

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 09/22/20
Agenda Item: 7**

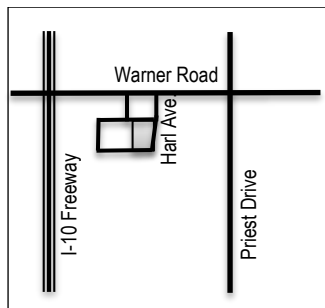
ACTION: Request a Use Permit for a hotel in the GID zoning district, a Use Permit Standard to increase the building height from 60 to 63' in the Southwest Overlay District, and a Development Plan Review for a 111-key hotel for RESIDENCE INN TEMPE located at 8946 South Harl Avenue. The applicant is Sustainability Engineering Group, LLC.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: RESIDENCE INN TEMPE (PL200115) is located in the Agave Development in the Southwest Overlay District. The site is flanked on three sides by streets and shares a drive with a fitness center to the west. The request includes the following:

- ZUP200045 Use Permit to allow a hotel in the GID General Industrial Zoning District
- ZUP200046 Use Permit Standard to increase the building height by 3 feet from 60 to 63 feet in the Southwest Overlay District.
- DPR200075 Development Plan Review including site plan, building elevation for a 5-story hotel, and landscape plan on 2.37 acres



Existing Property Owner	Drew Meyer, Tempe Hotel Development LLC
Applicant	Jason Sanks, Sustainability Engineering Group, LLC
Zoning District	GID SWOD, General Industrial District Southwest Overlay District
Gross / Net site area	2.37 acres
Number of Keys	111 keys
Total Building Area	80,111 s.f.
Lot Coverage	19% (No Standard in GID)
Building Height	63' (35' + 25' = 60' maximum allowed in GID SWOD)
Building Setbacks	South 25' Greentree street front, North 89' Ranch Road reverse street front, West 27' side yard, East 98' street side yard. (25', 25' 25', 0' minimum in GID)
Landscape area	28% (10% minimum required)
Vehicle Parking	112 spaces (112 min. required; 140 max. allowed)
Bicycle Parking	6 spaces (6 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located between Warner Road to the north and the Chandler City boundary to the south, the I-10 Freeway and Phoenix City boundary to the west and Priest Drive to the east. The site is zoned GID, General Industrial District and is located within the Southwest Overlay District and Agave Plan of Development. The site is vacant; a fitness center is approved for the site to the west of the site and has a shared drive with this site. Existing restaurants and offices are located to the north and offices and industrial uses to the south. There is another hotel located further west within the development. The site is surrounded on three sides by streets, with Ranch Road serving as the street front, Greentree Drive as the reverse street frontage and Harl Avenue as the street side. This was used to determine setbacks for the property and determine the building height as defined by the code. This request includes the following:

- ZUP200045 Use Permit to allow a hotel in the GID General Industrial Zoning District
- ZUP200046 Use Permit Standard to increase the building height by 3 feet from 60 to 63 feet in the Southwest Overlay District.
- DPR200075 Development Plan Review including site plan, building elevation for a 5-story hotel, and landscape plan on 2.37 acres

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

SITE PLAN REVIEW

The first site plan review was December 11, 2019. The submittal included all of the plans required for a formal application. Besides formatting and technical corrections, staff requested less paving to accommodate more landscape, a request for a more prominent entry with a sheltered port cochere entry, and comments regarding the materials, colors and aesthetic design of the elevations, which did not appear in character with this area. Staff recommended use of masonry, more variation in materials including metal siding and EFIS, and references to other buildings in the area along with references to other locations of this specific brand product for reference to port cochere and the expected quality of the product. Staff recommended warm desert tones possibly accented with cool grey/green agave color rather than the nautical theme proposed.

The second site plan review was April 22, 2020. The submittal raised questions about the setbacks, building height, location of existing utility easements, and comments were provided on light fixture locations and underground retention in relation to required trees. The building height in GID is 35 and allows a 10% increase with a Use Permit Standard, to allow up to 38.5'; the Southwest Overlay District allows up to 25' of additional height, allowing this site to be 63.5'. The color and material palette were changed to be more in character with this area of Tempe and the Agave Center. Staff asked for more shade along the sidewalk leading from the parking area north of the pool and had questions on the hardscape for the site.

The first formal submittal was reviewed on July 1, 2020. Most of the issues identified during the preliminary review process were resolved. The porte-cochere canopy columns were located within the gas easement. There were missing trees from required landscape islands due to the gas easement, staff suggested use of the option 2. code provision that would require a shade study to determine sufficient shade of parking and circulation areas to exempt the parking lot island trees in select locations. The application did not include the Use Permit for the hotel, only the Use Permit Standard for building height, an additional application was needed. Staff requested more landscape along the street frontage, where no plants were shown between curb and sidewalk. The HVAC units on the roof were not fully screened by the sections provided. All other comments had been addressed.

The resubmittal was reviewed on August 26, 2020. The resubmittal modified the port cochere to cantilever outside of the gas easement. A shade study was provided that met option 2 of the code provisions to accommodate the gas easement. Full screening was provided for HVAC. All issues were addressed.

PUBLIC INPUT

Neighborhood meeting was not required for this request. To date, staff has received no calls of inquiry or concern regarding this project.

PROJECT ANALYSIS

GENERAL PLAN

The applicant has provided a written justification for the proposed project. The site is designated Industrial Land Use with no density in the General Plan. The area is in the Warner and I-10 Growth Area, identified for intensified mixes of uses. The proposed project fulfills strategies one through four, by infill development of a hospitality product with distinct character for this area, integrating multi-modes of transportation access and maximizing visibility to the freeway with building height and orientation.

CHARACTER AREA PLAN

There is no established Character Area Plan for this area. The site is within the existing Agave Center Development, which established design standards for street landscape and driveway treatments with a custom image imprinted in the driveways. The project meets the Agave Center design standards.

ZONING

The site is zoned General Industrial District and is located in the Southwest Overlay District (SWOD). This allows an additional 25' in building height for this area. A Use Permit is required to allow a hotel in the General Industrial District and the applicant is seeking additional height above the allowed 35' in the GID. The Use Permit Standard allows height from the maximum within the district, prior to the additional height in the SWOD. Therefore, a maximum of 63.5' is allowed for this site.

USE PERMIT

The proposed use requires a use permit, to operate a hotel in the GID zoning district. The applicant has provided a letter of explanation and below is analysis pursuant to Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The proposed site is an industrial property surrounded by three streets and could serve any number of office or industrial uses which would generate greater traffic than a 111-key hotel. The shared drive reduces the number of curb cuts and the adjacent gym and nearby restaurants provide attractions for hotel guests to walk to without increasing traffic. The traffic generation from the hotel has different peak periods than other businesses in the area and will not generate significant traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The use of a hotel in an industrial area is not likely to generate the potential nuisances that some industrial uses could generate. The pool amenity could generate noise but would most likely be used in evening hours when other businesses are closed. The pool amenity would also be managed by the hotel to assure guests respected quiet hours of other guests. Although the area is zoned industrial, most of the uses are office, lab or similar uses that would not be impacted by the hotel use.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The proposed hotel would replace a lot that has remained vacant for decades, it promotes activity after business hours which helps deter crime and helps implement goals of the general plan economic development element.
4. *Compatibility with existing surrounding structures and uses.* Although there are hotels clustered along the freeway in Phoenix and Chandler, and three miles north on Baseline in Tempe, the nearest hotel is the Drury Inn just north west of this site within the Agave Center. A hotel was planned for Emerald Center, north of Warner, but has not been built. The addition of the hotel will serve the businesses in this area, including the Tempe Autoplex, Emerald Center and Agave Center for business travel as well as guests visiting residents within the area or in town for events such as spring training. Entertainment and shopping north of Warner will also provide an attraction for hotel guests. The use is compatible with surrounding uses and the architecture is appropriate to the surrounding environment in south Tempe.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* Residence Inn is a Marriott product that has experience in managing hospitality properties around the world, customer service and guest relations are well established to provide adequate control of behavior. Activation of this lot will provide additional surveillance of the larger area.

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

USE PERMIT STANDARD

The proposed use requires a Use Permit Standard for additional building height in the General Industrial District. The Use Permit Standard allows for an additional 10% building height, from 35 to 38.5 feet. This site is located in the Southwest Industrial District, which allows an additional 25 feet beyond the base code standard. This would allow a building up to 68.5 feet in this area. There are 15 units on the first floor, and each floor above has 24 suites ranging from studio to 2-bedroom. The building height in the General Industrial District with the Southwest Overlay District would allow all five stories and all 111 guest suites but would not have sufficient room for the pitched architectural roofline desired for this product. The applicant has provided a letter of explanation and below is the analysis of the Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The requested 3.5 additional building height will not increase the number of hotel rooms or have any impact on traffic generated on site.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The additional height will help screen mechanical equipment and will not contribute to nuisances.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The additional height to the roof of the building will provide architectural variation which is an enhancement over a standard flat roof design for this product. The proposed increase in height will not deteriorate the surrounding area.
4. *Compatibility with existing surrounding structures and uses.* The adjacent Eos fitness center to the west was approved at 45 feet, the Supima Office building built to the north at approximately 32 feet and the Drury Inn to the north west of this site has a Planned Area Development for the 7-story hotel which is approximately 98 feet. Emerald Center to the north of Warner has a PAD allowing up to 160' on Lot 1, where IKEA is located. The proposed addition of 3.5 feet is compatible with surrounding heights in this area.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The additional building height will not impact behavior on or around the property.

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

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed development consists of a single 5-story hotel facing east toward Harl Avenue, with the narrow ends facing Ranch Road and Greentree Drive. The west side faces the future fitness center on the adjacent property; both building share a drive on the north Ranch Road frontage. The hotel property includes 26 parking spaces on the west side that are accessed from the parking lot of the fitness center. This configuration was approved by the prior entitlement to the west and has a cross access agreement. The hotel has driveway access on Greentree Drive and the primary drive on Harl Avenue. The site has existing utility easements along the street frontages as well as a 40-foot gas easement running diagonally through the site. These constraints determined location of building and amenities, parking and landscape. The site has pedestrian access to all three streets and is less than 800 feet from bus transit on Warner Road. Upon entering the side, a cantilevered port cochere provides a shaded place for guests to park, check in and unload before parking. The site meets parking requirements of the code and is provided in close proximity to the building. The refuse is separated from view and the pool amenity is surrounded by vegetation to create an outdoor room with sun in the morning and shaded by the hotel in the afternoon.

Building Elevations

The contemporary design of the hotel uses a combination of traditional stacked stone veneer on the ground floor and exterior insulated finish stucco (EIFS) system with newer products such as fiber cement panels in a smooth finish and a wood texture finish that are both residential in appearance but are used in a modern application on the upper floors. The roof is flat with parapets that slope to give the appearance of a pitched shed roof. The entry canopy and pool building have shed roofs in dark bronze standing metal seam roof to match the sloped parapet angle and metal trim on the building. The ground floor entry has varied building heights to allow a transition to the taller structure behind, as well as provide opportunity for clerestory windows for daylighting to the interior lobby. The elevator lobby provides a band of corner glazing the full height of the building that allows natural north and east light into the halls and breaks the massing of the façade. Each room or suite has a portion projected or recessed to break up the massing of the building and add interest within the rooms. This change in surface plane provides shade to some windows and creates shadows throughout the day, adding depth to the elevation depending on view. The upper floors are broken up by changes in color and material, with the primary stucco body alternating between a mocha brown and beige; the taller elements with the angled parapet are dark orange colored panel siding. The room vents are matched to adjacent building colors to blend with the walls. The wood look product is used on the entry lobby to create a home-like appearance set apart from the rest of the structure massing.

Landscape Plan

The existing site has an established street tree of Evergreen Elm and secondary tree of Mesquite within the Agave Center, this is the predominant mix of trees along all three street frontages. A native tree survey was done due to natural growth that has occurred on the vacant lot. Seven of the existing trees are salvageable and proposed for relocation on the site, these include Mesquite, Willow Acacia and Sweet Acacia. Other trees proposed as accents include purple flowering Jacaranda, yellow flowering Blue Palo Verde and additional yellow flowering Sweet Acacia. The shrubs include a combination of fuchsia Bougainvillea, Red Bird of Paradise, purple Texas Sage, pink Indian Hawthorne, purple Ruellia and yellow Desert Senna. Ground cover includes Acacia redolens, white Bush Morning Glory, purple Sandpaper Verbena, red and gold Lantana and purple Ruellia 'katie'. Accents include Century Plant, Parry's Agave, Desert Spoon, Bicolor Iris, Red Yucca, Yellow Microdaisy and Purple Prickly Pear. The combination of xeric plants will provide year-round color to the site.

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 placed for best utilization of the site for utilities, circulation, parking, visibility and access. The form is determined by use and articulated by variation in the vertical and horizontal planes of the façade. With three streets to address, the building has high visibility and provides material changes for variety.
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 is oriented with the longest elevation facing east and west due to the shape of the lot. Landscape is predominantly smaller desert trees that reach 20-30' tall, but the site is heavily landscaped with approximately 57 trees to shade sidewalks around the site.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The materials are similar to those found in the area, stacked stone is not used on the industrial buildings in the area but is used on the residences in San Marbella to the east and on the commercial businesses along Warner Road north of the site. The cement board product is a new introduction to the palette for Agave Center. The colors compliment the warm desert tones of other structures in the area.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The surrounding area has building heights from single-story to seven-stories, this five-story hotel is in character with the area. The building is just under 63 feet and the Jacaranda tree is used as an accent tree around the building can reach 40-50 feet at maturity.

