ALUMINUM FACETED COLUMN WRAPS. TO MATCH FACETED ALUMINUM COMPOSITE PANELS. PAINT COLOR PPG ASH PPG1076-2, WITH A T3 LRV.
16.	3/4" HIGH ADDRESS NUMBERS. COLOR BLACK
17.	WALL FINISH TO MATCH BUILDING.
18.	POOL SCREEN (SEMI-TRANSPARENT PANELS) W/ TUBE STEEL FRAME. SEE LANDSCAPE PLANS.
19.	4/8" TUBE STEEL POSTS (TYP). SEE STRUCTURAL PLANS.
20.	EXPOSED CONCRETE ROOF STRUCTURE.
21.	42" WIDE POOL EQUIPMENT ACCESS DOOR.
22.	POOL EQUIPMENT ROOM BEYOND.
23.	ALUMINUM COMPOSITE PANELS TO MATCH FACETED COLUMN WRAPS. PAINT COLOR PPG ASH PPG1076-2, WITH A T3 LRV.
24.	CLEAR ALUMINUM SURFACE. TO MATCH STOREFRONT SYSTEM.
25.	NOT USED.



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



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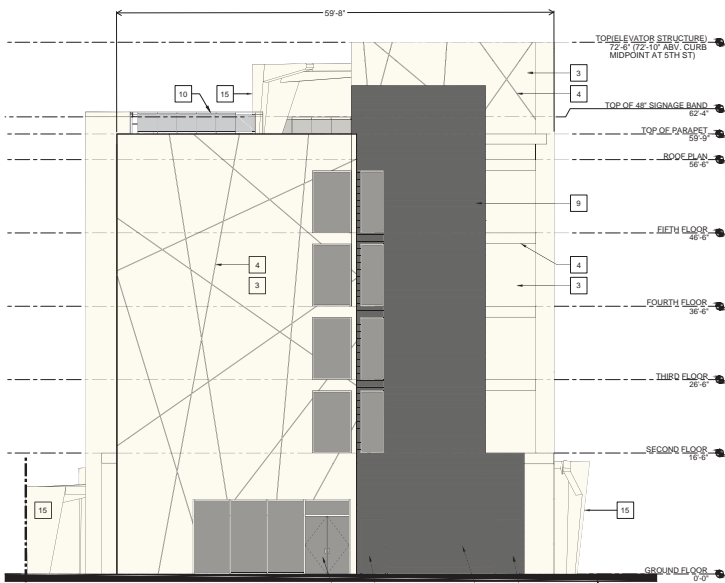


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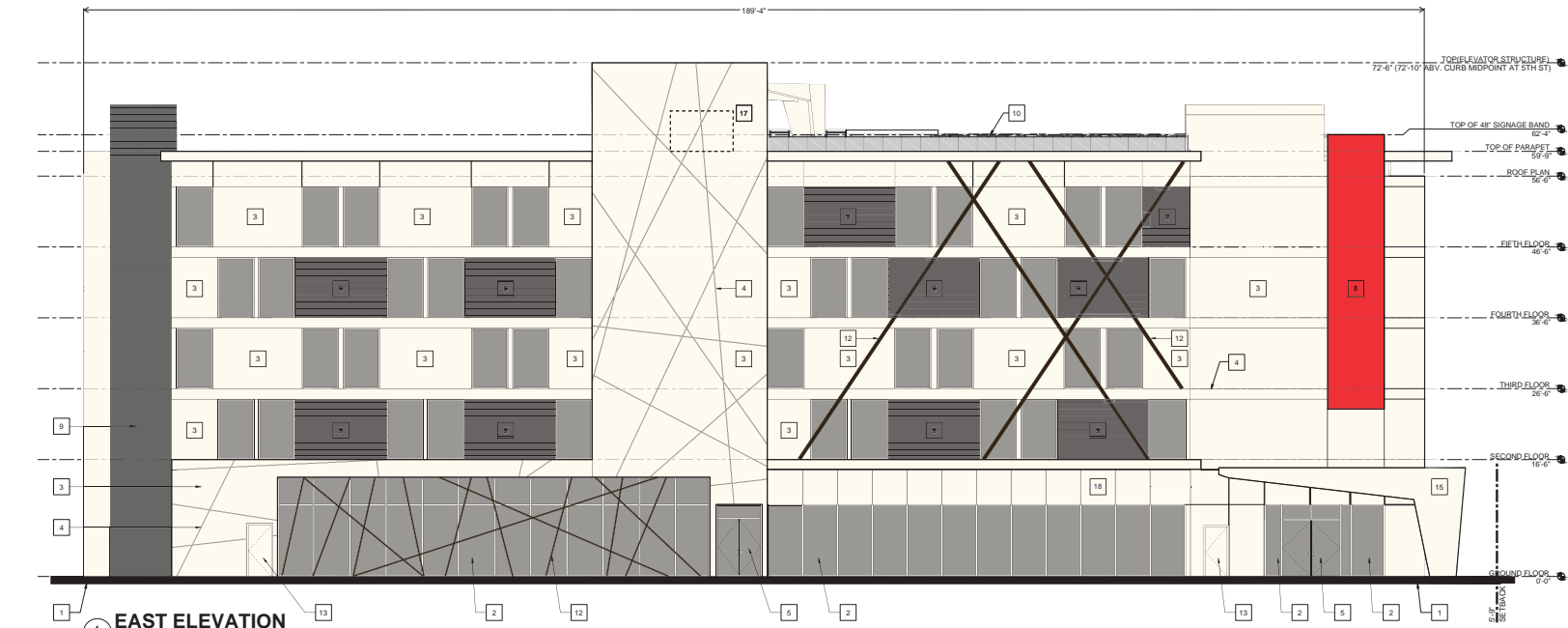
PROJECT NO: WA1903260
DRAWN BY: SKJ
CHECKED BY: RR
DATE: 8.1.2019
SCALE: AS NOTED

SHEET TITLE:
ELEVATIONS
CABANA PLAN & ELEV'S

A301
SHEET OF



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

#	KEYNOTES
1.	GRADE. (TOP OF CURB, MIDPOINT OF BUILDING ON 5TH STREET)
2.	ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLASS. CLEAR ANOD. ALUMINUM FRAMES. GLAZING TO BE GREY TINT.
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16.	36" HIGH ADDRESS NUMBERS. COLOR BLACK
17.	MECHANICAL EQUIPMENT BEYOND
18.	ALUMINUM COMPOSITE PANELS TO MATCH FACETED COLUMN WRAPS. PAINT COLOR PPG ASH PPC1076-2, WITH A T3 LRV.
19.	NOT USED.
20.	NOT USED.
21.	NOT USED.
22.	NOT USED.
23.	NOT USED.
24.	NOT USED.
25.	NOT USED.



