



SPECIAL DISTRICTS APPLICATION

Application Stage: Pre-application Application
Permit Activity Number _____ Case Number _____ Date Accepted: _____
HPZ-20-15

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): _____

Property Address: _____

Pima County Tax Parcel Number/s: _____

Current Zoning: _____

Applicable Overlay/	Infill Incentive District	Rio Nuevo Area
Special Districts:	Main Gate Overlay District	Grant Road Overlay District
	Neighborhood Preservation Zone	Historic Preservation Zone

Neighborhood Association (if any): _____

PROJECT TYPE (check all that apply):

New building on vacant land	Change of use to existing building
New addition to existing building	New building on developed land
	Other _____

Description of Proposed Use: _____

Number of Buildings and Stories/Height of Proposed Structure(s): _____

Site Area (sq ft): _____ Area of Proposed Building (sq ft): _____

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List: _____
National Register District Please List: _____

Site is/includes: A contributing structure Non-contributing structure
Is adjacent to a contributing structure Vacant

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: _____

ROLE: Property owner Architect Engineer Attorney Developer
Other: _____

EMAIL: _____ PHONE: _____

ADDRESS: _____

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): _____

PHONE: _____

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT*


*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization Date

CDRC – Project Statement

Project: Tucson Convention Center
Lot A Garage
260 S Church Ave

Project Description:

- A. The proposed project is to construct a +/- 380 stall 4 story parking garage located on the east side of the Tucson Convention Center in the existing parking lot A. While the TCC has its own PAD (5) it was determined by the Director of PSDS in a letter dated 6/7/19 (attached), that the PAD is silent on a specific design review process and therefore will go through the RNA design review process.
- B. Existing Zoning:
 - a. PAD-5 (Attached)
- C. Address/Parcel # - 260 S Church Ave, parcel #11720029A
- D. Last approved used – Surface Parking. Proposed Use, Parking Garage. Note: Parking Garage use is specifically allowed at this location in PAD-5 (Attached)
- E. Parking Garage Height: 31'-6" to 4th floor guard rail, 48'-0" to top of elevator shaft
- F. Tucson Convention Center Arena height - +/- 37'-0"
- G. This project is the first part of a phased revitalization plan for the TCC campus approved by the Rio Nuevo Board in 2019. In addition to the lot A parking garage, there are several additional elements
 - a. Renovation of the existing TCC meeting rooms, exhibition hall and ball room
 - b. Addition of +/-18,000 sf of new meeting space west of the existing exhibition hall
 - c. Renovation of the interior of the Music Hall
 - d. Renovation of the interior of the Leo Rich Theater
 - e. Restoration and reactivation of the Ecko Landscape
 - f. Full site compliance with the current PAD-5 and UDC

Building Design Standards:

Development within the RNA is required to comply with the following building design standards.

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale pursuant to the

Transition Standards in Section 5.12.8.B. Building heights with a vastly different scale than

D:\1503\1503.04 - Lot A Garage\Deliverables\03- CDRC Submittal\Full Submittal\02 - Project Statement.docx

those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights. **Proposed building heights are in scale with adjacent Arena, Hotel, Theaters, and Parking garages**

2. All new construction must be consistent with the prevailing setback existing within its development zone except that the PDSO Director may approve a different setback than the prevailing setback upon a finding that a different setback is warranted by site conditions or applicable development design goals consistent with Section 5.12.1, Purpose, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A. **PAD-5 allows a 0'-0" street setback, proposed development has a set back of 25'-0"**

3. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies. The overall TCC campus, including the hotel development provide similar detailing. **The specific garage development has smaller scale details in the spandrel panels, block infill, vegetative screen, and stair detailing**

4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features. **Considering the TCC campus and the PAD-5 intent is to develop a functioning convention center, the Hotel development, Theaters, Existing Meeting Rooms, New Meeting rooms and Lot C Garage meet this requirement. The Lot A Garage is intended to maximize available parking on the East side of the facility to alleviate parking issues in the neighboring HPZ.**

5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades. **Column spacing, block infill, and vegetative screen create a street level architectural relief.**

6. Building façade design shall include pedestrian-scaled, down-shielded, and glare-controlled exterior building and window lighting. **Exterior building lighting is limited and complies with the City of Tucson Outdoor lighting ordinance**

7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies. **TCC Arena entrance meets this requirement, the garage is an accessory use to the TCC**

8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade. **No historic façade's are impacted**

9. Buildings shall be designed to shield adjacent buildings and public rights-of way from reflected heat and glare. **Building is entirely constructed of non-reflective materials**

10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided. **Primary use is to provide parking for the TCC, pedestrian and vehicular conflicts have been identified and designed to enhance the pedestrian experience and safety**

11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson. **Side walks and pedestrian ways have been designed to provide an improved pedestrian experience and to improve pedestrian safety, particularly along Church Ave.**

12. Colors may conform to the overall color palette and context of the Downtown area, or may be used expressively to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal. **Forms and colors are intended to be compatible with the TCC campus and act as a background building, not a primary feature**

13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area. **Forms and colors are intended to be compatible with the TCC campus and act as a background building, not a primary feature**

14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building. **Considering the TCC campus and the PAD-5 intent is to develop a functioning convention center, the Hotel development, Theaters, Existing Meeting Rooms, New Meeting rooms and Lot C Garage meet this requirement. The Lot A Garage is intended to maximize available parking on the East side of the facility to alleviate parking issues in the neighboring HPZ.**

15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be

elevated. Secondary access may be provided from off-street parking areas. **Primary public access is designed to allow safe and efficient access to the TCC**

Site Design Standards:

1. Vehicular Circulation

- a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet. **Complies**
- b. The locations of all points of vehicular ingress and egress shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on site. Right turn bays are strongly discouraged. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated. **Complies**

2. Parking

- a. General Parking standards are listed in the Section 7.4. Some properties in the RNA may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B. **Parking requirements are addressed in PAD-5 and the proposed development is in compliance**
- b. Screening of Parking All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space. **Vehicles inside the parking structure are screened through the use of bermed earth against the garage perimeter walls, vegetative screen on the garage structure and the new landscaping**
- c. Employee Parking Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development. **Employee parking is provided in lot C adjacent to the Service yard and is not impacted by this project**

3. Plazas and Open Space The fundamental objective of the design standards in this Section 5.12.7.D.3 is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.
 - a. Plazas and Pedestrian Nodes: Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDS Director upon a finding that the development enhances the downtown pedestrian environment without or with a smaller percentage requirement. **The TCC Renovation Master Plan includes the restoration and reactivation of the historic Garrett Eckbo design plaza, our streetscape approach is intended to focus the activation on the Eckbo landscape by providing a better pedestrian connections from the new hotel development, the east entrance to the Exhibition Hall, and from Church St.**
 - b. Viewshed Corridors: Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible. **Complies**
 - c. Linkages (Physical and Visual) Neighborhood linkages shall be maintained throughout Downtown. **Complies**
4. Streetscape
 - a. Streetscapes must be consistent with the Streetscape Design Manual. In streetscape design, priority is given to pedestrians. **Complies**
 - b. Shade Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they and their location and design characteristics are compatible with the historic and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard. **See attached shade study**

5. Demolition of Historic Structures in the RNA9 .In the RNA, demolition of the following types of structures is reviewed in accordance with Section 5.8.10, Demolition of Historic Properties, Landmarks, and Structures. **No structures are being demolished by this development**
 - a. Structures that are listed in the National Register of Historic Places or the Arizona Register of Historic Places.
 - b. Structures that are eligible for listing in the National or State registers.
 - c. Structures designated as City Historic Landmarks.

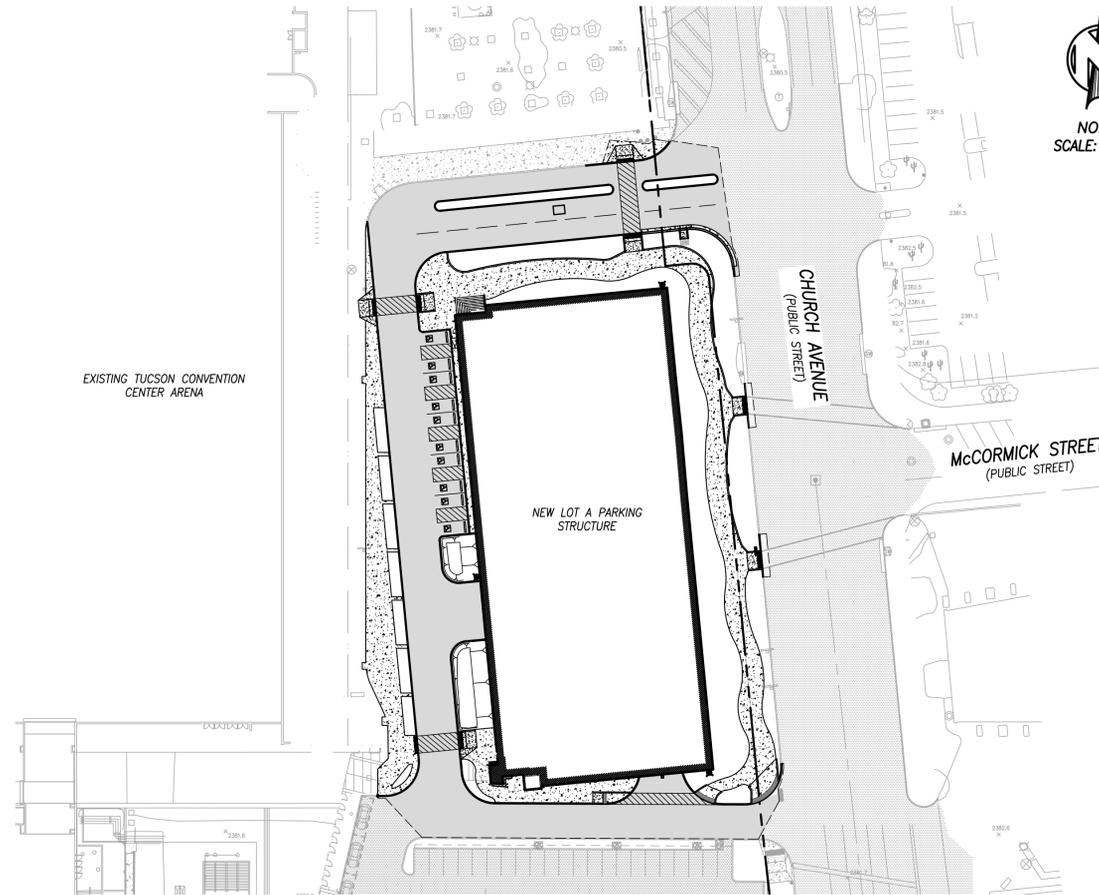
Michael Becherer, AIA
Swaim Associates LTD Architects AIA
(520) 326-3700
mbecherer@swaimaia.com