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 building is broken up by material, color and surface plane changes, grounded at the base by stone veneer to enhance the pedestrian experience. The roofline is varied between parapet and pitched to add visual interest at the.*
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 as shown in the elevations and described in the letter of explanation and above analysis meets this criteria.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; Three streets surrounding the site have sidewalks to be shaded by a double row of trees alternating on sides of the walkway for maximum cover throughout the day. The site is less than 800 feet from the nearest transit stop.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; Vehicular and pedestrian routes are separated, with crossings clearly delineated.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; The four sided architecture with windows on every level, use of parking on three sides and an amenity pool area out front provide natural surveillance of the three street areas surrounding the property and overlooking the fitness center and parking to the west. Plants are designed to provide maximum visibility of the site and lighting will comply with light levels for safe night use of the sidewalks.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; The landscape is densely planted in a casual arrangement that delineates parking and street front separate from the hotel foundation plants and amenity area, while using the same palette throughout.*
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; Signage is not a part of this request but was planned for within the architectural design. and*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses and does not create negative effects. A photometric plan was provided, and the site will meet lighting levels.*

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 Use Permits and Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit Standard to increase building height, the requested Use Permit for a hotel in the General Industrial District and the Development Plan Review. This request meets the required criteria and will conform to the conditions.

USE PERMIT AND USE PERMIT STANDARD CONDITIONS OF APPROVAL:

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

1. This Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application for an 111-key, 63' tall hotel. Any additions or modifications may be submitted for review during the building plan check process.

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 dated August 18, 2020 and building elevations dated July 22, 2020 and landscape plan dated August 17, 2020. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. Art in Private Development is required. The developer may elect to install on-site artwork or provide an Arts Fund contribution. If the property owner elects to install on-site artwork, the Preliminary Art Project Plan is required before a building permit is issued.

Site Plan

3. Provide service yard and mechanical 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.
4. 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.
5. Provide upgraded paving at each driveway consisting of the Agave Center driveway detail. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
6. 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.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

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

Building Elevations

10. The materials and colors are approved as presented:
 - Roof – flat with parapet and shed with anodized bronze finished standing metal seam.
 - EF1: Primary Building – EIFS Dryvit integral color to match Sherwin Williams SW6092 Lightweight Beige
 - EF2: Secondary Building - EIFS Dryvit integral color to match Sherwin Williams SW9092 Iced Mocha
 - FC1: Tertiary Building – Nichiha Illumination series AWP3030 Fiber Cement Panel color to match Sherwin Williams SW6628 Robust Orange
 - STN1: Building Accent – Coronado Stone veneer, 70% Eastern Mountain Ledge Carmel Mountain and 30% Minnesota Fieldstone Wisconsin Blend.
 - WD1: Building Accent - Wood Look Fiber Cement Wall Panel, Nichiha Vintagewood Series AWP3030 Cedar color
 - Windows - Anodized aluminum frame – Pella – Burnished Bronze BR
 - Glazing - low-E rated
 - MTL1: Trim – Anodized Aluminum Fascia Panel in Dark BronzeProvide primary building colors and materials with a light reflectance value of 75 percent or less.

11. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building.
13. 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.
14. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

15. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

16. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Provide temporary irrigation to existing landscape on site or in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants are irrigated as part of the reconfigured system at the conclusion of this construction. Repair existing irrigation system on site or in the adjacent public rights-of-way where damaged by work of this project.
17. 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.
18. 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

19. 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.
20. Provide address sign(s) on the building elevation facing the street to which the property is identified and the west elevation only.
 - 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.

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.

USE PERMIT:

- The Use Permit is valid for Residence Inn and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Any intensification or expansion of use shall require a new Use Permit.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

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.

DEADLINE: Preliminary Subdivision Plat approval shall be valid for a period of twelve (12) months from the date of Commission approval. Failure to submit a Final Subdivision Plat application within 12 months shall make the Preliminary Plat null and void.

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.

COMMUNICATIONS:

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

PUBLIC ART: Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: <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. PD needs access to controlled common pool area. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" 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.
- Any new or existing overhead utilities (if any) on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5kv).
- 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.
- 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.

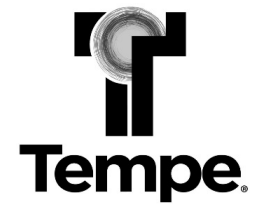
DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality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

HISTORY & FACTS:

1937-1960s	Historic Aerials indicate this area remained native desert without significant development until the mid-1960s. Agricultural uses were established east of the Highline Canal.
1986	A large ADOT retention basin was built to the south of the area.
1996	This area was bladed for future development.
February 26, 1998	City Council approved the Final Subdivision Plat for Agave Center (SBD-98.24) consisting of 12 lots. Ranch Road, 52 nd Street, Greentree Drive and Harl Avenue were established.
2000	The first developments appeared surrounding this site, the center portion remained vacant.
September 16, 2004	City Council approved the General Plan of Development for Agave Center and Final Plan of Development, establishing CC&Rs for common landscape areas and site improvements.
January 8, 2019	The Development Review Commission approved a Use Permit for a fitness center and a Development Plan Review for a new single-story 35,399 square-foot commercial building for EOS FITNESS, located at 1727 West Ranch Road, located directly west of this site and sharing a drive and including parking for this lot on the adjacent site. The applicant was Sustainability Engineer Group. (PL180280).
September 22, 2020	The Development Review Commission is scheduled to hear a request for a Use Permit for a hotel in the GID zoning district, a Use Permit Standard to increase the building height from 60 to 63' in the Southwest Overlay District, and a Development Plan Review for a 111-key hotel for RESIDENCE INN TEMPE located at 8946 South Harl Avenue. The applicant is Sustainability Engineering Group, LLC.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
Section 6-308, Use Permit/Use Permit Standard



DEVELOPMENT PROJECT FILE

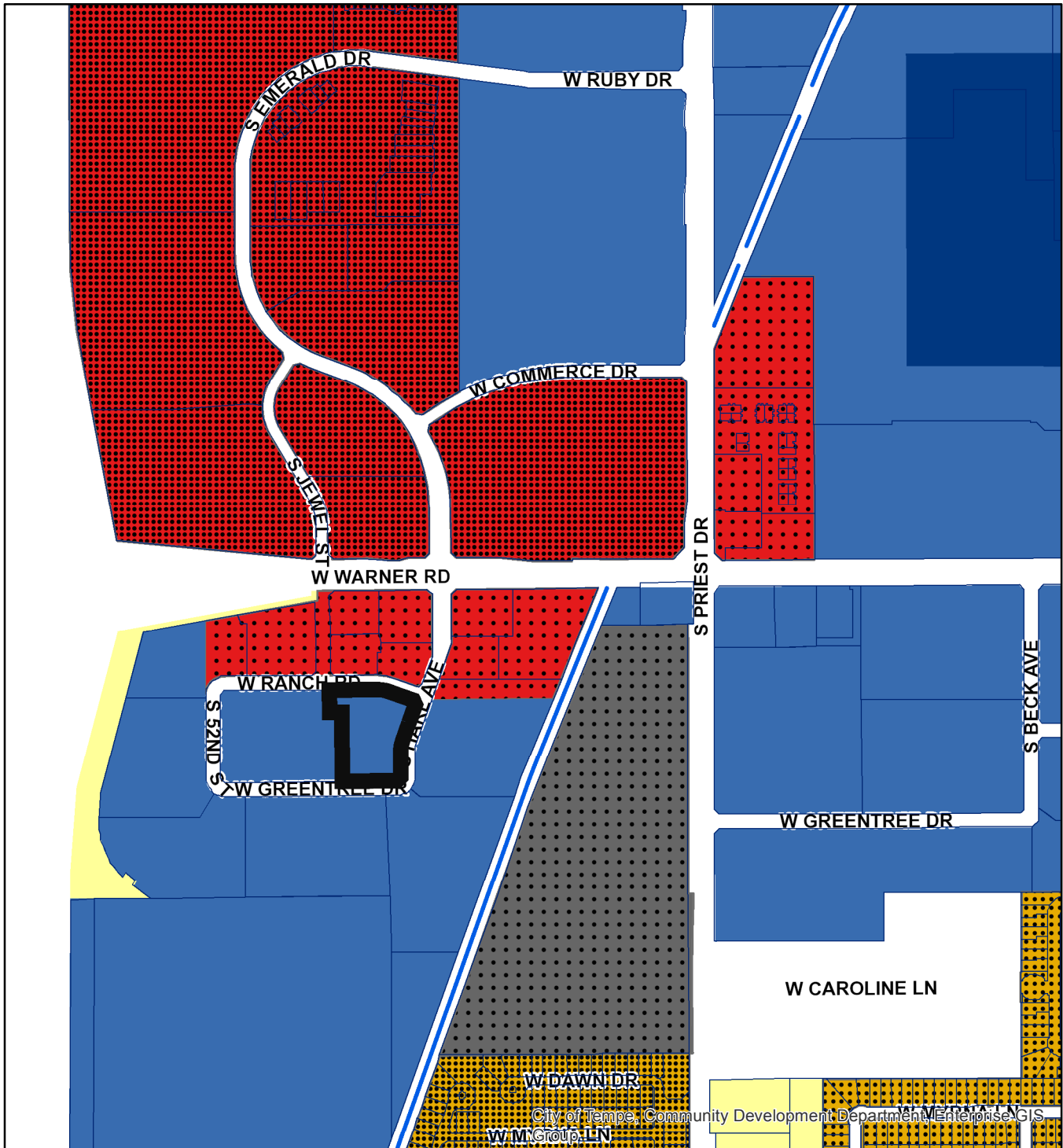
for
RESIDENCE INN
(PL200115)









ATTACHMENTS:

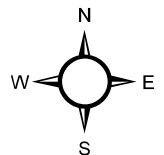
- 1-7. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 8-14. Applicant's Letter of Explanation
- 15-17. Site Design (Site Plan, Landscape Plan, Shade Study)
- 18-26. Building Design (Blackline/Color Elevations, Sections, Floor Plans, Renderings, Material Samples)

RESIDENCE INN TEMPE

PL200115



- | | |
|--|---|
|  General Industrial District (GID) |  Regional Commercial Center (RCC) |
|  Heavy Industrial District (HID) |  Agricultural (AG) |
|  Mixed Use Med-High (MU-3) |  Single-Family Residential (R1-4) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Single-Family Residential Planned Area Dev (R1-PAD) |

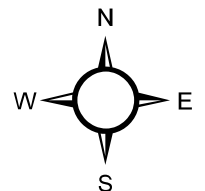


RESIDENCE INN TEMPE

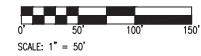
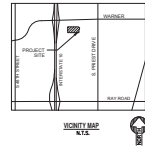
PL200115