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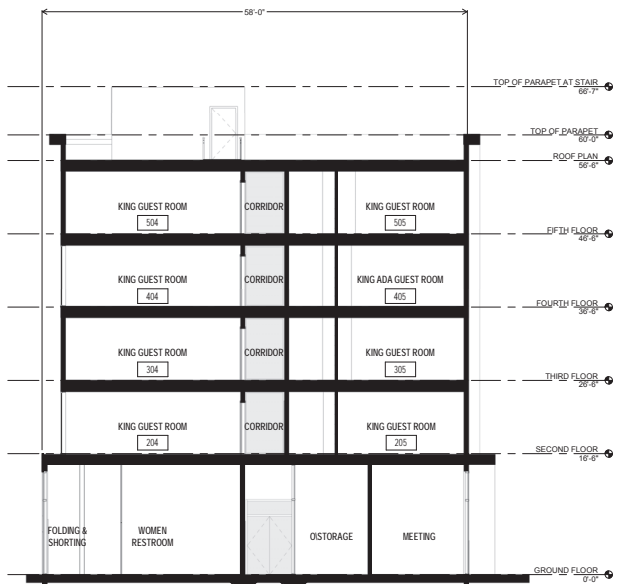


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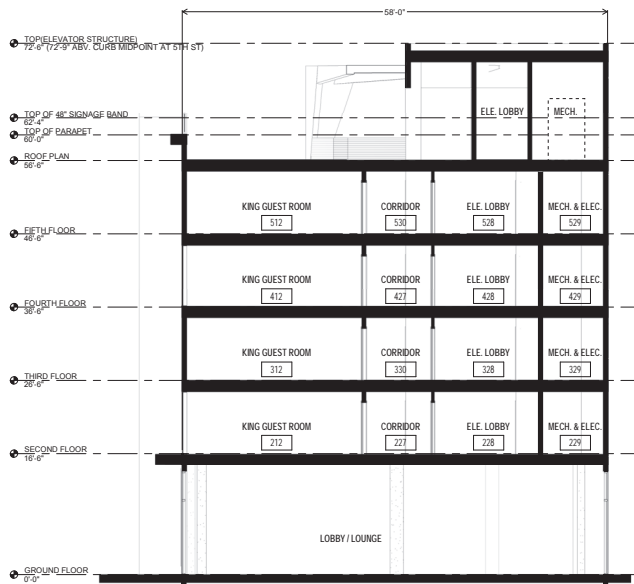
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SHEET TITLE:
ELEVATIONS

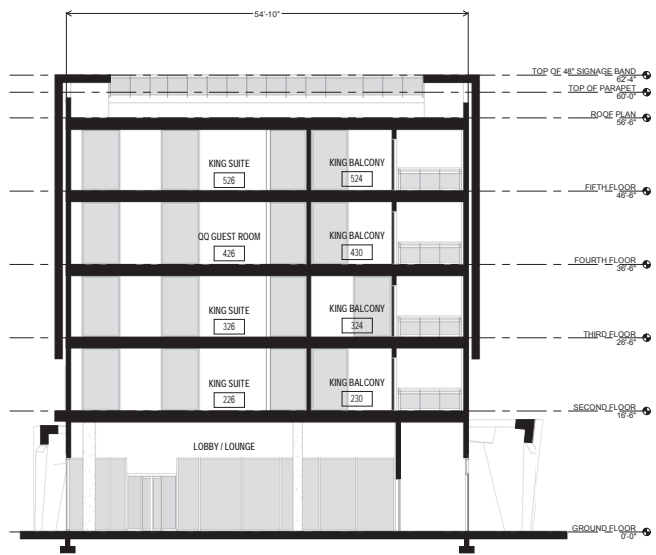
A302
SHEET OF



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



2 Section 2
SCALE: 1/8" = 1'-0"



3 Section 3
SCALE: 1/8" = 1'-0"



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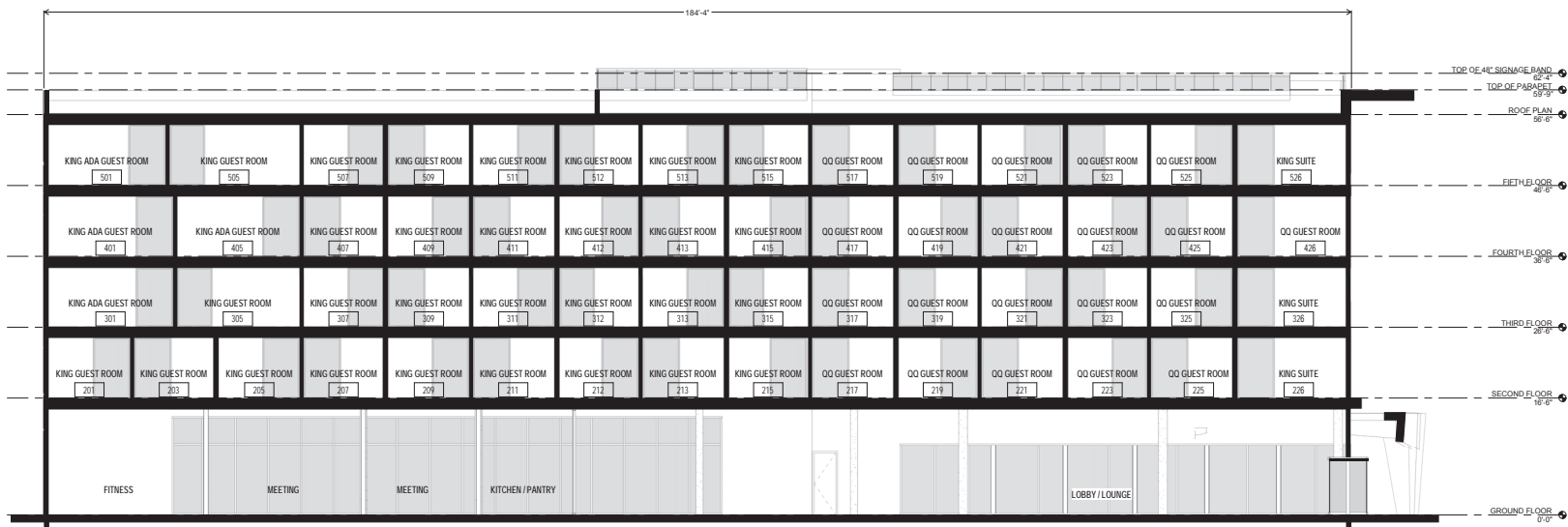


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DATE: 8.1.2019
SCALE: AS NOTED

SHEET TITLE:
SECTIONS

A201
SHEET OF



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



2 Section 2
SCALE: 1/8" = 1'-0"



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SHEET TITLE:
SECTIONS

A202
SHEET OF



VIEW FROM 5TH STREET & FARMER AVENUE



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PROJECT NO: WIA1903260
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DATE: 8.1.2019
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SHEET TITLE:
RENDERINGS

R101
SHEET OF



VIEW OF WEST AND SOUTH ELEVATIONS



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PROJECT NO: WA1903260
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SHEET TITLE:
RENDERINGS

