

# GAMMAGE & BURNHAM

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

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January 14, 2015

WRITER'S DIRECT LINE  
(602) 256-4439  
rlane@gbllaw.com

**Re: Discovery Business Campus - Sites 1 and 2 - Tempe Campus Lot 9, LLC  
Amended Planned Area Development Overlay and Dev. Plan Review Applications  
Planning Case Number PL141185**

Dear Neighbor:

We represent Tempe Campus Lot 9, LLC (the "Applicant"). The Applicant is continuing to redevelop the approximate 135 acre Discovery Business Campus (the "Campus") generally located at the northwest corner of the Loop 101 / Price Freeway and Elliot Road with the proposed development of Sites 1 and 2 on the Campus to accommodate a five-story hotel building and an accessory restaurant (the "Project"). Sites 1 and 2 are approximately 5.91 total acres in size and are located along the Price Road frontage of the Campus. As shown by the enclosed aerial photograph, Sites 1 and 2 are located approximately 1,350 feet north of the northwest corner of the intersection of Price and Elliot Roads.

The purpose of this letter is to inform you that the Applicant recently filed Amended Planned Area Development Overlay and Development Plan Review applications (the "Applications") with the City of Tempe for the proposed Project and to advise you of public meetings that have been scheduled to discuss and consider the Applications. You are welcome to attend the public meetings to learn about the case and make your opinions known.

The purpose of the Applications is to establish site specific development standards and to obtain the approval of site and landscape plans and building elevations for Sites 1 and 2 at the Campus to accommodate the development of a proposed hotel building to house two (2) Hilton Hotel brands and an accessory restaurant to support the hotels. Sites 1 and 2 at the Campus have been planned and entitled to accommodate hospitality uses since 2011. The Applicant is bringing the type of hotel development that has been envisioned for Sites 1 and 2 since 2011.

As we plan for the development of Sites 1 and 2 at the Campus, the Applicant would like to meet with neighbors to discuss the proposed Project. For this purpose, we will be hosting a **neighborhood meeting on Thursday, February 5, 2015 from 6:00 p.m. to 7:00 p.m.** The meeting will be held at the **Discovery Business Campus Management Office** located at **2020 East Elliot Road, Suite 104** in **Tempe**.

In addition, the City of Tempe has tentatively scheduled the following public hearings for the Project:

Development Review Commission Meeting	March 10, 2015 @ 6:00 p.m.
City Council Meeting (Intro/1 <sup>st</sup> Hearing)	April 9, 2015 @ 6:00 p.m.
City Council Meeting (2 <sup>nd</sup> Hearing)	April 23, 2015 @ 6:00 p.m.

The above public hearings will be held at the Tempe City Council Chambers located at 31 East 5<sup>th</sup> Street in Tempe. Please call the City of Tempe Community Development Department at (480) 350-8331 to verify listed meeting and hearing dates. Meeting and hearing information may also be found on signs posted on the Site.

Specifically, the Applicant's proposal consists of approximately 145,000 square feet of building area, of which approximately 139,500 square feet is the hotel building (includes 228 guest rooms, lobbies, fitness center, two (2) meeting rooms and administrative offices), 5,500 square feet is accessory indoor restaurant space and 1,100 square feet is accessory outdoor dining space to support the hotels. The Project will also provide 319 surface parking spaces and substantial landscaping enhancements.

The proposed five (5) story building height (approximately 70 feet) is one (1) story less than the height allowed on Sites 1 and 2 by the current zoning entitlement. The proposed 228 hotel guest rooms is also 170 rooms less than the total number of guest rooms allowed on Sites 1 and 2 by the current zoning entitlement.

The goal for the Project is to provide high-quality, modern hospitality opportunities within an office campus environment that fits well into both the natural and surrounding built environments, creates visual interest and provides a secure and inviting environment. We strongly believe that the Project will accomplish this goal.

If you have any questions, comments or concerns regarding the Project, you are more than welcome to contact me anytime at (602) 256-4439 or rlane@gblaw.com. We look forward to discussing the Project with you and hope to see you at the neighborhood meeting on the evening of Thursday, February 5<sup>th</sup>.