PERMITTING NOTES

- EXISTING ZONING IS PAD-5 (DEVELOPMENT AREA D)
- EXISTING USE OF PROPERTY IS COMMUNITY CENTER FACILITIES.
- PROPOSED USE OF SUBJECT PROPERTY IS PARKING.
- NEW PARKING GARAGE FOOTPRINT= 35,694 SF. THE PROPOSED PARKING GARAGE DOES NOT COUNT TOWARDS ALLOWABLE BUILDING COVERAGE ON SITE. SEE OVERALL SITE PLAN FOR TOTAL BUILDING CALCULATIONS.
- THE GROSS AREA OF THE SITE (PARCEL 117-20-029A) IS 1,087,693 SF, 24.97 ACRES. THE AREA OF DISTURBANCE IS 2.09 ACRES.
- TOTAL NUMBER OF LOTS IS 1.
- THE ASSESSOR'S PARCEL NUMBER IS 117-20-029A
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS DEVELOPMENT PLAN.
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SECTION 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- THE OWNER SHALL BE SOLELY RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY FOR DRAINAGE STRUCTURES.
- THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS TUCSON WATER.
- ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS
- MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF PROPERTY OWNER.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS AMENDED).
- ALL PROPOSED WORK IN THE PUBLIC RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY EXCAVATION PERMIT OR A PRIVATE IMPROVEMENT AGREEMENT. CONTACT RICHARD LEIGH OF THE TRANSPORTATION DEPARTMENT PERMIT CODES AT 791-5100 FOR ADDITIONAL INFORMATION.
- PROPOSED MONUMENT SIGNS SHALL BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.
- THIS PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE CRITERIA OF SECTIONS: 5.12.7 RIO NUEVA AND DOWNTOWN (RNA), 5.12.10 DOWNTOWN CORE SUBDISTRICT (DCS) AND 5.4 MAJOR STREETS AND ROUTES (MS&R).
- PRIOR TO THE CITY'S APPROVAL OF ANY CONSTRUCTION PERMIT FOR A PERMANENT BUILDING, THE PROPERTY OWNER SHALL RECORD THE AVIGATION EASEMENT WHICH DISCLOSES THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF THE TUCSON INTERNATIONAL AIRPORT TO FUTURE OWNERS OR TENANTS OF THE PROPERTY AND FURTHER CONVEYS THE RIGHT TO THE PUBLIC TO LAWFULLY USE THE AIRSPACE ABOVE THE PROPERTY. THE AVIGATION EASEMENT SHALL BE RECORDED IN A MANNER WITH THE PIMA COUNTY RECORDER WHICH SHALL DOCUMENT IT AS HAVING TITLE LIABILITY. THE CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE FORM AND INSTRUCTIONS PROVIDED.
- ACCORDING TO THE FAA NOTICE CRITERIA TOOL, THIS PROJECT IS LOCATED IN PROXIMITY TO A NAVIGATION FACILITY AND COULD IMPACT NAVIGATION SIGNAL RECEPTION. THE APPLICANT SHALL FILE FORM 7460 WITH THE FAA AT LEAST 45 DAYS BEFORE VERTICAL CONSTRUCTION ACTIVITIES BEGIN FOR THE PROJECT. IT IS HIGHLY RECOMMENDED THAT THE APPLICANT FILE EARLIER THAN 45 DAYS TO PROVIDE THE APPLICANT WITH SUFFICIENT TIME TO RESPOND TO ANY CONCERNS WHICH ARE IDENTIFIED BY THE FAA. ANY CRANES WHICH ARE USED MUST ALSO BE IDENTIFIED WITH FORM 7460. PLEASE FILE FORM 7460 AT [HTTPS://OEAAA.FAA.GOV/OEAA/EXTERNAL/PORTAL.JSP](https://oeaaa.faa.gov/oeaa/external/portal.jsp)

DEVELOPMENT PACKAGE FOR TCC LOT A PARKING STRUCTURE

260 S. CHURCH, TUCSON AZ 85701



REFERENCE SITE PLAN

UTILITY CONTACTS

ELECTRIC:
TUCSON ELECTRIC POWER COMPANY
4350 E. IRVINGTON ROAD
TUCSON, AZ 85714
PO BOX 711 MAIL STOP DB102
TUCSON AZ 85702
CONTACT FREDRICK COY
CONTACT MIKE KAISER
(520) 918-8244 PHONE

WATER:
CITY OF TUCSON WATER DEPARTMENT
310 W. ALAMEDA STREET
TUCSON, AZ 85701
CONTACT FREDRICK COY
(520) 837-2216 PHONE

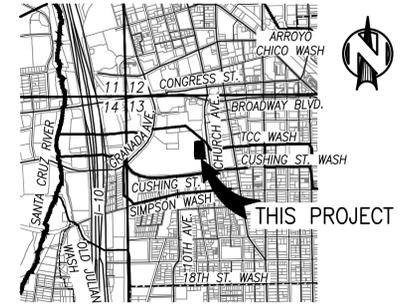
NATURAL GAS:
SOUTHWEST GAS CORPORATION
3401 E. GAS ROAD
TUCSON, AZ 85714
CONTACT BRAD STENINGER
(520) 247-0724 PHONE

STORM SEWER:
CITY OF TUCSON DEPARTMENT OF TRANSPORTATION
201 N. STONE AVE.
TUCSON, AZ 85701
(520) 791-4371 PHONE

SEWER:
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT
201 N. STONE AVE. 8TH FLOOR
TUCSON, AZ 85701
CONTACT MARY HAMILTON
(520) 740-6641 PHONE

CABLE:
COX COMMUNICATIONS
1440 E. 15TH STREET
TUCSON, AZ 85719
CONTACT BURT ELLIOT
(520) 955-0041 PHONE

TELEPHONE:
CENTURY LINK
333 E. WETMORE ROAD, 3RD FLOOR
TUCSON, AZ 85705
CONTACT EVA ELDRIDGE
(520) 292-7212 PHONE



LOCATION MAP

SCALE: 3" = 1 MILE
A PORTION OF THE SECTION 13, T-14-S, R-13-E, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

OWNER/DEVELOPER

RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT
PROPERTY MANAGEMENT
ADDRESS : 400 W. CONGRESS STREET, STE. 152
TUCSON, AZ 85701
PHONE : 520-791-4101

CIVIL ENGINEER

GRENIER ENGINEERING, INC.
CONTACT : JASON MORSE, P.E.
ADDRESS : 6300 E. EL DORADO PLAZA, SUITE A120, TUCSON, AZ 85715
PHONE : (520) 326-7082
EMAIL : jmorse@greniereng.com
REGISTRATION NO. 53209

LANDSCAPE ARCHITECT

ARC STUDIOS
CONTACT : ERIC BARRETT
ADDRESS : 3117 E. FLOWER STREET
TUCSON, AZ 85716
PHONE : 520-882-9655
EMAIL : ERB@ARCSTUDIOSINC.COM
REGISTRATION NO. 39813

SHEET INDEX

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- 2 - C1.1 NOTES & LEGEND
- 3 - C1.2 OVERALL SITE PLAN
- 4 - C2.0 DEMOLITION PLAN
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- 6 - C4.0 GRADING PLAN
- 7 - C5.0 PRIVATE UTILITY PLAN
- 8 - C6.0 CIVIL DETAILS
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- 10 - C7.0 HORIZONTAL CONTROL PLAN
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- 18 - L5.0 IRRIGATION DETAILS

ARCHITECT

SWAIM ASSOCIATES, LTD ARCHITECTS AIA
CONTACT : MICHAEL BECHERER, AIA
ADDRESS : 7325 E. SPEEDWAY BLVD. TUCSON, AZ 85710
PHONE : (520) 326-3700
EMAIL : MBECHERER@swaimaia.com

DP19-

COT ADMINISTRATIVE ADDRESS:
260 S. CHURCH
TUCSON, AZ 85701

C.O.T. APPROVAL STAMP



REF NO'S.:		JOB NUMBER: 19043	
Rev #	Date	Description	Designed By: TL/JM
<p>GRENIER ENGINEERING, Inc. Structural & Civil Engineering Consultants 6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715 Phone: 520.326.7082 ~ Fax: 520.326.7508</p>			Drawn By: TL
<p>COVER SHEET</p>			Checked By: JM
<p>Project: DEVELOPMENT PACKAGE FOR TCC LOT A PARKING STRUCTURE PORTION OF BLOCK D, TCC RESUB.BK. 42, PG.10 M&P SECTION 13, T14S, R13E, G&SRM, PIMA COUNTY, AZ</p>			Date: 12/23/19
<p>C1.0</p>			Scale Vt: N/A Hz: 1"=20'
<p>Sheet 1 of 18</p>			

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY ENGINEER OF RECORD. REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.

KEYNOTES

- 1 SIGHT VISIBILITY TRIANGLES (NEAR SIDE=265', FAR SIDE=110', STEM=20' - DRIVE TO COLLECTOR)
- 2 SIGHT VISIBILITY TRIANGLES (NEAR SIDE=345', FAR SIDE=125', STEM=20' - DRIVE TO ARTERIAL)
- 3 SIGHT VISIBILITY TRIANGLES (NEAR SIDE=260', FAR SIDE=30' PEDESTRIAN, STEM=20' - LOCAL TO COLLECTOR)
- 4 SIGHT VISIBILITY TRIANGLES (NEAR SIDE=255', FAR SIDE=110', STEM=20' - COLLECTOR TO COLLECTOR)
- 5 SIGHT VISIBILITY TRIANGLES (NEAR SIDE=335', FAR SIDE=125', STEM=20' - COLLECTOR TO ARTERIAL)
- 6 SIGHT VISIBILITY TRIANGLES (NEAR SIDE=245', FAR SIDE=110', STEM=20' - ARTERIAL TO COLLECTOR)
- 7 EXISTING DRIVEWAY CURB CUT, WIDTH AS NOTED.

M.S&R NOTE:

CHURCH AVE., CUSHING STREET AND GRANADA AVE. ARE FULLY BUILT OUT PER THE OFFICIALS CITY OF TUCSON M.S&R MAP.



OVERALL PARKING CALCULATIONS

PARKING REQUIREMENTS - PAD AREA		
DAYTIME USE		
EXHIBIT HALL-1 SPACE/250 S.F. @ 145,540 S.F.	=583 SPACES	
BALLROOM-1 SPACE/250 S.F. @ 20,164 S.F.	=81 SPACE	
MEETING ROOMS-1 SPACE/250 S.F. @ 30,040 S.F.	=121 SPACES	
FREMONT	=10 SPACES	
TOTAL	795 SPACES	
EVENING USE		
ARENA-1 SPACE/5 SEATS @ 8,926 SEATS	=1,786 SPACES	
MUSIC HALL-1 SPACE/5 SEATS @ 2,289 SEATS	=458 SPACES	
THEATER-1 SPACE/5 SEATS @ 511 SEATS	=103 SPACES	
HOTEL (FROM SHEET 1)	=87 SPACES	
TOTAL	2,434 SPACES	
PROVIDED PARKING		
ONSITE		
PARKING GARAGE LOT A	=395 SPACES	
HOTEL PARKING	=112 SPACE	
PARKING LOT B	=559 SPACE	
PARKING LOT C	=277 SPACES	
TOTAL	1,343 SPACES	
OFFSITE		
OFFSITE PARKING (TBD*)	=95 SPACES (MIN.)	
CITY STATE GARAGE	=1,256 SPACES	
TOTAL	1,351 SPACES	
NET PROVIDED PARKING	2,694 SPACES	

*OFFSITE PARKING AGREEMENT(S) MUST BE PROVIDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

BUILDING AREA CALCULATIONS

TCC PRE-1997	
CONVENTION CENTER	
EXHIBIT HALL	130,000 S.F.
BALLROOM	72,000 S.F.
ARENA	123,722 S.F.
MEETING ROOMS	63,057 S.F.
MUSIC HALL	75,933 S.F.
LEO RICH THEATER	34,162 S.F.
FREMONT	21,530 S.F.
TOTAL	520,424 S.F.
POST 1997 ADDITIONS	
TICKET OFFICE (2002)	1,572 S.F.
EAST ENTRY (2009)	11,184 S.F.
LOCKER ROOM ADDITION (2016)	1,958 S.F.
HOTEL (2019)	113,668 S.F.
TOTAL	128,382 S.F. (24.7%)

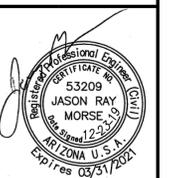
DP19-

COT ADMINISTRATIVE ADDRESS:
260 S. CHURCH
TUCSON, AZ 85701

REF NO'S:

Rev #	Date	Description

GRENIER ENGINEERING, INC.
Structural & Civil Engineering Consultants
6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715
Phone: 520.326.7082 - Fax: 520.326.7508