R102
SHEET OF



VIEW OF SOUTH & EAST ELEVATIONS



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PROJECT NO: WIA1903260
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 SCALE: AS NOTED

SHEET TITLE:
 RENDERINGS

R103
 SHEET OF



VIEW OF EAST ELEVATION



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PROJECT NO: WIA1903260
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SHEET TITLE:
RENDERINGS

R104
SHEET OF



AERIAL VIEW TOWARDS MILL AVENUE - CITY SKYLINE



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SHEET TITLE:
RENDERINGS

R105
SHEET OF

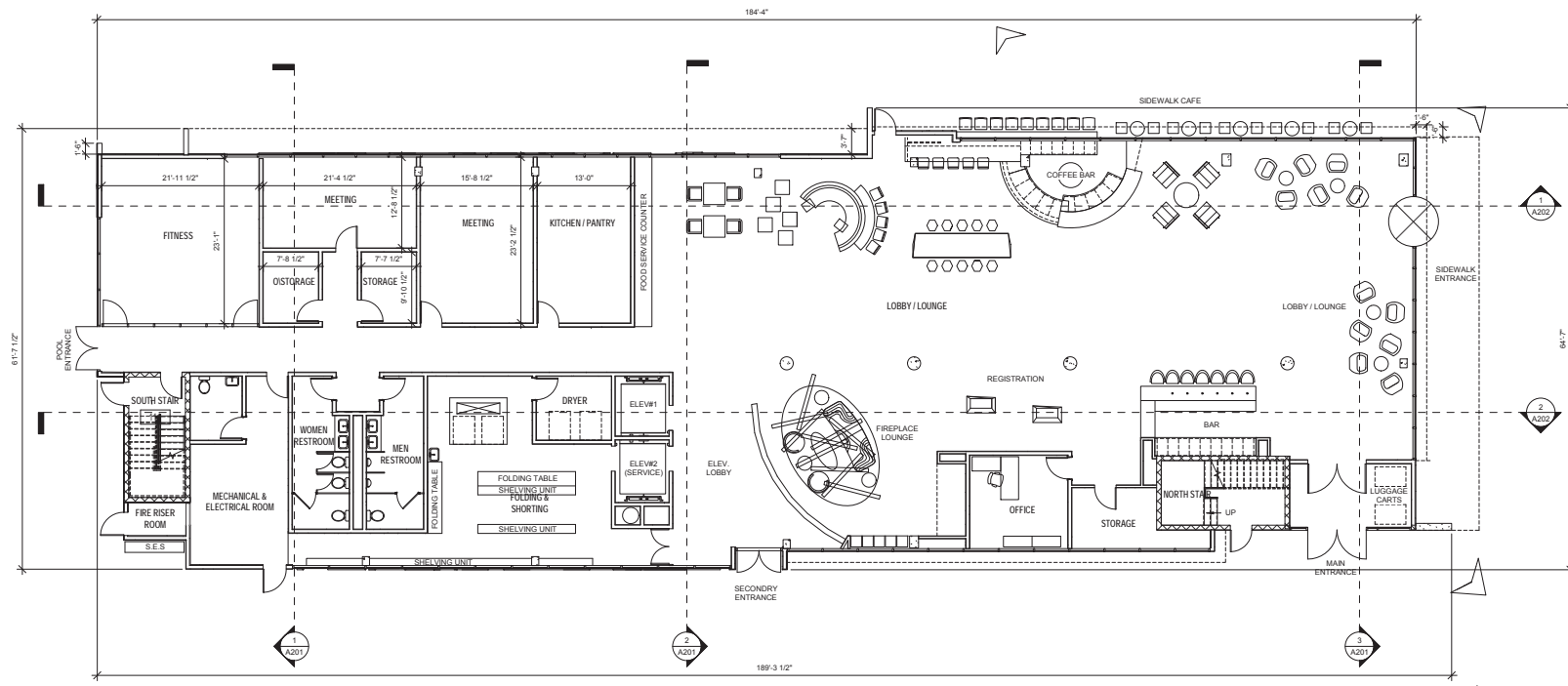


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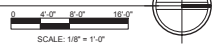
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1 GROUND FLOOR PLAN