Sincerely yours,  
GAMMAGE & BURNHAM



By

Rob Lane  
Land Use Planner

Encl: Aerial photo of site and surrounding area  
Site plan  
Building elevations

# Discovery Business Campus and Dev. Sites 1 & 2 - Aerial Photograph



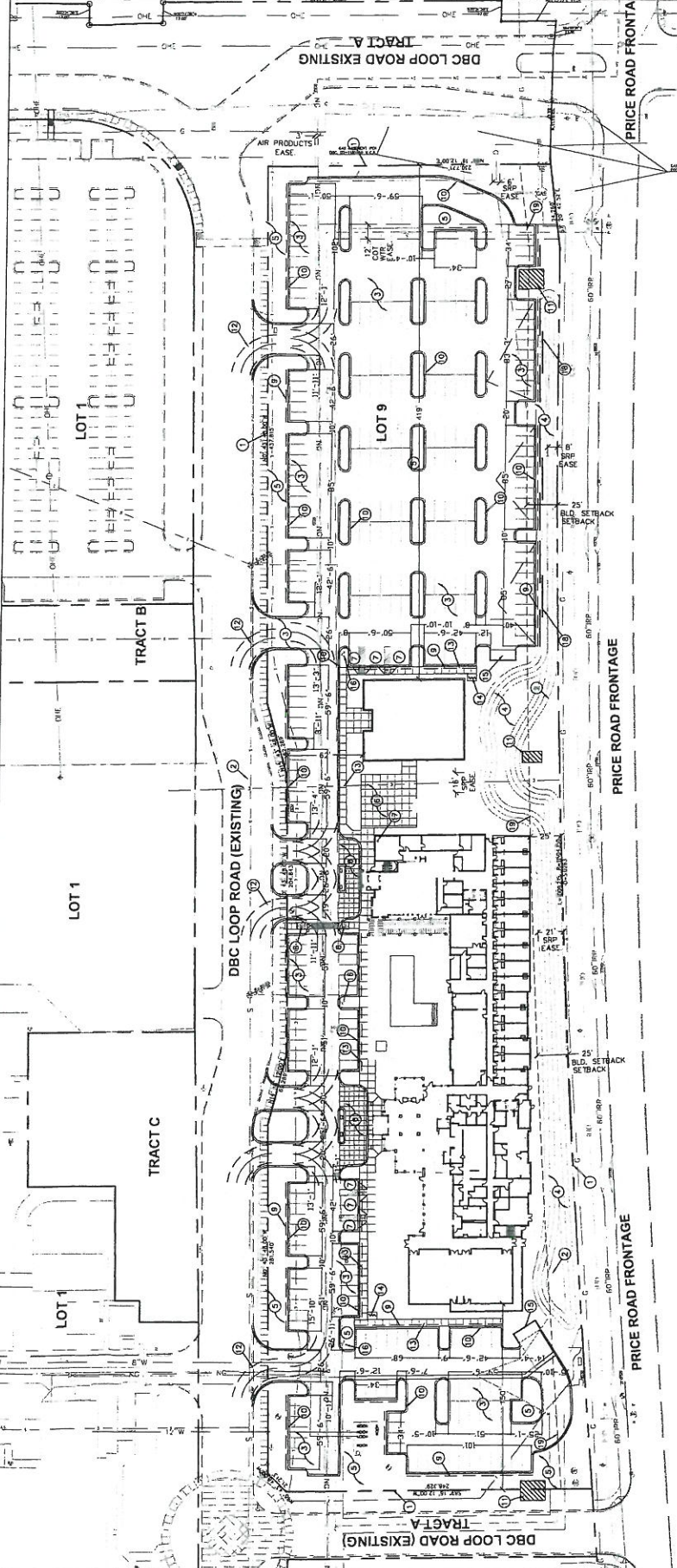
- Discovery Business Campus
- Development Sites 1 and 2

**BME**  
Erickson & Meeks  
Engineering, LLC  
13444 N. 28th Street  
Phoenix, Arizona 85022  
Phone: (602) 958-8882  
Fax: (602) 958-8883  
www.emee.com

# DBC - HOTEL CIVIL SITE PLAN

TEMPE, ARIZONA

DATE:	17/07/14
PROJ. NO.:	714-021
DRAWING:	DMR
DESIGN:	DMR
SCALE:	1" = 40'
CAD FILE:	24/15P



**LEGAL DESCRIPTION**  
LOT 9 OF DISCOVERY BUSINESS CAMPUS, A SUBDIVISION PLAT AS RECORDED IN BOOK 1174, PAGE 14, TEMPE, MARICOPA COUNTY, ARIZONA.

