

RESOLUTION NO. 2011.25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2030 PROJECTED LAND USE MAP FROM RESIDENTIAL TO MIXED-USE FOR APPROXIMATELY 4.77 GROSS ACRES LOCATED AT 1429 NORTH SCOTTSDALE ROAD.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Land Use Map is hereby amended for approximately 4.77 gross acres (parcels 132-11-020B, 132-11-018F, 132-11-054, 132-11-021H, 132-11-021J, and 132-11-022C) from Residential to Mixed-Use, located at 1429 North Scottsdale Road.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____ 2011.

Mayor

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

ORDINANCE NO. 2011.17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property (Parcels 1, 2 and 3) from the R-4, Multi-Family Residential General District, and removing the below described property (Parcel 4) from the CSS, Commercial Shopping and Service District and designating it (Parcels 1, 2, 3 and 4) as MU-3 (PAD), Mixed-Use, Medium-High Density District with a Planned Area Development Overlay on approximately 5.01 acres.

LEGAL DESCRIPTION

Legal Description for Assessor's Parcel Numbers 132-11-020B, 132-11-018F, 132-11-022C, 132-11-021J, 132-11-021H and 132-11-054

PARCEL NO. 1

The East 65 feet of the West 198 feet of the North half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
EXCEPT the South 8 feet of the East 32.13 feet thereof; and
EXCEPT the South 30 feet of the West 32.87 feet thereof.

PARCEL NO. 2

The West 510 feet of the North half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
EXCEPT the West 55 feet.

PARCEL NO. 3

The West 312 feet of the following described parcel;
The North half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
EXCEPT the West 198 feet thereof; and
EXCEPT the South 8 feet thereof.

Area of Parcels 1, 2, and 3 is approximately 4.77 gross acres.

Legal Description for Assessor's Parcel Number 132-11-021K

Ordinance No. 2011.17

PARCEL NO. 4

The East 100 feet of the West 133 feet of the South 110 feet of the North 135 feet of the North half of the South half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,

Together with that portion of the abandoned street right of way lying adjacent to the above property and described in Ordinance recorded in Docket 11430, page 890.

EXCEPTING THEREFROM that portion deeded to the City of Tempe by Quit Claim Deed recorded in Docket 14105, page 640.

Area of Parcel 4 is approximately 0.24 gross acres.

TOTAL AREA IS APPROXIMATELY 5.01 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case # ZON11002 and PAD11002** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2011.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEN RECORDED RETURN TO:

City of Tempe
Development Services Department
31 E. 5th Street
Tempe, AZ. 85281

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

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____
__ VRE HOLDING II, LLC and VRE HOLDING III, LLC (William Spresser) _____
_____(Owner).

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

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

Owner has submitted Application No. **PL100400** to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT
- OTHER _____
(Identify Action Requested)

for development of the following real property (Property):

Parcel Numbers: 132-11-020B, 132-11-018F, 132-11-022C, 132-11-021J, 132-11-021H, 132-11-054 and 132-11-021K

LEGAL DESCRIPTION

Legal Description for Assessor's Parcel Numbers 132-11-020B, 132-11-018F, 132-11-022C, 132-11-021J, 132-11-021H and 132-11-054

PARCEL NO. 1

The East 65 feet of the West 198 feet of the North half of the South half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
EXCEPT the South 8 feet of the East 32.13 feet thereof; and
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The North half of the South half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
EXCEPT the West 198 feet thereof; and
EXCEPT the South 8 feet thereof.

Area of Parcels 1, 2, and 3 is approximately 4.77 gross acres.

Legal Description for Assessor's Parcel Number 132-11-021K

PARCEL NO. 4

The East 100 feet of the West 133 feet of the South 110 feet of the North 135 feet of the North half of the South half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,
Together with that portion of the abandoned street right of way lying adjacent to the above property and described in Ordinance recorded in Docket 11430, page 890.

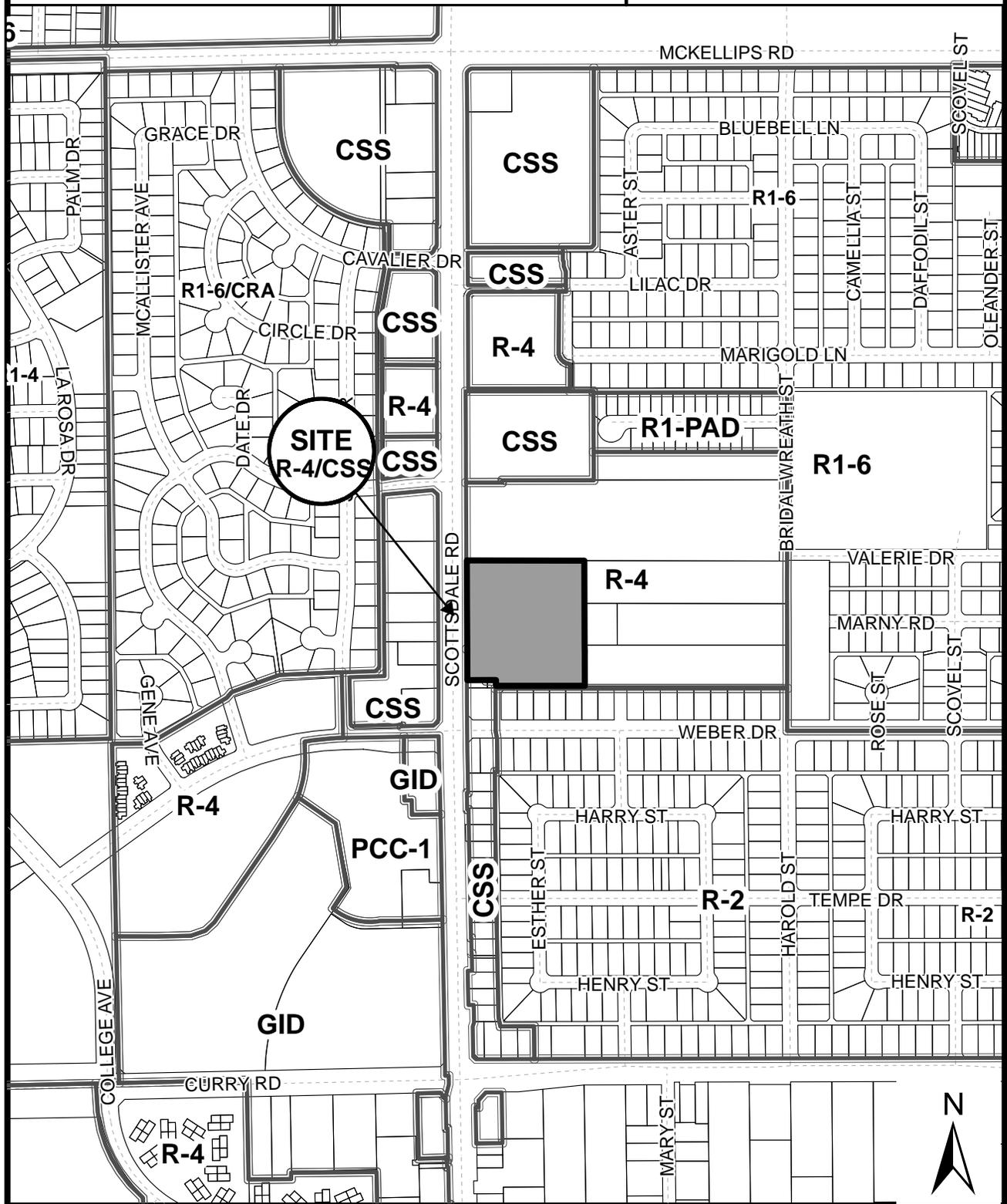
By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

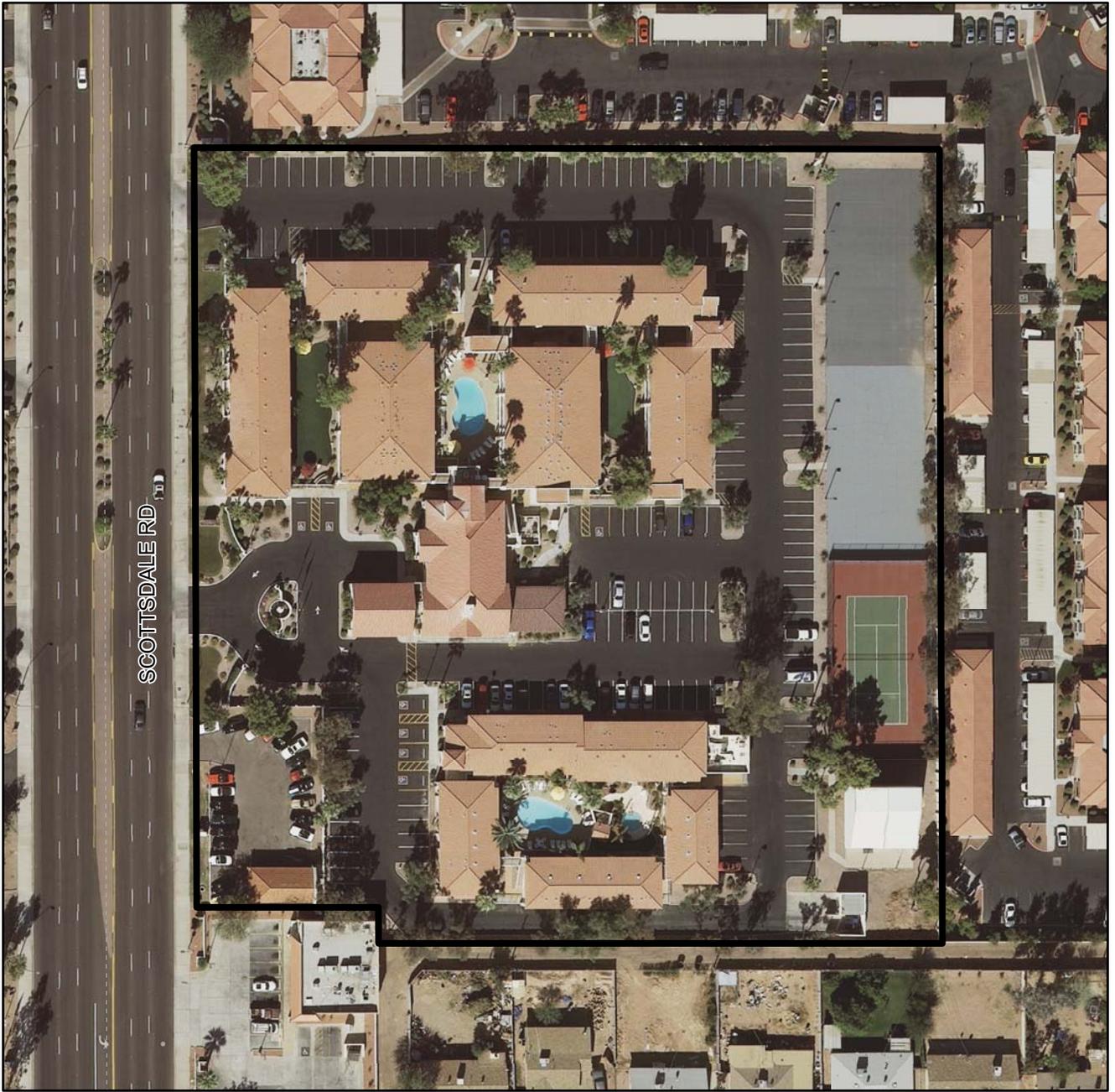
This Waiver shall be recorded with the Maricopa County Recorder's Office.

HAMPTON INN AND SUITES

PL100400



Location Map



HAMPTON INN AND SUITES (PL100400)

PROPOSED REZONING
CSS AND R-4 TO MU-3 PAD

(REZONING, PAD, DPR, PLAT & GENERAL PLAN AMENDMENT)

THE HAMPTON INN & SUITES
FULL SERVICE HOTEL WITH EXTENDED STAY SUITES



PROPERTY LOCATED AT:

1429 N. Scottsdale Road
North of Northeast corner of Weber
Drive & Scottsdale Road
Tempe, Arizona

APN's: 132-11-020B, 132-11-018F, 132-11-021H,
132-11-021K, 132-11-022C, 132-11-021J, & 132-11-054
(Before Plat consolidating into 2 lots)

APPLICATION NO.

PREPARED BY:

Sender Associates, Chartered
Darin A. Sender, Esq.
Jennifer L. Kriepps, Esq.
464 South Farmer Avenue, Suite 102
Tempe, Arizona 85281
(480) 966-6735
darin@senderlaw.com
jen@senderlaw.com

PREPARED: APRIL 26, 2011



QR Code link to Hampton
Inn website video
[http://hamptoninn.hilton.com/en/hp/hotels/photo_](http://hamptoninn.hilton.com/en/hp/hotels/photo_gallery.jhtml?ctyhocn=PHXTEHX)
[gallery.jhtml?ctyhocn=PHXTEHX](http://hamptoninn.hilton.com/en/hp/hotels/photo_gallery.jhtml?ctyhocn=PHXTEHX)



DEVELOPMENT TEAM

PROPERTY OWNER:

VRE Holding II, LLC and
VRE Holding III, LLC
1429 N. Scottsdale Road
Tempe, Arizona 85281

William Spresser
Director of Hotel Operations



ARCHITECT:

PK Architects
1333 W. Broadway, Suite 101
Tempe, Arizona 85282
(602) 283-1620

Scott Kuitunen, Architect
Russ Kinder, Project Manager



APPLICANT:

VRE Holding II, LLC and
VRE Holding III, LLC
1429 N. Scottsdale Road
Tempe, Arizona 85281

William Spresser
Director of Hotel Operations



LANDSCAPE ARCHITECT:

Moore Swick Partnership
414 S Mill Ave # 207
Tempe, AZ 85281-2850
(480) 894-9284

Gregory P. Swick, ALSA



APPLICANT'S REPRESENTATIVE:

Sender Associates, Chartered
464 South Farmer Avenue, Suite 102
Tempe, Arizona 85281
(480) 966-6735

Darin A. Sender, Esq.
Jennifer L. Krieps, Esq.



CIVIL ENGINEER:

Wood, Patel & Associates, Inc.
2051 West Northern, Suite 100
Phoenix, Arizona 85021
(602) 336-7934

Darin L. Moore, P.E., Associate

WOOD/PATEL

HILTON INN & SUITES PROJECT NARRATIVE

A. INTRODUCTION

This entitlement request pertains to the existing Hampton Inn and Suites at 1429 North Scottsdale Road, just north of the northeast corner of Scottsdale Road and Weber Drive (the "Site"). The owner of this Hampton Inn wishes to redevelop the southern portion of the Site to add 73 new rooms as a significant reinvestment in this area of north Tempe. The northern portion of the Site's buildings and improvements will remain.