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



REVISIONS

NO.	DATE	REVISION

PROJECT NO: WA1903260

DRAWN BY: SKJ

CHECKED BY: RR

DATE: 8.1.2019

SCALE: AS NOTED

SHEET TITLE:
GROUND FLOOR PLAN

A101

SHEET OF

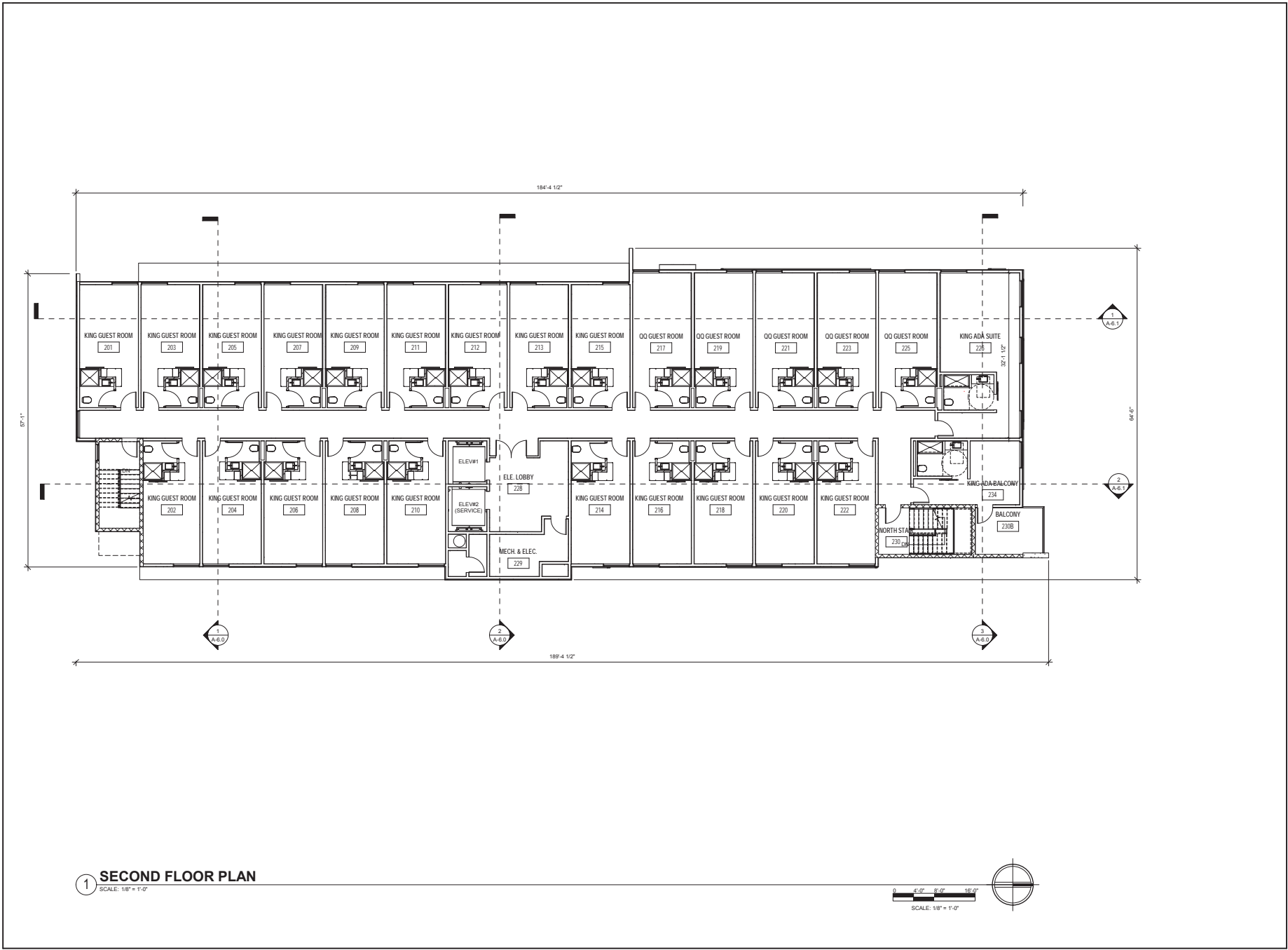


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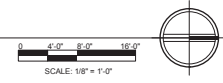
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1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



REVISIONS	
NO.	DATE

PROJECT NO: WA1903260
 DRAWN BY: MH
 CHECKED BY: RR
 DATE: 8.1.2019
 SCALE: AS NOTED

SHEET TITLE:
 FLOOR PLAN
 SECOND FLOOR

A102
 SHEET OF

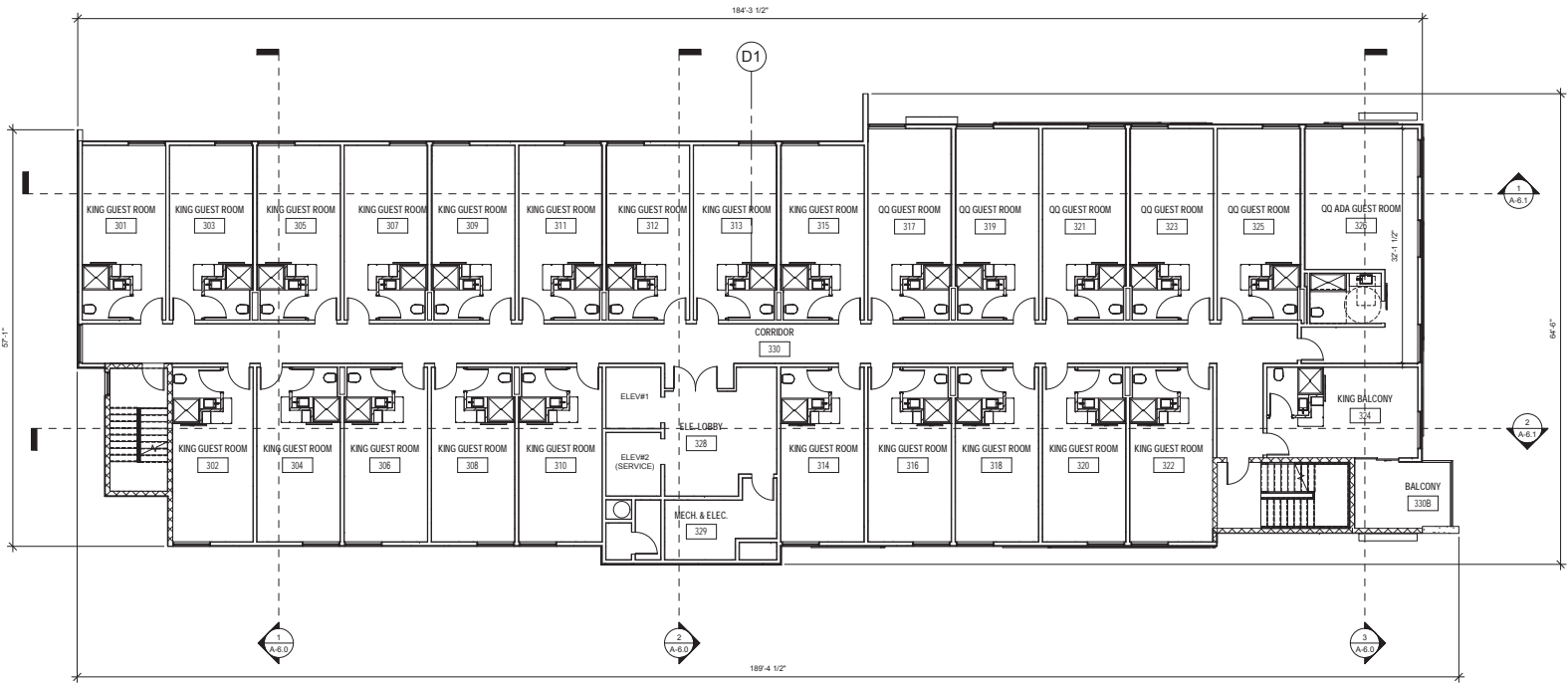


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ARCHITECTURE PLANNING & DEVELOPMENT

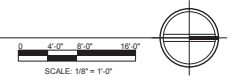
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1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