Aerial Map



Z:\SHARE\1.0 PROJECTS\GP HOTELS\RESIDENCE INN TEMPE\11 CAD (SEG)\1.2 ENTITLEMENT-PLANNING\AERIAL_PSP.DWG



PRELIMINARY
NOT FOR
CONSTRUCTION



6800 E GELDING DR #101 SCOTTSDALE, ARIZONA 85250
WWW.AZSEG.COM TEL: 480.988.7228

PROJECT
OWNER
RESERVE IN TEMPE

LOCATION
8448 S HARB AVE
TEMPE, ARIZONA

DRAWN: LA
DESIGNED: SH
CHECKED: SC
PROJ. MGR.: JS

DATE: 05/29/2020

ISSUED FOR:
Preliminary Site
Plan Review

REVISION NO.	DATE
△	
△	
△	

JOB NO.: 190813

SHEET TITLE:
CONTEXTUAL AERIAL
MAP WITH SITE PLAN
OVERLAY

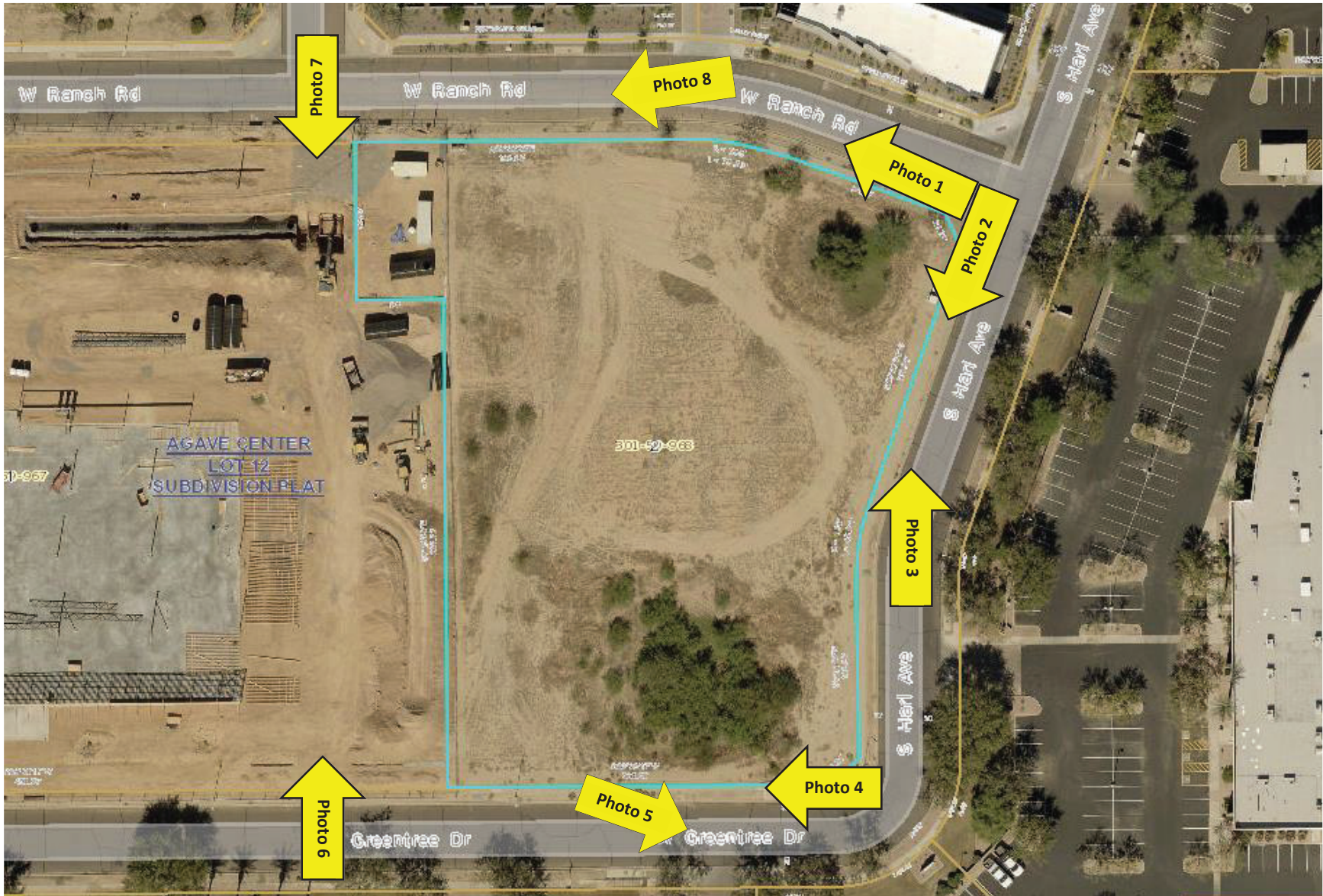
SHEET NO.:

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

Revised 8/18/2020

Residence Inn Context Photos





Residence Inn at S. Harl Ave & W. Ranch Road

Photo 1: Facing Northeast overlooking Property ADA Ramp at the NEC of lot



Photo 2: Facing South overlooking East Property line adjacent to S. Harl Ave.



Photo 3: Facing North, overlooking east property line along S. Harl Avenue



Photo 4: Facing West overlooking SEC of property (Harl and Greetree)



Residence Inn at S. Harl Ave & W. Ranch Road

Photo 5: Facing Southeast overlooking neighboring property to the South.



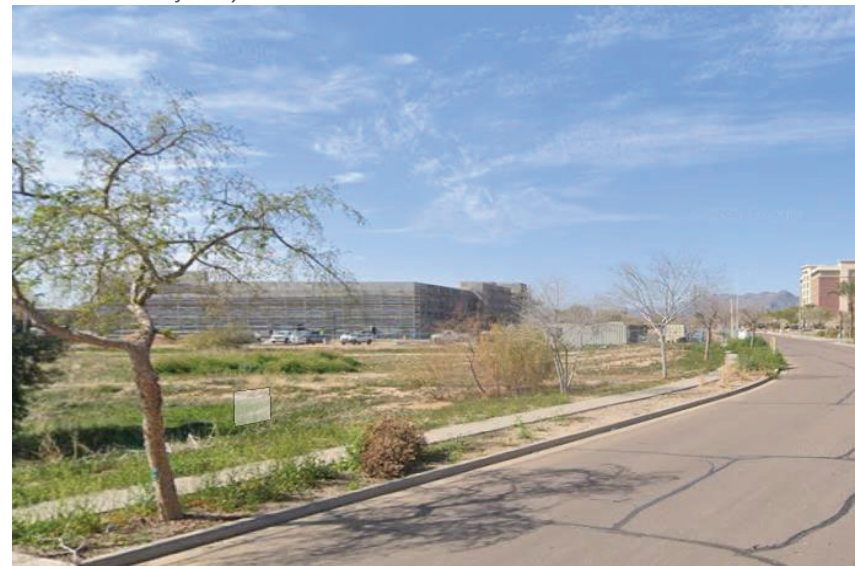
Photo 6: Facing North overlooking the Eos/Residence Inn shared driveway entrance at the South side of property.



Photo 7: Facing South overlooking Eos/Residence Inn shared driveway entrance at the North side of property.



Photo 8: Facing Southwest overlooking North side of property and the east side of the Eos construction facility.





Residence Inn LETTER OF EXPLANATION

Development Plan Review & Use Permit Applications City of Tempe



Requests:

Development Plan Review in GID, and Use Permit Standards for extended building height for a proposed 5-story hotel located at the SWC of W. Ranch Rd. and S. Harl Ave

1st Submittal: June 1, 2020
2nd Submittal: Aug 18, 2020



SEG

"LEEDing and Developing Smart Projects"

DEVELOPMENT TEAM

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Email: gilberto@ardebilieng.com



I. Introduction

Sustainability Engineering Group ("SEG") is requesting a Development Plan Review and Use Permit application for the proposed development of approximately 2.37± acres of property located at the southwest corner of W. Ranch Road and S. Harl Avenue (the "Hotel"). The proposed project includes the development of a brand new 5-story, 111 room hotel. An aerial map has been provided (see **Aerial Map**) to show location and contextual reference.

The site plan (see **Site Plan**) details the layout of the overall hotel including parking. The Hotel will utilize the southwest corner area of W. Ranch Road and S. Harl Avenue. Phased adjacent off-site improvements to Ranch Road and Harl Avenue (dedications, paving, landscaping, utilities) will be completed with this Project.

The undeveloped property is comprised of Maricopa County Assessor's parcel number 301-59-968 which consists of 2.37± acres. The project is located within a commercial and office park setting with no residential uses immediately adjacent. The hotel will operate 24 hours per day and have an outdoor pool that will be closed during late night hours. No noise or activities of the hotel are anticipated to have a negative impact on either the adjacent offices or EOS Fitness Facility to the west. On average there will be 5 employees onsite at the hotel, 10 employees at peak times. The Hotel project will have cross access with the EOS Facility so both properties can share one another's driveway entrances. The shared driveways will be located at the north (providing access to both the Hotel and Gym facilities from the W. Ranch Road) and at the south providing access from W. Greentree Drive.

II. Existing Conditions and Existing Zoning

The Property is currently vacant and located on the southwest area of the City of Tempe. Surrounding Uses and Zoning are indicated in Table A.

Table A

	Existing Land Use	Existing Zoning
North	Commercial	PCC-1 w/ SW Tempe Overlay
East	Vacant	GID w/ SW Tempe Overlay
South	Business Office	GID w/ SW Tempe Overlay
West	Eos Fitness (currently under construction)	GID w/ SW Tempe Overlay

The Hotel project is a necessary land use amongst dense employment centers (GID) and represents a necessary accommodation for business in the area. The hotel will serve the larger community as a whole and capture sales tax revenue from outside of the community that positively benefit the City's revenues that support community protection and services.

III. Development Plan and Use Permit Context

Section 3-301 – Office/Industrial (GID) District establishes the permitted uses and base development standards while the Southwest Tempe Overlay establishes the opportunity for specific development standards to be met that would normally be restricted through the base GID zoning. Since the lot is already zoned GID within the Southwest Tempe Overlay, a Rezone application is not necessary, however, as the building is designed with an extended height, a Use Permit is also required to conform with the City of Tempe development process.

This project will initiate the development of 2.37-acres of vacant land that is suitable for the base zoning. Attached with this narrative is the Site Plan as well as Building Elevations depicting the proposed design and context of the Hotel. The project will include right-of-way dedications, where necessary, and half-streets that will be improved as the Project progresses further into the development stage.



The project proposes to use the entire parcel of 2.37-acres for the space of the hotel, landscaping, and subsequent parking. The total building area of the hotel will be 80,111 SF with 111 hotel rooms provided over 5-stories. Hotel amenities including a pool, gym and tennis court will be provided on the premises of the hotel. The GID district allows a base building height of 35' and the Southwest Tempe Overlay plan allows an additional 25', for a total of 60'. The total height of the hotel, based upon the top of curb height of adjacent Harl Avenue for which the hotel fronts, is 62' 10". This height is the total height including additional building framing for the tower peak, which is used for architectural design and is considered a non-livable projection. The actual height of livable building mass is 57'-4". The height exception for the building's tower elements is permitted by code since they are non-livable projections for the sole purpose of enhancing the building's architecture (Zoning Ordinance Section 4-205 – Exceptions).

IV. Use Permit Justification

A. Pedestrian Pathways/Vehicle Circulation

The proposed Hotel has designed several pedestrian pathways that will allow hotel guests to connect from the hotel to all three adjacent streets. An additional walkway has been provided at the west side of the property and will directly connect the Residence Inn to the neighboring EOS fitness facility. This connection will enable guests who are looking to use the gym facilities to easily walk to the neighboring Eos. Where the walkways cross parking areas, appropriate striping will be used to show the pedestrian dedication. Internal sidewalks will be appropriately paved and provide necessary slopes for ADA access. Landscaping has been carefully placed to beautify and shade pedestrian pathways.

A total of three (3) driveways are planned for the Hotel and will enable ingress/egress from W. Ranch Road (to the north), S. Harl Avenue (to the east) and W. Greentree Drive (to the south). Driveway width will be 30' wide, meeting the driveway width requirements for all access points. The two driveways off S. Harl Avenue and W. Greentree Drive will bring vehicle access directly to the front of the hotel lobby as well as the front parking area. The entrance off W. Ranch Road will circulate to the front lobby and parking area. Driving aisles within the lot will be consistent with the driveway entrance width with the exception of guest check-in area. Where pedestrian walkways cross the drive aisles, appropriate visual striping will be placed. A small valet/lobby drive aisle will be placed directly in front of the hotel main entrance which will be used as a convenient and safe drop off locations for those guests that are using taxi and ride sharing services. The refuse location has been placed in the northwest portion of the property (which is technically the back of the hotel building). All turning radii meet the necessary access and circulation requirements for refuse collection trucks and emergency services

B. Design and Nuisance Control

The buildings design is intended to conform with the surrounding industrial/office theme. Unlike typical office buildings that are predominately glass at the exterior, the proposed hotel is designed with a diverse set of building materials that will help to reduce unnecessary reflection while accommodating a diverse color palette of darker brown hues. The color palette chosen is reflective of the more desert theme and helps to minimize any "out of place" colors. The additional height being requested is to incorporate proper screening that will block mechanical equipment from being seen. Rather than creating a normal flat rooftop, the jutting cornices create texture and dimension.

C. Conformance and Contribution to the General Plan

The Tempe General Plan designates this area as "Industrial" due to its close proximity to the I-10 Freeway. The goal of the General Plan is to create and expand central hubs specific to the needs of the City. The Industrial Land Use Element creates an area of diverse land use for heavier commercial employment and industrial development while maintaining an appropriate design to reduce external nuisances like noise and heavy vehicle and truck circulation. Being that the area is considered a hub of commercial and office activity and with its vicinity to the I-10, the proposed hotel serves as a necessary use for business travelers visiting or coming through this area of South Tempe.



The addition of the hotel, within this specific industrial/commercial area, further implement the goals of the General Plan by consolidating land uses that are similar to each other to create a "hub" of consistent pattern and layout. Sustainable development prioritizes the ability to utilize empty lots within the City while maintaining consistency with surrounding land uses, which is a benefitting factor with this proposed development. By utilizing the existing vacant lot, the development of the hotel ensures infill development of a heavier commercial land use within an area that calls for this exact theme and development.