1) General Project Location and Surroundings

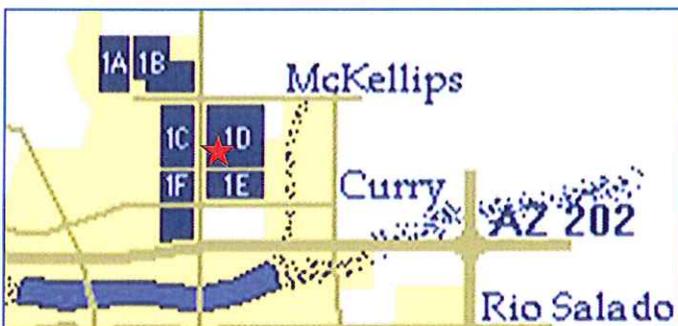
The Site is located in the northern portion of Tempe, less than one-half mile south of the City of Scottsdale municipal boundary at Scottsdale and McKellips Roads. The Site is surrounded by multi-family and single-family residential development, commercial, retail, and industrial development types along Scottsdale Road. Almost all of the development on both sides of Scottsdale Road from Loop 202 to the Scottsdale boundary is developed with commercial or industrial uses except for a small frontage of multi-family adjacent to the Site on the north which shares a driveway with a QuickTrip gas station.



Location Map

Behind the commercial and industrial development along the Scottsdale Road frontage there are several established single-family residential neighborhoods which are included within the North Tempe Neighborhood Association. The Site is located within the Indian Bend Neighborhood Association (1D).

The East Rio Neighborhood Association (1E) is just to the south, the West Rio Neighborhood Association (1F) is to the southwest, and the Cavalier Hills Neighborhood Association (1C) is to the west and northwest. The Canal Park (1A) and College (1B) Neighborhood Associations are located northwest of the Site.



Nearby Neighborhood Association Locations

2) Request Overview - Entitlements

This application requests a rezoning from CSS and R-4 to MU-3 with a PAD, a Development Plan Review for the new building, landscaping and signage, and a Plat to consolidate seven lots into two. A General Plan amendment from Residential - Medium to High Density (up to 25 du/ac) to Mixed-Use - Medium to High Density (up to 25 du/ac) has been previously filed in order to allow adequate time for interested party review and potential comment.

3) Overview - Hampton Inn & Suites

i. The Hampton Brand

Hampton Hotels is a mid-priced leader in the lodging segment and is part of Hilton Worldwide Portfolio of brands, the leading global hospitality company. All Hampton hotels offer warm surroundings and a friendly service culture supported by our 100% Hampton Guarantee. High-



Tempe Hampton Inn & Suites

quality accommodations, in-room conveniences and the latest technology, combined with numerous locations and competitive rates, have made Hampton a leader in its segment and one of the fastest growing hotel brands. Currently, there are more than 1,800 Hampton locations in Canada, Costa Rica, Ecuador, Germany, Mexico, Turkey, the United Kingdom and the United States, totaling nearly 180,000 guest rooms. New Hampton hotels are currently in the works in Europe, Asia, South America and the Caribbean to further expand Hampton's global presence.

Introduced in 1984, Hampton was founded on the concept of providing guests with consistent, value-priced accommodations and a bundled package of amenities included in the price of the hotel room. Hampton was the first mid-priced national hotel brand to offer guests a complimentary continental breakfast and free local telephone calls as part of every guest stay.

In 1995, the Hampton brand introduced Hampton Inn & Suites hotels. This lodging concept combined traditional guest rooms with spacious two-room suites that include a separate bedroom, living room and kitchen area.

Introduced in 1984, Hampton was founded on the concept of providing guests with consistent,

All Hampton Hotels provide a standard complement of guest services and amenities that include:

- Welcome zone: high quality finishes, local flavor and a warm greeting create an inviting atmosphere for arriving guests
- Work zone: a quiet, more secluded area to read, work or conduct an informal business meeting
- Living zone: a place for guests to energize with a regionally inspired breakfast, 24/7 hot beverage offering at various locations, snack or light meal
- Gathering zone: a great space for our guests to meet and greet each other, have a beverage, take a seat and just relax
- 100% Hampton Guarantee
- Free On the House[®] hot breakfast including fresh waffles served daily

- Free wireless high-speed internet access in the lobby and in at least one meeting room per hotel
- Free coffee and tea in the lobby 24 hours a day
- No additional charge for children under 18 years old staying with parent
- Swimming pools at most locations
- Access to exercise facilities at most locations
- On-site Suite Shop® at all Hampton Inn & Suites locations
- A versatile hospitality suite for small business meetings or social functions
- Free wired or wireless high-speed internet access in all guest rooms
- Cushioned lap desks in each room for working on the bed with papers or computers
- Signature Hampton radio alarm clock with easy to set alarm and pre-set stations
- The Clean and Fresh Hampton Bed™ with linens and duvet laundered fresh for every guest
- Nightlight in bathroom
- Curved shower rod and curtain over baths or large walk-in shower
- Free movie channel
- Coffee maker, iron and ironing board in all guest rooms
- Rooms equipped for guests with disabilities



Tempe Hampton Inn & Suites Main Lobby

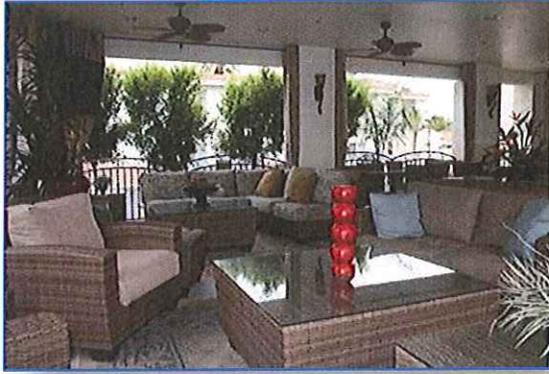
With more than 1,800 locations, finding a Hampton hotel is easy – urban chic locations, near shopping malls, beaches, roadside attractions and more. A large percentage of hotels are located in tertiary and suburban markets, and as the brand grows, so has its development in urban downtown locations and revitalized historic districts. In addition, many of the brand's hotels are now located in beach destinations and resort communities. Unlike most hotels, Hampton serves an even mix of business and leisure travelers (48% of customers are business and 52% are leisure.)

Hampton continues to listen to their guests, stay on top of industry trends and explore features that drive sustainable competitive advantages as well as benefit the profitability of its owners. With a commitment to continuing growth, quality and outstanding performance, Hampton stands on its track record, and promise to make Hampton the first choice for developers, now and in future years.

ii. The Tempe Hampton Inn & Suites

This particular Hampton Inn & Suites was purchased by the current owner in 2007 and completely remodeled inside and out that same year. Inside, the rooms were remodeled and updated with built-in storage, new carpets, window shutters and treatments, 32" HD television sets, granite countertops in the bathrooms, among many other reinvestments in the property.

The exterior was also extensively renovated to create resort-style amenities for the guests. New courtyards, putting green, Jacuzzi with rock waterfall and pool renovation were also completed. All of the existing Hampton Inn & Suites rooms are exterior-loaded and face one of the many courtyards. After renovation, the remaining northern portion will remain courtyard-oriented, and the new building will be internally-loaded with views of the courtyards and amenities. A new 1,200sqft outdoor covered patio was also created adjacent to the main breakfast area. This patio



Tempe Hampton Inn & Suites Outdoor Patio

includes resort-style patio furniture where guests can relax under ceiling fans and create privacy by closing the outdoor drapery while watching one of the two 42" HD television sets. The Hampton Inn & Suites also features a 500 square foot pool with patio surround, spa, and shade ramada.

The room choices include standard single rooms, rooms with kitchenettes, and double bedrooms with full kitchens for those guests staying for a longer period. The planned 117 guestrooms will

be comprised of 35 King Suites (30%), 36 King Rooms (31%) and 46 Double Queen Rooms (39%). A considerable amount of guests take advantage of the Hampton Inn's extended stay capabilities made available by the full kitchens in certain rooms. Many are corporate extended stay guests either on a single visit while relocating, or are recurring extended stay corporate guests who visit for longer periods on an ongoing basis. Another portion of Tempe Hampton Inn & Suites extended stay guests include winter visitors who wish to take advantage of the beautiful Arizona winters, as well as all of the amenities Tempe and the Valley has to offer. The Hampton Inn & Suites' standard stay guest similarly includes a mix of visitors for both business and pleasure. To better serve those guests, the Tempe Hampton Inn & Suites offers a free shuttle service available to drive the guest to and from the various Valley amenities, including restaurants, museums, shopping malls, and the airport.

Other amenities on-site include a new 825 square foot meeting room that will comfortably accommodate 55 people, and can also be divided to be made suitable for two smaller groups. This is in addition to the existing 1,300 square foot conference room that will remain. The hotel also includes a business center and 675 square foot fitness room with state of the art tread mills, ellipticals and stationary bikes. The meeting, conference and outdoor spaces will be available for use by the local community, as well as guests of the Hampton Inn & Suites making it an appealing amenity for the local community to host weddings, meetings and community events.



Tempe Hampton Inn & Suites meeting/conference room

To take a tour of the property, please scan the QR code on the first page, or go to: http://hamptoninn.hilton.com/en/hp/hotels/photo_gallery.jhtml?ctyhocn=PHXTEHX

4) Development Concept

This development concept proposes to redevelop the south and east portion of the Site adding 73 new rooms, and integrating the existing Hampton Inn & Suites site and landscaping into the new development scheme. (Please see included Conceptual Landscape Plan).

i. Existing Conditions

There is an existing Hampton Inn & Suites on the Site which has been operating at this location since 1996. This Site was originally developed as an apartment complex in 1975, and became an Arizona 8 Motel in 1979. In 1980 it became the Corte Fiesta Motel until 1996 when it became the Hampton Inn. Currently, the Hampton Inn & Suites has 162 units. (Please see included Aerial Maps).

ii. New Hampton Inn & Suites (South Portion of Site)

The southern portion of the Site will be redeveloped with a single 117 unit internally loaded four-story building along the Scottsdale Road right-of-way. A new driveway will allow guests to access the porte-cochere greeting area along the south side of the building. New landscaping is proposed throughout this redeveloped portion of the Site, including a 20' buffer of trees and shrubs along the southern property line adjacent to the residential alley. (Please see included Site Plan and Landscape Plan).

iii. Remaining Hampton Inn & Suites (North Portion of Site)

The existing 118 room Hampton Inn & Suites in the northern portion of the Site will remain as it is today and will be integrated into the landscaping, drive aisles and parking of the new southern development.

B. APPLICATION REQUESTS

1) General Plan Amendment - Mixed-Use & Residential to Mixed-Use

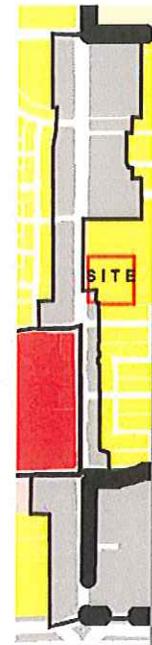
i. Request (Previously filed)

A General Plan amendment from the existing Residential (± 4.80 ac) (and Mixed-Use (± 0.23 ac)) Land Use designation to fully Mixed-Use has already been filed for this redevelopment proposal to provide adequate time for responses. A small portion of the southwest corner (parcel 132-11-021K) is already designated as Mixed-Use on the General Plan Proposed Land Use map, and therefore was not included in that application.

We hope the reinvestment in this older property will incentivize others to reinvest in this area of north Tempe. Since a hotel has been operating on this Site since at least 1979, the existing land use on the Site will not change as a result of that General Plan amendment. Hampton Inn &

Suites' reinvestment in this area will allow them to offer high quality vacation and business accommodations while remaining in their current home.

As identified in the General Plan Amendment application, the Site is currently designated as ±4.80 acres of Residential and ±0.23 acres of Mixed-Use on the Projected Land Use Map. The Projected Residential Density for the entire Site is Medium to High Density (up to 25 du/ac). According to these designations, the future development of this Site is projected to be a high density residential use with mixed-use development along Scottsdale Road. The proposed redevelopment of the existing Hampton Inn & Suites generally conforms to the intent of that projection while providing exceptional buffering from the existing single-family residential uses. This redeveloped hotel will be compatible with the existing and proposed land use pattern in the area which consists mainly of multi-family residential and commercial land uses.



GP Projected Land Use Map.
Grey = Mixed-Use

Almost all of the properties fronting Scottsdale Road within a half-mile of the Site north and south are currently designated as Mixed-Use or Commercial on the Projected Land Use Map, with the vast majority designated as Mixed-Use. (Please see included General Plan Projected Land Use Map). Similarly, that same general area is designated as Medium Density (up to 15 du/ac) and Medium to High Density (up to 25 du/ac) on the Projected Residential Density Map. (Please see included General Plan Projected Residential Density Map). The area immediately surrounding the Site is designated as follows:

	Projected Land Use	Projected Residential Density	Current Land Use
North	Residential	Medium to High Density (up to 25 du/ac)	Apartments (The Palms on Scottsdale)
East	Residential	Medium to High Density (up to 25 du/ac)	Apartments (The Palms on Scottsdale)
South	Residential / Mixed-Use	Medium to High Density (up to 25 du/ac)	Gas station & Single-Family Residential (separated by alley)
West	Mixed-Use	Medium to High Density (up to 25 du/ac) & Medium Density (up to 15 du/ac)	Commercial and Retail shopping center

This General Plan amendment from Residential to Mixed-Use will be highly compatible with the Mixed-Use and Commercial designations along Scottsdale Road. The amendment have little to no negative impact on the surrounding areas, or to the city as a whole. This Projected Land Use designation change will reduce the overall amount of Projected Residential land use designation throughout the city by only 0.06%. The projected Mixed-Use land use designation will increase throughout the city by approximately 0.00237%.

The Projected Residential Density designation will not change with this application. However, even in the event the Medium to High Density designation on this property were to be eliminated, it would result in a decrease of only 0.03%. Therefore, this application request will not negatively impact the surrounding land uses, and is not considered to be a major General Plan amendment.

2) Rezoning - CSS & R-4 to MU-3 PAD

i. Request

A rezoning from the existing CSS and R-4 districts is required. Although a hotel has been operating on this Site with two use permits since 1979, subsequent zoning ordinance changes no longer permit a hotel in the R-4 zoning district either with or without a use permit. As a result, we must request this rezoning to the more appropriate zoning district of MU-3 PAD.

ii. MU-3 PAD zoning district details

The MU-3 zoning district was chosen as the most compatible zoning district for this area and the use. We are in agreement with planning staff that this is the best choice of district. Since the vast majority of this area along Scottsdale Road is designated as Mixed-Use under the General Plan, a Mixed-Use zoning district follows the plan for this area. Also, the MU-3 development standards are very compatible with the development as proposed and those surrounding the Site. Furthermore, all Mixed-Use zoning districts require a PAD be approved to set the development standards for the project. This helps to insure that the project as proposed will be developed - not something else larger or more intense - creating certainty for the community. As a result proposed deviations would require a future PAD amendment be approved by the City Council.