REVISIONS	
NO.	DATE

PROJECT NO: WA1903250
DRAWN BY: MH
CHECKED BY: RR
DATE: 8.1.2019
SCALE: AS NOTED

SHEET TITLE:
FLOOR PLAN THIRD FLOOR

A103
SHEET OF

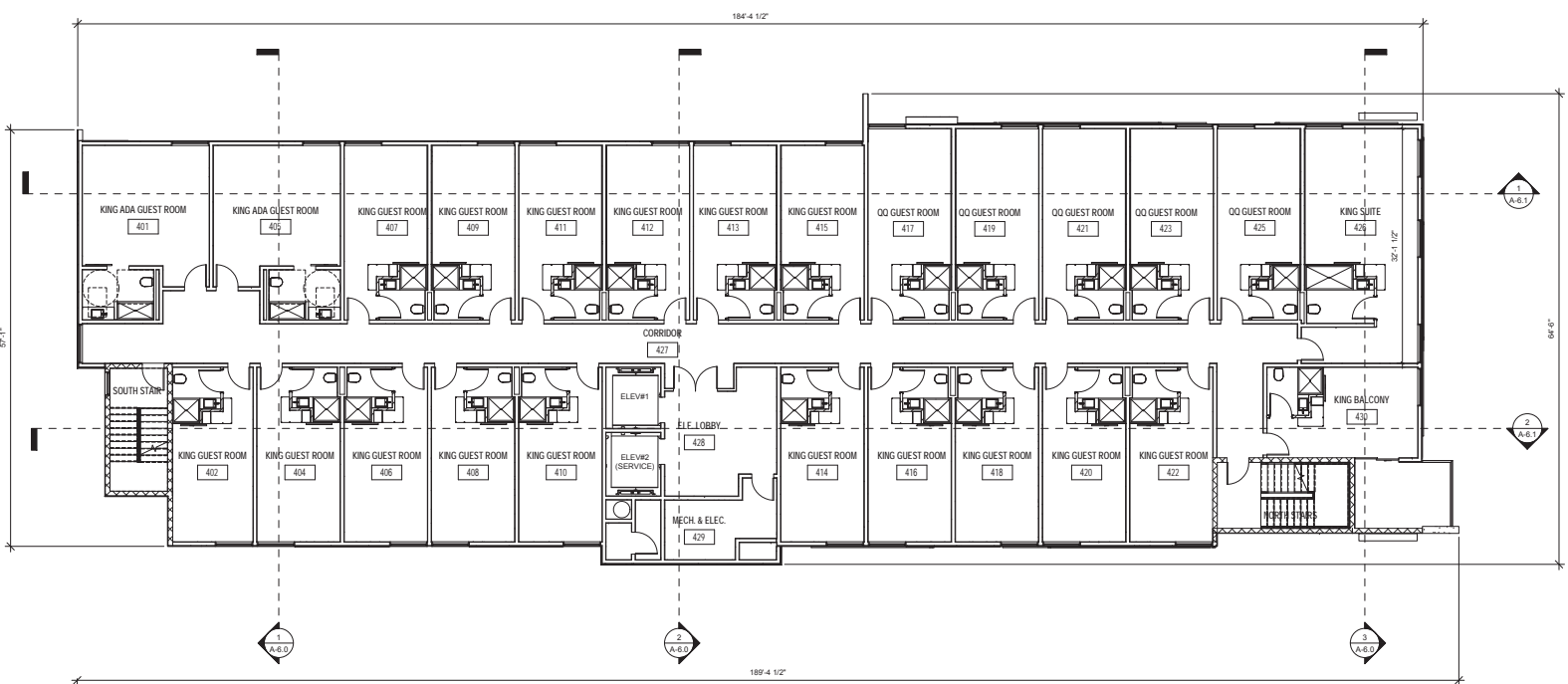


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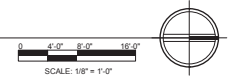
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NO.	DATE

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CHECKED BY: RR
DATE: 8.1.2019
SCALE: AS NOTED

SHEET TITLE:
FLOOR PLAN
FOURTH FLOOR

A104
SHEET OF

1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



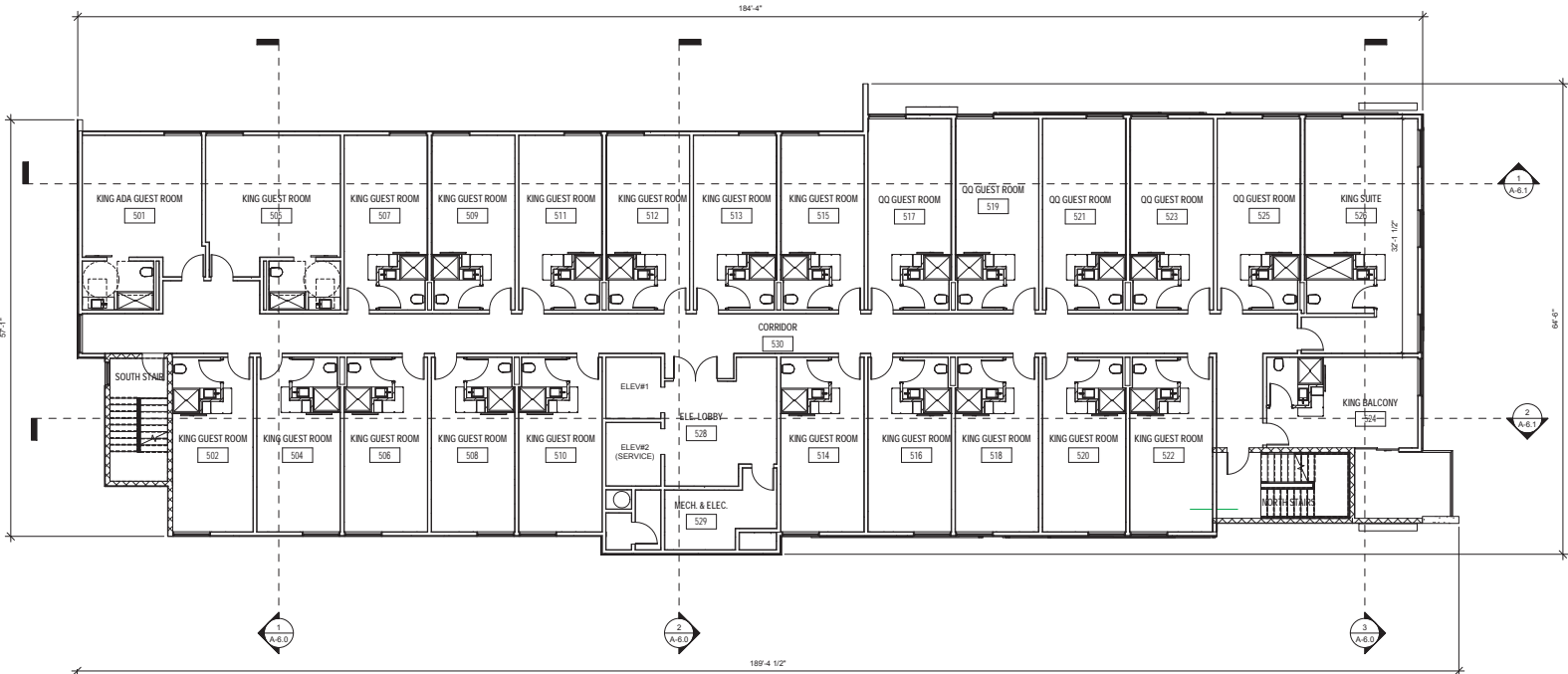


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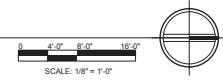
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1 FIFTH FLOOR PLAN

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



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: WA1903250
DRAWN BY: MH
CHECKED BY: RR
DATE: 8.1.2019
SCALE: AS NOTED