**LOT AREA**  
257,480 SF or 5.91 ACRES

**PROJECT DESCRIPTION**  
CONSTRUCT 5 STORY, 228 ROOM HOTEL FACILITY WITH 2,500 SQUARE FOOT RESTAURANT AND 750 CAR PARKING. PROVIDE LANDSCAPE, PARKING, DRAINAGE, CHANNELS AND UTILITIES TO SUPPORT THE NEW FACILITY.

**MAX BUILDING HEIGHT**  
69.97 FEET PROPOSED  
60 FEET MAXIMUM

**BUILDING SETBACKS**  
FRONT 25' MINIMUM - \$150'  
REAR 0' MINIMUM - \$87'  
SIDE 0' MINIMUM - \$87'  
STREET 35' MINIMUM - \$225'

**VEHICLE PARKING REQUIRED**  
HOTEL: 1 PER ROOM + 1 PER OFFICE  
RESTAURANT: 1 PER 100 SEAT  
OUTDOOR (RESTAURANT @ 1/1000 AREA SF) (1,100 SF TOTAL, FIRST 300 SF NOT INCLUDED)

**PROVIDED (INCLUDES 8 HANDICAP SPACES)**  
312 SP

**BICYCLE PARKING REQUIRED**  
5 SP (1/1000 AREA SF)  
5 SP (1/1000 AREA SF)

**TOTAL REQUIRED**  
317 SP

**PROJECT DATA**

SITE ZONING	DD W / PAD OVERLAY
NET SITE AREA	2,297,880 SF
LANDSCAPE AREA (TYPICAL 15% of net site area)	377,230 SF
PARKING AREA	330,000 SF
PARKING AREA LANDSCAPE X	233,118 SQ
BUILDING AREA	\$146,088 SF
PAVED AREA	2,800 SF
MAX LOT % COVERAGE FOR DD W / PAD OVERLAY 100%	25.4%
PROPOSED LOT % COVERAGE	15.4%

**GENERAL NOTES:**

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT SPILLS FROM BEING DIRECTED AT ADJACENT PROPERTIES.
- ALL DRAINAGE MECHANICAL EQUIPMENT SHALL BE FULLY SEALED BY RUBBER WALLS TO PREVENT SPILLS.
- ALL EXTERIOR LIGHTING SHALL BE FULLY SEALED BY RUBBER WALLS TO PREVENT SPILLS.
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**KEYNOTES (SITE):**

- PROPERTY LINE TO BE DETERMINED BY SURVEY.
- ELECTRICAL CONTRACT LINE TO BE DETERMINED BY CONTRACTOR.
- LANDSCAPE CONTRACT LINE TO BE DETERMINED BY CONTRACTOR.
- WALKWAY ACCESSIBLE PARKING SPACES PER ADA 208.2.1 AND 502.
- 2'-0" MINIMUM DRIVEWAY WIDTHS - LANDSCAPE TO BE CLEAR OF THIS AREA.
- CONCRETE CURB (1/2" MIN. HIGH).
- 35' AND 55' FIRE TRUCK TURNING RADIUS.
- CONCRETE FLOORING.
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**OWNER**  
THE WASHINGTON GROUP  
3300 PARK CITY AT CENTER  
PHOENIX, ARIZONA 85018  
CONTACT: EDWARD T. SMITH

**ENGINEER**  
ERICKSON & MEKS ENGINEERING, LLC  
13444 N. 28TH STREET  
PHOENIX, ARIZONA 85022  
PHONE: (602) 958-8882  
FAX: (602) 958-8883  
CONTACT: STEVE BROWN