As part of the MU-3 zoning, a residential use is required to be mixed with the other non-residential uses. The extended stay component of the Hampton Inn & Suites helps satisfy this requirement. Similar to a residential use, some of the extended stay guests remain at the property for up to 6 months at a time, living in the larger 1- or 2-bedroom suites with full kitchens or kitchenettes. As mentioned previously, some of these guests are relocating for business, some are vacationing, and some are staying for longer business trips. Additionally, this Hampton Inn & Suites will be preparing a plan to allow one or two employees to rent a studio unit on a short term basis as a possible workforce housing component. While we do not know whether this plan will be utilized or is feasible, having such a proposal in place will also help satisfy the residential use requirement.

iii. Compatibility with Surrounding Zoning and Land Uses

This hotel use is highly compatible with the existing conditions as it has been operating here since 1979. The MU-3 zoning is also highly compatible with the surrounding zoning and land uses. Virtually all of Scottsdale Road on both sides between Rio Salado Parkway and McKellips Road is zoned commercial or industrial (CSS, PCC-1, GID, and County IND-2) and used for commercial business. (Please see included Zoning Map). A small amount of land along this one mile stretch of Scottsdale Road is zoned R-4, but only a small 300' strip is both zoned R-4 and used for residential apartment use, just north of and adjacent to the Site. Three of the four R-4 zoned parcels are used for hotel uses such as the Executive Suites Extended Stay and Motel 6 Hotels at Lilac Drive, and the Hampton Inn & Suites on the Site. (Please see included Zoning and Land Uses Map).

Additionally, this MU-3 zoning is highly compatible with the General Plan designations in this same area. All of the properties fronting Scottsdale Road within a half-mile of the Site north and south are currently designated as Mixed-Use or Commercial on the Projected Land Use Map, with the vast majority designated as Mixed-Use. (Please see included General Plan Projected Land Use Map.) Similarly, that same general area is designated as Medium Density (up to 15 du/ac) and Medium to High Density (up to 25 du/ac) on the Projected Residential Density Map. (Please see included General Plan Projected Residential Density Map.)

(a) Surrounding Zoning and Land Use

The adjacent surrounding zoning, General Plan Projected Land Use Designation, General Plan Projected Residential Density, and use are as follows:

	Zoning	GP Projected Land Use Designation	GP Projected Residential Density	Use Type
Site	CSS & R-4	Mixed-Use & Residential	Medium to High Density (up to 25 du/a)	Hampton Inn & Suites
N	R-4	Residential	Medium to High Density (up to 25 du/a)	Apartment complex
NE	R-4	Residential	Medium to High Density (up to 25 du/a)	Apartment complex
E	R-4	Residential	Medium to High Density (up to 25 du/a)	Apartment complex
SE	R-2	Residential	Medium Density (up to 15 du/a)	Single-Family Residential
S	CSS & R-2	Mixed-Use & Residential	Medium Density (up to 15 du/a)	Single-Family Residential
SW	CSS	Mixed-Use	Medium to High Density (up to 25 du/a)	Industrial/Commercial
W	CSS	Mixed-Use	Medium to High Density (up to 25 du/a)	Industrial/Commercial
NW	CSS	Mixed-Use	Medium Density (up to 15 du/a)	Commercial

(b) Compatibility with Surrounding Development

As mentioned above, the surrounding development pattern along Scottsdale Road in this area is virtually all commercial or industrial. Development directly adjacent to the Site includes a 7-11 Convenience Store at the southwest corner, high-density apartments to the north and east, a 16’ residential alley to the south/southeast, and a single-lot deep strip of residential homes between the alley and Weber Drive south/southeast of the Site. (Please see included Aerial maps). Because of its residential feel, landscape buffering and generous setbacks, this use and zoning will be highly compatible with its surroundings.

iv. Conformance with General Plan Elements

Many of the goals and objectives of the General Plan Elements will be met by this proposal, as explained more fully below.

(a) Conformance with Proposed Land Use Map

The General Plan Amendment changes the projected land use designation for the Site from Residential to Mixed-Use. As seen on the Proposed Land Use Map, this will make a uniform land use designation of Mixed-Use for properties along Scottsdale Road in this area. (Please see

included General Plan Proposed Land Use Map.) Rezoning the site from CSS and R-4 to MU-3 PAD will ensure that the zoning and future development of the Site is in conformance with the Proposed Land Use Map designation of Mixed-Use.

This project is in conformance with the Mixed-Use General Plan designation as it will provide the desired environment with opportunities to live, work, and recreate. According to Tempe's General Plan, a Mixed-Use designation encourages creatively designed developments that generate opportunities to live, work, and play within the Site or surrounding area. The MU-3 PAD zoning is highly compatible with these principles. Additionally, redevelopment of the Site with a 4-story hotel will encompass the criteria for development by maintaining a reasonable scale to the surrounding neighborhood. The Site's location is prime for access to various modes of transportation, and the hotel's established extended stay and vacation guests are able to take advantage of those transportation opportunities. Also, the hotel attracts business from nearby Phoenix Sky Harbor International Airport which is a prime transportation node. Redevelopment of the Site with a new hotel will draw on the existing hotel, commercial, and multi-family residential developments to create an active environment that enhances this neighborhood.

(b) Conformance with General Plan Elements Goals and Objectives

1. Land Use Element

The Land Use element is used to guide future development and make land use decisions that maintain an active, livable, and economically sustainable city. (Tempe General Plan, p. 65)

This project meets both the overall goal of the Land Use Element and many of the objectives.

Goal

"The goal of the Land Use element is to foster development that conserves resources and enhances the environment in which people live, learn, work, and play."

Objectives

- Encourage reinvestment and redevelopment appropriate to a particular area
- Develop and implement plans that address particular geographic area needs
- Promote neighborhood preservation and enhancement
- Ensure that new development will be consistent with general plan goals

This proposal is a reinvestment and redevelopment of an existing use. The existing development intensity in the surrounding area is compatible with a 4-story hotel which is an appropriate development for this area. The project will integrate with the existing Hampton Inn & Suites and provide a needed service for the surrounding area. With close proximity to ASU, Phoenix Sky Harbor International Airport, and Loop 202, the Site is uniquely situated to accommodate a hotel that can serve the needs of Tempe residents and visitors alike.

The new Hampton Inn & Suites development will enhance the surrounding neighborhood by upgrading an existing site and encouraging surrounding property owners to do the same. The upgrades that will be made to the Site represent new development that is consistent with the

goals the city has established in the General Plan. Hampton's investment in the Site is also an investment in the neighborhood, and will help preserve the integrity of the surrounding properties - some of which could significantly benefit from reinvestment.

2. Community Design Element

The Community Design Element relates to Tempe's focus on design, sustainability, and quality of life. The policies and programs created with this element in mind have shaped Tempe's standards for design and the built environment.

Goal

"The goal of the Community Design Element is to develop standards that will enhance the community's quality of life for future generations."

Objectives

- Create recognizable and usable places by enhancing enclosure, connections, permeability and transparency
- Provide focal points
- Respond to climactic factors and human comfort
- Provide opportunities for interaction and observation
- Encourage mixed-use designs
- Encourage architecture that will withstand changes in style and economy, enabling adaptive re-uses in the future
- Promote sustainable concepts
- Maintain or reduce lighting impacts on night skies
- Recognize and celebrate geographic distinctions in architectural character

As a leader in hospitality, Hampton Inn & Suites understands the importance of design in the quality of their hotels and the communities in which they are located - not only for their own financial bottom-line, but also to enhance the experience for the surrounding community. This project uses design standards that ensure the objectives and goal of the Community Design element are met.

Recognizable and usable places are designed into the Site's new layout. The feeling of enclosure is enhanced by the integration of private courtyards. The availability of pedestrian and vehicular connections within the Site's layout increases the impression of connectivity, the experience of visual and physical permeability, and a sense of transparency. Focal points are provided by the building's curved architectural elements along the roofline and the enhanced porte-cochere entry feature that draw the eye visually to these areas.

Climactic factors and human comfort are addressed by the use of covered patios and useable landscaped courtyards which also provide opportunities for social interaction and observation. Careful attention to site lighting reduces lighting impacts on night skies, and significant landscaping throughout the Site will help decrease the potential for environmental heat gain typically seen in desert areas, thereby promoting sustainable ideals.

The architectural character of the buildings and site design take cues from the local colors and materials celebrating the Arizona desert geography. The mixture of desert tans with darker rust browns, and the use of stucco elements blended with brick emulate the colors and materials seen in the southwest. This architectural character will withstand changes in style and economy, enabling adaptive re-uses in the future. This Site has already achieved adaptive re-use and is positioned for potential future re-use as well. This Site was originally developed as an apartment complex in the 1970's and transitioned into a hotel in 1979. In the event it is ever necessary, such re-use of this Site may again be possible.

Finally, this redevelopment encourages mixed-use designs through its the extended stay, potential one to two housing units, meeting facility and conference facility uses. This mix of uses insures the surrounding community will be able to utilize this Hampton Inn & Suites for not only hotel stays, but also for the frequent business meetings, conventions and weddings at the Site.

3. Housing and Redevelopment Elements

The Housing Element is designed to provide access to housing for all segments of the community by identifying and analyzing existing and projected housing needs. The Redevelopment Element identifies policies and strategies to encourage reinvestment and revitalization.

Goals

“The goal of the Housing Element is to provide diverse housing opportunities for current and future residents, for all income levels and household types, with a specific focus on providing affordable housing programs to help those with the greatest need.”

“The goal of the Redevelopment element is to sustain or maximize the efficiency of land uses within areas of stagnation or decline by providing the best economic, social and cultural potential through local policies and programs that minimize or mitigate slum and blight or other conditions affecting public health, safety and welfare.”

Objectives

- Encourage mixed-income-level housing developments and neighborhoods
- Increase homeownership rate with an emphasis on creating opportunities for the moderate-income population
- Encourage reinvestment, revitalization, redevelopment or reuse
- Prevent and eliminate slum and blight
- Stimulate private investment
- Attract new development

This Hampton Inn & Suites redevelopment meets all of these Objectives. Its extended stay availability encourages a style of living that doesn't generally exist in the area, providing housing-style accommodations for business relocation guests, and for spring and winter extended stay visitors. The potential for one or two employee housing units also furthers this objective. Hampton Inn & Suites hopes this redevelopment will encourage property reinvestment and pride

in the neighborhood, possibly increasing the homeownership rate or create new opportunities for the moderate-income population in this area.

Redevelopment as proposed for this project represent a significant reinvestment and revitalization in this neighborhood. This Hampton Inn & Suites redevelopment improves the Site and prevents blight in the surrounding area. The economic potential of the Site is advanced by offering a range of room choices, including extended stay, and providing desirable amenities. The private investment in this property can generate an upward trend of future private investment in the area. The overall improvements to the Site and added amenities are also likely to attract new development.

4. Neighborhood Element

The Neighborhood element identifies strategies that community members may use to participate in land use planning, to ensure efficient and cost-effective service delivery and maintain and improve neighborhoods. (Tempe General Plan)

Goal

“The goal of the Neighborhoods Element is to provide a participatory planning process to guide planning and to promote programs that enhance neighborhoods and encourage a sense of community.”

Objectives

- Educate and involve the public in city processes
- Allow for public comment through all stages of a clearly defined planning process
- Ensure that the planning process is open to all residents and businesses of the community
- Allow for honest expressions of opinion, even if they differ from those of the majority
- Attain the best neighborhood maintenance and management
- Promote neighborhood preservation and enhancement
- Promote a safe neighborhood environment
- Minimize traffic impacts
- Develop walkable communities
- Promote alternative modes of transportation

Hampton Inn & Suites redevelopment is dedicated to its surrounding neighborhood and through this re-investment is also enhancing the area. Hampton is committed to improving the Site with the input of the surrounding neighborhood and neighborhood associations through neighborhood meetings and one-on-one contact. In doing so, this project will proceed with the best interest of the neighborhood in mind. The property owner and development team will work with interested citizens to ensure that the project does not have a negative impact on the surrounding area.

Traffic impacts are mitigated by the use of the Hampton Inn & Suites shuttle bus which provides rides to and from the airport and local dining, entertainment and cultural venues. This amenity reduces the number of vehicular trips per guest that would otherwise be created by guests driving to and from events separately. Hampton Inn & Suites also promotes alternative modes of

transportation by giving guests information about the availability of light rail, the upcoming streetcar system, bike routes and bus schedules.

5. Economic Development Element

The Economic Development element outlines Tempe's approach to generating business and development opportunities within the city. Much of the development focus in Tempe is on redevelopment while also highlighting Tempe as a tourist destination.

Goal

"The goal of the Economic Development Element is to stimulate a sustainable, diversified, and vibrant economy while preserving the Tempe vision and values."

Objectives

- Develop an improved local business climate that fosters private business investment
- Develop an increased tax base
- Remain flexible in a constantly changing economy
- Attract businesses and employers that provide jobs paying wages at or above the regional average

Development of a new Hampton Inn & Suites on this Site successfully meets all of these Objectives. The additional rooms will generate more bed tax income for the city, thereby increasing the city's tax base. It will also improve the local business climate by encouraging reinvestment in private businesses, and strengthen Tempe's tourism base. The Hampton Inn & Suites brand is sought out by their guests when traveling to destinations, and this project will help bring those travelers to Tempe. The increase in guests will result in an increase for surrounding businesses, and even Downtown Tempe. New jobs within the city will be created by the hotel, and its success will attract new businesses and employers generating additional jobs.

6. Cost Of Development Element

The Cost of Development Element identifies policies and strategies to require developers to pay toward the cost of public infrastructure and service needs generated by new development, with appropriate exceptions when in the public interest. (Tempe General Plan.)

Goal

"The goal of the Cost of Development Element is to ensure funding availability for growth and maintenance of all planned development, both public and private."

Objectives

- Encourage development that does not exceed planned infrastructure or service capacity
- Ensure that land use intensification or redevelopment provide for necessary infrastructure or service capacity
- Provide opportunities for development, which benefit the community

This redevelopment will fit well into the existing infrastructure and service capacity that has been serving this use for over thirty years, and the new development on this Site will not exceed that capacity. All necessary improvements for infrastructure and service will be provided by the property owner as required based on the intensification of the use created by the development.

7. Transit, Travelways, Motorists, & Aviation Elements

As part of the Transportation Chapter of the General Plan, the Transit, Travelways and Motorists elements are part of the city's strategy for development of a transportation system that integrates with land use. With Phoenix Sky Harbor within one mile of Tempe's border, aviation is a critical component of the regional transportation system, and serves many businesses and residents in Tempe. The overall theme for the transportation elements is that development takes advantage of a site's proximity to all available modes of transportation.