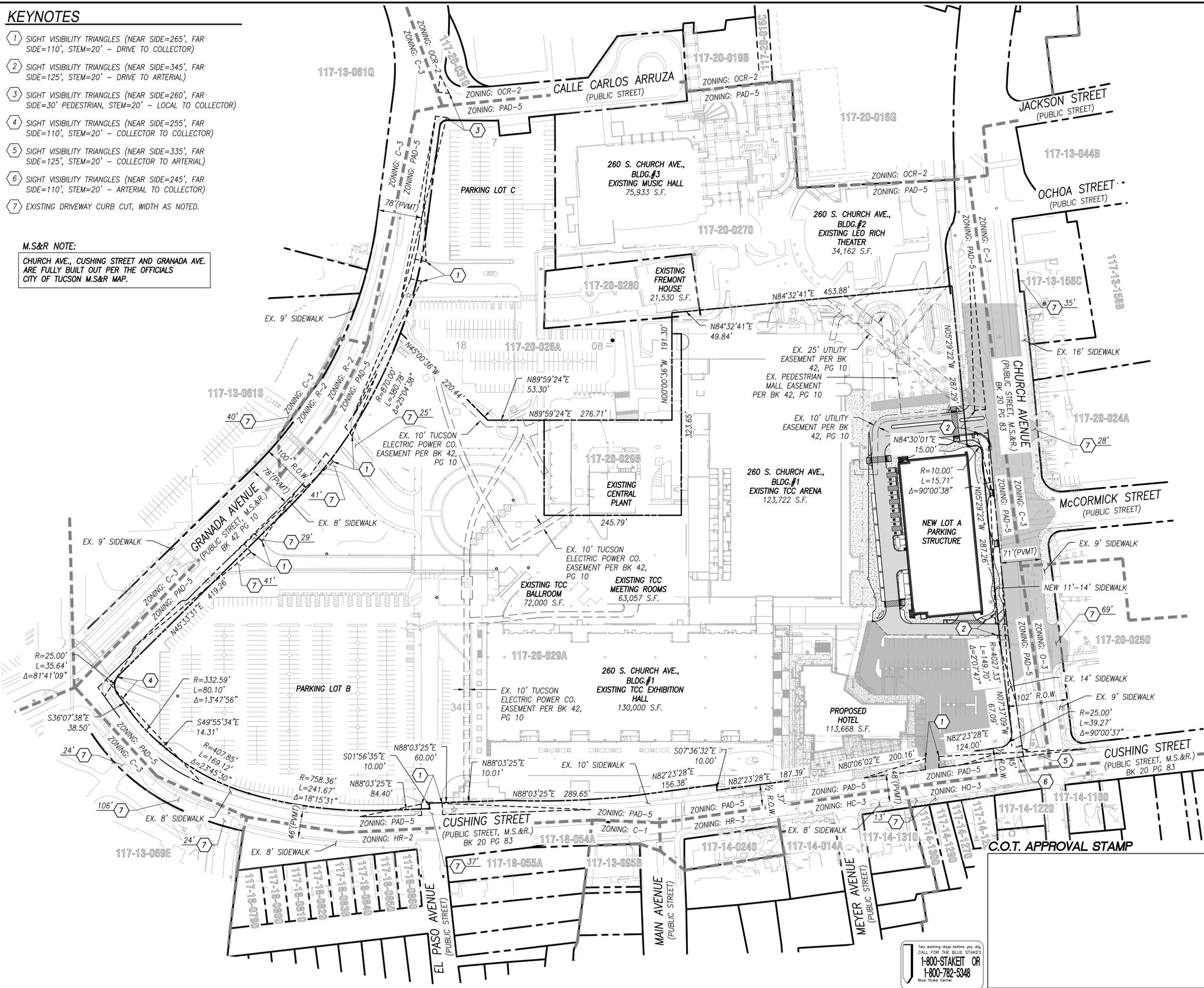


OVERALL SITE PLAN

Project: DEVELOPMENT PACKAGE FOR
**TCC LOT A
PARKING STRUCTURE**

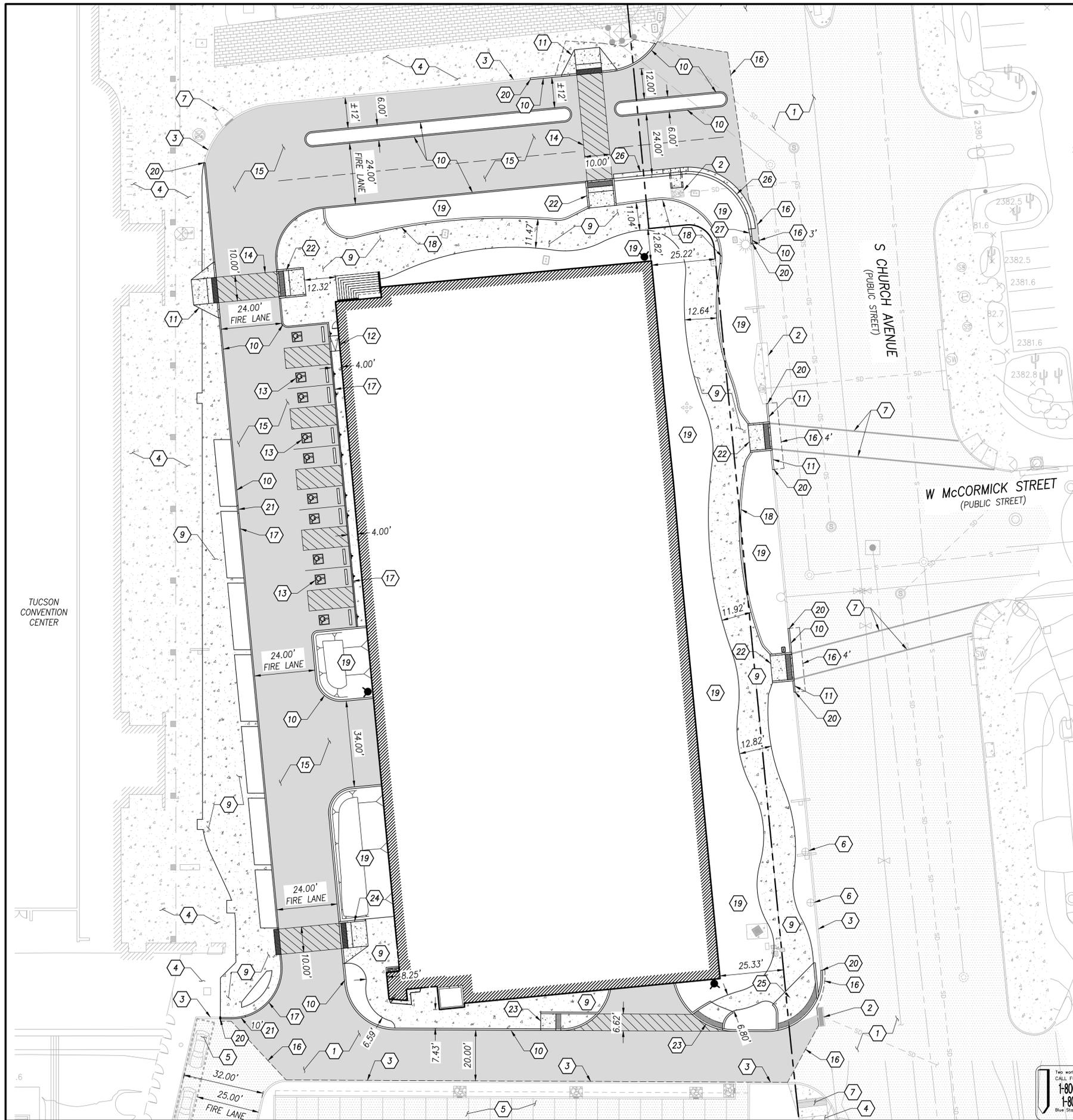
PORTION OF BLOCK D, TCC RESUB.BK. 42, PG.10 M&P
SECTION 13, T14S, R13E, G&SRM, PIMA COUNTY, AZ

Job Number: 19043
Designed By: TL/JM
Drawn By: TL
Checked By: JM
Date: 12/23/19
Scale: N/A H: 1"=80'
Sheet Number:
C1.2
Sheet 3 of 18



Two working days before you dig,
CALL FOR THE BLUE STAKES
**1-800-STAKEIT OR
1-800-782-5348**
Blue Stake Center

C.O.T. APPROVAL STAMP



KEYNOTES

- 1 EXISTING AC PAVEMENT TO REMAIN.
- 2 EXISTING CATCH BASIN/MANHOLE INLET TO REMAIN.
- 3 EXISTING CONCRETE VERTICAL CURB TO REMAIN.
- 4 EXISTING CONCRETE SIDEWALK/PAD TO REMAIN.
- 5 EXISTING STANDARD PARKING SPACES TO REMAIN.
- 6 EXISTING PARKING SIGNS/METERS TO REMAIN.
- 7 EXISTING SIDEWALK ACCESS AND/OR STRIPED CROSSWALK TO REMAIN.
- 8 EXISTING CATCH BASIN INLET EXTENSION TO NEW CURB LOCATION WITH NEW MODIFIED SIDEWALK SCUPPER. SEE DETAIL ___ FOR DETAILS.
- 9 NEW CONCRETE SIDEWALK/PAD PER P.A.G. STANDARD DETAIL 200. 5% MAX. LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE. SEE HARDSCAPE PLANS FOR FINISH. WIDTH VARIES, SEE PLAN.
- 10 NEW 6" REVEAL CONCRETE VERTICAL CURB PER P.A.G. STANDARD DETAIL 209, TYPE 2.
- 11 NEW CURB ACCESS RAMP PER DETAIL 3.
- 12 NEW CURB ACCESS RAMP PER DETAIL 6.
- 13 NEW ACCESSIBLE PARKING SPACE PER DETAIL 1.
- 14 NEW STRIPED CROSSWALK, WIDTH PER PLAN.
- 15 NEW A.C. PAVEMENT PER DETAIL 4.
- 16 SAWCUT 1' MIN. EXISTING PAVEMENT, TACK AND JOIN TO NEW PAVEMENT, UNLESS OTHERWISE NOTED.
- 17 NEW CONCRETE HEADER FLUSH WITH PAVEMENT PER P.A.G. STANDARD DETAIL 213.
- 18 NEW LANDSCAPE SEAT WALL, SEE LANDSCAPE PLAN FOR DETAILS.
- 19 NEW LANDSCAPE AREA, SEE LANDSCAPE PLANS.
- 20 JOIN NEW TO EXISTING CURB PER P.A.G. STANDARD DETAIL 211.
- 21 VERTICAL CURB TERMINAL SECTION PER P.A.G. STANDARD DETAIL 212, L=3' UNLESS OTHERWISE NOTED.
- 22 NEW CURB ACCESS RAMP PER DETAIL 7.
- 23 NEW CURB ACCESS RAMP PER DETAIL 8.
- 24 NEW CURB ACCESS RAMP PER DETAIL 9.
- 25 NEW CURB ACCESS RAMP PER DETAIL 10.
- 26 NEW 6" REVEAL CONCRETE VERTICAL CURB & GUTTER PER P.A.G. STANDARD DETAIL 209, TYPE 1.
- 27 NEW 3.0' TRANSITION FROM CURB & GUTTER TO VERTICAL CURB PER MODIFIED P.A.G. STANDARD DETAIL 210.