**ARCHITECT**  
THE DESIGN GROUP  
1000 N. CENTRAL AVENUE, SUITE 100  
PHOENIX, ARIZONA 85011  
PHONE: (602) 237-2332  
FAX: (602) 237-2333  
CONTACT: JEFF ANDERSON

**LANDSCAPE ARCHITECT**  
THE DESIGN GROUP  
1000 N. CENTRAL AVENUE, SUITE 100  
PHOENIX, ARIZONA 85011  
PHONE: (602) 237-2332  
FAX: (602) 237-2333  
CONTACT: JEFF ANDERSON

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

7200 S. PRICE ROAD, SEC12, T15, R4E



**HOME 2 SUITES - HILTON GARDEN INN**  
 Discovery Business Campus, Tempe, AZ  
 Lots 8 & 9  
**WIDEWATERS HOTELS**



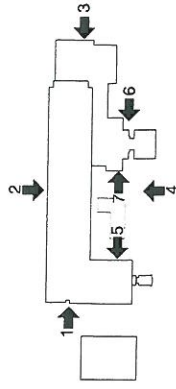
1425 DUTCH VALLEY PLACE, NE  
 STUDIO B  
 ATLANTA GEORGIA 30324  
 ARCHITECTURE

PROJECT NO. 1425 DV  
 DATE: 08/14/14  
 DRAWING NO. 520  
 DATE: 08/14/14

**EXTERIOR RENDERING  
 WEST ELEVATION**

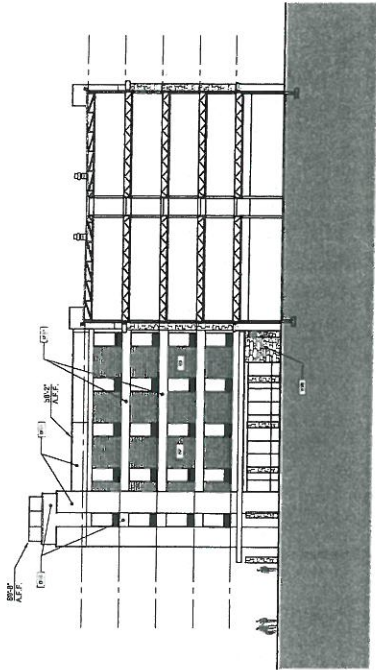
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 SHEET NO. 520  
 DATE: 08/14/14  
**A0**