Goals

"The goal of the Transit Element is to coordinate Tempe's Transit Plan with the overall transportation plan to support increased ridership."

"The goal of the Travelways Element is to encourage the development of a street and rail network in Tempe that balances the needs of various types of travelers and more fully serves all modes of transportation."

"The goal of the Motorists Element is to ensure that persons who choose to travel in privately-owned vehicles on the streets and freeways of Tempe will be able to do so safely and efficiently."

"The goal of the Aviation Element is to facilitate safe land uses, minimize noise impacts, and promote easy access to and between different modes of transportation, both within Tempe and in the larger regional context."

Objectives

- Encourage regional approaches to multi-modal transportation
- Coordinate with regional and federal aviation authorities on aviation issues

Due to the Site's proximity to Sky Harbor and location just north of the freeway on a major arterial street, access to all modes of transportation is readily available. The shuttle service offered by the hotel reduces the need for visitors to obtain rental cars and encourages the use of Tempe's public transit system. For visitors who are using their own cars or rental cars, the Site's design provides safe access and adequate parking.

A hotel use in such close proximity to an airport is very desirable to leisure and business travelers alike. Because the site is not only close to the airport, but also to other forms of transportation, the property owner has used this unique access amenity to create a relationship with aviation employees. This has established a client base that is regularly drawn to the site from the airport.

3) Planned Area Development Overlay

i. Request

A Planned Area Development Overlay (“PAD”) is required as part of the MU-3 zoning district request. Additionally, it will help set the development standards for this project to provide the community with assurances regarding the type of development proposed. This assurance comes into play in the event a project is not completed, any new project would have to be developed according to the PAD development standards, or receive a full PAD amendment through the City Council hearing process. That process would also include full neighborhood meeting requirements and input, thereby assuring the community has a say in any changes.

ii. PAD Development Standards Table*

Development Standard Type	MU-3 Development Standards	Development Standards Proposed in PAD
Residential Density (DU/acre)	25	<1
Building Height (feet)		
Building Height Maximum	50'	55'-0"
Building Height Step-Back Required Adjacent to SF or MF District	Yes	Yes (N, E, & S)
Max Lot Coverage (% of net site area)	NS	50%
Min Landscape Area (% of net site area)	NS	20%
Setbacks (feet)		
Front		
Building Wall	NS	±6'
Parking	20'	20'
Side		
Building Wall	NS	35' (30' at SWC of porte-cochere)
Street Side		
Building Wall	NS	-N/A-
Parking	20'	-N/A-
Rear		
Building Wall	NS	35'
Parking		
Hotel rooms	1:room	1:room
Office/admin	1:300	1:300
Conference/meeting	1:125	1:125
Residential	studio (1/room)	studio (1/room)

* Please see included PAD cover sheet.

iii. City of Tempe PAD approval criteria:

(a) Identify and provide justification for the specific modification(s) to the general development standards;

This Hampton Inn & Suites PAD proposes to modify only one MU-3 development standard - a building height increase by just 5'-0". The building height measured to the top of the parapet is proposed to be 55'-0", with stair towers and a main elevator tower height of 57'-11" in a few locations along the building façade. Justification for this modification lies in the appropriate and efficient use of land. Originally, Hampton Inn & Suites proposed a shorter building with a higher lot coverage. However, the property owner agreed with planning staff that a slightly taller building would be a more efficient footprint while remaining compatible with the surroundings. This also allowed for all parking standards to be met, and development of more open space throughout the Site.

This PAD is also setting in place six other MU-3 development standards to insure the development will occur as proposed. Those development standards are:

Standard	Required	Proposed
Residential Density	25	<1
Lot Coverage	NS	50%
Landscape Area	NS	20%
Front Building Setback	NS	±6'
Side Building Setback	NS	35' (30' at SWC of porte-cochere)
Rear Building Setback	NS	35'

(b) Explain how the PAD Overlay District accommodates, encourages, and promotes innovatively designed developments involving residential and/or nonresidential land uses, which form an attractive and harmonious unit of the community; and

This PAD accommodates, encourages, and promotes innovatively designed development by allowing the redevelopment of this Site. The reinvestment in this property creates an attractive and harmonious unit of the community that provides additional tax base, community amenities, and tourism opportunities.

(c) Describe how the PAD Overlay District is deemed appropriate or necessary, and traditional zoning regulations are replaced by performance considerations to fulfill the objectives of the General Plan.

A PAD Overlay is required as part of any Mixed Use zoning district request, and therefore is necessary to this development. Since this area along Scottsdale Road is almost completely designated Mixed-Use on the General Plan's Proposed Land Use map, a Mixed Use zoning

district is the most appropriate district to fulfill the objectives of the General Plan. As a result, the MU-3 zoning district has been chosen as the appropriate district to use.

The performance criteria have been set to match as closely as possible the existing conditions on the Site. For example,

- The existing R-4 zoning district allows lot coverage of 60% and this PAD limits lot coverage to only 50%;
- The R-4 side and rear building setbacks are only 10', however this PAD increases those setbacks to 35'; and
- The existing R-4 zoning district permits buildings 40' tall, whereas this PAD requests only 55'.

As a result, the PAD will allow this redevelopment blend into the existing developed fabric, closely matching the existing development envelopes.

4) Development Plan Review

i. Building

The exterior design of the building features a contemporary architecture with vibrant modern colors contrasted with natural stone. Metal barrel roof elements provide interest to the roofline, and are echoed at ground level by curved metal canopies at the pedestrian entries and the vehicular porte-cochere. The hotel ground level extends on the south side into the outdoors via a folding window-wall partition that leads to covered patio seating with an outdoor fireplace, and on the north side to a lush and spacious pool patio. The pool patio features a spa secluded with a ramada that echoes the design language of the hotel. The west facing hotel elevation engages the Scottsdale Road pedestrian space through the use of low landscaping walls for scale and texture at ground level, and curved cantilevered balconies above that create interest from the pedestrian perspective and pick up styling cues of the roofline above.



West Elevation along Scottsdale Road



South Elevation - Main Entry

ii. Landscape

(a) Existing Landscape Conditions

The existing landscaping has an informal character and consists mainly of mature evergreen trees, tall palm trees, shrubs, ground covers and annuals. There is lawn in the street frontage and decomposed granite in all planting areas on the site. The plant material consists of African Sumac, Eucalyptus, Ficus, Olive, and Pine trees, a variety of palm trees, and shrubs such as Cassia, Dwarf Oleander, Lantana, Ruellia and Texas Sage.

The street frontage has a lush green character and contains mature evergreen canopy trees, tall palm trees and lawn along the entire length. A Mexican fountain placed in a bed of annuals provides a focal point at the main entry to the hotel site. There are potted plants at the entry to the office and a covered patio area surrounded by lush landscaping in the rear. There are two pools that are located in separate courtyards and are landscaped with palm trees and shrubs. Two other courtyards contain seating areas, artificial turf putting greens and palm trees. The landscape areas along the perimeter of the site and in parking areas are sparsely planted with trees.

The plants are irrigated by an automatic drip irrigation system and spray heads irrigate the lawn areas. The irrigation system currently irrigates both the existing hotel site that will remain, as well as the portion of the site where the new hotel will be built.

(b) Landscape Concept for the New Hotel

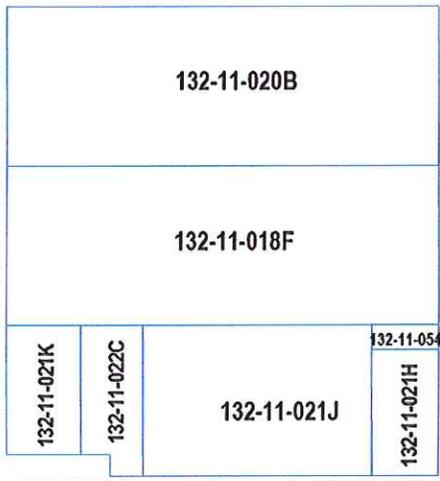
The landscape concept for the new hotel is to create an inspiring yet relaxing environment for the guests of the hotel. The design will utilize evergreen trees, shrubs and ground covers to provide a lush green character throughout the year and also blend with the landscaping of the existing hotel that will remain. There will be special emphasis placed on the landscaping along the street frontage, the entry into the site, the hotel's entry / covered drop off area, the outdoor seating / patio area and the area around the pool. A staggered double row of evergreen trees will be planted 15' on center along the south property line to provide a screening buffer between the hotel and the single family residential properties and a single row of evergreen trees will be planted at 20' on center along the east property line to provide a screening buffer between the hotel and the multi-family development. The parking areas will be landscaped with trees and ground covers to 'visually soften' and break up the expanse of the parking area.

The irrigation system for the new hotel site will be separate from the irrigation system for the existing hotel that will remain. The existing irrigation system will be cut and capped at the new property line between the two hotel sites. A new automatic drip irrigation system will be installed to irrigate the landscaping for the new hotel site.

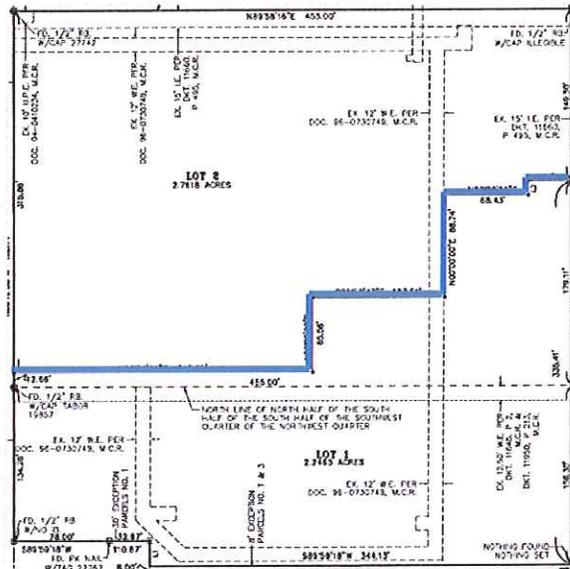
The landscape design will meet all City of Tempe Landscape Ordinances and C.P.T.E.D. requirements.

5) Plat - To Consolidate 7 Parcels into 2 Parcels

A plat is required to consolidate the existing seven (7) parcels into two (2) lots. This consolidation will accommodate the development proposal to keep the existing northern hotel buildings and site while re-developing the southern portion of the Site. The new development will be located on the 2.2465 acre Lot 1, and the existing northern hotel portion will be located on the 2.7618 acre Lot 2. (Please see included Preliminary and Final Plat). Finally, this Plat will conform to the requirements and objectives of the General Plan, or any parts thereof, as adopted by the Commission and the City Council as well as to the requirements of the Zoning and Development Code and to other ordinances and regulations of the city, and to the Arizona Revised Statutes.



Existing Lot Configuration - Prior to Plat

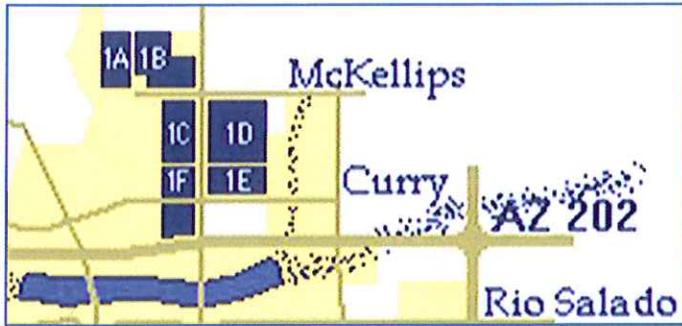


Proposed Plat - 2 Lots

C. NEIGHBORHOOD OUTREACH

The Site is located within the North Tempe Neighborhood Association boundaries. Specifically, the Site is within the Indian Bend Neighborhood Association (1D). The East Rio Neighborhood Association (1E) is just to the south, the West Rio Neighborhood Association (1F) is to the southwest, and the Cavalier Hills Neighborhood Association (1C) is to the west and northwest. The Canal Park (1A) and College (1B) Neighborhood Associations are located northwest of the Site.

Hampton Inn & Suites proposes to schedule a neighborhood meeting soon after this application is filed, and provide availability to meet with anyone interested in the project on an ongoing basis. Hampton believes in open communication and hopes that this redevelopment will spur investment by other commercial and residential property owners. We will work hard to address



Nearby Neighborhood Association Locations

every comment received and will submit information from the neighborhood meeting to the city within the Ordinance-required time periods, outlining both the comments received and our responses to resolve any outstanding issues.

D. CONCLUSION

In conclusion, this redevelopment and reinvestment project by Hampton Inn & Suites will be a compatible development for this area, meeting many goals and objectives of the General Plan, prevailing General Plan Land Use designations and existing land uses within at least one-half mile. The proposed MU-3 zoning district is the most appropriate zoning district for this use given the use and the General Plan context. The additional bed taxes raised by this redevelopment will help the city increase its tax base, and create interest for other property owners to reinvest in their properties. The building design will mesh well into the existing context with its desert colors and materials, and generous landscaping.

For the reasons mentioned herein, the owner of this Hampton Inn & Suites respectfully requests approval of the requested Rezoning, Planned Area Development, Development Plan Review, Preliminary & Final Plat.