TUCSON CONVENTION CENTER

S CHURCH AVENUE
(PUBLIC STREET)

W MCCORMICK STREET
(PUBLIC STREET)

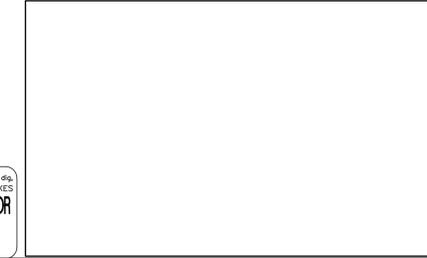
DP19-

COT ADMINISTRATIVE ADDRESS:
260 S. CHURCH
TUCSON, AZ 85701

REF NO'S.:

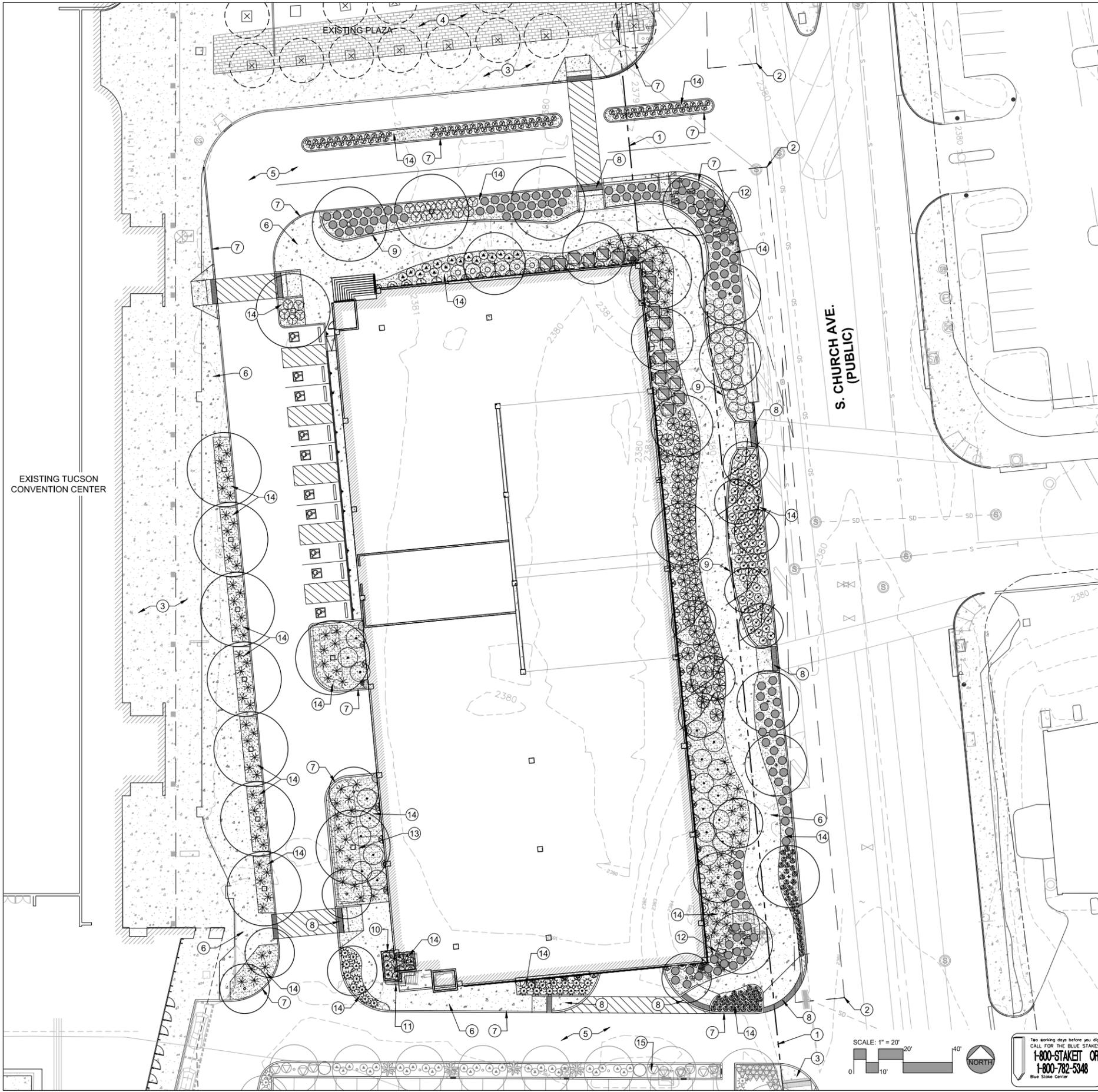
Rev #	Date	Description	
6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715 Phone: 520.326.7082 ~ Fax: 520.326.7508		Job Number: 19043	Designed By: TL/JM
Sheet Name: SITE PLAN		Drawn By: TL	Checked By: JM
Project: DEVELOPMENT PACKAGE FOR TCC LOT A PARKING STRUCTURE		Date: 12/23/19	Scale: Vt: N/A Ht: 1"=20'
PORTION OF BLOCK D, TCC RESUB.BK. 42, PG.10 M&P SECTION 13, T14S, R13E, G&SRM, PIMA COUNTY, AZ		C3.0	
Sheet 5 of 18			

C.O.T. APPROVAL STAMP



Two working days before you dig,
CALL FOR THE BLUE STAKES
**1-800-STAKEIT OR
1-800-782-5348**
Blue Stake Center

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LANDSCAPE LEGEND

Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance.

Trees	Size	Qty
Prosopis glandulosa Maverick azt or maverick thornless texas honey mesquite	36" box	13
Pistacia x 'Red Push' red push pistache	2.25" caliper	
Olneya tesota ironwood	24" box	13
Eucalyptus microtheca coolibah tiny capsule eucalyptus	1.5" caliper	8
	24" box	8
	1.5" caliper	

Existing tree to remain in place

Shrubs / Ground Covers	Size	Qty
Bauhinia lunaroides 'White' chihuahuan orchid shrub	5 gallon	20
Xylosma congestum 'compacta' compact xylosma	5 gallon	6
Jasminum mesnyi primrose/ yellow jasmine	5 gallon	21
Ruellia brittoniana mexican petunia	5 gallon	29
Asparagus springeri asparagus fern	5 gallon	23
Justicia spicigera mexican honeysuckle	5 gallon	76
Ruellia brittoniana 'katie' dwarf mexican petunia	1 gallon	84
Dalea capitata sierra gold	1 gallon	144

Vines	Size	Qty
Parthenocissus 'Hacienda Creeper' hacienda creeper	5 gallon	5
Trachelospermum jasminoides star jasmine	5 gallon	18
Bignonia capreolata tangerine cross vine	5 gallon	30
Macfadyena unguis-cati catclaw vine	5 gallon	17
Ficus pumila creeping fig	5 gallon	13
Antigonon leptopus 'Baja Red' red queen's wreath	5 gallon	3
Bougainvillea 'barbara karst' bougainvillea	15 gallon	5

Cacti / Succulents	Size	Qty
Hesperaloe nocturna night blooming hesperaloe	5 gallon	51
Asclepias subulata desert milkweed	5 gallon	18
Euphorbia antisiphilitica candelilla	5 gallon	22
Nolina microcarpa beargrass	5 gallon	122
Yucca pallida pale leaf yucca	5 gallon	64

GROUND COVER MATERIAL LEGEND

Furnish and install all material per plans, details, and specs.
Decorative rock
type: screened rock
size: 1/2"
color: table mesa brown - pioneer materials
depth: 2"
notes: install in all landscape planting areas as indicated on plans

Decorative boulders
lava rock boulders - 4' x 4', site salvage/ new
boulder size is approximate
lava rock boulders - 3' x 3', site salvage/ new
boulder size is approximate
lava rock boulders - 2' x 2', site salvage/ new
boulder size is approximate

CITY OF TUCSON RIGHT-OF-WAY NOTES:

- It is the owner's responsibility to keep the Sight Visibility Triangles (SVT), and the pedestrian access area clear of vegetation at all times, per Land Use Code (LUC) section.
- It is the owner responsibility to keep a 5' wide by 7' tall clear pedestrian access open across the entire property.
- It is the owner responsible to keep vegetation from growing past the curb line clear, and keep a 15' high clear zone over the travel lane.
- Final plant locations must be in compliance with all utility setback requirements.
- The owner understands that if the City of Tucson Transportation Department or any utility company needs to work within the Right-of-Way (ROW) in the landscaped area, plants and irrigation may be destroyed without replacement or repair.
- The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- The only private irrigation equipment that is allowed within the ROW are lateral lines, tubing and emitters that are not under constant pressure. All other equipment must be on private property. (excluding water meter)
- Contractor to obtain a Right-Of-Way excavation permit prior to construction within the ROW.
- Landscaping and maintenance in the public ROW shall be maintained by the property owner of the development at no cost to the City of Tucson.

LANDSCAPE BORDER REQUIREMENTS

North/East/South/West
no landscape border required per PAD-5

PARKING TREE REQUIREMENTS

Parking spaces provided	10
Trees required	3
Trees provided	3

LANDSCAPE KEY NOTES

- Property line
- Sight visibility triangle
- Existing sidewalk
- Existing pavers
- Pavement - refer to civil
- Concrete sidewalk - integral color 'san diego buff' exposed aggregate sandblast 05
- Concrete curb - refer to civil
- Ada access ramp - w/ tuftile ada truncated domes or approved equal
- Cast in place wall - 3/8" 6 sack pea gravel integral color exposed aggregate 75 - refer to details
- Raised planter - refer to details
- Cast in place bench - refer to details
- Boulders lava rock - refer to details
- Landscape grading - refer to details and civil plans
- Decorative rock - all landscape areas, typ.
- Future landscape - refer to TCC Hotel plans

C.O.T. APPROVAL STAMP



DP19-

COT ADMINISTRATIVE ADDRESS:
260 S. CHURCH
TUCSON, AZ 85701

REF NO'S.: DP19-0038PAD 5, D09-0025,
C12-87-29, C9-17-10

Rev #	Date	Description



ARC STUDIOS
3117 E. Flower Street
Tucson, Arizona 85716
phone: 520.882.9655
www.arcstudiosinc.com



EXPIRES 9/30/2021

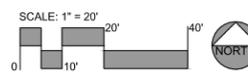
Job Number:	01-19028
Designed By:	ERB
Drawn By:	ERB
Checked By:	ERB
Date:	12/20/2019
Scale:	Vt: N/A Ht: 1"=20'
Sheet Number:	

LANDSCAPE PLAN

L1.0

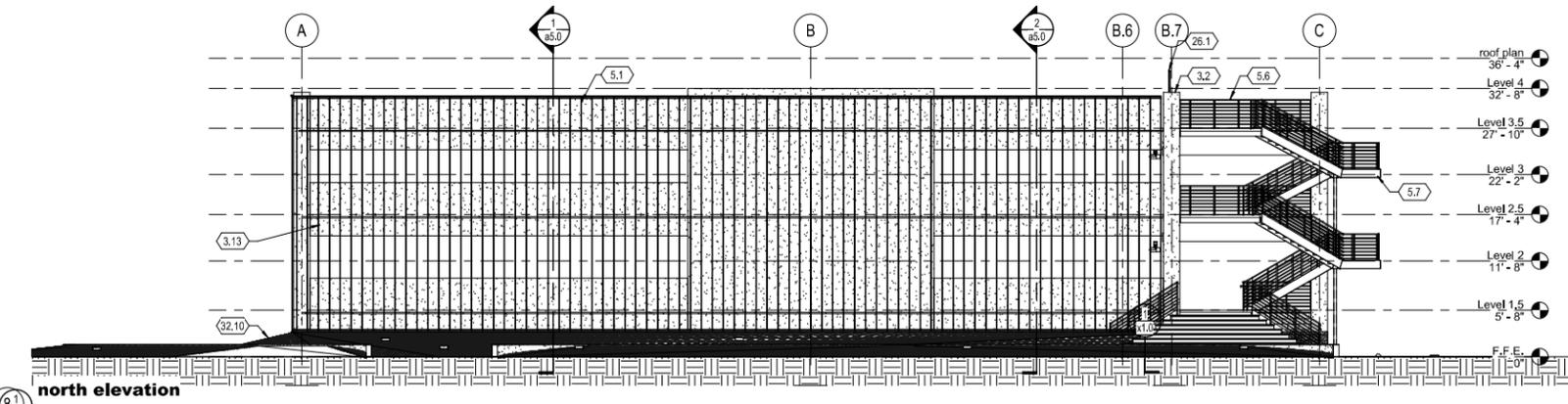
PORTION OF BLOCK D, TCC RESUB.BK. 42, PG.10 M&P
SECTION 13, T14S, R13E, G&SRM, PIMA COUNTY, AZ