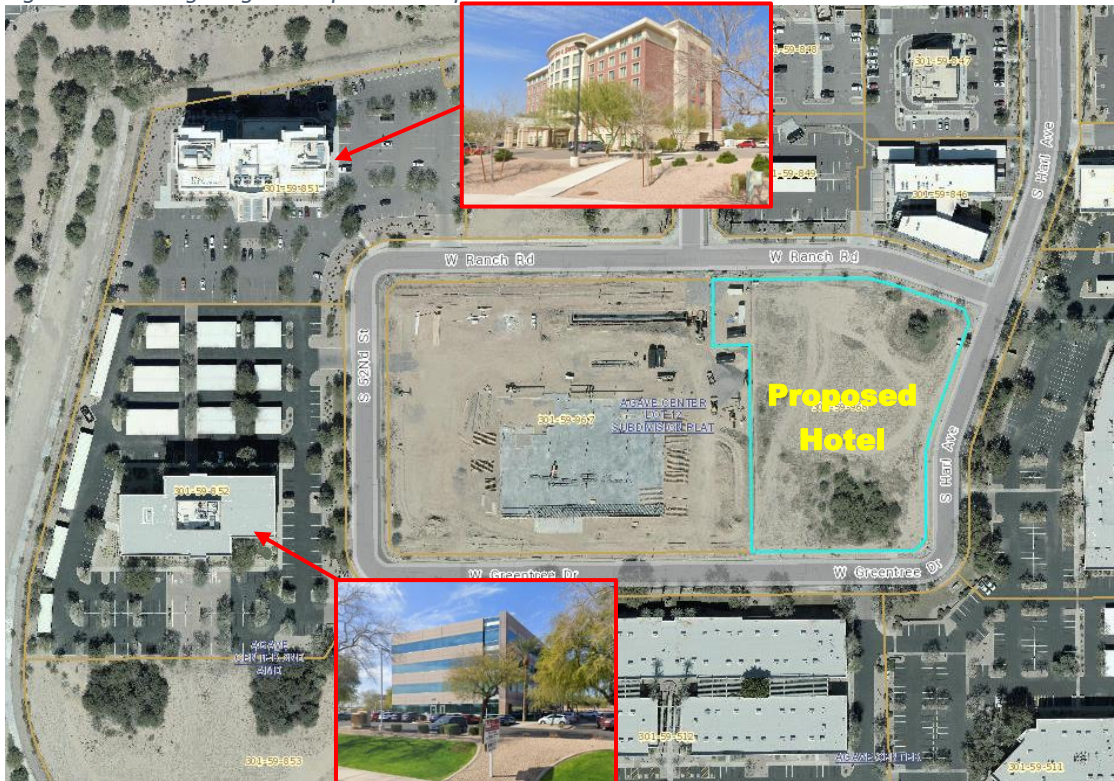
D. Compatibility with Existing Land Uses

The proposed hotel is located within the Southwest Tempe Overlay District ("SWTOD") and is surrounded by heavier commercial and industrial uses (offices, hotels, etc.). Per Section 5-206 of the Tempe Zoning Code, the SWTOD allows for a 25' increase in allowable building height. Current maximum building height within the GID is established at 35'. Given the base zoning's maximum building height and the allowable increase through the SWTOD, the height of the proposed hotel (55'-10") would meet conformity with both the GID and SWTOD height regulations. While the main building mass height will be 55'-10", it should be noted that additional parapets and non-livable architectural features will add eight feet (8') in building height for a total physical height of 62'-10".

Section 4-205 of the Tempe Zoning Code allows structures to exceed the maximum height so long as the additional height is not comprised of habitable building mass. The exceeded height exception only applies for structures such as spires, cupolas, and other similar architectural features. The Building Elevations (as seen in Exhibits 5 and 6) show that the additional height to the hotel building include non-habitable feature such as a unique designed tower peak and parapet features which are all non-livable architectural features as defined in Section 4-205.

Furthermore, the added building height and unique design of the hotel is consistent with the height theme of other structures within the area (as seen in **Figure 1** below). Approximately 600' northeast of the proposed hotel lies the Drury Inn and Suites building which is established at approximately 7 stories (±70'-80') in height as well as an office building directly to the east with a height of 5-6 stories (±50'-60').

Figure 1 - Building Height Comparison Map





The proposed hotel is designed with a consistent height in mind so as not to create an "out of place" structure that overwhelms the area or its neighboring development. The additional height for the hotel would allow the development to utilize the parcel space while creating more opportunity for open space and landscaping features that are unique for the design of the area. Given the additional height over 60' entails architectural features that are non-habitable, a Use Permit for the additional height is not substantial enough to create a negative impact and is consistent for its location and design with other structures in the area.

E. Control of Disruptive Behavior

The hotel is not expected to create disruptive behavior within the area. Unlike single-story long-term hotels where buffering is minimized, the design and specific use of the hotel would primarily be used for short-term business travelers that creates seclusion. Recreational activity concerns, primarily the pool use, is buffered by landscape and considerable building setback that reduce any potential for outdoor noise or disruption. Standard landscaping, as required by the City of Tempe, would further buffer and reduce any circulation and vehicle activity as shown in the Landscape Plan. While the design of the hotel lot creates pedestrian connection from the hotel to the gym next door and public sidewalks, internal lot activity is reduced through considerable landscape and setbacks which isolates any potential onsite activity while creating pedestrian connectivity to external areas.

V. Landscape

The landscape of the Hotel will include desert friendly low water maintenance plant and tree species that are local to the desert environment. This palette also conforms with the landscaping required for the Agave Center. For an inventory of plant species please see **Landscape Plan**. The layout of the landscape will envelope the hotel parking areas to create a natural screening while ensuring proper setback for buffering between the parking areas and both W. Ranch Road and S. Harl Avenue. Landscape islands will also be distributed throughout the hotel parking areas.

Appropriate shrubs within 6' of pedestrian pathways have been appropriately placed so as not to exceed the 2' height requirement or cause any obstructions. Tree alignment along S. Harl Avenue and W. Ranch Road have been designed to meet the minimum planting requirement of 1 tree per 30' of lineal street with proper openings at the driveway entrances to provide clear vision opening for those entering and exiting the property. To reduce heat island effect, and create a natural scenery, landscape will be provided within the internal areas of the lot between the hotel building and parking area, thus reducing the use of hardscape materials, and adding shade.

VI. Architectural Design

The design of the Hotel includes a more modern frame with an architectural stone accent that will wrap the lower level of the hotel. Exterior insulation finishes will contain colors consistent with the overall theme of the Hotel building. The color scheme will include desert brown themes such as Light Beige, Iced Mocha, Dark Bronze, Robust Orange, and Cedar (see **Materials Sample Board**). All door and window frames will be anodized aluminum in a dark bronze tone consistent with the overall exterior of the building. The color layout of the Hotel will be distributed in a diverse pattern so as not to create a monotone façade with each portion of the Hotel building.

The overall mass of the Hotel building has been designed to create depth and a diverse form that will prevent the "box" look that is commonly found in hotel designs. Building accents, including the stone veneer wrap around will add texture the overall mass of the building. The



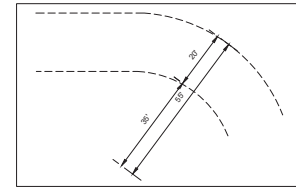
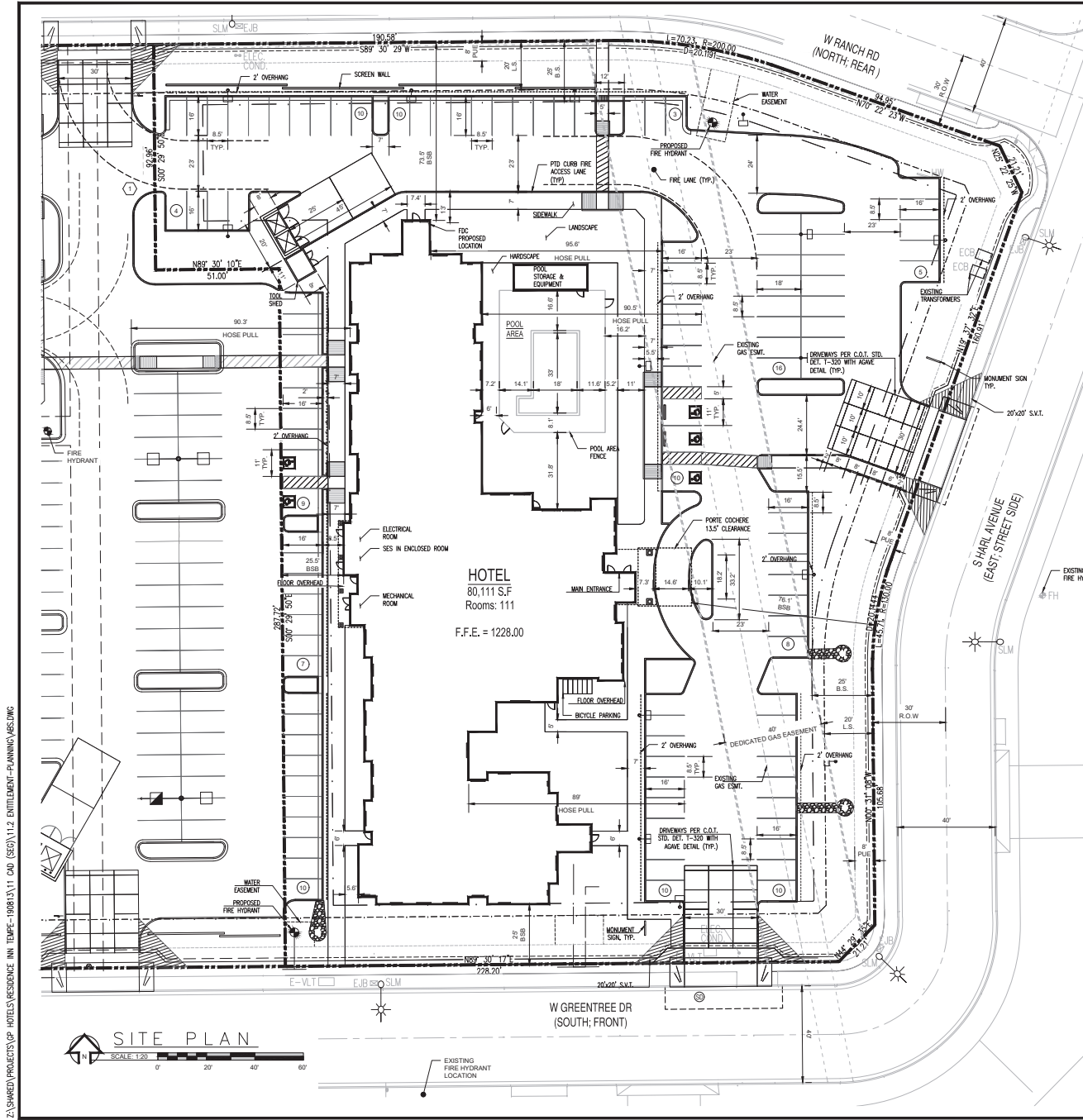
shape and form of the building will be consistent with the design theme of the surrounding areas within Tempe (see **Color Perspectives**).

Private Artwork

The landowner intends to include local art exhibits within the hotel building including items like sculptures, painting and other significant accessories. Upon approval of this DPR the property owners and hotel management will file the necessary documents for public art display. A sculpture is being considered however further discussion is required.

VIII. Conclusion

As described in the preceding text, this project meets the appropriate scale and development requirements of the Tempe Zoning Code. Items required for the Development Plan Review and Use Permit processes have been prepared and are attached with this application and narrative. The Project will provide needed lodging services for those traveling through the Valley, specifically in Tempe's southwest overlay area along the I-10 freeway.



PROJECT TEAM

CLIENT
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CIVIL ENGINEERING AND PLANNING
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 EMAIL: stacy@li-1.com

PROJECT DESCRIPTION / SCOPE OF WORK
 PROPOSED RESIDENCE INN WITH PARKING FIELD, ISLANDS, PEDESTRIAN PATHWAYS, NEW TRASH ENCLOSURE, LANDSCAPING AND SITE WALLS.