EXHIBIT Aerial Maps

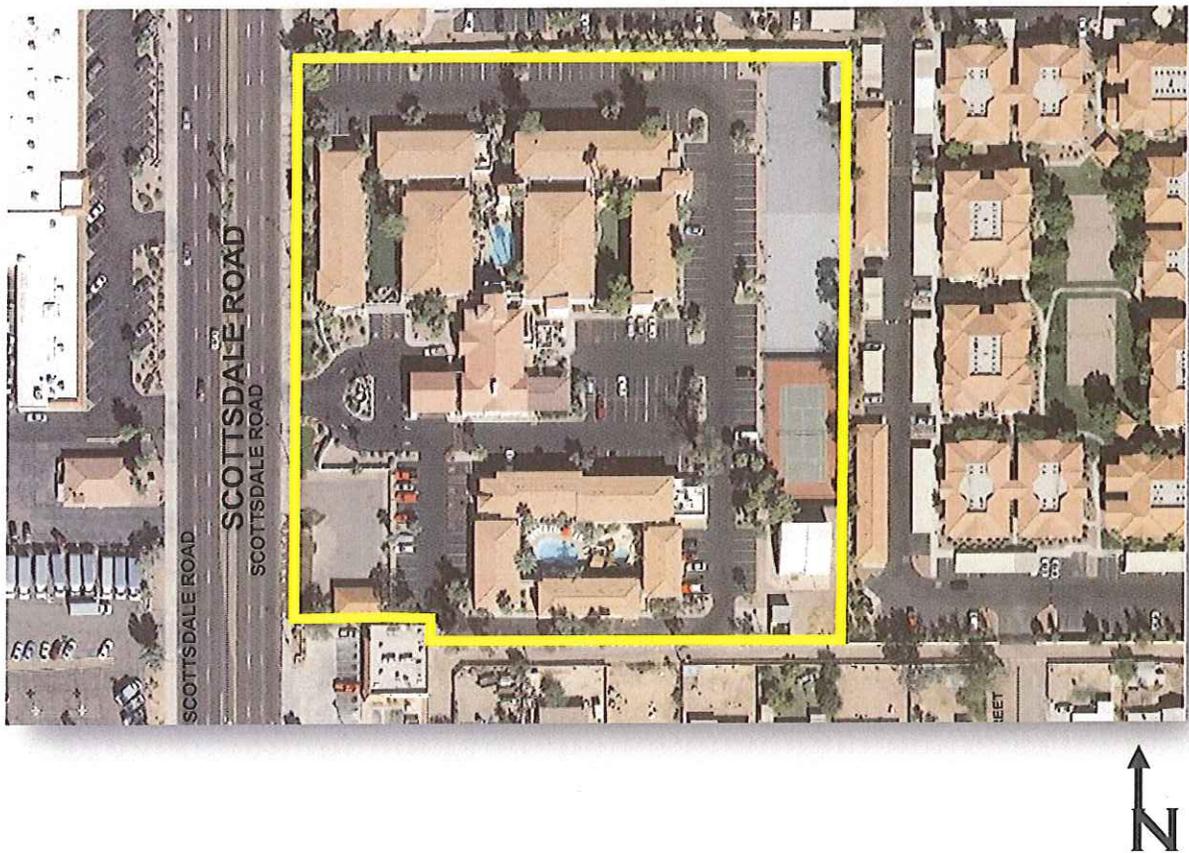
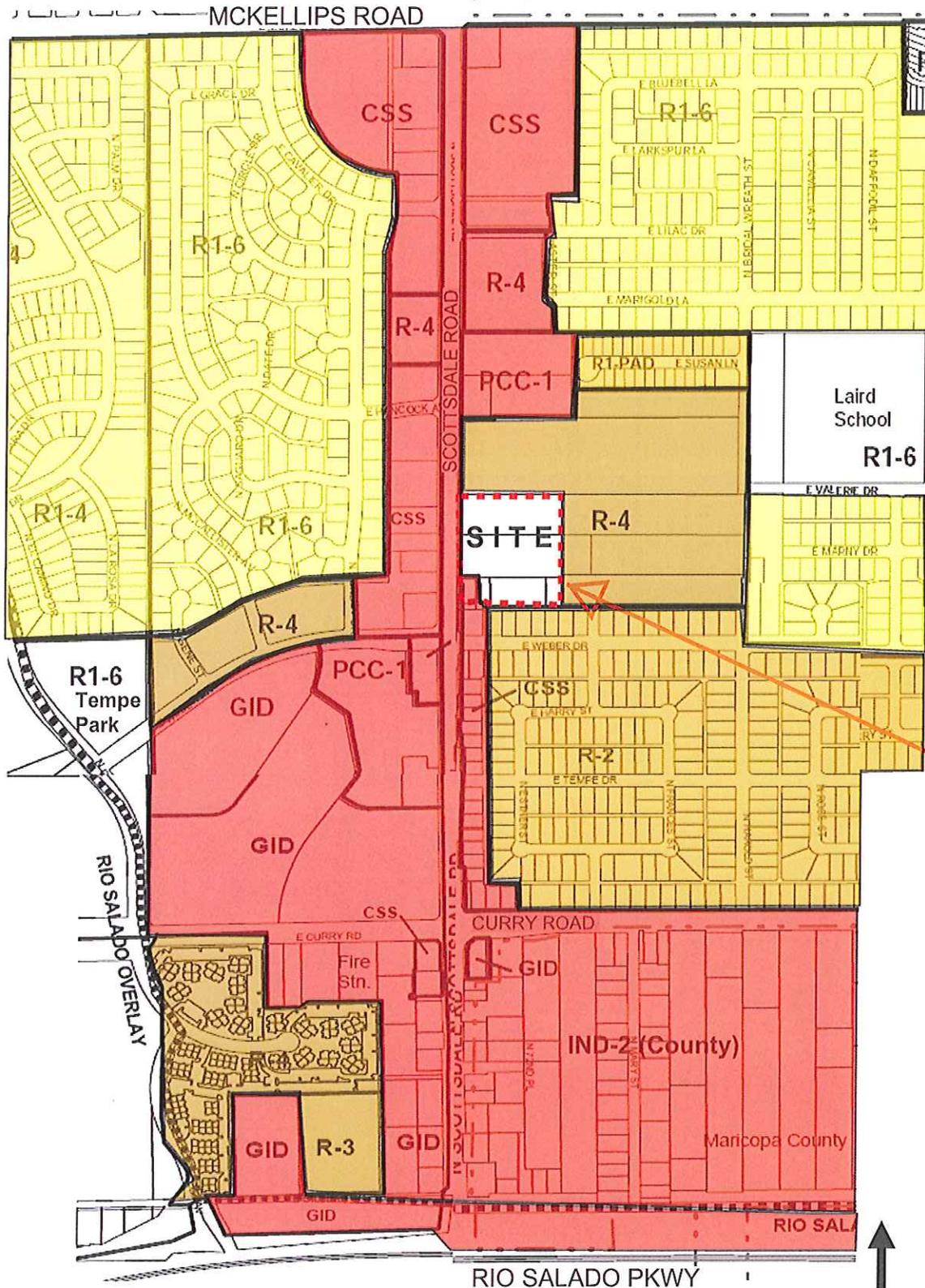


EXHIBIT Zoning & Land Uses Map



- | | | | |
|---|--------------------------------------|---|--|
|  | COMMERCIAL |  | MULTI-FAMILY RESIDENTIAL (R-1 PAD & R-2) |
|  | MULTI-FAMILY RESIDENTIAL (R-3 & R-4) |  | SINGLE-FAMILY RESIDENTIAL |

EXHIBIT General Plan 2030 - Projected Land Use

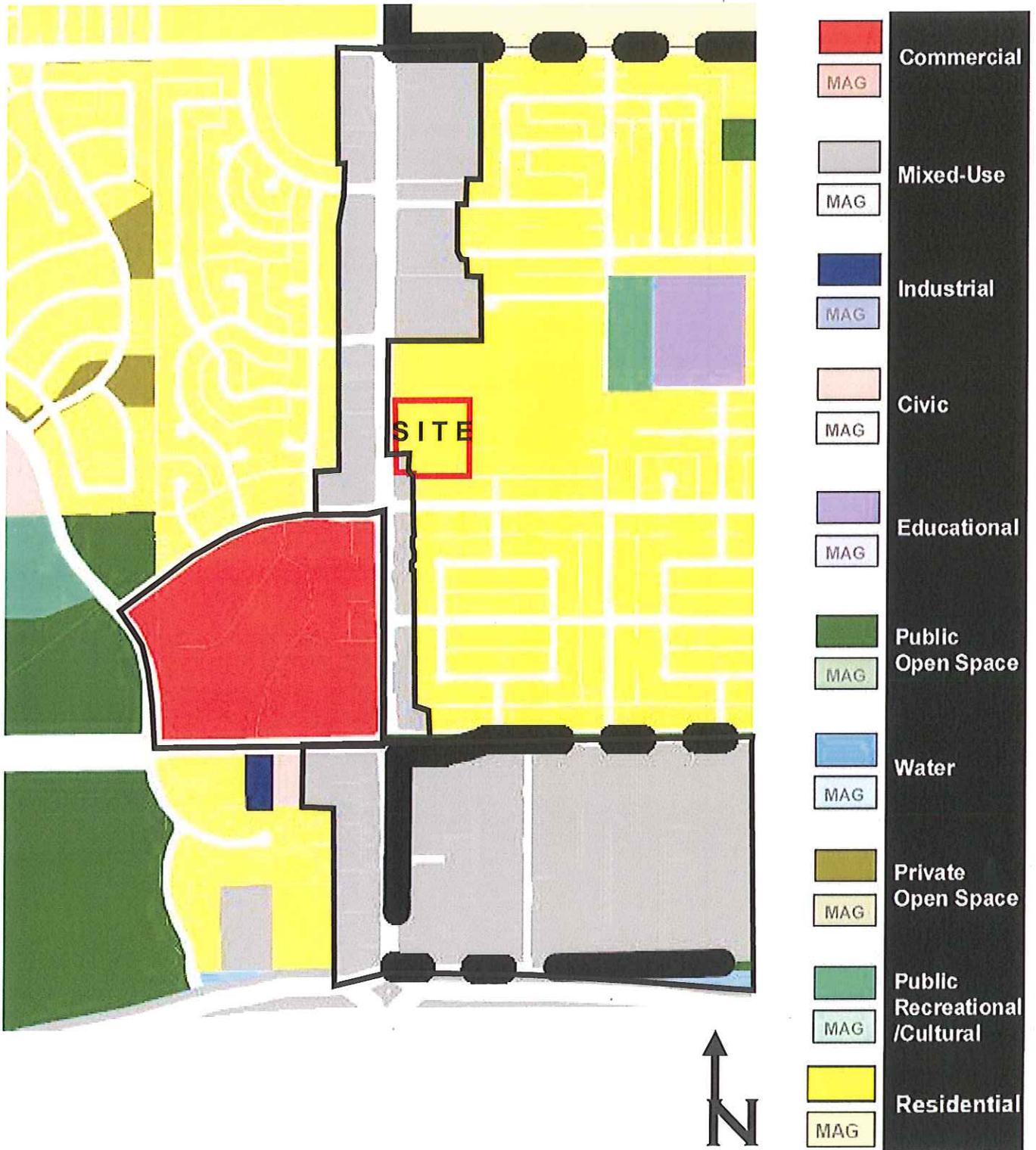
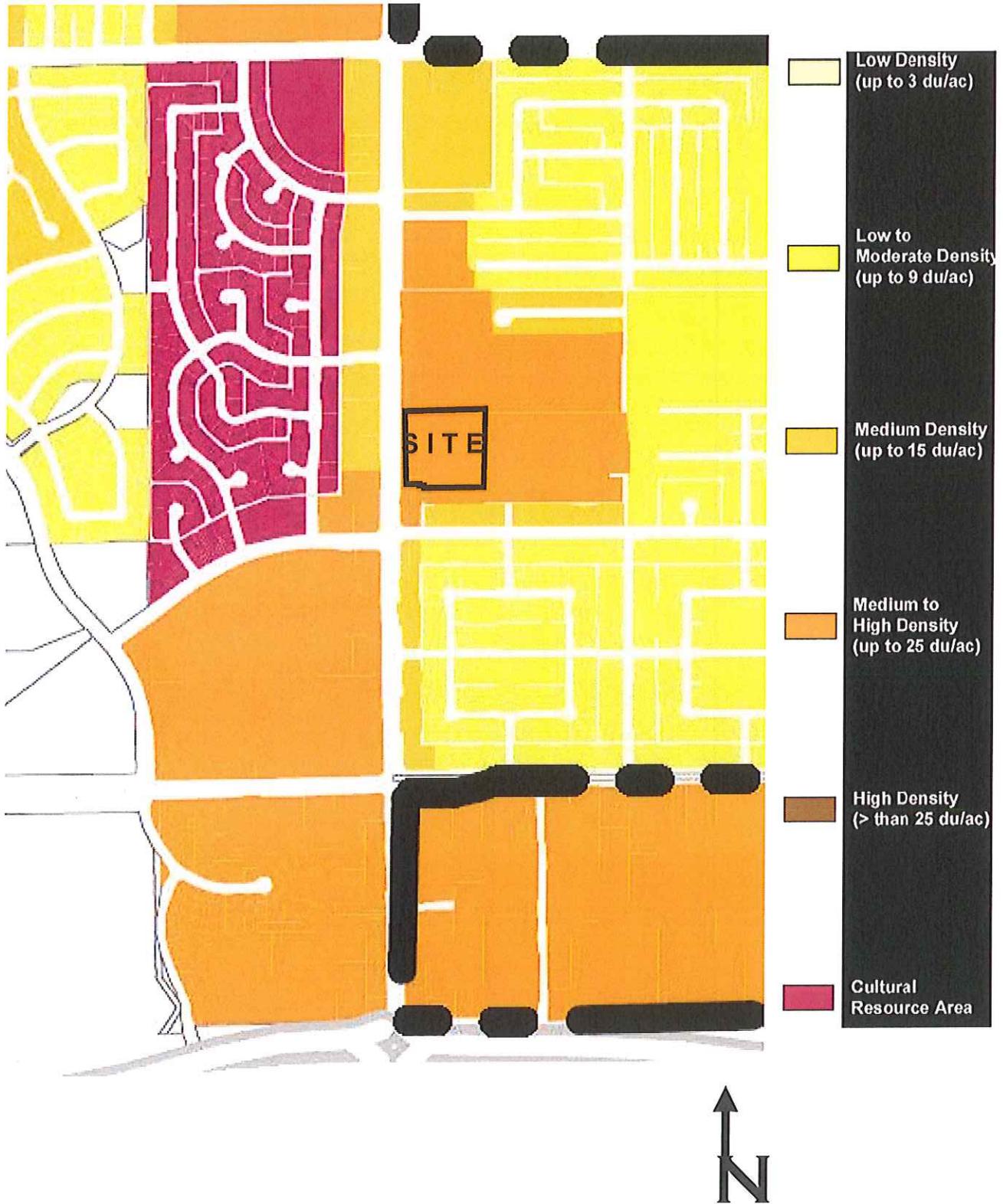
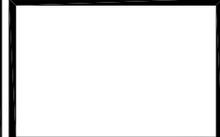