SHEET TITLE:
FLOOR PLAN FIFTH FLOOR

A105
SHEET OF

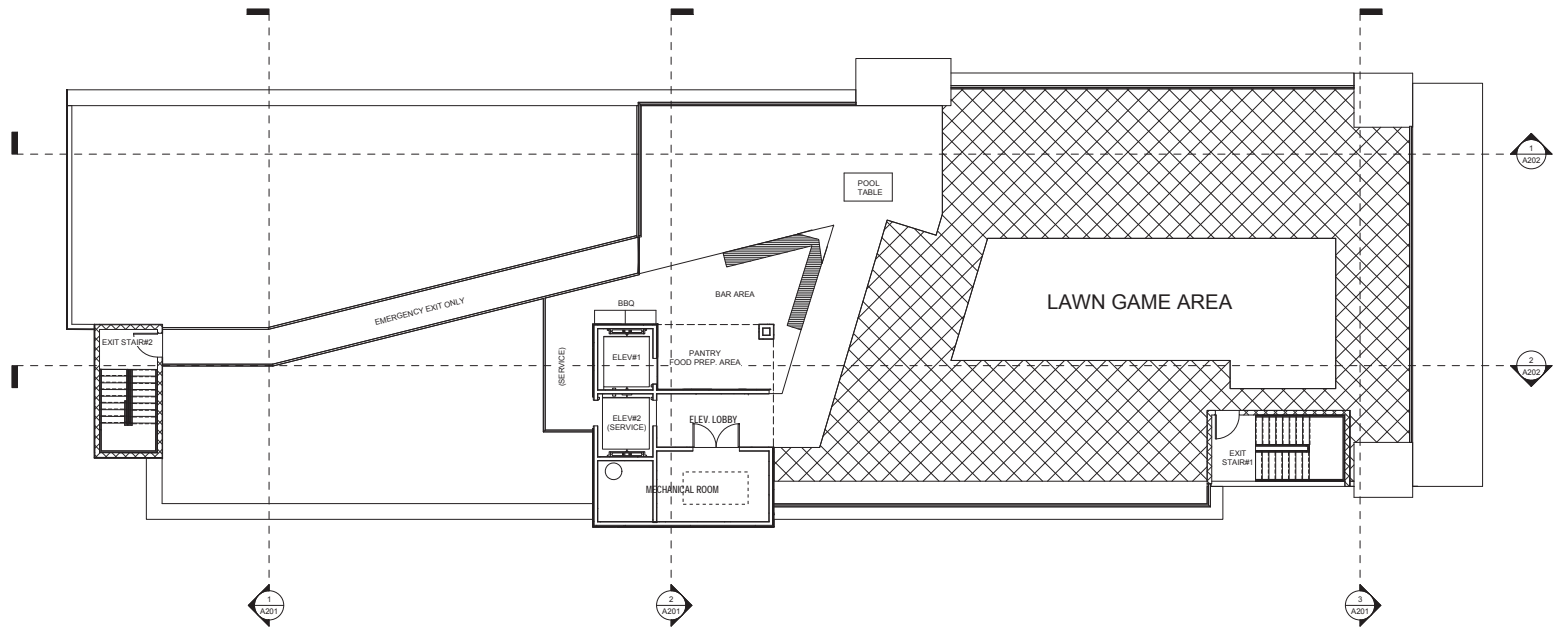


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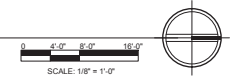
1400 N. SCOTTSDALE BLVD. SUITE 100
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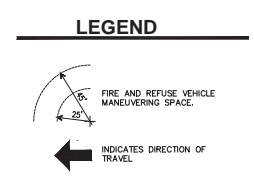
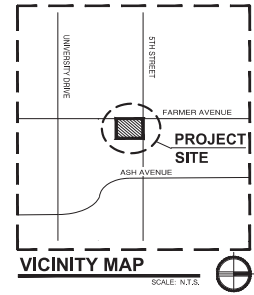
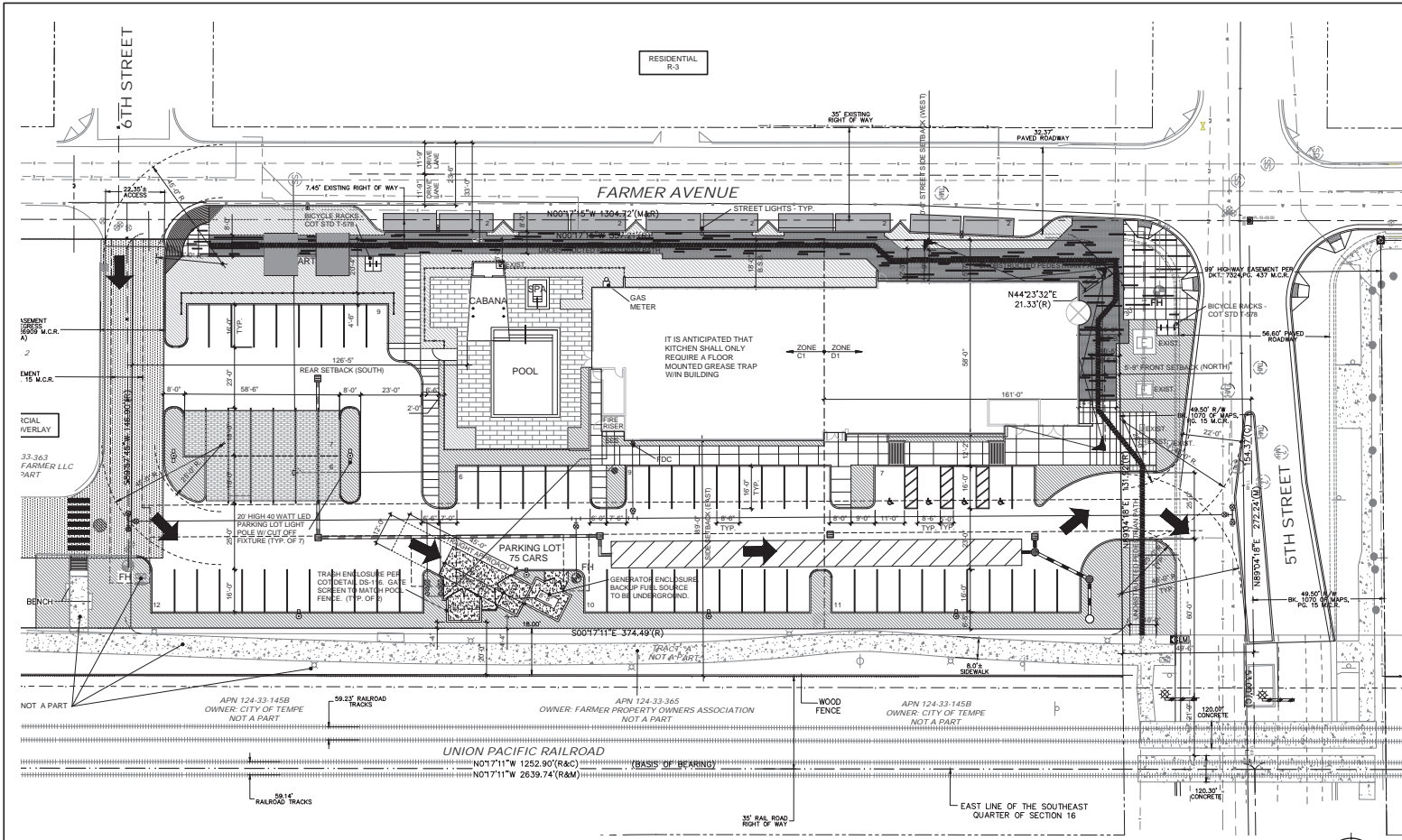
1 ROOF PLAN
SCALE: 1/8" = 1'-0"