PERMITS OR VARIANCES
 DEVELOPMENT PLAN REVIEW
 USE PERMIT FOR HOTEL IN GID
 USE PERMIT STANDARD FOR ADDITIONAL HEIGHT

NOTES:

1 RECORDATION NUMBER OF CROSS ACCESS EASEMENT FOR SHARED DRIVE IS: MCR 2019-049430

DEVELOPMENT SUMMARY TABLE:

PROJECT ADDRESS:	8946 S. HARL AVE, TEMPE, AZ.	
PROJECT DESCRIPTION:	SITE PLAN DEVELOPMENT	
PROPOSED OR DESIGNATION:	INDUSTRIAL	
EXISTING ZONING:	GID	
PROPOSED ZONING:	GID	
ADJACENT ZONING:	NORTH: RANCH / PCC-1	EAST: HARL / GID
	SOUTH: GREENTREE/GID	WEST: 52TH ST / GID
PROPOSED USE:	HOTEL	
CONSTRUCTION TYPE:	BUILDING: VB	
OCCUPANCY:	M	
LOT SIZE (NET):	109,440 SF	2.37 AC
BUILDING FOOTPRINT:	19,807 SF	
BUILDING SF (GROSS):	80,111 SF	
LOT COVERAGE:		
MAX BUILDING COVERAGE:	NR	MAX
PROPOSED BUILDING COVERAGE:	19%	
MIN LANDSCAPE AREA:	30%	NET SITE AREA MIN 9%
PROPOSED LANDSCAPE AREA:	28.72%	29,711 SF
BUILDING HEIGHT:		
MAX BUILDING HEIGHT:	60'	
PROPOSED HEIGHT:	62'-10"	
NO. OF STORIES:	5	
SETBACKS:	BUILDING	LANDSCAPE
BUILDING & LANDSCAPING:	REQ'D	ACTUAL
STREET SIDE (EAST (S. HARL AVE.)):	25'	76.1'
REAR (NORTH (W. RANCH RD.)):	25'	73.5'
FRONT (W. GREENTREE DR.):	25'	25'
SIDE (WEST):	0'	25.5'
PARKING:	20'	20'
LOT # / HOTEL:		
BUILDING USE:	HOTEL	
OFFICES:	406.6 SF	
CONFERENCE ROOM:	766.8 SF	
WORK ROOM:	288.0 SF	
GF COMMON AREA:	3,192.50 SF	
PANTRY:	234.8 SF	
NO. OF ROOMS:	111	
REQUIRED PARKING:	112	
PROPOSED PARKING:	112	
REQUIRED ADA PARKING:	5	
PROPOSED ADA PARKING:	5	
REQ'D BICYCLE PARKING:	6	
PROPOSED BICYCLE PARKING:	6	



PRELIMINARY
NOT FOR
CONSTRUCTION



6300 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
 WWW.AZSEG.COM TEL: 480.588.7226

PROJECT: GP HOTELS RESIDENCE INN TEMPE
 LOCATION: 8946 S HARL AVE, TEMPE, ARIZONA

DATE: 08/18/2020
 ISSUED FOR: Development Plan Review

REVISION NO.:
 DATE:

JOB NO.: 190813
 SHEET NO.:

SITE PLAN

SHEET NO.:
 A1.00

Z:\SHARED\PROJECTS\GP HOTELS RESIDENCE INN TEMPE - 190813\11 CAD (SEG)\11.2 ENTITLEMENT-PLANNING\PLANNING\SEG.DWG

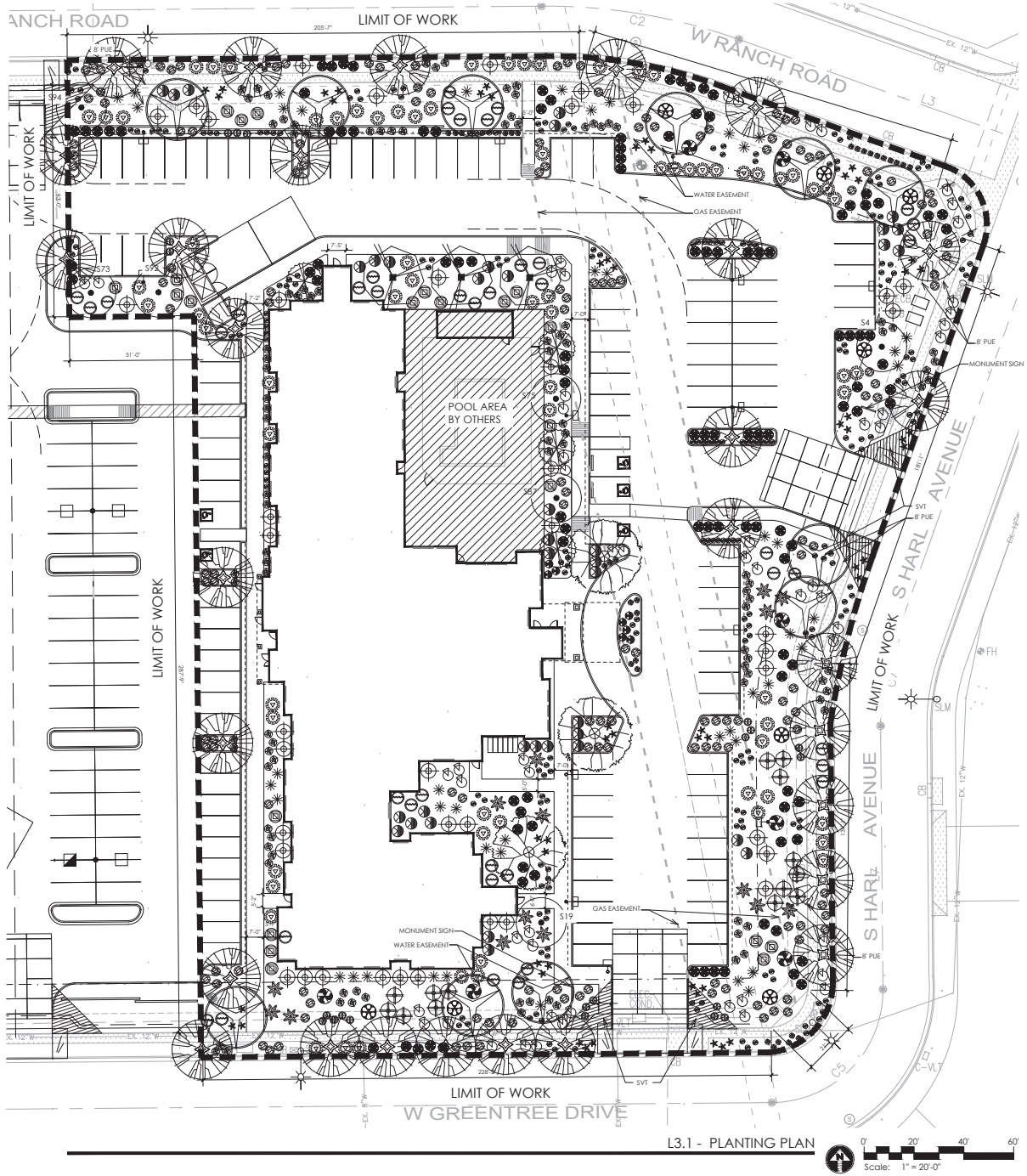
NATIVE PLANT INVENTORY:

Plant#	Common Name	Caliper (in)	Width (ft)	Height (ft)	Status	Comments
1	Mesquite	46	33	28	NS	Wide Base / Poor Structure
2	Sweet Acacia	24	20	18	NS	Wide Base / Poor Structure
3	Mesquite	54	29	20	NS	Wide Base / Poor Structure
4	Mesquite	6	8	7	S	
5	Sweet Acacia	16	8	8	NS	Bush Form
6	Sweet Acacia	90	14	8	NS	Cluster / Bush Form
7	Sweet Acacia	20	8	8	NS	Bush Form
8	Sweet Acacia	30	10	8	NS	Bush Form
9	Sweet Acacia	24	10	10	NS	Bush Form
10	Sweet Acacia	89	40	10	NS	Cluster / Bush Form
11	Sweet Acacia	10	6	8	NS	Bush Form
12	Sweet Acacia	8	8	8	NS	Bush Form
13	Sweet Acacia	40	10	8	NS	Cluster / Bush Form
14	Sweet Acacia	24	9	8	NS	Bush Form
15	Sweet Acacia	10	8	8	NS	Bush Form
16	Sweet Acacia	14	10	8	NS	Bush Form
17	Sweet Acacia	48	12	8	NS	Cluster / Bush Form
18	Mesquite	14	10	7	NS	Wide Base / Bush Form
19	Willow Acacia	8	15	22	S	
20	Willow Acacia	22	28	22	NS	Poor Structure / Shallow Roots
21	Blue Palo Verde	14	18	17	NS	Proximity to Concrete
22	Fan Palm	36	12	15	NS	Proximity to Sidewalk
23	Evergreen Elm	8	17	17	NS	Proximity to US Utility
24	Evergreen Elm	8	18	17	NS	Proximity to Sidewalk
25	Evergreen Elm	8	12	12	NS	Proximity to Gas Line
26	Evergreen Elm	8	19	18	NS	Proximity to Gas Line
27	Evergreen Elm	8	10	15	NS	Cambium Damage
28	Evergreen Elm	8	10	15	NS	Cambium Damage
29	Evergreen Elm	8	12	12	NS	Proximity to Gas Line
30	Evergreen Elm	8	20	18	NS	Proximity to Gas Line
31	Salt Cedar	6	12	9	NS	Wide Base / Weed Species
32	Salt Cedar	4	8	9	NS	Form / Weed Species
33	Sweet Acacia	8	7	9	NS	Wide Base
34	Sweet Acacia	7	7	10	NS	Cluster
35	Sweet Acacia	6	7	10	NS	Cluster
36	Sweet Acacia	12	9	10	NS	Cluster
37	Sweet Acacia	10	8	9	NS	Cluster
38	Sweet Acacia	9	7	8	NS	Cluster
39	Sweet Acacia	7	7	8	NS	Cluster
40	Sweet Acacia	12	7	6	NS	Cluster
41	Sweet Acacia	8	7	6	NS	Cluster
42	Sweet Acacia	8	6	12	NS	Cluster
43	Sweet Acacia	24	10	12	NS	Cluster
44	Sweet Acacia	8	7	10	NS	Cluster
45	Sweet Acacia	7	7	11	NS	Cluster
46	Sweet Acacia	20	10	12	NS	Cluster
47	Sweet Acacia	7	8	11	NS	Cluster
48	Sweet Acacia	8	8	11	NS	Cluster
49	Sweet Acacia	7	8	11	NS	Cluster
50	Sweet Acacia	8	8	11	NS	Cluster
51	Sweet Acacia	12	10	11	NS	Cluster
52	Mesquite	4	10	9	NS	Cambium Damage
53	Mesquite	6	10	9	S	
54	Sweet Acacia	6	8	8	NS	Cluster
55	Sweet Acacia	4	5	8	S	
56	Sweet Acacia	8	8	9	NS	Cluster
57	Blue Palo Verde	6	8	9	NS	Branch Dieback
58	Sweet Acacia	6	8	10	NS	Cluster
59	Sweet Acacia	8	8	12	NS	Cluster
60	Sweet Acacia	12	10	12	NS	Cluster
61	Sweet Acacia	10	10	12	NS	Cluster
62	Sweet Acacia	6	8	12	NS	Leaning
63	Sweet Acacia	8	6	10	NS	Cluster / Leaning
64	Sweet Acacia	6	9	10	NS	Cluster / Leaning
65	Sweet Acacia	7	8	9	NS	Cluster / Leaning
66	Sweet Acacia	16	10	10	NS	Cluster / Leaning
67	Sweet Acacia	4	7	8	S	
68	Sweet Acacia	10	10	12	NS	Cluster
69	Sweet Acacia	7	9	9	NS	Cluster
70	Sweet Acacia	10	9	11	NS	Cluster
71	Sweet Acacia	12	9	9	NS	Cluster
72	Mesquite	4	9	9	S	
73	Mesquite	6	8	6	NS	Wide Base
74	Mesquite	5	8	7	S	
75	Mesquite	6	10	7	NS	Wide Base

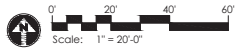
Summary	Trees	Cacti	Total
Salvageable	0	0	0
Non-Salvageable	68	0	68
Total Plants	75	0	75

Sym.	Plant Name	Size	Qty	Remarks
Trees				
⊙	<i>Acacia farnesiana</i>	36" Box	4	
⊙	<i>Acacia saligna</i>	36" Box	3	
⊙	<i>Acacia saligna</i>	36" Box	3	
⊙	<i>Parsonsia florida</i>	36" Box	3	
⊙	<i>Blue Palo Verde</i>	36" Box	11	
⊙	<i>Prosopis juliflora</i>	36" Box	29	
⊙	<i>Evergreen Elm</i>	36" Box	29	
Existing Trees				
S#	<i>Salvage Tree</i>			
Shrubs				
⊙	<i>Bougainvillea 'Torch Glow'</i>	5 gal.	40	
⊙	<i>Bougainvillea</i>	5 gal.	40	
⊙	<i>Casualopia pulcherrima</i>	5 gal.	40	
⊙	<i>Red Bird of Paradise</i>	5 gal.	40	
⊙	<i>Leucophaea frutescens</i>	5 gal.	74	
⊙	<i>Texas Sage</i>	5 gal.	37	
⊙	<i>Rhaphidophora indica 'Pink Lady'</i>	5 gal.	37	
⊙	<i>Indian Hawthorne</i>	5 gal.	110	Purple Flower
⊙	<i>Ruellia brittaniana</i>	5 gal.	110	Purple Flower
⊙	<i>Ruellia</i>	5 gal.	110	Purple Flower
⊙	<i>Senecio nemoralis</i>	5 gal.	22	
⊙	<i>Desert Senna</i>	5 gal.	22	

Sym.	Description
⊙	DECOMPOSED GRANITE 1/2" MINUS WALKER BUTTE 'RED'



L3.1 - PLANTING PLAN



GREY PUCKETT
 landscape architecture | community design
 714 E. Greenway Drive, Suite 205
 480.609.0000 | 480.609.0001

Residence Inn
 Landscape Plans
 TEMPE, ARIZONA

project #: SEG011
 scale: 1" = 20'-0"
 saved for: REVIEW
 drawn by: TEAM
 date: 08.17.20
 drawing: Planting Plan
 sheet # of

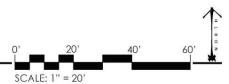
created: 2017 by Green | Plant | Environmental | Care