Sheet 14 of 18

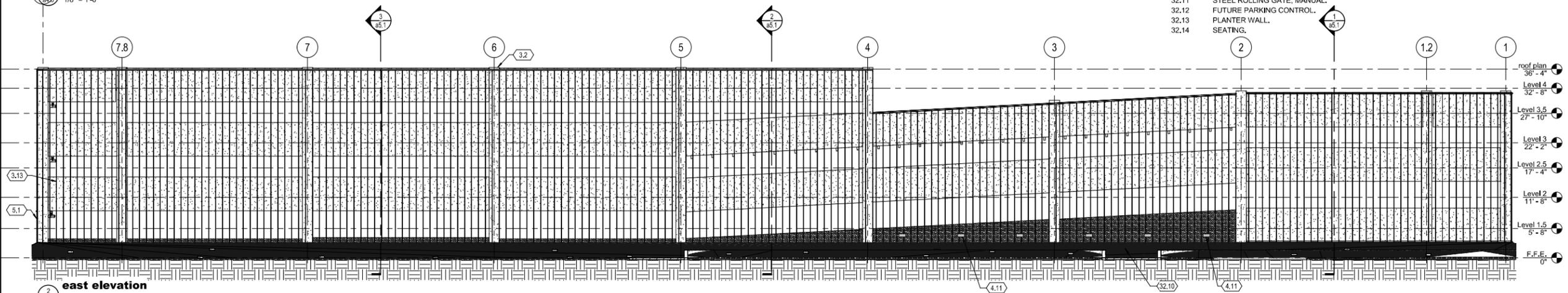


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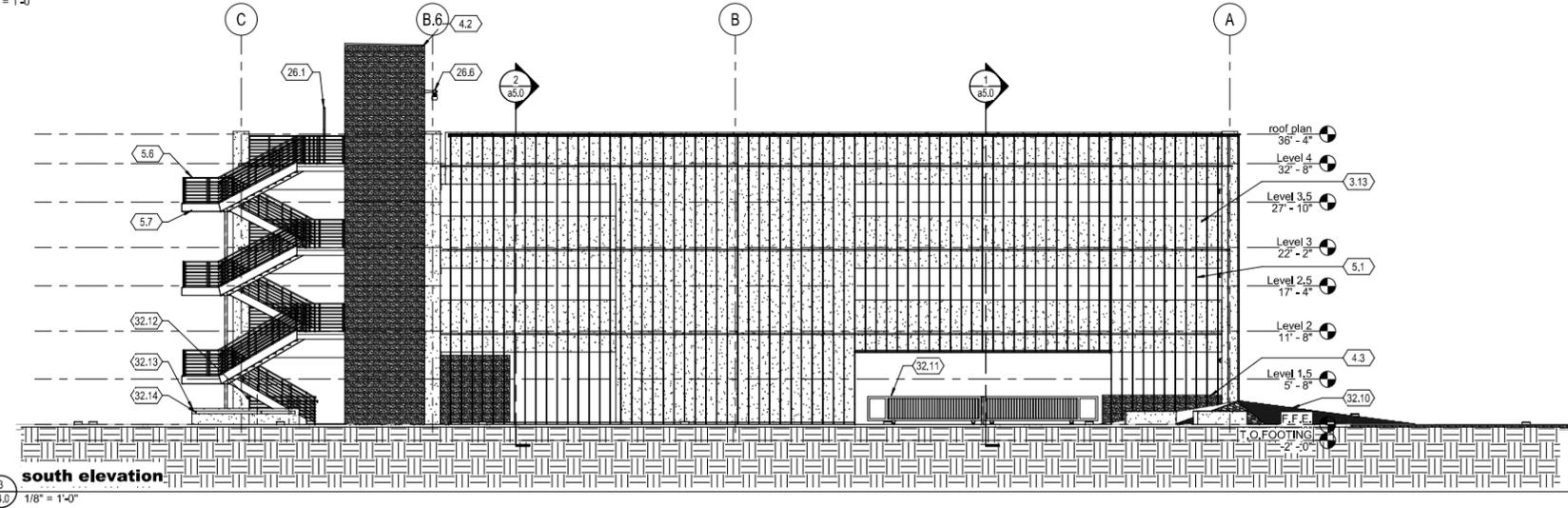
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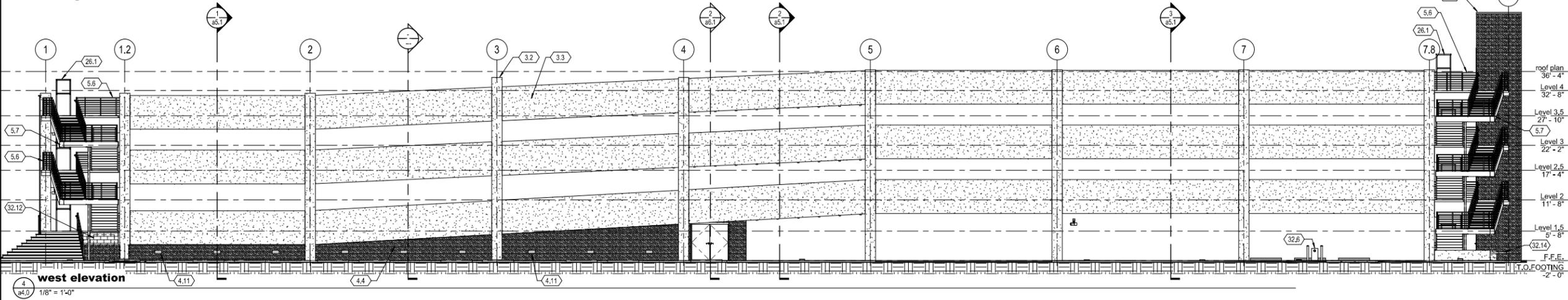
north elevation
1/8" = 1'-0"



east elevation
1/8" = 1'-0"



south elevation
1/8" = 1'-0"



west elevation
1/8" = 1'-0"

keynotes

- 3.2 PRECAST CONCRETE COLUMN.
- 3.3 PRECAST CONCRETE SPANDREL PANELS.
- 3.13 PRECAST CONCRETE BEHIND CABLE TRELLIS SYSTEM.
- 4.2 CMU ELEVATOR SHAFT.
- 4.3 CMU WALL.
- 4.4 CMU INFILL.
- 4.11 PROVIDE (3) 8"x16" FOUNDATION VENTS @ EACH STRUCTURAL BAY, SPACE EQUALLY, TYP.
- 5.1 CABLE TRELLIS SYSTEM, SEE A9.1.
- 5.6 CABLE GUARD RAIL SYSTEM, STAR STRINGER, PAINT.
- 5.7 FUTURE DIGITAL SIGNAGE LOCATION. PROVIDE (2) J-BOX W/ (2) 3/4" CONDUIT TO ELECTRICAL ROOM 102 FOR FUTURE INSTALLATION.
- 26.6 SECURITY CAMERA LOCATION, REFER TO ELECTRICAL.
- 32.6 PARKING CONTROL ARM.
- 32.10 BERM EARTH AGAINST GARAGE. SEE CIVIL & LS DRAWINGS.
- 32.11 STEEL ROLLING GATE, MANUAL.
- 32.12 FUTURE PARKING CONTROL.
- 32.13 PLANTER WALL.
- 32.14 SEATING.

general notes

1. PREP, PRIME AND PAINT ALL EXPOSED STEEL STRUCTURE DECK.
2. DO NOT SCALE DRAWINGS. COORDINATE ALL WORK BETWEEN ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, COMMUNICATIONS AND ELECTRICAL DRAWINGS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO IMPLEMENTATION OF WORK.
3. REFER TO PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AND ALL APPLICABLE CODES FOR REQUIRED CLEARANCES OF EQUIPMENT.
4. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER STRUCTURAL AND MANUFACTURERS REQUIREMENTS. VERIFY ALL JOINTS NOT SHOWN WITH ARCHITECT PRIOR TO INSTALLATION.
5. SMOOTH CMU SHALL BE USED AT ALL LIGHT FIXTURES, ELECTRICAL OUTLETS, BUTTONS, SWITCHES AND GATE ATTACHMENT POINTS.

7350 EAST SPEEDWAY 210
TUCSON, ARIZONA 85710
OFFICE (520) 326-3700
FAX (520) 326-1144
www.swaimata.com



job
1503.04

date
1/24/2020

revisions

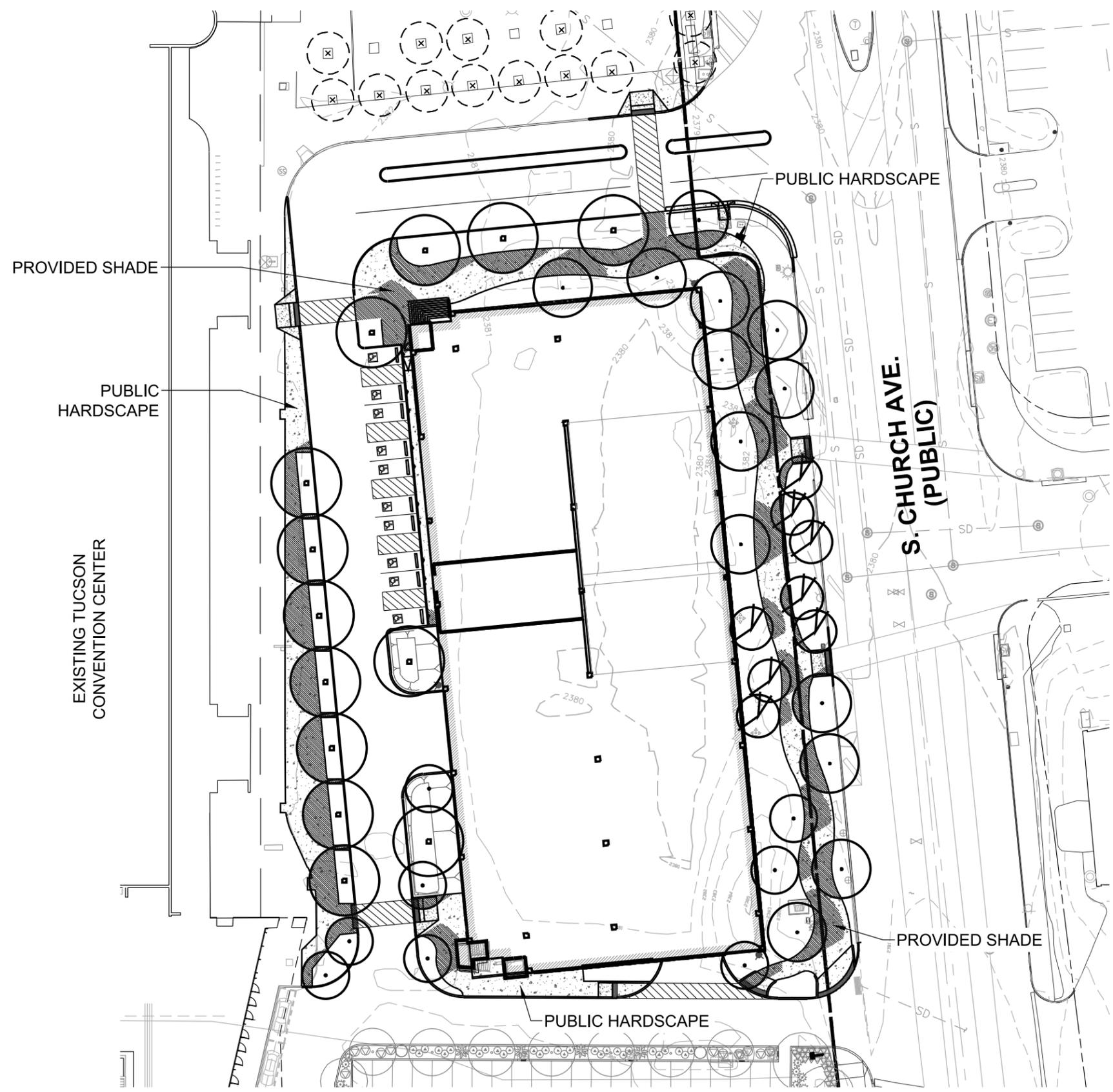
NO.	DATE	DESCRIPTION

Tucson Convention Center
Lot A Parking Structure

building elevations

a4.0

1/29/2020 3:38:04 PM C:\Active Revit Projects\1503.04_R19_TCC_Lot A Garage_CF_mfby.rvt