EXHIBIT General Plan 2030 - Projected Residential Density





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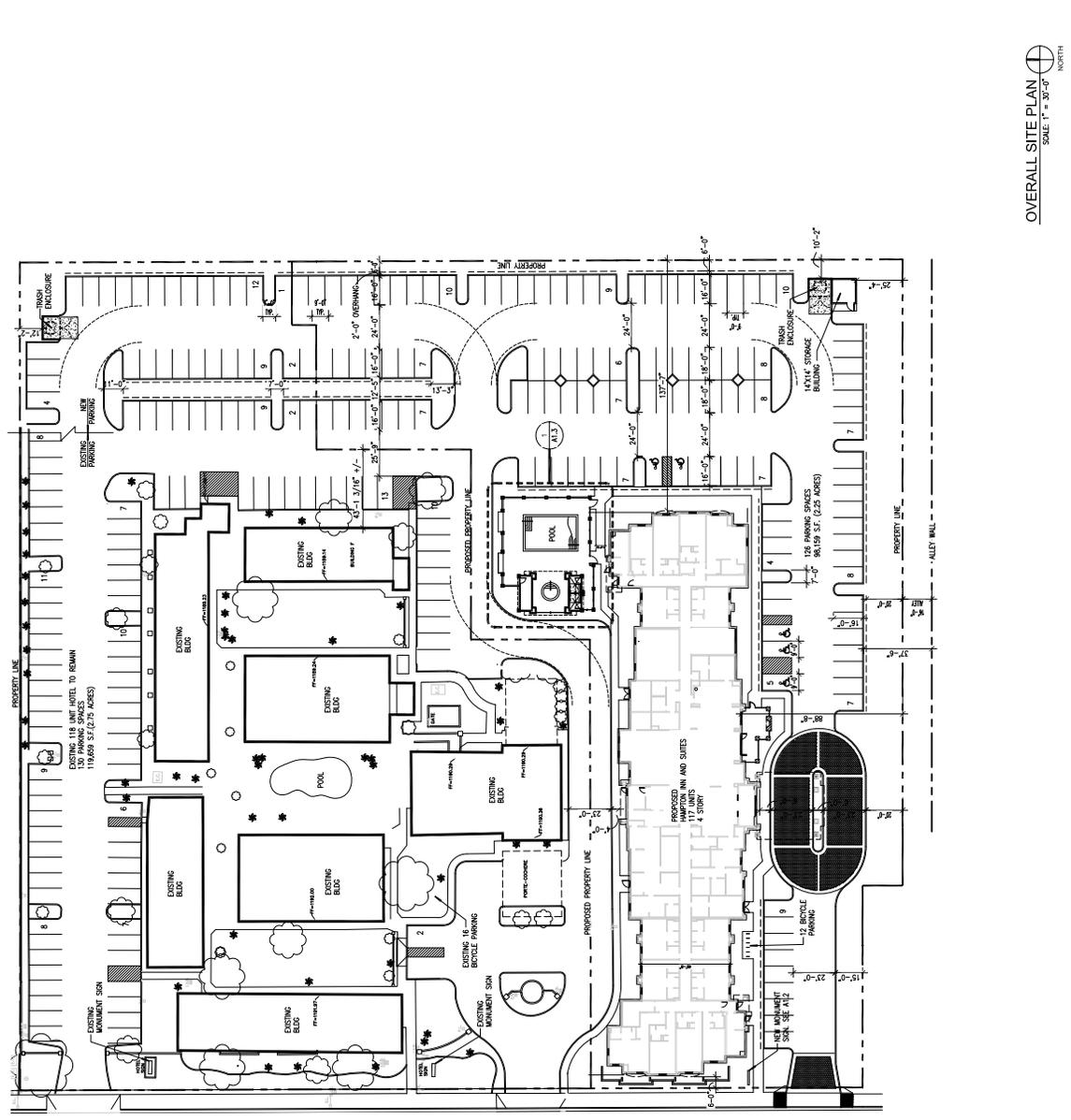
SITE DATA	
STREET ADDRESS:	1429 N. SCOTTSDALE RD., TEMPE, AZ
PARCEL #'S:	132-11-008A, 132-11-018B, 132-11-008B, 132-11-008C, 132-11-008D, 132-11-008E, 132-11-008F, 132-11-008G, 132-11-008H, 132-11-008I, 132-11-008J, 132-11-008K, 132-11-008L, 132-11-008M, 132-11-008N, 132-11-008O, 132-11-008P, 132-11-008Q, 132-11-008R, 132-11-008S, 132-11-008T, 132-11-008U, 132-11-008V, 132-11-008W, 132-11-008X, 132-11-008Y, 132-11-008Z
CURRENT ZONING:	OS5 & R4
SITE AREA (ALL PARCELS):	531,140 SQ. FT. (24,125.34 S.F.)
PROPOSED SITE AREA - EXISTING HOTEL:	2,240 ACRES (97,527.24 S.F.)
PROPOSED SITE AREA - NEW HOTEL:	2,240 ACRES (97,527.24 S.F.)

LOT COVERAGE	
EXISTING PROPERTY	
AREA (S.F.):	COVERED (IMPROVED)
EXISTING HOTEL FOOTPRINT:	28,681 S.F.
EXISTING HOTEL LANDSCAPE AREA:	44,886 S.F.
EXISTING HOTEL	
AREA (S.F.):	COVERED (IMPROVED)
EXISTING HOTEL FOOTPRINT:	28,681 S.F.
EXISTING HOTEL LANDSCAPE AREA:	28,004 S.F.
NEW HOTEL	
AREA (S.F.):	COVERED
NEW HOTEL FOOTPRINT (INCLUDING PORTE-COCHERE AND POOL CABANA):	21,008 S.F.
NEW HOTEL LANDSCAPE AREA:	21,867 S.F.

BUILDING DATA	
EXISTING BUILDING HEIGHTS:	
BUILDING TYPICAL PARAPET HEIGHT - 5'-0"	
BUILDING MAX PARAPET HEIGHT - 5'-0"	
MAX. STRUCTURAL ELEMENT HEIGHT - 35'-0"	
NEW HOTEL BUILDING SETBACKS:	
FRONT: 15'-0"	
REAR: 15'-0"	
SIDE: 15'-0"	
NEW HOTEL BUILDING SETBACKS:	
FRONT: 15'-0"	
REAR: 15'-0"	
SIDE: 15'-0"	

PARKING ANALYSIS	
EXISTING HOTEL - AFTER RENOVATION	
HOTEL ROOMS: 1 SPACE PER UNIT	116 SPACES
OFFICES / ADMIN: 1 PER 300 SF	4600 S.F./300 S.F. = 15 SPACES
CONFERENCE: 1 PER 125 SF	1000 S.F./125 S.F. = 8 SPACES
TOTAL PARKING PROVIDED:	124 SPACES
TOTAL PARKING REQUIRED:	128 SPACES
DEFICIT: 4 SPACES	
NEW HOTEL - AFTER RENOVATION	
HOTEL ROOMS: 1 SPACE PER UNIT	117 SPACES
OFFICES / ADMIN: 1 PER 300 SF	561 S.F./300 S.F. = 19 SPACES
CONFERENCE: 1 PER 125 SF	625 S.F./125 S.F. = 5 SPACES
TOTAL PARKING PROVIDED:	141 SPACES
TOTAL PARKING REQUIRED:	138 SPACES
SURPLUS: 3 SPACES	
TOTAL ACCESSIBLE PARKING PROVIDED: 5 AC. PARKING SPACES (TOTAL) 1.0% WHICH IS VAN ACCESSIBLE	

BICYCLE PARKING	
(BICYCLE COMMUTE AREA)	
EXISTING HOTEL - AFTER RENOVATION	
HOTEL ROOMS: 120	116/70 = 6 SPACES
OFFICES / ADMIN: 18,000 SF, MIN 4	4800 S.F./3000 = 1.6 SPACES
CONFERENCE: 12,000 SF	1000 S.F./2000 = 0.5 SPACES
TOTAL BICYCLE PARKING PROVIDED:	8.1 SPACES
TOTAL BICYCLE PARKING REQUIRED:	10 SPACES
DEFICIT: 1.9 SPACES	
NEW HOTEL - AFTER RENOVATION	
HOTEL ROOMS: 120	117/70 = 6 SPACES
OFFICES / ADMIN: 18,000 SF, MIN 4	561 S.F./3000 = 1.9 SPACES
CONFERENCE: 12,000 SF	1025 S.F./2000 = 0.5 SPACES
TOTAL BICYCLE PARKING PROVIDED:	8.4 SPACES
TOTAL BICYCLE PARKING REQUIRED:	11 SPACES
DEFICIT: 2.6 SPACES	



SCOTTSDALE ROAD

OVERALL SITE PLAN
SCALE: 1" = 30'-0"
NORTH

SITE DATA		
STREET ADDRESS:	1429 N. SCOTTSDALE RD., TEMPE, AZ	
PARCEL #'S:	132-11-0209, 132-11-0197, 132-11-054 132-11-0210, 132-11-0213, 132-11-0220, 132-11-0214	
CURRENT ZONING:	CSS & R4	
SITE AREA (ALL PARCELS):	5.01 ACRES (218,161.54 S.F.)	
PROPOSED SITE AREA - EXISTING HOTEL:	2.7618 ACRES (120,304 S.F.)	
PROPOSED SITE AREA - NEW HOTEL:	2.2465 ACRES (97,857.54 S.F.)	
LOT COVERAGE		
EXISTING PROPERTY		
	AREA (S.F.)	COVERAGE (PROPOSED)
EXISTING HOTEL FOOTPRINT	38,661 S.F.	17.75%
EXISTING HOTEL LANDSCAPE AREA	44,866 S.F.	20.60%
EXISTING HOTEL		
	AREA (S.F.)	COVERAGE (PROPOSED)
EXISTING HOTEL FOOTPRINT	25,943 S.F.	21.65%
EXISTING HOTEL LANDSCAPE AREA	28,284 S.F.	23.62%
NEW HOTEL		
	AREA (S.F.)	COVERAGE
NEW HOTEL FOOTPRINT (INCLUDING PORTE-COCHERE AND POOL CABANA)	21,008 S.F.	21.40%
NEW HOTEL LANDSCAPE AREA	21,867 S.F.	22.27%
BUILDING DATA		
BUILDING HEIGHT		
EXISTING BUILDING HEIGHT:	TYPICAL PARAPET HEIGHT - 235'-0"	
NEW HOTEL BUILDING HEIGHT:	BUILDING TYPICAL PARAPET HEIGHT - 49'-2" MAX ARCHITECTURAL ELEMENT HEIGHT - 57'-11"	
SETBACKS		
EXISTING HOTEL BUILDING SETBACKS:	FRONT: 19'-11" SIDE: 69'-9" REAR: 132'-11"	
NEW HOTEL BUILDING SETBACKS:	FRONT: 8'-0" SIDE: 34'-4" REAR: 132'-8"	
NEW HOTEL AREA BY FLOOR LEVEL		
FIRST FLOOR (INCLUDING POOL CABANA AND PORTE-COCHERE):	21,008 S.F.	
SECOND FLOOR:	17,526 S.F.	
THIRD FLOOR:	18,712 S.F.	
THIRD FLOOR:	18,712 S.F.	
TOTAL BUILDING AREA:	75,960 S.F.	
PARKING ANALYSIS		
EXISTING HOTEL - AFTER RENOVATION		
HOTEL ROOMS: 1 SPACE PER UNIT	116 SPACES	
OFFICES / ADMIN: 1 PER 300 SF	4600 S.F./300 S.F. = 2 SPACES	
CONFERENCE: 1 PER 125 SF	1300 S.F./125 S.F. = 10 SPACES	
TOTAL PARKING REQUIRED:	128 SPACES	
TOTAL PARKING PROVIDED:	128 SPACES	
♿ TOTAL ACCESSIBLE PARKING REQUIRED:	5 ACC. PARKING SPACES	
♿ TOTAL ACCESSIBLE PARKING PROVIDED:	5 ACC. PARKING SPACES (TOTAL), - OF WHICH IS VAN ACCESSIBLE	
WORKFORCE HOUSING UNITS (PROPOSED)		
2 WORKFORCE HOUSING UNITS	2 STUDIO UNITS	
RESIDENTIAL (1/STUDIO)	2 SPACES	
TOTAL PARKING REQUIRED:	2 SPACES	
TOTAL PARKING PROVIDED:	2 SPACES	
NEW HOTEL - AFTER RENOVATION		
HOTEL ROOMS: 1 SPACE PER UNIT	117 SPACES	
OFFICES / ADMIN: 1 PER 300 SF	561 S.F./300 S.F. = 2 SPACES	
CONFERENCE: 1 PER 125 SF	825 S.F./125 S.F. = 7 SPACES	
TOTAL PARKING REQUIRED:	126 SPACES	
TOTAL PARKING PROVIDED:	128 SPACES	
♿ TOTAL ACCESSIBLE PARKING REQUIRED:	5 ACC. PARKING SPACES	
♿ TOTAL ACCESSIBLE PARKING PROVIDED:	5 ACC. PARKING SPACES (TOTAL), 1 OF WHICH IS VAN ACCESSIBLE	
BICYCLE PARKING		
(BICYCLE COMMUTE AREA)		
EXISTING HOTEL - AFTER RENOVATION		
HOTEL ROOMS: 1:20	116/20 = 6 SPACES	
OFFICES / ADMIN: 1:8,000 SF, MIN 4	4600 S.F./8,000 = 4 SPACES	
CONFERENCE: 1:2,000 SF	1300 S.F./2,000 = 1 SPACE	
RESIDENTIAL: .075/UNIT	0.75 X 2 UNITS = 2 SPACES	
TOTAL BICYCLE PARKING REQUIRED:	13 SPACES	
TOTAL BICYCLE PARKING PROVIDED:	16 SPACES	
NEW HOTEL - AFTER RENOVATION		
HOTEL ROOMS: 1:20	117/20 = 6 SPACES	
OFFICES / ADMIN: 1:8,000 SF, MIN 4	561 S.F./8,000 = 4 SPACES	
CONFERENCE: 1:2,000 SF	1825 S.F./2,000 = 1 SPACE	
TOTAL BICYCLE PARKING REQUIRED:	11 SPACES	
TOTAL BICYCLE PARKING PROVIDED:	12 SPACES	



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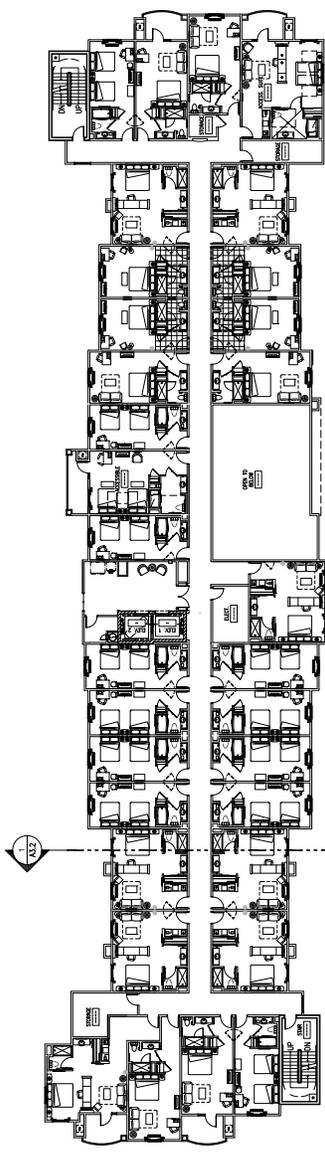
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PROJECT NO: 10-308
 PRINT DATE: 4/21/2011
 PROJECT NAME: RESK
 CHECKED BY: SAKS

SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A2-2

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



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TEMPE,
ARIZONA
SRP #: 10099

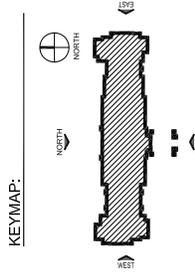
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PROJECT NO: 10-308
PROJECT DATE: 4/21/2011
PROJECT NAME: REK
CREATED BY: SNAK