REVISIONS	
NO.	DATE

PROJECT NO: WA1903250
DRAWN BY: SKJ
CHECKED BY: RR
DATE: 8.1.2019
SCALE: AS NOTED
SHEET TITLE:
ROOF PLAN

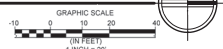
A106
SHEET OF



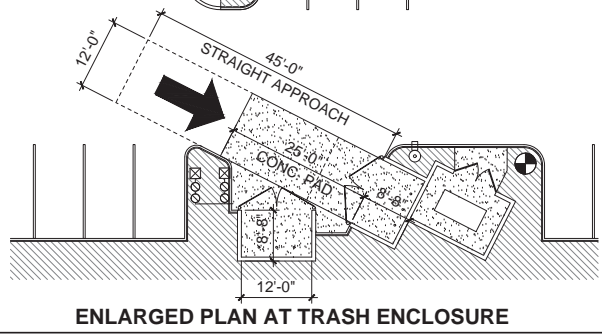
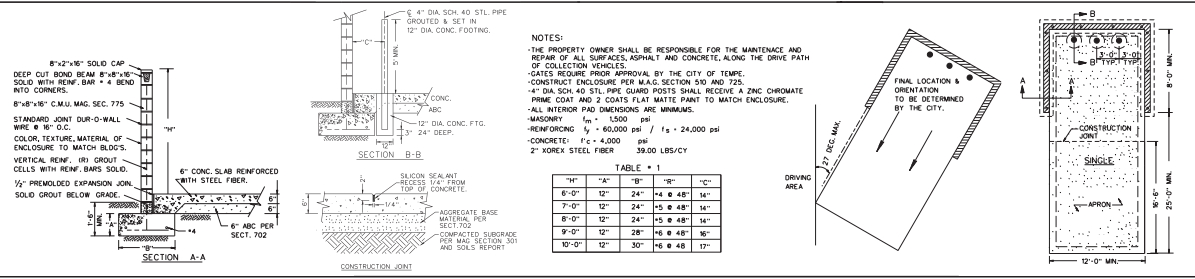
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REFUSE PLAN
 1" = 20'-0"



CITY OF TEMPE STANDARD REFUSE DETAIL DS-116



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: WA19032650
 DRAWN BY: RR
 CHECKED BY: RR
 DATE: 8.1.2019
 SCALE: AS NOTED
 SHEET TITLE:

REFUSE SITE PLAN
REFUSE
 SHEET OF

EXECUTIVE SUMMARY

A new mixed-use development is being proposed for the southeast corner of Farmer Avenue and 5th Street in Section 16 of Township 1 North, Range 4 East, within Tempe, Arizona. The development is expected to be a full-service hotel with some ground floor food service uses.

The project would redevelop the vacant Lot 4 of the Farmer Arts District Parcel 1 into a hotel providing of 102 rooms (or keys or units) with 75 on-site parking spaces and 10 on-street spaces. For analysis purposes, the hotel will be assumed to be opened by the 2020 study year.

The site will provide an east/west drive at 6th Street leading to Farmer Avenue and a right in, right out north/south drive on 5th Street. These driveways will be the access points to the hotel.

The following conclusions and recommendations are documented in this study:

- The proposed Vib Tempe Hotel is expected to generate approximately 724 daily trips with 46 trips generated during the AM peak hour and 50 trips generated during the PM peak hour upon build-out.
- The number of site trips added to either of the adjacent streets during either peak hour is expected to be fairly small: no more than 13 trips (1 vehicle every 4.6 minutes on average) in a single direction. Such levels of new trips are of the magnitude of normal variations experienced on urban roadways; therefore, the adjacent roadways should be able to absorb these trips with little impact on the operation of these roadways.
- CivTech expects that the existing transit, bicycle, and pedestrian facilities should be able to accommodate the guests using these facilities and that hotel guests would not overwhelm the capacity of any of these facilities.



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EXPIRES 12.31.19



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: —

DRAWN BY: TEAM

CHECKED BY: RR

DATE: 7.24.2019

SCALE: AS NOTED

SHEET TITLE:

SHADOW STUDY

L-3.0

SHEET OF XX

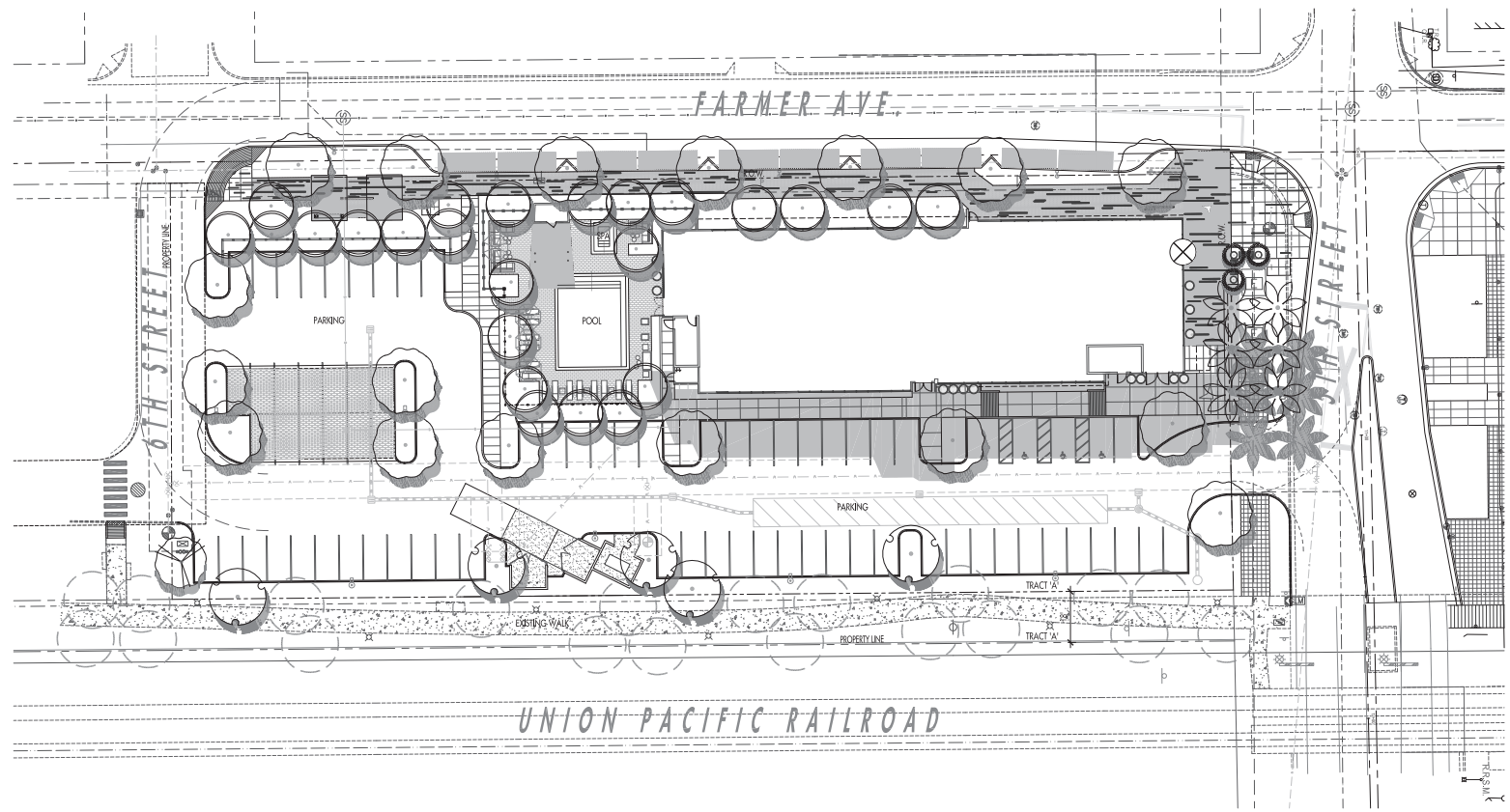
**SHADE STUDY CALCULATIONS
FARMER AVENUE**