SHADE STUDY

Public hardscape total area	12,970 SF
Public hardscape shade required (50%)	6,485 SF
Public hardscape shade provided	6,992 SF

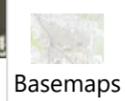
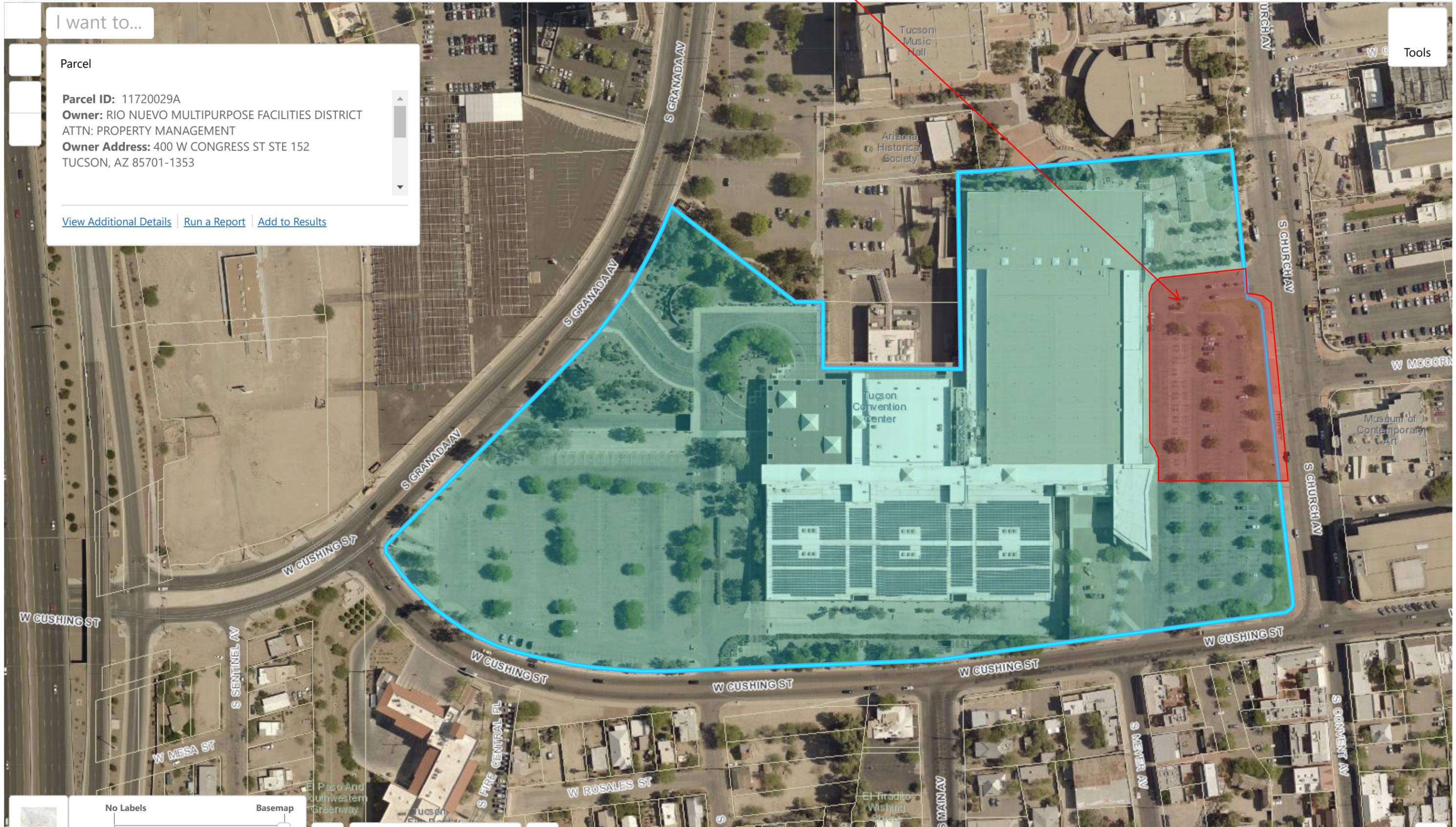
I want to...

Parcel

Parcel ID: 11720029A
Owner: RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT
ATTN: PROPERTY MANAGEMENT
Owner Address: 400 W CONGRESS ST STE 152
TUCSON, AZ 85701-1353

[View Additional Details](#) | [Run a Report](#) | [Add to Results](#)

Tools



No Labels

Basemap



TCC Lot A Garage - Color Aerial

Search...

Sign in

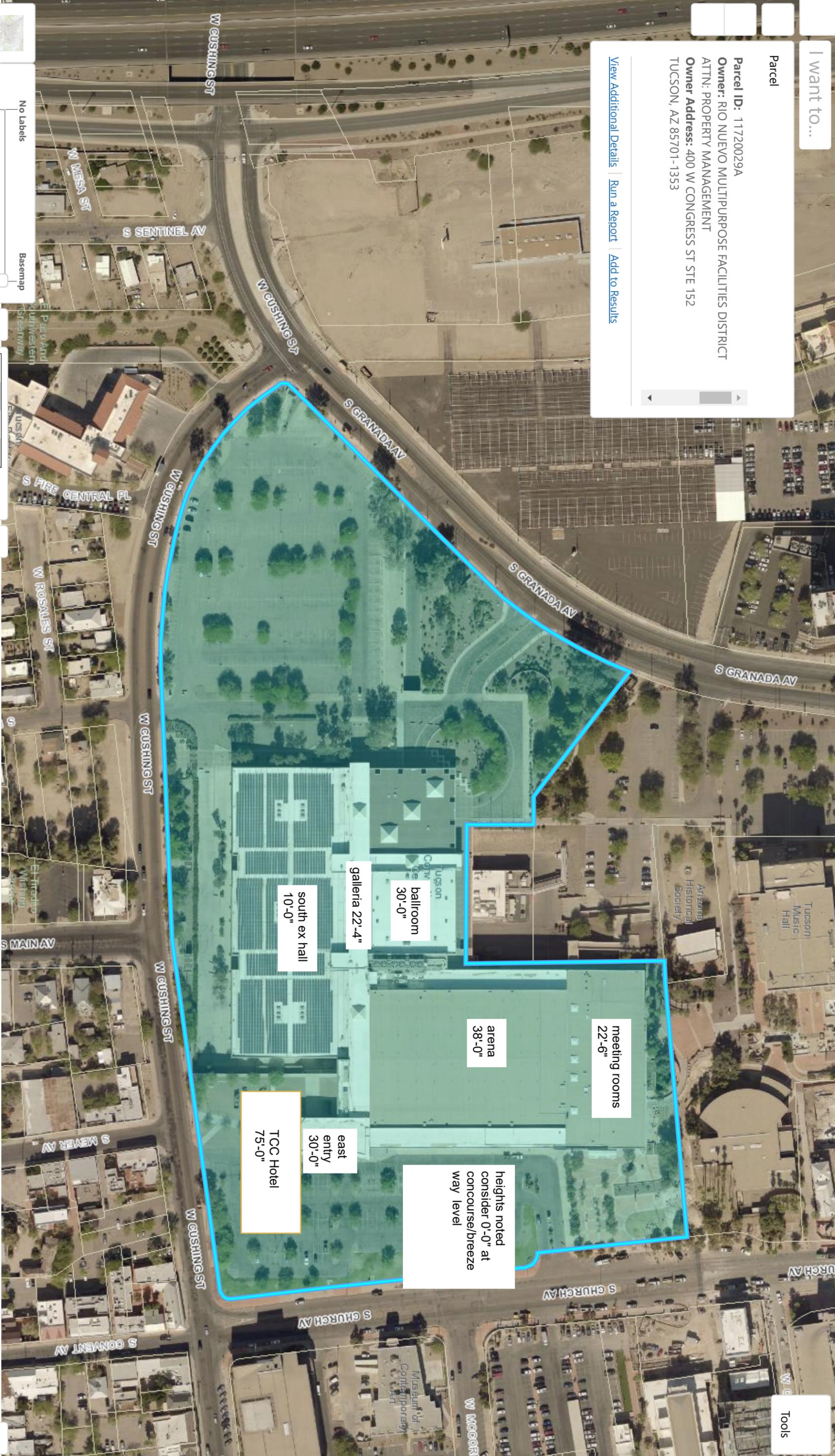
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 ATTN: PROPERTY MANAGEMENT
 Owner Address: 400 W CONGRESS ST STE 152
 TUCSON, AZ 85701-1353

[View Additional Details](#) | [Run a Report](#) | [Add to Results](#)

Tools



Basemaps

No Labels

Basemap



TCC Lot A Garage - Elevations of all structures on property



TCC Lot A Garage
Context photos
Looking North from Site



TCC Lot A Garage
Context photos
Looking East from Site



TCC Lot A Garage
Context photos
Looking South from Site



TCC Lot A Garage
Context photos
Looking West from Site



TCC Lot A Garage

Context photos

Looking North on S Church Ave

swaim

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ARCHITECTS AIA

swaimaia.com
520-326-3700



TCC Lot A Garage

Context photos

Looking South from S Church Ave

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520-326-3700



TCC Lot A Garage

Context photos

Looking West on W Cushing St

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AERIAL FROM NORTHEAST
TCC Lot A Parking Garage

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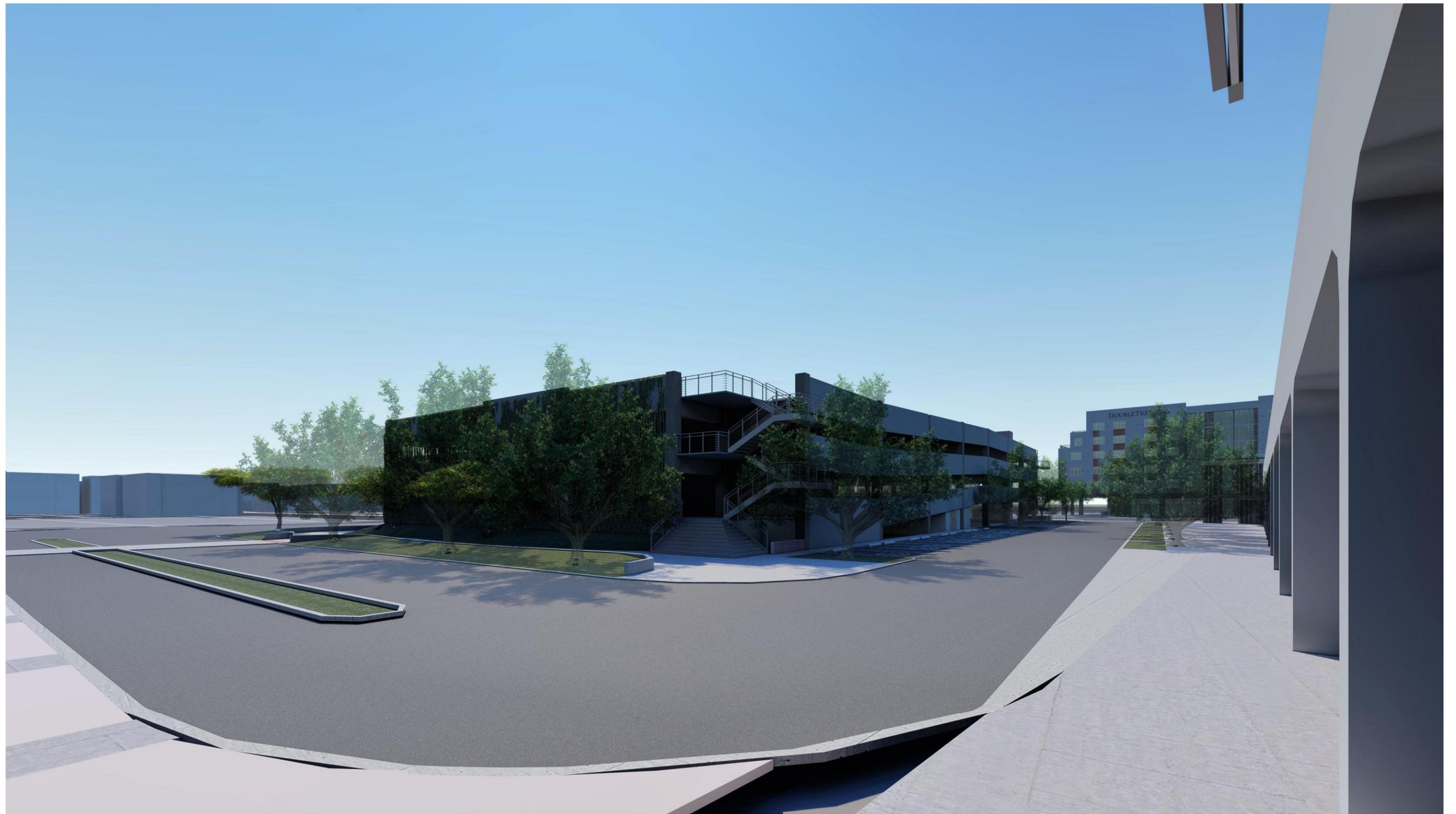
AERIAL FROM NORTH
TCC Lot A Parking Garage