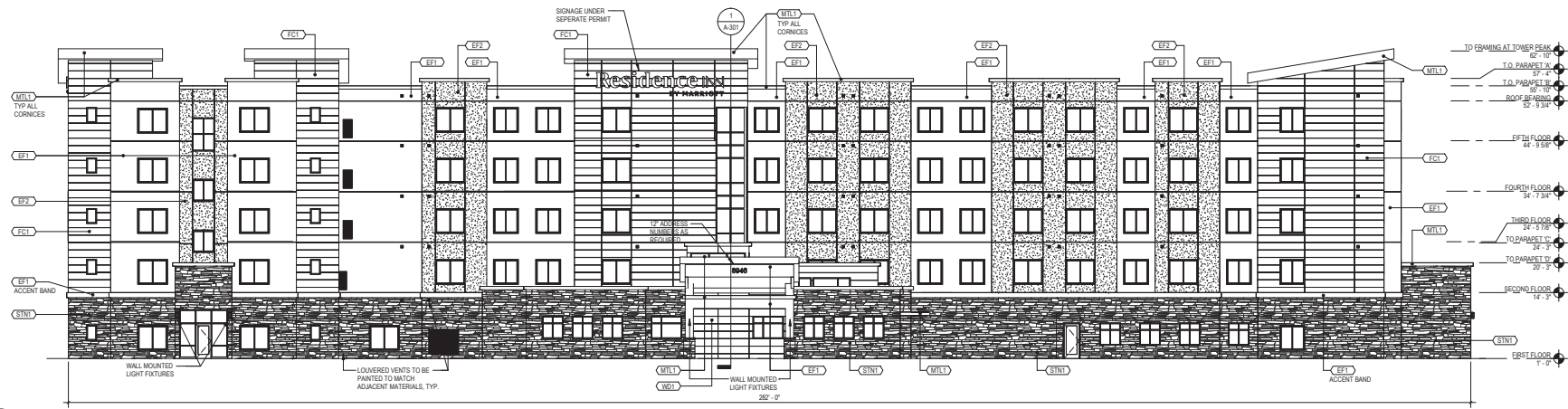
- Total Parking Area: 33,655 s.f.
- Total Shade Area: 8,016 s.f. (23.82% of total parking area)
- Landscape Area

Plan Notes:

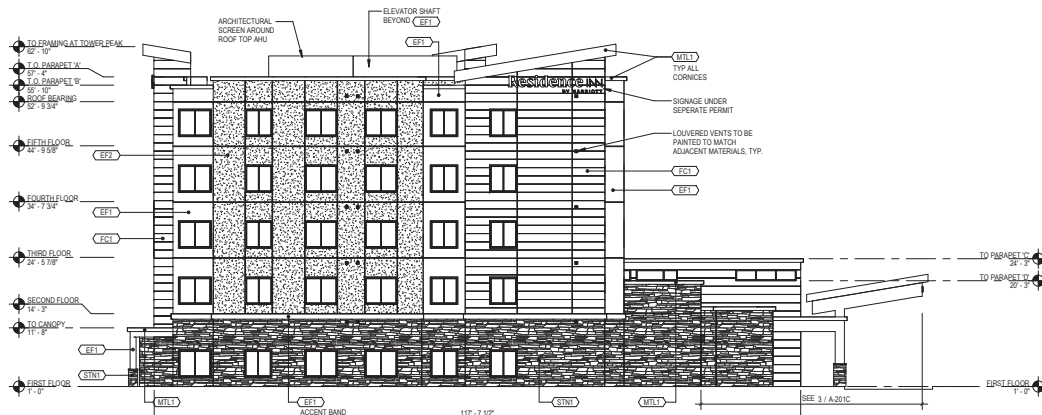
- Shade Study meets all provisions of Section 4-704 A,2 of the Zoning and Development Code of the City of Tempe, notably Option 2: Performance Standard Based on Tree Canopy.
- Tree canopies shown are based on the anticipated 5-year growth expectation at time of planting.
- Shadows shown represent the location of the sun at 3:00 pm on the summer solstice.



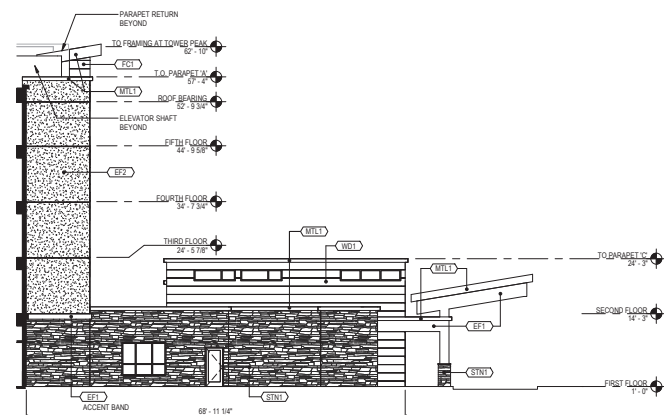
SHADE STUDY
RESIDENCE INN
ATTACHMENT 17



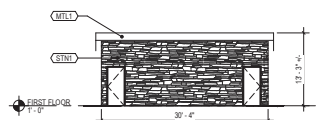
1 EAST (FRONT) ELEVATION
352' x 110'



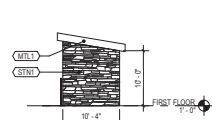
2 SOUTH ELEVATION
352' x 110'



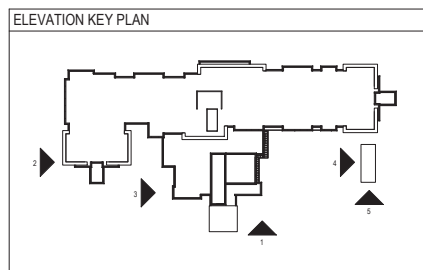
3 SOUTH GATEHOUSE ELEVATION
352' x 110'



4 POOL BUILDING FRONT ELEVATION (BACK SIM)
352' x 110'



5 POOL BUILDING SIDE
352' x 110'



GENERAL NOTES

- BUILDING HEIGHT IS BASED OFF TOP OF CURB ELEVATION AT FANON ROAD. TOP OF CURB ELEVATION IS 1'-0" BELOW THE FINISHED FLOOR ELEVATION OF THE BUILDING.

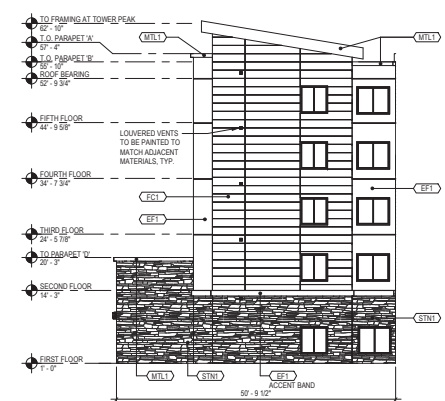
EXTERIOR FINISH LEGEND

	FC1 FIBER CEMENT WALL PANEL NICHIA ILLUMINATION SERIES AMP9300 COLOR TO MATCH SHERWIN WILLIAMS SW603 - ROBUST ORANGE
	EFI EXTERIOR INSULATION FINISH SYSTEM DRYVIT OR APPROVED EQUAL COLOR TO MATCH SHERWIN WILLIAMS SW602 - LIGHTWEIGHT BEIGE
	EFD EXTERIOR INSULATION FINISH SYSTEM DRYVIT OR APPROVED EQUAL COLOR TO MATCH SHERWIN WILLIAMS SW692 - ICED MOCHA
	MFL MINIORIZED ALUMINUM FASCIA PANEL COLOR: DARK BRONZE
	WDL WOOD LOOK FIBER CEMENT WALL PANEL NICHIA VINTAGEWOOD SERIES AMP9300 COLOR: CEDAR

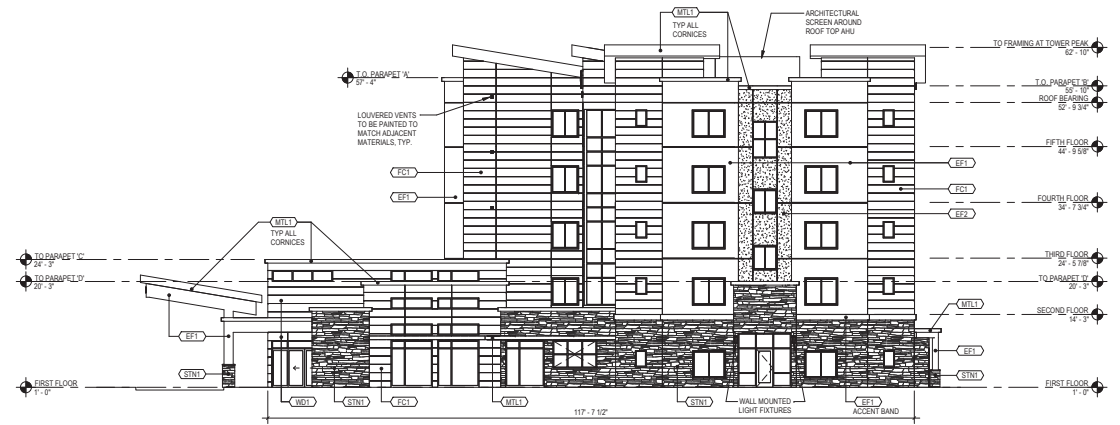
- NOTES:
- ALL DOOR & WINDOW FRAMES TO BE ANODIZED ALUMINUM DARK BRONZE UNLESS NOTED OTHERWISE
 - ALL HOLLOW METAL DOORS & FRAMES TO BE PAINTED TO MATCH ADJACENT WALL ON WHICH THEY OCCUR
 - ALL LOUVERS & GRILLES TO BE PAINTED TO MATCH ADJACENT WALL ON WHICH THEY OCCUR



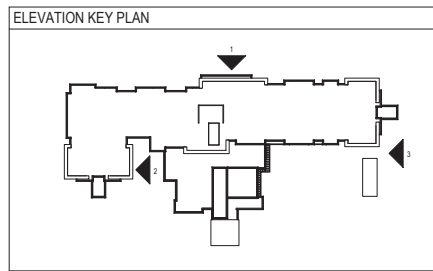
1 WEST (BACK) ELEVATION
302' x 1'-0"



2 NORTH RETURN ELEVATION
302' x 1'-0"



3 NORTH ELEVATION
302' x 1'-0"



GENERAL NOTES

1. BUILDING HEIGHT IS BASED OFF OF TOP OF CURB ELEVATION AT RANCHO ROAD. TOP OF CURB ELEVATION IS 1'-0" BELOW THE FINISHED FLOOR ELEVATION OF THE BUILDING.

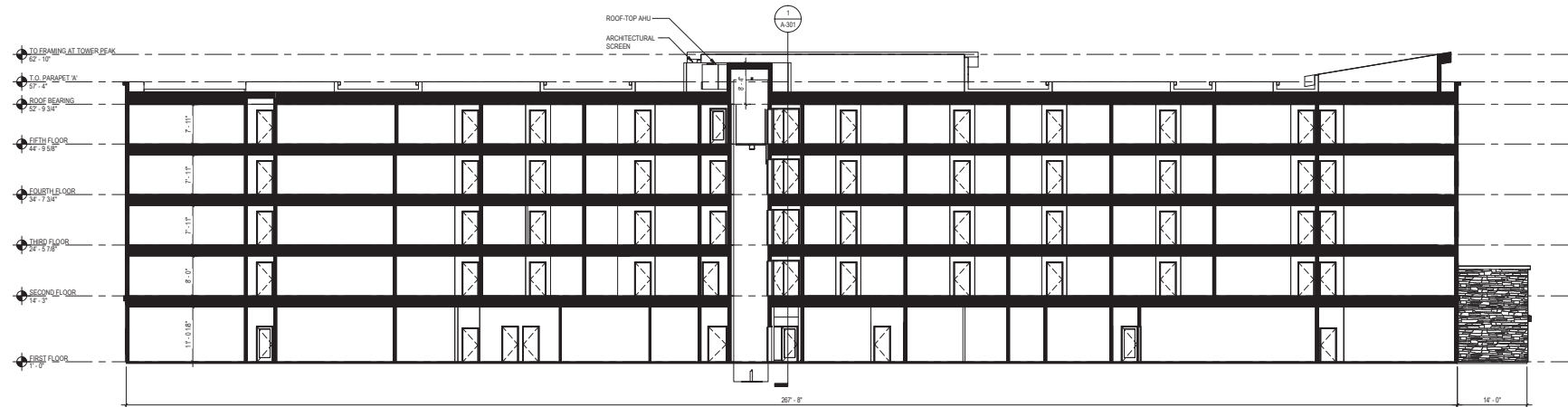
EXTERIOR FINISH LEGEND

NOTES:

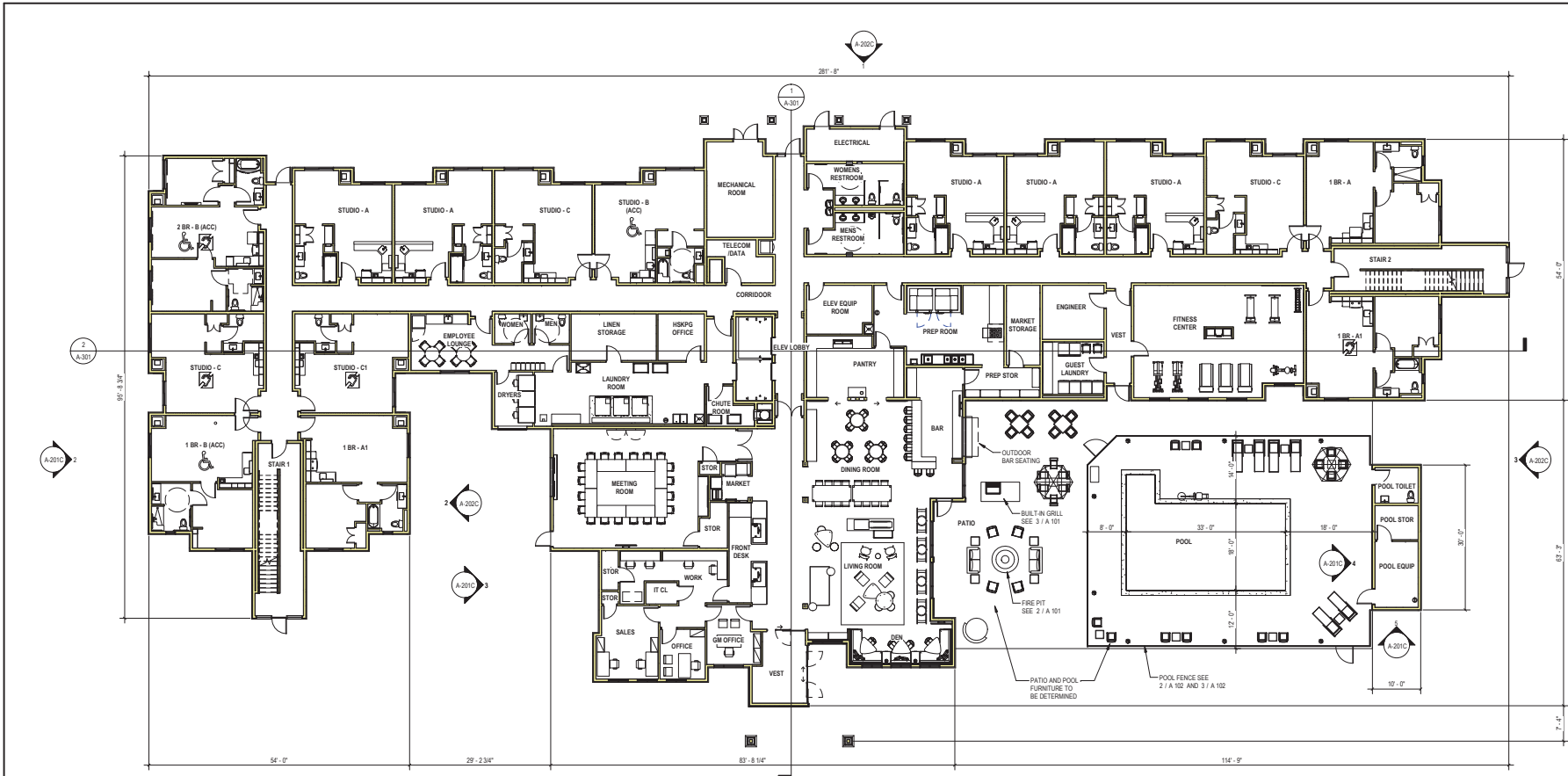
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- ALL LOUVERS & GRILLES TO BE PAINTED TO MATCH ADJACENT WALL ON WHICH THEY OCCUR



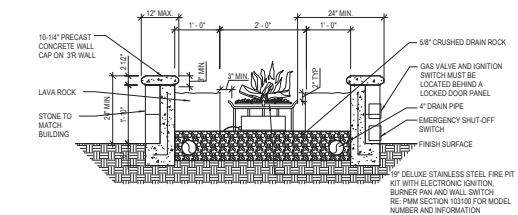
1 BUILDING SECTION
3/32" = 1" = 0'



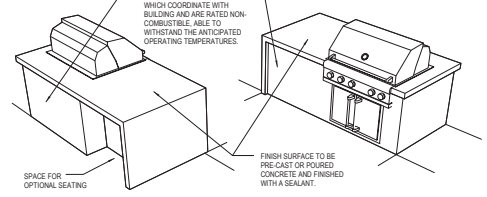
2 BUILDING CROSS SECTION
3/32" = 1" = 0'



1 FIRST FLOOR PLAN
332' x 110'



2 FIRE PIT SECTION
3/8" x 110"



3 BUILT-IN GRILL PERSPECTIVE
3/8" x 110"

PATIO & POOL NOTES

1. OUTDOOR PATIO AND POOL AREA SHOWN ARE FOR SCHEMATIC REPRESENTATION ONLY. DESIGN DETAILS SHOWN ARE SUBJECT TO EVOLVE AND CHANGE DURING DESIGN DEVELOPMENT.
2. THIS DESIGN OF THIS AREA IS TO BE DETERMINED BUT IS INTENDED TO INCLUDE SUCH AMENITIES AS:
 - A. UNIQUE POOL SHAPE TO MAXIMIZE POOL SIZE
 - B. WATER FEATURE IN POOL
 - C. DECORATIVE LIGHTING IN POOL AND AT POOL DECK
 - D. ACCESSORY BUILDING FOR POOL EQUIPMENT AND POOL RESTROOM FINISHED TO MATCH HOTEL BUILDING
 - E. PATIO TO INCLUDE BUILT-IN GRILL, GAS FIRE PIT AND LOUNGE SEATING
 - F. VARIOUS TABLE SEATING AND PATIO FURNITURE AT PATIO AND POOL DECK AREAS
 - G. INSIDE BAR TO OPEN TO PATIO AREA VIA OPERABLE WINDOW PARTITIONS
 - H. SHADE FEATURES OVER PORTIONS OF PATIO AND POOL
 - I. SAFETY FENCE AROUND POOL
 - J. DECORATIVE SCREENING FOR PRIVACY BETWEEN PATIO, POOL AREAS AND PARKING
 - K. DECORATIVE PAVING DESIGN AT THE PATIO AREA AND POOL DECK SYSTEM AT THE POOL AREA
 - L. OUTDOOR SPEAKERS FOR MUSIC

ROOM TABULATIONS

GUEST ROOMS	GUEST ROOMS					TOTAL
	1	2	3	4	5	
STUDIO UNITS	10	19	19	19	19	86
1 BEDROOM UNITS	4	4	4	4	4	20
2 BEDROOM UNITS	1	1	1	1	1	5
TOTAL ROOMS	15	24	24	24	24	111

ACCESSIBLE UNITS REQUIRED: 5 TUB - 2 ROLL-IN SHOWER

ACCESSIBLE UNITS PROVIDED:	1	1	1	1	1	5
TUB UNITS PROVIDED	2	-	-	-	-	2

HEARING IMPAIRED UNITS REQUIRED:

UNITS PROVIDED	4	2	2	2	2	12
----------------	---	---	---	---	---	----

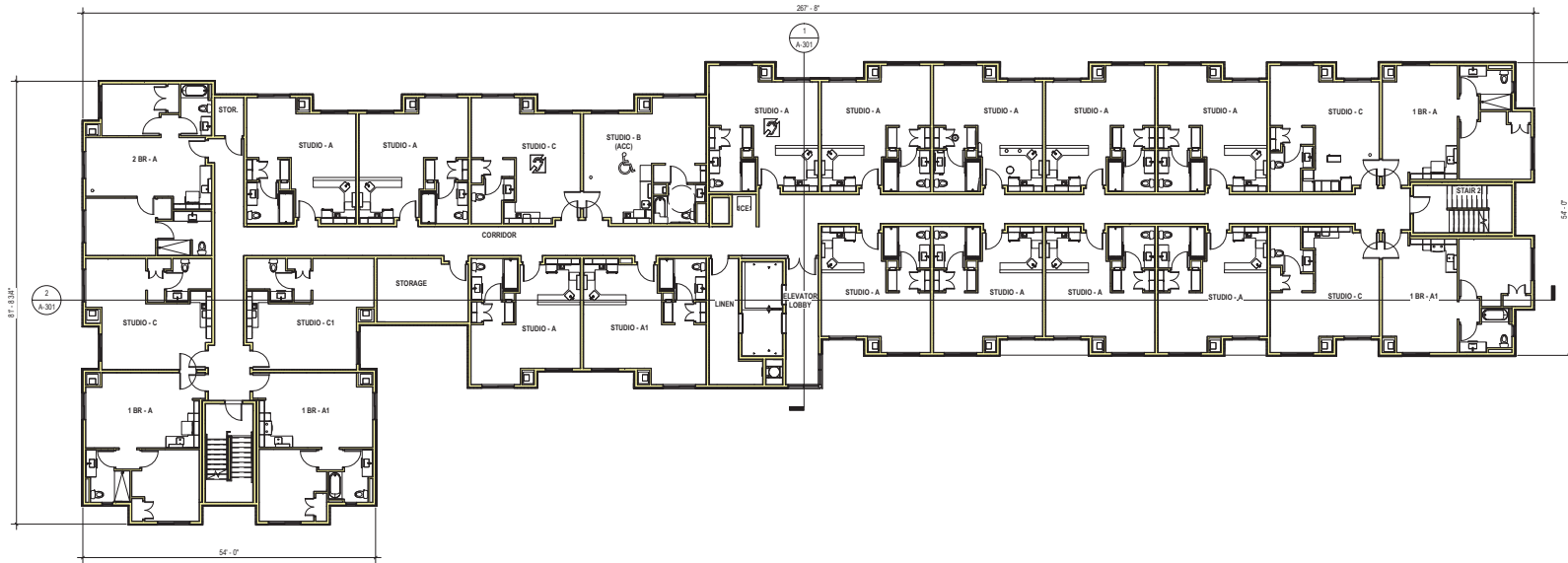
AREA TABULATIONS

FIRST FLOOR	19,807 SF
SECOND FLOOR	15,076 SF
THIRD FLOOR	15,076 SF
FOURTH FLOOR	15,076 SF
FIFTH FLOOR	15,076 SF
TOTAL BUILDING	80,111 SF

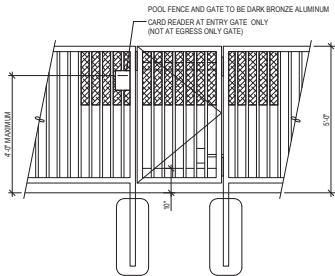
PROJECT NUMBER: 19057
DRAWN BY: Author
CHECKED BY: Checker
ISSUED FOR PERMIT: TBD

FIRST FLOOR PLAN

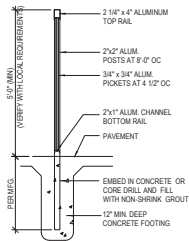
A-101



1 TYPICAL UPPER FLOOR PLAN - SECOND THROUGH 5TH FLOORS
3/32" = 1'-0"
PLAN NORTH TRUE NORTH



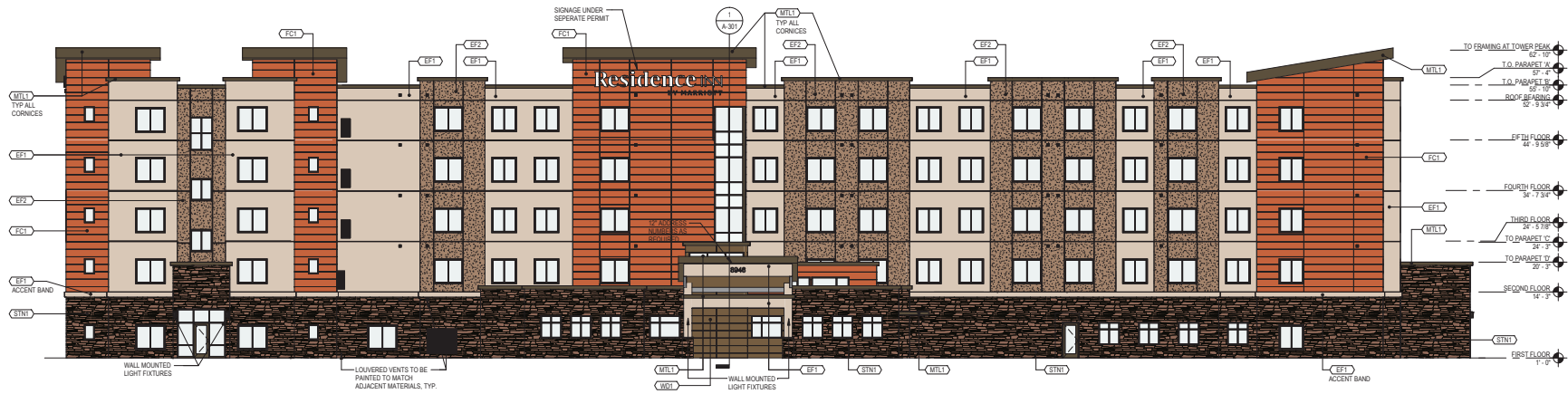
2 POOL GATE DETAIL
1/2" = 1'-0"
NOTE: DETAIL MAY CHANGE DURING DESIGN DEVELOPMENT