**KEY PLAN**

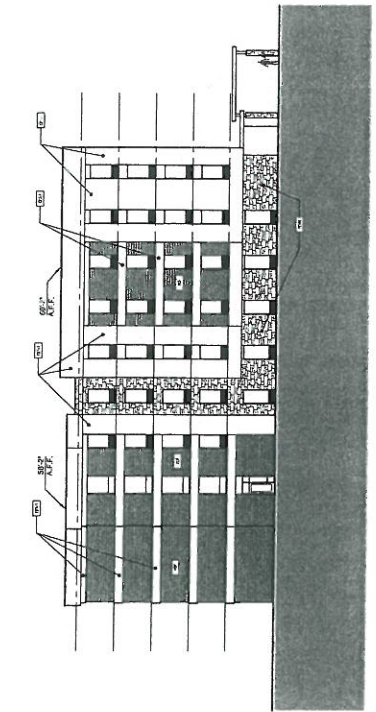


**MATERIAL LEGEND**

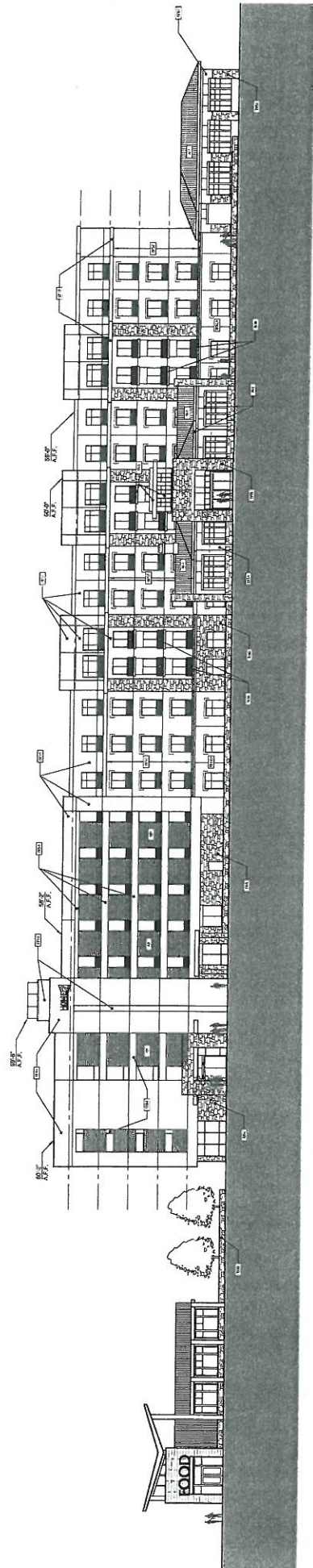
FR-1	FR-2	FR-3	FR-4	FR-5	FR-6	FR-7	FR-8	FR-9	FR-10	FR-11	FR-12	FR-13	FR-14	FR-15	FR-16	FR-17	FR-18	FR-19	FR-20	FR-21	FR-22	FR-23	FR-24	FR-25	FR-26	FR-27	FR-28	FR-29	FR-30	FR-31	FR-32	FR-33	FR-34	FR-35	FR-36	FR-37	FR-38	FR-39	FR-40	FR-41	FR-42	FR-43	FR-44	FR-45	FR-46	FR-47	FR-48	FR-49	FR-50	FR-51	FR-52	FR-53	FR-54	FR-55	FR-56	FR-57	FR-58	FR-59	FR-60	FR-61	FR-62	FR-63	FR-64	FR-65	FR-66	FR-67	FR-68	FR-69	FR-70	FR-71	FR-72	FR-73	FR-74	FR-75	FR-76	FR-77	FR-78	FR-79	FR-80	FR-81	FR-82	FR-83	FR-84	FR-85	FR-86	FR-87	FR-88	FR-89	FR-90	FR-91	FR-92	FR-93	FR-94	FR-95	FR-96	FR-97	FR-98	FR-99	FR-100
FR-1	FR-2	FR-3	FR-4	FR-5	FR-6	FR-7	FR-8	FR-9	FR-10	FR-11	FR-12	FR-13	FR-14	FR-15	FR-16	FR-17	FR-18	FR-19	FR-20	FR-21	FR-22	FR-23	FR-24	FR-25	FR-26	FR-27	FR-28	FR-29	FR-30	FR-31	FR-32	FR-33	FR-34	FR-35	FR-36	FR-37	FR-38	FR-39	FR-40	FR-41	FR-42	FR-43	FR-44	FR-45	FR-46	FR-47	FR-48	FR-49	FR-50	FR-51	FR-52	FR-53	FR-54	FR-55	FR-56	FR-57	FR-58	FR-59	FR-60	FR-61	FR-62	FR-63	FR-64	FR-65	FR-66	FR-67	FR-68	FR-69	FR-70	FR-71	FR-72	FR-73	FR-74	FR-75	FR-76	FR-77	FR-78	FR-79	FR-80	FR-81	FR-82	FR-83	FR-84	FR-85	FR-86	FR-87	FR-88	FR-89	FR-90	FR-91	FR-92	FR-93	FR-94	FR-95	FR-96	FR-97	FR-98	FR-99	FR-100



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



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



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

<p><b>HOME 2 SUITES · HILTON GARDEN INN</b> Discovery Business Campus, Tempe, AZ Lots 8 &amp; 9</p> <p><b>WIDEWATERS HOTELS</b></p>	<p><b>hc</b> architecture</p> <p>1425 DUTCH VALLEY PLACE, NE SUITE 8 ATLANTA, GEORGIA 30324 404.855.1111   WWW.HCARCHITECTURE.COM</p>	<p>DATE: 08.14.18</p> <p>520</p>	<p>PROJECT NO.</p> <p>A2.1</p>
		<p>EXTERIOR ELEVATIONS</p> <p>SCALE: 1/16"=1'-0"</p>	