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VIEW FROM NORTHEAST
TCC Lot A Parking Garage

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VIEW FROM NORTHWEST
TCC Lot A Parking Garage

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CDRC – Proposed Materials

Project: Tucson Convention Center
Lot A Garage
260 S Church Ave

Material Pallet is composed of a simple set of materials to accent but not complete with the existing structures on campus

1. Primary structure is precast concrete in a color and texture complimentary to the existing arena exposed concrete structure
2. Masonry infill elements and elevator shaft will be split faced masonry similar to the existing Arena. They will be differentiated by dimension, existing Arena are 4" x 16" units, parking structure units will be 8" x 16" standard split face masonry units
3. Exit stairs will be exposed steel and painted
4. Garage screen element will be a vertical cable system with a vegetative screen, see landscape plan for species, see attached for similar examples

Michael Becherer, AIA
Swaim Associates LTD Architects AIA
(520) 326-3700
mbecherer@swaimaia.com



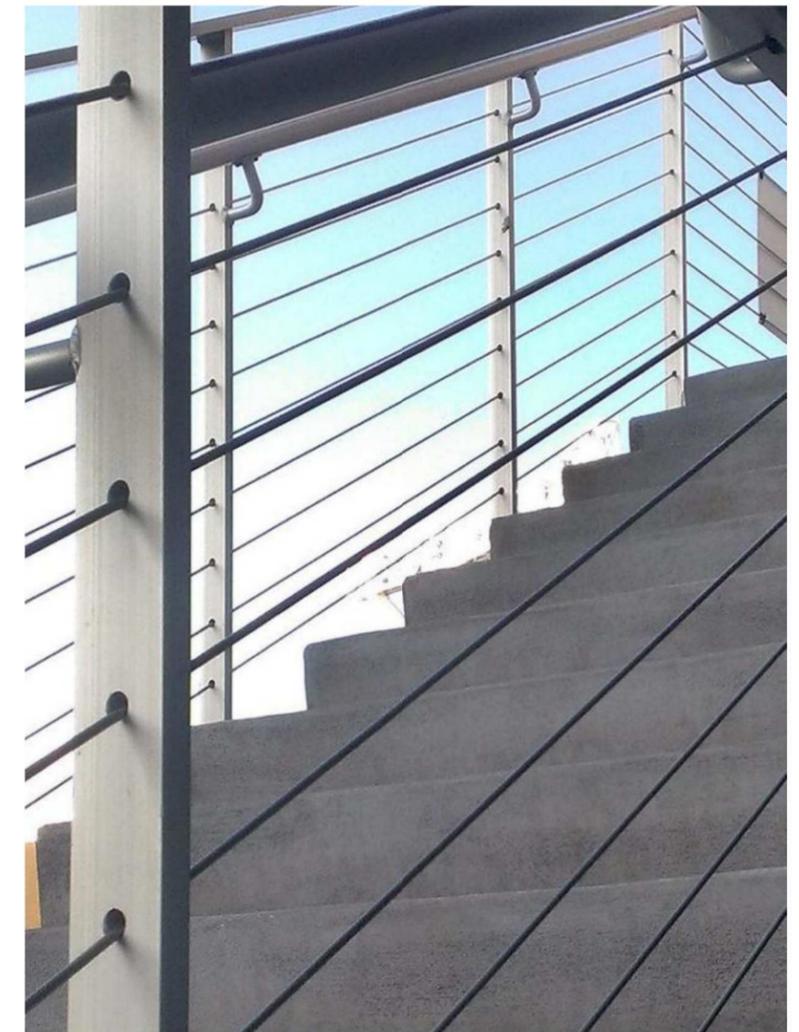
vertical green screen similar to proposed



precast concrete garage structure similar to proposed



vertical green screen cable system

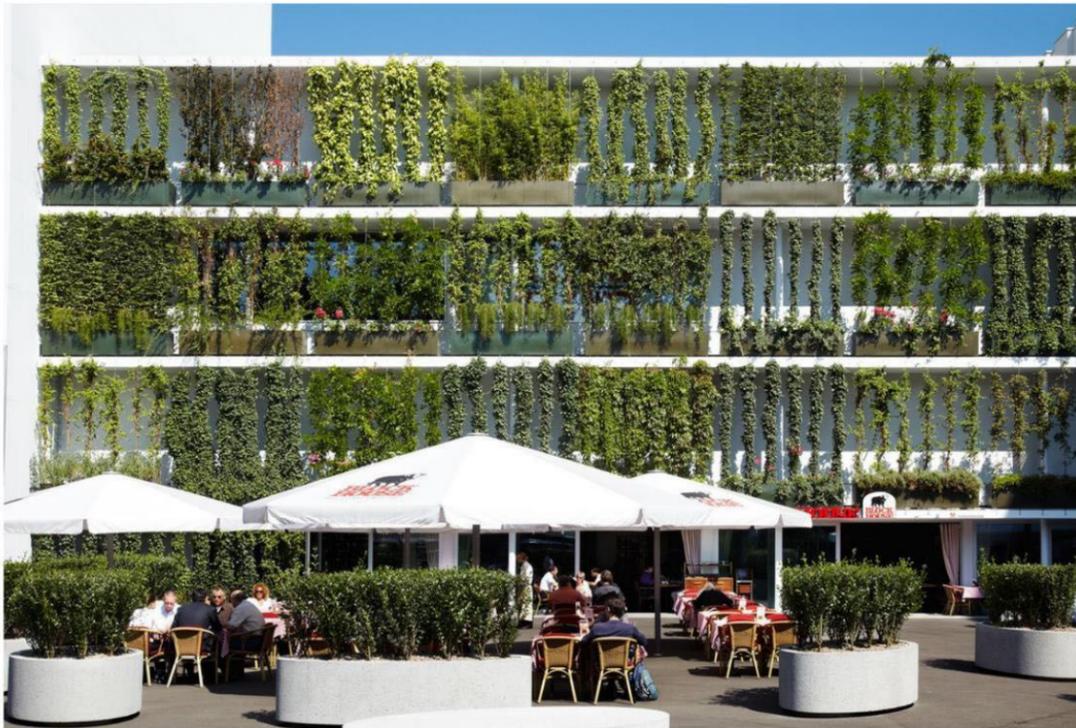


guard rail and hand rail similar to proposed system



split face cmu stained to match existing arena, block to be used as infill at the 1st level and for the elevator enclosure

TCC Lot A Garage
Materials



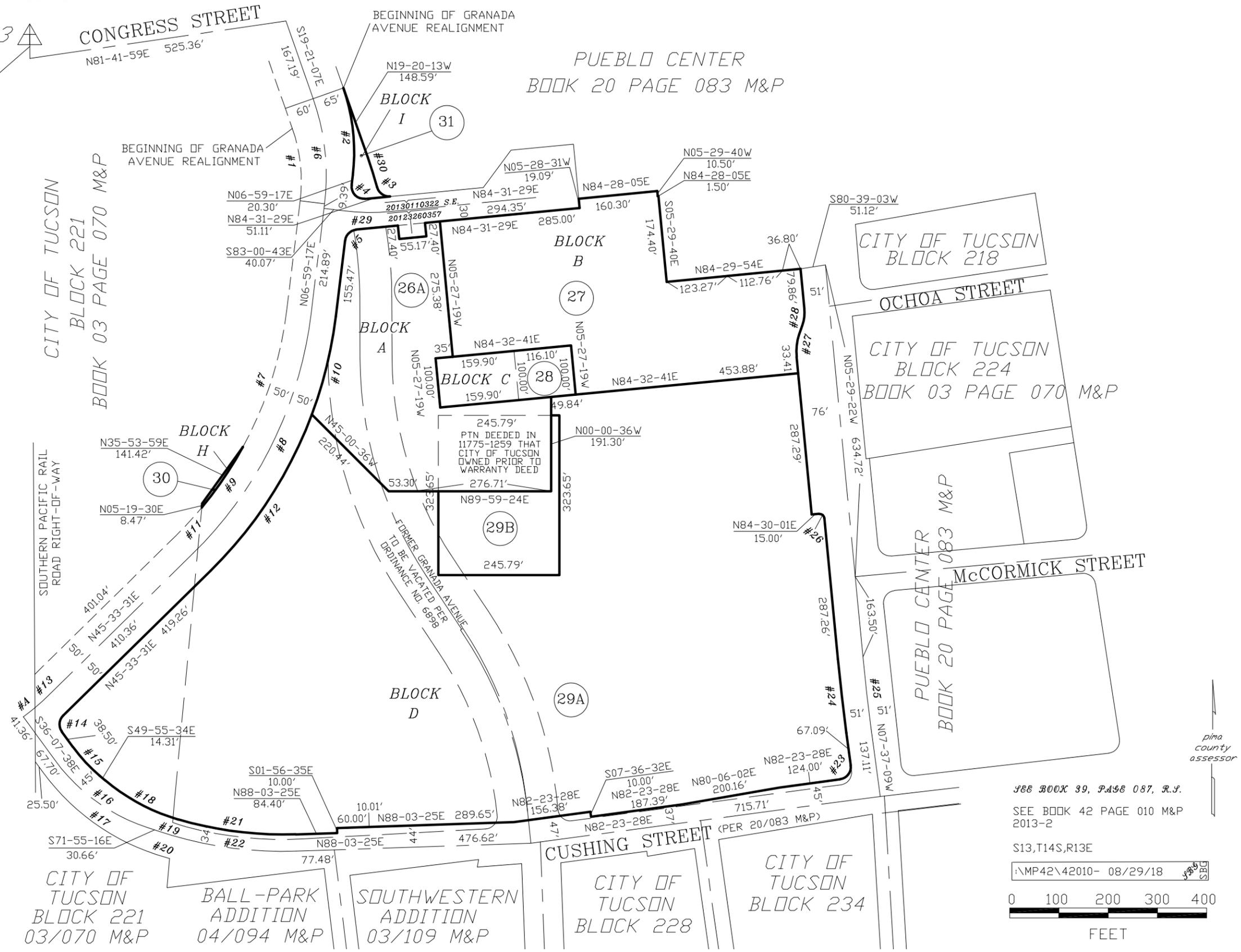
ASSESSOR'S RECORD MAP TUCSON CONVENTION CENTER BLOCKS A-D, H & I

117-20

(RESUB 20/083 M&P)

CURVE TABLE

NO.	R	△	L
1	323.57'	26-19-29	148.67'
2	390.36'	26-19-29	179.52'
3	25.00'	80-23-53	35.08'
4	25.00'	102-27-48	44.71'
5	25.00'	77-32-12	33.83'
6	470.00'	26-19-29	215.94'
7	770.00'	21-42-30	291.74'
8	820.00'	38-34-14	552.01'
9	770.00'	11-05-15	149.01'
10	870.00'	13-29-36	204.89'
11	770.00'	05-46-29	77.61'
12	870.00'	25-04-38	380.78'
13	470.00'	04-35-36	37.68'
14	25.00'	81-41-09	35.64'
15	332.59'	13-47-56	80.10'
16	377.59'	35-47-38	235.89'
17	464.00'	35-47-38	289.87'
18	407.85'	23-45-30	169.12'
19	792.36'	01-29-40	20.67'
20	834.13'	02-06-48	30.77'
21	758.36'	18-15-31	241.67'
22	792.36'	18-31-39	256.22'
23	25.00'	90-00-37	39.27'
24	4027.33'	02-07-47	149.70'
25	3976.33'	02-07-47	147.80'
26	10.00'	90-00-38	15.71'
27	115.00'	28-57-18	58.12'
28	85.00'	28-57-18	42.96'
29	448.22'	12-27-48	97.50'
30	864.23'	04-15-34	64.25'
A	470.00'	03-43-15	30.52'



SEE BOOK 39, PAGE 087, R.S.