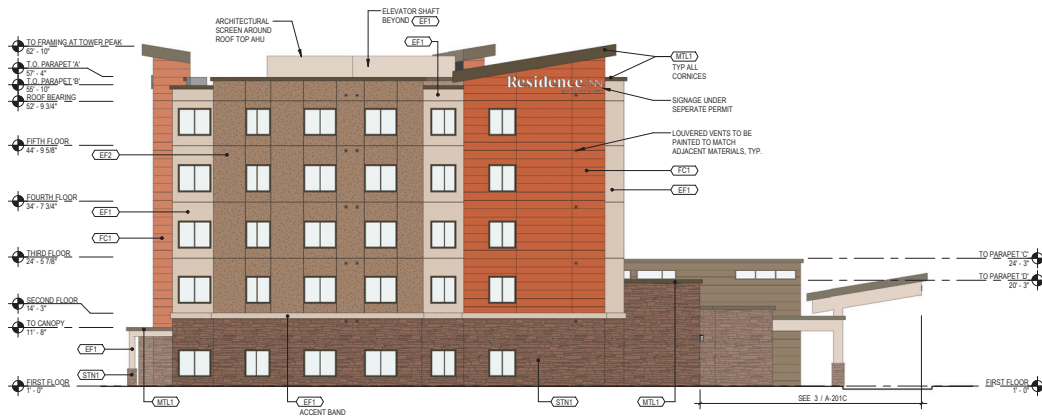
3 POOL FENCE SECTION
1/2" = 1'-0"
NOTE: DETAIL MAY CHANGE DURING DESIGN DEVELOPMENT

GUEST ROOMS	GUEST ROOMS					TOTAL
	1	2	3	4	5	
STUDIO UNITS	10	19	19	19	19	86
1 BEDROOM UNITS	2	4	4	4	4	20
2 BEDROOM UNITS	1	1	1	1	1	5
TOTAL ROOMS	13	24	24	24	24	111
ACCESSIBLE UNITS REQUIRED: 5 TUB + 2 ROLL-IN SHOWER						7
TUB UNITS PROVIDED	1	1	1	1	1	5
ROLL-IN SHOWER UNITS PROVIDED	2	-	-	-	-	2
HEARING IMPAIRED UNITS REQUIRED:						12
UNITS PROVIDED	4	2	2	2	2	12

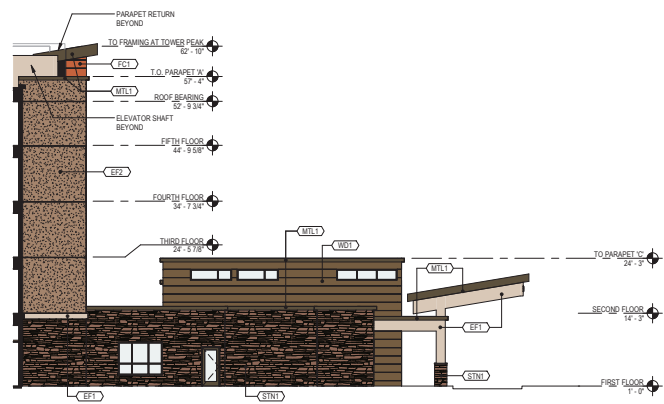
AREA	TABULATIONS
FIRST FLOOR	19,807 SF
SECOND FLOOR	15,076 SF
THIRD FLOOR	15,076 SF
FOURTH FLOOR	15,076 SF
FIFTH FLOOR	15,076 SF
TOTAL BUILDING	80,111 SF



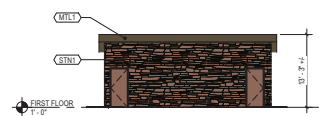
1 EAST (FRONT) ELEVATION
332' x 1'-0"



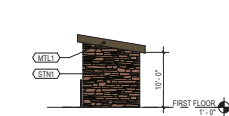
2 SOUTH ELEVATION
332' x 1'-0"



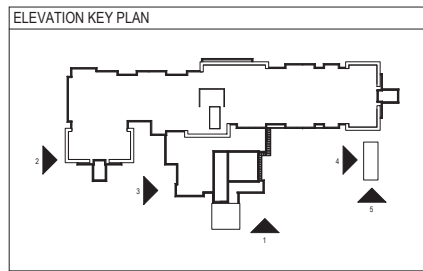
3 SOUTH GATEHOUSE ELEVATION
332' x 1'-0"



4 POOL BUILDING FRONT ELEVATION (BACK SIM)
332' x 1'-0"



5 POOL BUILDING SIDE
332' x 1'-0"



GENERAL NOTES

1. BUILDING HEIGHT IS BASED OFF OF TOP OF CURB ELEVATION AT RANCH ROAD. TOP OF CURB ELEVATION IS 1'-0" BELOW THE FINISHED FLOOR ELEVATION OF THE BUILDING.

EXTERIOR FINISH LEGEND

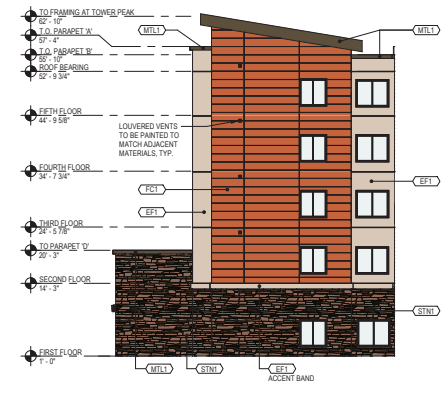
STNT CORONADO STONE VENEER	FCI FIBER CEMENT WALL PANEL NICHIA ILLUMINATION SERIES AWP930 COLOR TO MATCH SHERWIN WILLIAMS S19603 - ROBUST ORANGE
EFT EXTERIOR INSULATION FINISH SYSTEM DRYVIT OR APPROVED EQUAL COLOR TO MATCH SHERWIN WILLIAMS S19602 - LIGHTWEIGHT BEIGE	WLD WOOD LOOK FIBER CEMENT WALL PANEL NICHIA VINTAGEWOOD SERIES AWP930 COLOR: CEDAR
E2Z EXTERIOR INSULATION FINISH SYSTEM DRYVIT OR APPROVED EQUAL COLOR TO MATCH SHERWIN WILLIAMS S19602 - ICED MOCHA	MILT ANODIZED ALUMINUM FASCIA PANEL COLOR: DARK BRONZE

NOTES:

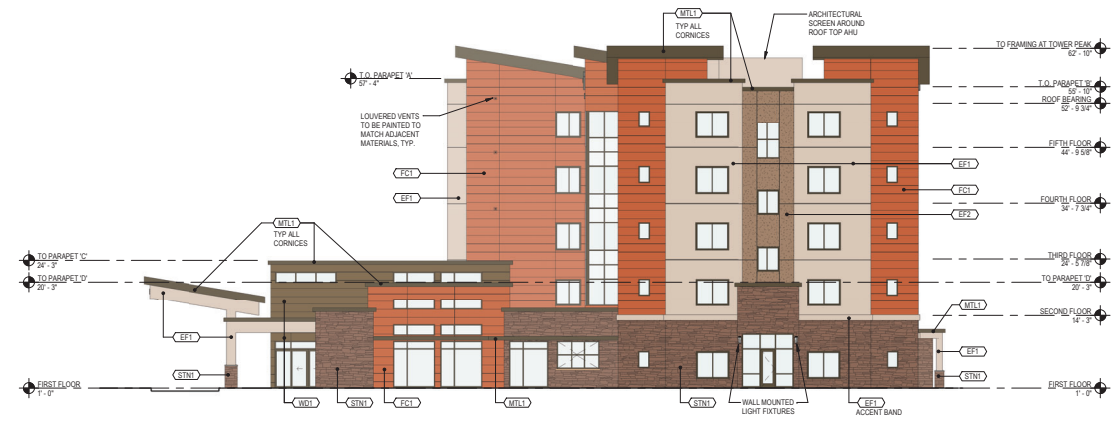
- ALL DOOR & WINDOW FRAMES TO BE ANODIZED ALUMINUM DARK BRONZE UNLESS NOTED OTHERWISE
- ALL HOLLOW METAL DOORS & FRAMES TO BE PAINTED TO MATCH ADJACENT WALL ON WHICH THEY OCCUR
- ALL LOUVERS & GRILLES TO BE PAINTED TO MATCH ADJACENT WALL ON WHICH THEY OCCUR



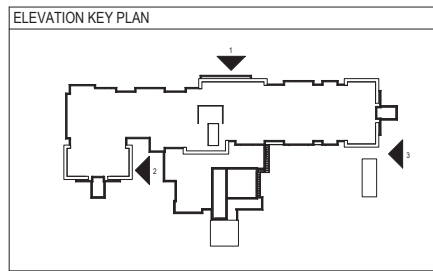
1 WEST (BACK) ELEVATION
3/32" = 1'-0"



2 NORTH RETURN ELEVATION
3/32" = 1'-0"



3 NORTH ELEVATION
3/32" = 1'-0"



GENERAL NOTES

1. BUILDING HEIGHT IS BASED OFF OF TOP OF CURB ELEVATION AT RANCH ROAD. TOP OF CURB ELEVATION IS 1'-0" BELOW THE FINISHED FLOOR ELEVATION OF THE BUILDING.

EXTERIOR FINISH LEGEND

STNT CORDONADO STONE VENEER 70% EASTON MOUNTAIN LEUGE - CARMEL MOUNTAIN, 30% MINNESOTA FELDSTONE - WISCONSIN BLEND	FCI FIBER CEMENT WALL PANEL NICHHA ILLUMINATION SERIES AWP9300 COLOR TO MATCH SHERWIN WILLIAMS SW9023 - ROBUST ORANGE
EFT EXTERIOR INSULATION FINISH SYSTEM DRYVIT OR APPROVED EQUAL COLOR TO MATCH SHERWIN WILLIAMS SW9022 - LIGHTWEIGHT BEIGE	WDL WOOD LOOK FIBER CEMENT WALL PANEL NICHHA VINTAGEWOOD SERIES AWP9300 COLOR: CEDAR
EP2 EXTERIOR INSULATION FINISH SYSTEM DRYVIT OR APPROVED EQUAL COLOR TO MATCH SHERWIN WILLIAMS SW9092 - ICED MOCHA	MFLT ANODIZED ALUMINUM FASCIA PANEL COLOR: DARK BRONZE

NOTES:

- ALL DOOR & WINDOW FRAMES TO BE ANODIZED ALUMINUM DARK BRONZE UNLESS NOTED OTHERWISE
- ALL HOLLOW METAL DOORS & FRAMES TO BE PAINTED TO MATCH ADJACENT WALL ON WHICH THEY OCCUR
- ALL LOUVERS & GRILLES TO BE PAINTED TO MATCH ADJACENT WALL ON WHICH THEY OCCUR

PROJECT NUMBER: 19057
DRAWN BY: Author
CHECKED BY: Checker
ISSUED FOR PERMIT: TBD

EXTERIOR ELEVATIONS

A-202C



1 VIEW FROM NORTHEAST



2 VIEW FROM SOUTHEAST

NILE

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7-22-2020

NOT FOR
CONSTRUCTION

RESIDENCE INN TEMPE

111 UNIT - 5 STORY

8946 SOUTH HARLAVENUE - TEMPE AZ

REV DATE DESCRIPTION

PROJECT NUMBER: 19057
DRAWN BY: Author
CHECKED BY: Checker
ISSUED FOR PERMIT: TBD

COLOR
PERSPECTIVES

A-701

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2/22/2020 11:02:31 AM



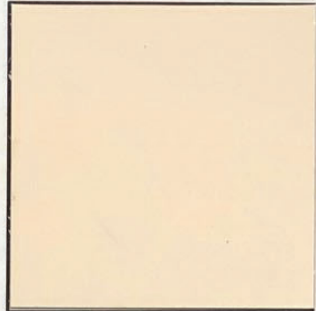
FC1: NICHHA ILLUMINATION SERIES, COLOR TO MATCH SHERWIN WILLIAMS SW6628 ROBUST ORANGE



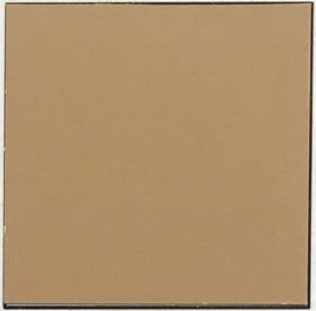
RESIDENCE INN TEMPE
8946 SOUTH HARL AVENUE - TEMPE AZ
MATERIAL BOARD



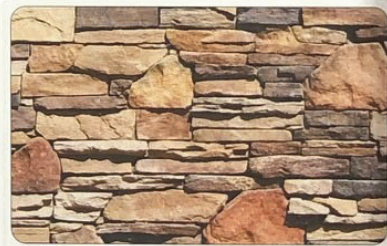
MTL1: DARK BRONZE ALUMINUM



EF1: COLOR SHERWIN WILLIAMS SW6092 LIGHTWEIGHT BEIGE



EF2: COLOR SHERWIN WILLIAMS SW9092 ICED MOCHA



CORONADO STONE PRODUCTS 70% EASTERN MTN. LEDGE - CARMEL MTN. 30% MINNESOTA FIELDSTONE - WISCONSIN BLEND



STN1: CORONADO STONE VENEER, 70% EASTERN MOUNTAIN LEDGE - CARMEL MOUNTAIN, 30% MINNESOTA FIELDSTONE - WISCONSIN BLEND

NILE