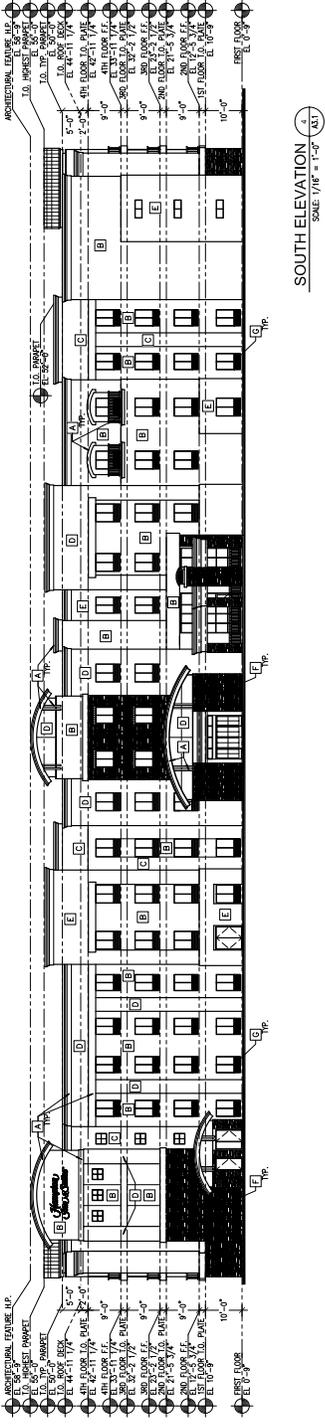
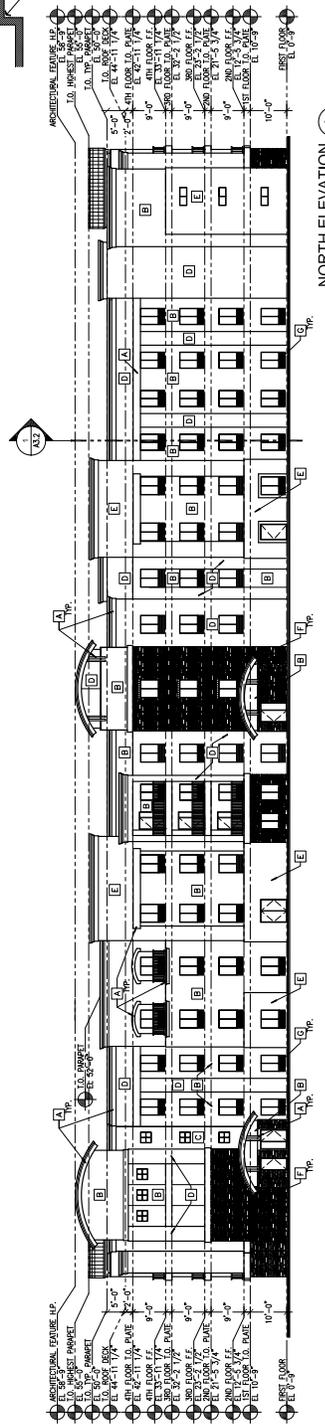
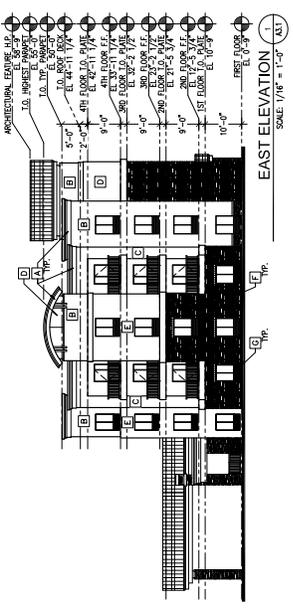
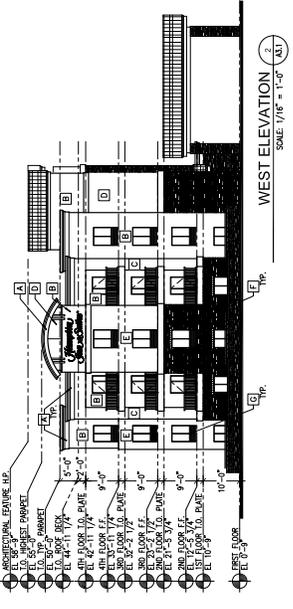
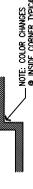
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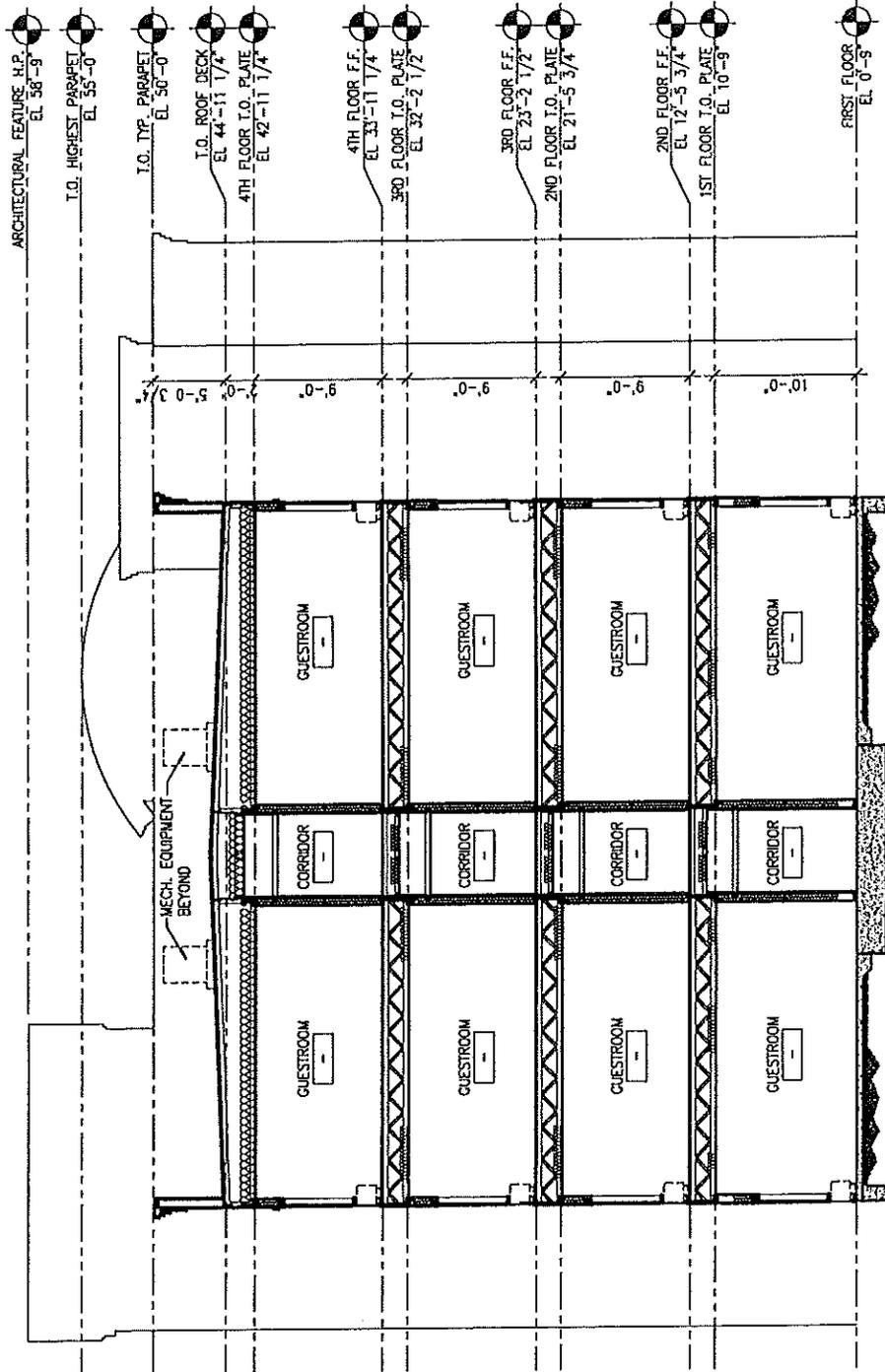
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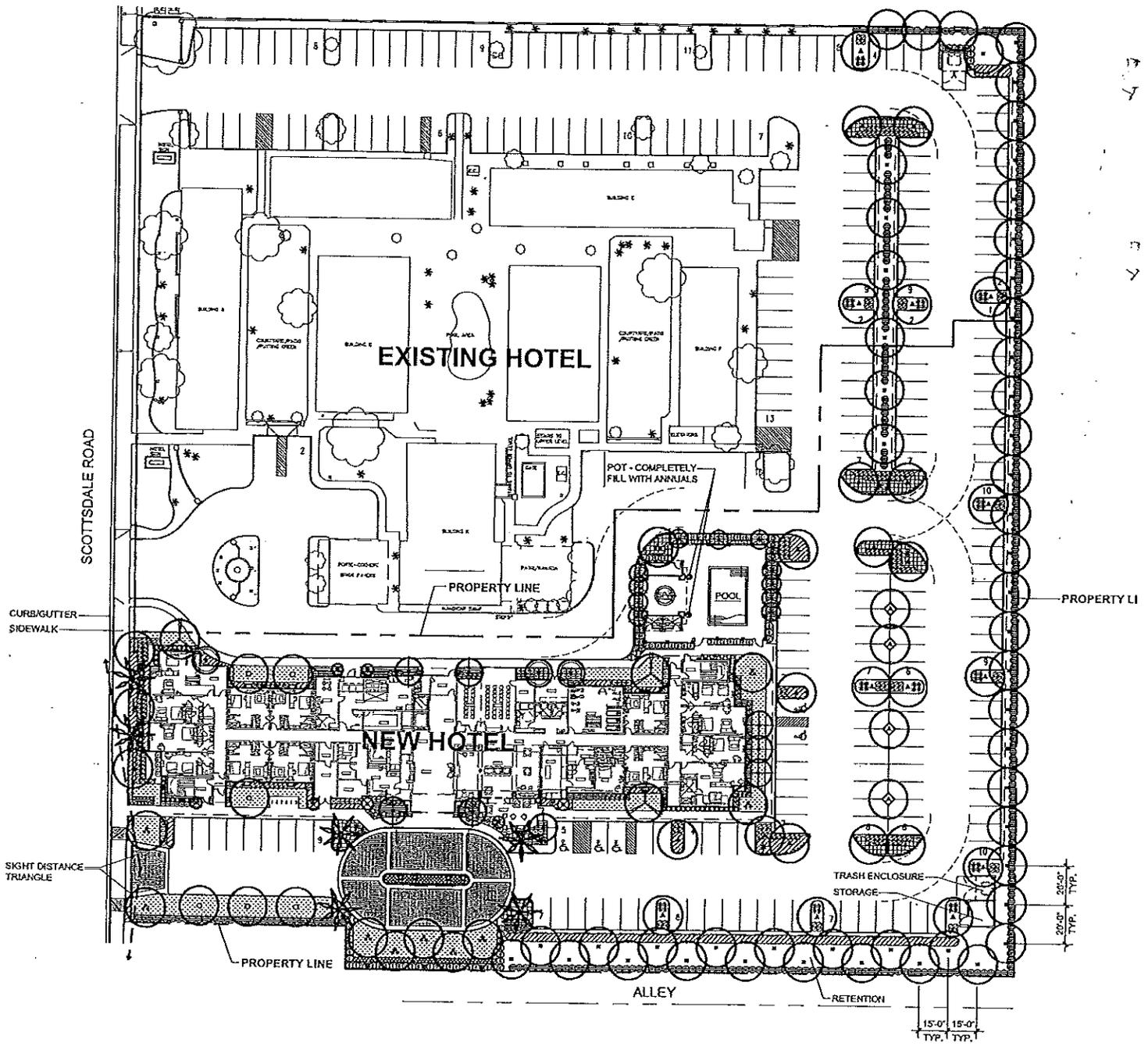


- MATERIAL LEGEND**
- A STUCCO - COLOR 060309
 - B ROCK, 1/4" OAC (UP 18)
 - C PALE BEACH (UP 51)
 - D STUCCO - COLOR 060713
 - E STUCCO - COLOR 060713
 - F WOODEN FIB (UP 31)
 - G CARBON MOUNTAIN QUARTZITE - 1/4" X 1/4" X 1/4"
 - H METAL - BRASS BRANZE

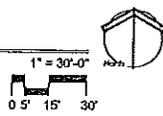


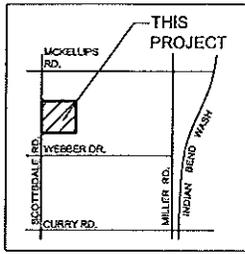


BUILDING SECTION 1
 SCALE: 1/8" = 1'-0"
 A3.2



CONCEPTUAL LANDSCAPE PLAN





VICINITY MAP
N.T.S.