PUBLIC SIDEWALK AREAS	3,540 SQ. FT.
A. SHADE FROM TREES	1,520 SQ. FT.
B. STRUCTURAL SHADE	320 SQ. FT.
TOTAL A + B SHADE	= 1,840 SQ. FT. (51 % SHADE)

**SHADE STUDY CALCULATIONS
5TH STREET**

PUBLIC SIDEWALK AREAS	2,900 SQ. FT.
A. SHADE FROM TREES	575 SQ. FT.
B. STRUCTURAL SHADE	500 N/A
TOTAL A + B SHADE	= 1,075 SQ. FT. (37 % SHADE)

R. SHADE STANDARDS. PUBLIC SIDEWALKS SHALL BE SHADED WITH A MINIMUM OF THIRTY-THREE PERCENT (33%) FULL SHADE. SHADE MAY BE PROVIDED BY TREES, GREEN WALLS, TRELLISES, CANOPIES OR OTHER STRUCTURAL FEATURES. SHADE SHALL COVER THE WALKABLE SURFACE AT 3:00 PM ON THE DATE OF JUNE 21ST (SUMMER SOLSTICE), VERIFIED BY A DEVELOPMENT SHADOW STUDY. SHADE CALCULATIONS FOR TREES WILL ASSUME CANOPY GROWTH AT FIVE YEARS FROM PLANTING.

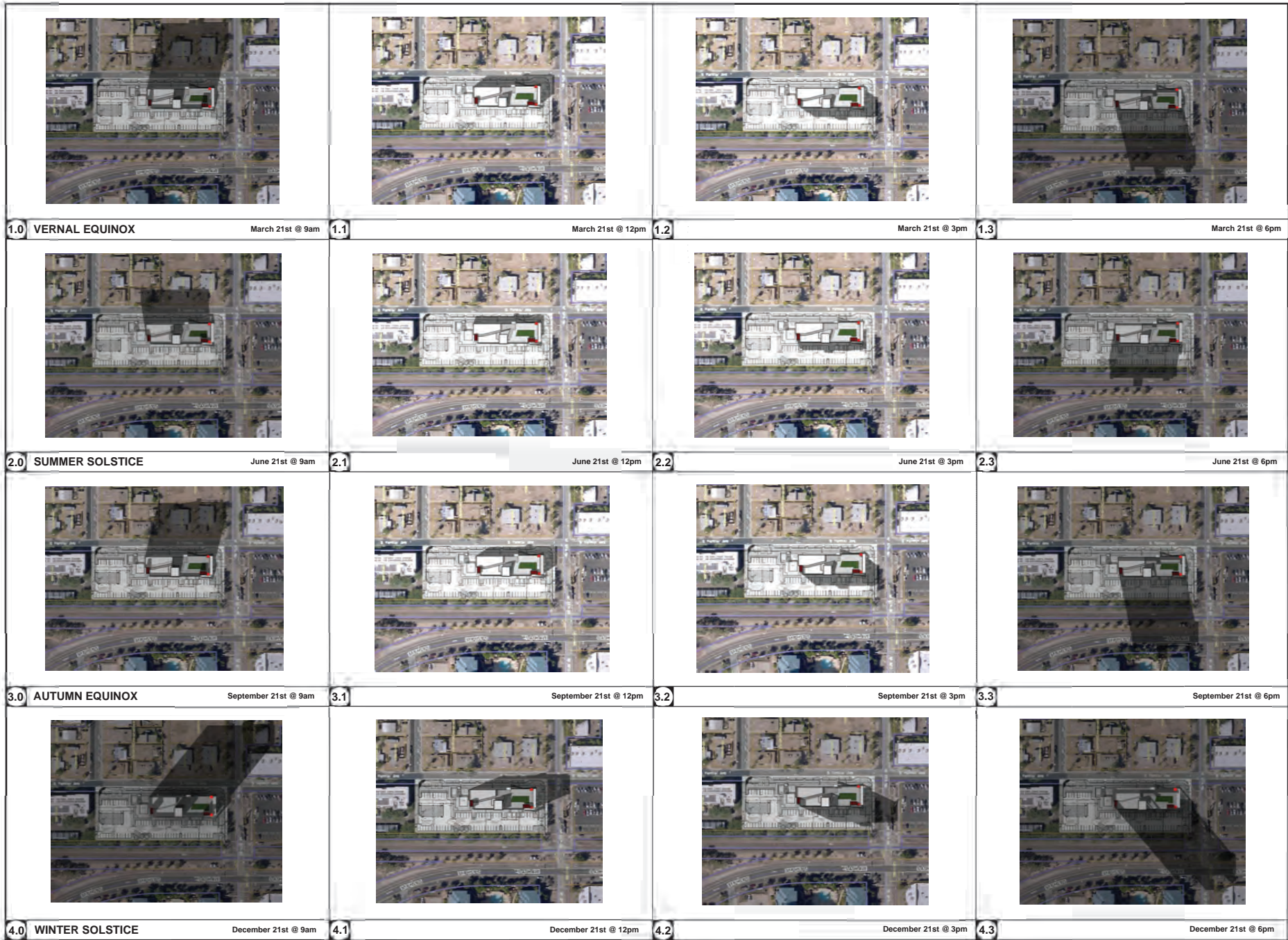


① SOLAR SHADE STUDY
1" = 20'-0"

SCALE: 1" = 20'-0"



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REVISIONS	
NO.	DATE

PROJECT NO: WA 1903260
 DRAWN BY: RR
 CHECKED BY: RR
 DATE: 8.1.2019
 SCALE: AS NOTED
 SHEET TITLE:
 SOLAR STUDY

SOLAR
 SHEET OF