PLANT LIST

SYMBOL:	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS.
	TREES:			
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	24" BOX	3	MULTI-TRUNK 5'-7"X3'-4"W
	CERCIDRUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM THORNLESS PALO VERDE	24" BOX	32	MULTI-TRUNK 5'-8"X3'-4"W
	CHITALPA TASHKENTENSIS 'PINK DAWIT' CHITALPA	24" BOX	8	6'-7"X3'-4"WX1'-1.5" CAL.
	DALBERGIA SISSOO SISSOO TREE	24" BOX	51	8'-9"X3'-4"WX1'-1.5" CAL.
	FICUS NITIDA COLUMNAR COLUMNAR INDIAN FIG	24" BOX	11	
	JACARANDA ACUTIFOLIA JACARANDA	24" BOX	3	MULTI-TRUNK 6'-8"X3'-4"W
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE	24" BOX	10	MULTI-TRUNK 6'-8"X3'-5"W
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	6	7'-9"X3'-4"WX1'-1.5" CAL.
	PALM TREES:			
	PHOENIX DACTYLIFERA DATE PALM	25" BROWN TRUNK HEIGHT	6	MATCHED
	PHOENIX ROEBELENI PYGMY DATE	24" BOX	7	3'-4"X3'-4"W 3 HEAD MAX.
	SHRUBS:			
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GALLON	19	
	CARISSA GRANDIFLORA NATAL PLUM	5 GALLON	144	
	EREMOPHILA HYGROPHANA BLUE BELLS	5 GALLON	208	
	hibiscus ROSA-SINENSIS hibiscus	5 GALLON	8	
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GALLON	334	
	MYRTUS COMMUNIS COMPACTA DWARF MYRTLE	5 GALLON	53	
	RAPHROLEPIS INDICA INDIAN HAWTHORN	5 GALLON	47	
	XYLOSMA CONGESTUM XYLOSMA	5 GALLON	94	
	ACCENTS			
	AGAVE DESMETTIANA AGAVE	5 GALLON	8	
	DIETES BICOLOR FORTNIGHT LILY	5 GALLON	15	
	HESPERALOE PARVIFLORA RED YUCCA	5 GALLON	48	
	VINES:			
	BOUGAINVILLEA SP. BOUGAINVILLEA	15 GALLON	3	
	ESPALIER	15 GALLON	2	
	PYRACANTHA COCCINEA PYRACANTHA	15 GALLON	3	
	GROUND COVER:			
	LANTANA MONTEVIDENSIS TRAILING LANTANA	1 GALLON	230	@ 32" O.C. TRIANGULATED
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GALLON	334	@ 32" O.C. TRIANGULATED
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GALLON	50	@ 32" O.C. TRIANGULATED
	ANNUALS:			
	POTS:			
	LANDSCAPE ARCHITECT TO SELECT			
	HEADER:			
	STEEL HEADER			
	LAWN:			
	MID-IRON	SOD		
	DECOMPOSED GRANITE:			
	AS NOTED EXPRESS BROWN	3/4" SELECT		ALL LANDSCAPE AREAS TO RECEIVE A 2" LAYER

IRRIGATION SYSTEM

THE EXISTING IRRIGATION SYSTEM CURRENTLY IRRIGATES BOTH THE EXISTING HOTEL SITE THAT WILL REMAIN, AS WELL AS THE PORTION OF THE SITE WHERE THE NEW HOTEL WILL BE BUILT. THE IRRIGATION SYSTEM FOR THE NEW HOTEL SITE WILL BE SEPARATE FROM THE IRRIGATION SYSTEM FOR THE EXISTING HOTEL THAT WILL REMAIN. THE EXISTING IRRIGATION SYSTEM WILL BE CUT AND CAPPED AT THE NEW PROPERTY LINE BETWEEN THE TWO HOTEL SITES. A NEW AUTOMATIC UNDERGROUND 'HARD PIPE' DRIP IRRIGATION SYSTEM WILL BE INSTALLED TO IRRIGATE THE LANDSCAPING FOR THE NEW HOTEL SITE. LAWN AREAS SHALL BE IRRIGATED BY AN UNDERGROUND 'HARD PIPE' SYSTEM WITH LOW ANGLE POP UP SPRAY HEADS. TREES, SHRUB/GROUND COVER, AND LAWN SHALL BE VALVED SEPARATELY.

the MOORISWICK partnership
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REVISIONS

REVISION	DATE	COMMENT

CONCEPTUAL LANDSCAPE PLAN

DATE: 04.20.11
PROJECT NO.: 1164
DRAWN BY: DG
CHECKED BY: GS
SCALE: 1" = 30'-0" OF 1

Site Photos

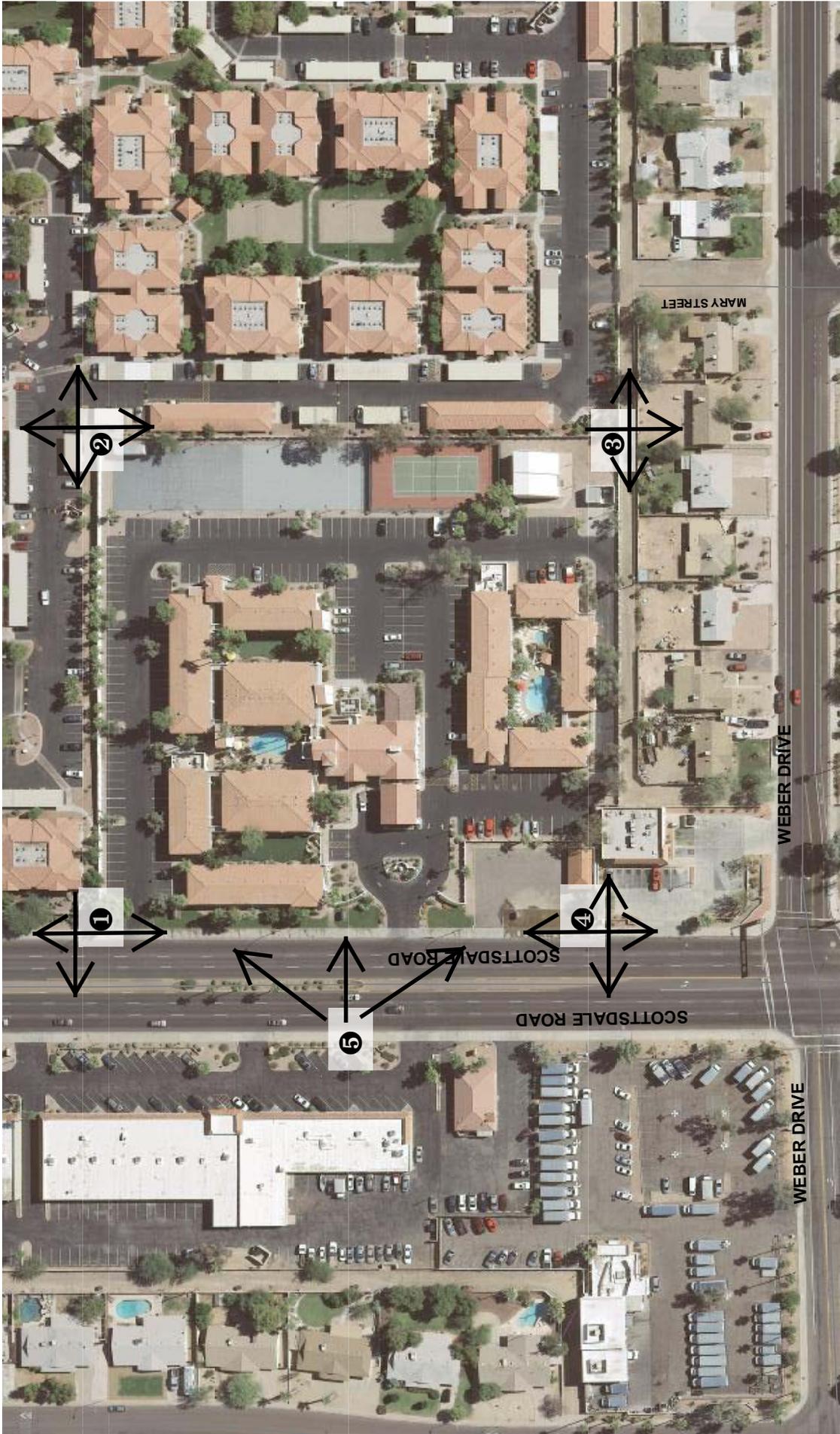


EXHIBIT Site Photos



1 North - Scottsdale Road frontage



1 South - Scottsdale Road frontage



1 West - Across Scottsdale Road



2 North (Outside of wall - adjacent apartments)



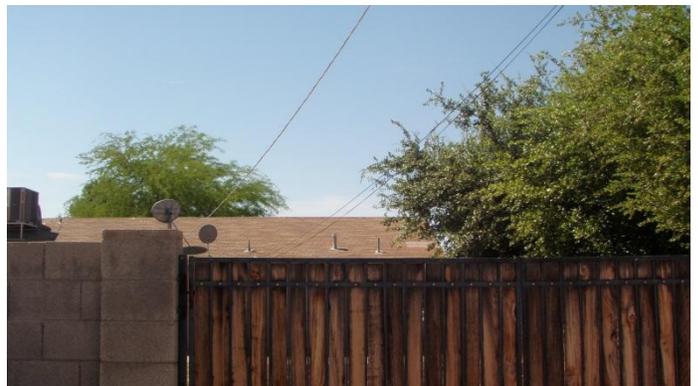
2 South (Outside of wall - adjacent apartments)



2 East (Outside of wall - adjacent apartments)



2 West (Outside of wall - adjacent apartments)



3 South (Outside of wall - adjacent residential)



3 East (Outside of wall - alley facing east)



3 West (Outside of wall - alley facing west)



4 North - Scottsdale Road frontage



4 South - Scottsdale Road frontage



4 East - Office building on Site (next to 7-11)



4 West - Across Scottsdale Road



5 Northeast - Site



5 East - Site



5 Southeast - Site



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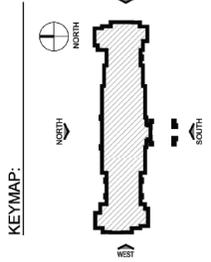
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PROJECT NO: 10-305
 PRINT DATE: 4/05/2011
 PROJECT NAME: REK
 CHECKED BY: SWK

ARCHITECTURAL ELEVATIONS COLOR

SHEET NUMBER
A3-1C

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**NEIGHBORHOOD MEETING SUMMARY REPORT
DATED JUNE 3, 2011**

Project: DS101246 - Hampton Inn & Suites Renovation

Location: 1429 North Scottsdale Road

Meeting Date/Time: Thursday, May 26, 2011 from 6:00pm to 7:30pm

Meeting Location: 1429 North Scottsdale Road, Hampton Inn & Suites ballroom

Attendees Present:

9 neighbors / neighborhood representatives:

- (Names, addresses and email are confidential)

1 City of Tempe Planning Staff:

- Kevin O'Melia

5 Hampton Inn representatives:

- Bill Spresser, Owner, Hampton Inn & Suites
- Darin A. Sender, Sender Associates
- Jennifer L. Krieps, Sender Associates
- Scott Kuitunen, PK Architects
- Greg Swick, the Moore/Swick Partnership

Notices - Who Was Notified:

Notices for this neighborhood meeting were sent on May 10, 2011 to all property owners within 300' as well as all registered neighborhood associations and homeowner associations within 600'. (Please see attached neighborhood meeting notice.) The City of Tempe required neighborhood meeting sign was posted on the site that same day, May 10, 2011, and revised for new City Council hearing dates on May 26, 2011. (Please see attached sign posting affidavits and photos.)

We expanded the 300' notice radius to include all property owners along Weber Drive, on both the north and south side of the street from Scottsdale Road to Harold Street. This was done in order to adequately notify all residential property owners along Weber Drive and included 15 additional properties beyond the 300' radius requirement. (Please see attached neighborhood meeting notice list and map.)

Additionally, we expanded the 600' radius for registered neighborhood associations and homeowner associations to include all North Tempe Neighborhood Associations as well as two associations that NTNA requested be notified. Three of the NTNA associations do not currently have active chair leadership and neither the city nor the NTNA had any contact information for those associations. The required 600' list obtained from the city included:

1. Cavalier Hills Neighborhood Association;
2. East Rio Neighborhood Association; and
3. Indian Bend Neighborhood Association.

The expanded list included:

1. North Tempe Neighborhood Association;
2. Marlborough Park Villas Homeowners Association;
3. Marlborough Park Estates Homeowners Association;
4. West Rio Neighborhood Association (no current contact information);
5. Canal Park Neighborhood Association (no current contact information); and
6. College Neighborhood Association (no current contact information).

Summary of Meeting:

The meeting began at 6:00pm in the ballroom of the Hampton Inn & Suites located on the subject site and lasted until 7:35pm, approximately 30 minutes after the final guest had left. Nine (9) neighbors / neighborhood representatives attended the meeting and the comments were overwhelmingly positive with the exception of one (1) couple who own residential property south of the subject site. The meeting was conducted in an informal "open house" manner in order to better engage the interested parties with information directly from the professionals involved. Those professionals included the hotel's owner, architect, landscape architect and zoning attorney. A total of nine (9) informational boards were placed throughout the room including a color perspective rendering, color elevations, site plans, landscape plan, aerial map with site plan, and other exhibits illustrating the proposed and existing building height and separation distances, and proposed General Plan and zoning changes, among others. Each Hampton Inn & Suites representative took time speaking to the neighbors and neighborhood representatives about the plans and exhibits presented at the meeting. Most importantly the hotel's owner, Mr. Bill Spresser, was in attendance to answer any questions and talk about his management and proposed redevelopment.

Issues Discussed:

The vast majority of attendees were very excited to see this redevelopment in their North Tempe area. Representatives of the NTNA, the Cavalier Hills Neighborhood Association, and the Marlborough Park Villas Homeowners Association were in attendance at this meeting. All three associations expressed support for the reinvestment this project is making to North Tempe, and the hope that other commercial development will follow suit. Those comments were reiterated by almost all of the attendees.

Several people asked whether the Hampton Inn would be interested in becoming more involved in the community by assisting with community events. Mr. Spresser indicated he would be thrilled to have the opportunity to help his surrounding homeowners and business owners. Similarly, one of the neighborhood association representative requested Mr. Spresser's assistance to monitor suspicious and/or criminal activity in a nearby shopping center.

Mr. Spresser also indicated to several attendees the very high percentage of his existing workers who live in the adjoining community, are very interested in its continued safety and development.

Discussion of the building color and materials received compliments from all attendees. One person expressed the desire to see that the building will be constructed as shown on the perspective exhibit because of its high quality design.

The landscaping quantity and palette were also highlighted by many attendees as a strong plus for this redevelopment, especially the double row of tall Sissoo trees to provide a screen along the southern border, and the single row along the east border. One neighbor asked about the growth rate of these trees and the landscape architect indicated they would take approximately four (4) to five (5) years to reach a thirty (30) to forty (40) foot height adequate to completely screen the site from view.

No comments pro or con were received regarding the required entitlements necessary to complete this project.

Several attendees asked us to email them the final hearing dates so they could attend and speak in favor of the project, and how to communicate their support in other ways. We explained the hearing process and will email them the hearing dates soon.

One couple who owns property south of the subject site expressed concern with the building height. We explained that the site layout was designed to minimize any possible impacts that the building might have on the residences to the south. We explained that the fifty-five foot (55') height was fifteen feet (15') taller than the forty feet (40') height permitted on the subject site today, and we had moved the proposed building as far as possible from their homes to the south.

We then showed them an exhibit that illustrated the existing, proposed, and potential R-4 zoning building height and distances from the alley and the residences to the south. The distance between the proposed building and the residences is over one hundred sixty five feet (165'), including the 16' alley in between; between the existing two story building and the residences is approximately one hundred feet (100'); and between what could possibly be developed under today's R-4 zoning (a forty foot (40') tall building) and the residences is approximately eighty three feet (83'). As such, we hoped to illustrate the significant distance between the proposed building and their residences and the very limited impact to their property.

Additionally, we pointed out the double row of trees to be planted along the southern property line, and that we choose the Sissoo tree because it grows very tall, very wide, and very quickly. We hoped to show that there will very soon be a "green screen" effect along our southern property line which they will see behind the alley walls. The trees are intended to screen any view of the hotel building from the south, even though the building setback is extensive enough to significantly reduce any potential visual impact.

Mr. O'Melia spoke to this couple about the various ways they could be heard, and the hearing process that will be happening for this project. He provided a card to the concerned couple and let them know to contact him for additional information or if they wished to voice their opposition to the project. We also provided our contact information in the event they would like to see all of the exhibits, discuss the project more fully, and/or find out about the hearing dates.