SEE BOOK 42 PAGE 010 M&P
2013-2

S13,T14S,R13E

MP42\42010- 08/29/18



FEET

TCC LOT A GARAGE DP19-0312
 FIRST ROUND COMMENTS

12/30/2019	SBEASLE1	START	PLANS SUBMITTED	Completed	None
12/30/2019	SBEASLE1	OTHER AGENCIES	PIMA ASSN OF GOVTS	Passed	Review not required. This agency was notified for their information only.
12/30/2019	SBEASLE1	OTHER AGENCIES	U. S. POST OFFICE	Passed	Review not required. This agency was notified for their information only.
12/30/2019	SBEASLE1	UTILITIES	TUCSON ELECTRIC POWER	Passed	Review not required. This agency was notified for their information only.
12/30/2019	SBEASLE1	UTILITIES	SOUTHWEST GAS	Passed	Review not required. This agency was notified for their information only.
12/30/2019	SBEASLE1	COT NON-DSD	REAL ESTATE	Approved	At this time the Real Estate Division has no comment. Should any ground or aerial encroachments into City right-of-way come to be included, applicant is requested to contact the Real Estate Division to apply for easements. Any development in public streets that cannot be addressed by a PIA should be directed to Real Estate as well. Thank you. Regards, Michael J. Hollar, SENIOR PROPERTY AGENT REAL ESTATE DIVISION, DEPT OF TRANSPORTATION CITY OF TUCSON, 201 N. Stone Ave, 6th Floor Tucson, AZ 85701 Direct: 520-837-6784, Main: 520-791-4371

TCC LOT A GARAGE DP19-0312
 FIRST ROUND COMMENTS

1/2/2020	MGAYOSS1	DESIGN PROFESSIONAL	REVIEW	Denied	1/2/2020 - Applicant has not filed for Rio Nuevo Area review.
1/21/2020	IMONSHI1	ZONING	REVIEW	Reqs Change	<p>CDRC TRANSMITTAL</p> <p>TO: Development Services Department Plans Coordination Office</p> <p>FROM: Iman Monshizadeh PDSZ Zoning Review Section</p> <p>PROJECT: TCC Lot A Parking Structure - 260 S Church Av Development Package (2nd Review) DP19-0312 - PAD-5</p> <p>TRANSMITTAL DATE: January 16th, 2020 DUE DATE: January 29th, 2020</p> <p>COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.</p> <p>Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in</p>

effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is December 24th, 2020.

SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS)

CONTENT REQUIREMENTS

2-06.4.1 - The name, mailing and email addresses, and phone number of the primary property owner of the site, the developer of the project, registrant(s), and other person(s), firm(s), or organization(s) that prepared the development package documents shall be provided on the right half of the cover sheet. The applicable registration or license number shall be provided if prepared by or with the assistance of a registered professional, such as a surveyor, architect, landscape architect, or

engineer. All sealing shall be consistent with Arizona Board of Technical Registration guidelines.

1. COMMENT: 2-06.4.1 - provide the email address for the owner/developer on the next submittal

2-06.4.3 - The administrative street address and relevant case numbers (development package document, subdivision, rezoning, board of adjustment, DDO, MDR, DSMR, overlay, etc.) shall be provided adjacent to the title block on each sheet.

2. COMMENT: 2-06.4.3 - Provide the development package case number, DP19-0312, adjacent to the title block on each sheet.

2-06.4.6 - If the project is located within the boundaries of a Planned Area Development (PAD) zone, include a reduced-scale map of the PAD on the first sheet, indicating the location of the portion being developed.

3. COMMENT: 2-06.4.6 - Include a reduced PAD map for PAD-5 on the cover sheet as noted by the standard above.

2-06.4.7.A.6 - If a plan or plat is prepared in conjunction with other applications or overlays or the parcel being developed is subject to conditions of an application processed previously, additional information must be added to the plan. Such applications and overlays include, but are not limited to: annexations; rezonings; special exceptions; Board of Adjustment variances; Design Development Options; Technical Standard Modification Request; overlays (Airport Environs Zone, Environmental Resource Zone, Gateway Corridor Zone, Hillside Development Zone, Historic Preservation Zone, Major Streets and Routes, Rio Nuevo District, Scenic Corridor Zone, WASH); Modification of Development Regulations through the Downtown Area Infill Incentive District or Rio Nuevo District; Downtown Heritage Incentive Zone; or, Design Review Board. Provide the following information on the plan.

4. COMMENT: 2-06.4.7.A.6 - Provide the case number for the Rio Nuevo area review.

2-06.4.7.A.8 - For development package documents provide:

2-06.4.7.A.8.a - Floor area for each building;

5. COMMENT: 2-06.4.7.A.8.a - Provide the floor area and the height of the building within the footprint of the building on the cover page and site plan on the next submittal

2-06.4.9.H.5 - If utilizing parking area access lanes (PAALs), they shall be designed in accordance with Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.

6. COMMENT: 2-06.4.9.H.5 - provide dimensions for the PAALs on the floor plans of the structure on the next submittal.

2-06.4.9.H.5.a - Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on

parking requirements for the physically disabled, refer to adopted building and accessibility codes of the City of Tucson. Design criteria for parking spaces and access are located in Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.

7. COMMENT: 2-06.4.9.H.5.a - provide floor plans for all levels of the parking structure and provide dimensions for parking, ADA parking, and the PAALs to show it is designed in accordance to the PAD-5 requirements.

Clarify the parking ratio used to calculate the number of parking spaces.

Show calculations for number of handicap spaces required and provided. Also clarify if any compact space parking is being used within this parking structure

Clarify the offsite parking agreement, is there additional parking offsite? Where is it being located?

2-06.4.9.O - All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and zoning, including sight visibility triangles, will be shown.

8. COMMENT: 2-06.4.9.O - Provide setback dimensions from the structure to the property line on Church Ave.

2-06.4.9.Q - Provide the square footage and the height of each commercial, industrial, or business structure and the specific use proposed within the footprint of the building(s).

9. COMMENT: 2-06.4.9.Q - Provide the height of the parking structure from grade on the next submittal

***For additional information on the any standard presented in this memo, please refer to the City of Tucson "Unified Development Code" - Administrative Manual Section 2-06 or Technical Standards noted in the comments.
<https://www.tucsonaz.gov/pdsd/all-codes-plans-determinations>

If you have any questions about this transmittal, Contact Iman Monshizadeh at (520) 837-4082 or by email Iman.Monshizadeh@tucsonaz.gov or contact Steve Shields at (520) 837-4956 or email

TCC LOT A GARAGE DP19-0312
 FIRST ROUND COMMENTS

Steve.Shields@tucsonaz.gov

RESUBMITTAL OF THE FOLLOWING IS
 REQUIRED: Revised development package

1/21/2020	IMONSHI1	ZONING HC	REVIEW	Reqs Change	None
1/22/2020	ZELIN CANCHOLA	COT NON-DSD	TRAFFIC	Approved	None
1/28/2020	SBEASLE1	COT NON-DSD	ENVIRONMENTAL SERVICES	Approved	DP19-0312, TCC Lot A Parking structure/Garage This project doesn't require review by EGSD for on site solid waste collection services. Thanks, Andy Vera City of Tucson Environmental Services Accounts Representative Supervisor Office (520) 837-3798, Fax (520) 791-4156 e-mail: Andy.Vera@tucsonaz.gov
1/28/2020	SBEASLE1	COT NON-DSD	PARKS & RECREATION	Approved	No existing or proposed Tucson Parks and Recreation facilities are affected by this development. Howard B. Dutt, RLA Landscape Architect Tucson Parks & Recreation, (520) 837-8040 Howard.Dutt@tucsonaz.gov

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1/28/2020	TOM MARTINEZ	OTHER AGENCIES	AZ DEPT TRANSPORTATION	Approved	<p>Regional Traffic Engineering has no comments on this submittal and supports its acceptance. The proposed development location will have no impact to any nearby ADOT facilities. Thank you.</p> <p>Tom Martinez ADOT TMartinez@Azdot.gov</p>
1/28/2020	SBEASLE1	OTHER AGENCIES	TUCSON AIRPORT AUTHORITY	Approved	<p>January 28, 2020</p> <p>RE: DP19-0312 / SITE/GRADING/SWPPP - TCC, Lot A, Parking Structure/Garage/ 1st Submittal, Received December 30, 2019</p> <p>Thank you for the opportunity to comment on DP19-0312, TCC, Lot A, Parking Structure/Garage; 1st Submittal, a development package application for an approximately 2.09 acre site, located west of the intersection of South Church Avenue and East McCormick. The property is zoned Planned Area Development 5 (PAD-5), with the proposed development being a vehicle parking structure / garage.</p> <p>This site is within the Tucson International Airport avigation easement requirements and public disclosure area, FAA traffic pattern airspace, and FAA Part 77 airspace.</p>

TCC LOT A GARAGE DP19-0312
 FIRST ROUND COMMENTS

					<p>The Tucson Airport Authority is satisfied with the 1st submittal of the project and has no additional comments to provide.</p> <p>Please do not hesitate to contact me if you have any questions or concerns regarding this comment letter. I can be reached by email at srobidoux@flytucson.com or by telephone at 520-573-4811.</p> <p>Respectfully, Scott Robidoux, Senior Airport Planner</p> <p>cc: jmorse@greniereng.com</p>
1/28/2020	ANDREW CONNOR	LANDSCAPE	REVIEW	Reqs Change	<p>ADMINISTRATIVE MANUAL</p> <p>SECTION 2-10.0.0: LANDSCAPE PLAN REQUIREMENTS</p> <p>4.1 Identification and Descriptive Data</p> <p>All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with</p>

TCC LOT A GARAGE DP19-0312
FIRST ROUND COMMENTS

					<p>the base plan.</p> <p>Any relevant case numbers for reviews or modifications that affect the site.</p> <p>Provide case number, DP19-0313.</p> <p>Indicate graphically, where possible, compliance with conditions of PAD 5 document.</p> <p>The Landscape Plans must respond to The Landscape Concept Plan for TCC (Exhibit E)</p> <p>Development and infrastructure will be constructed to TDOT, standards.</p> <p>Obtain approval for landscaping within the ROW along Church Ave.</p> <p>The Development Package will contain the following identification in the lower right corner of each sheet:</p> <p>Ensure that all Zoning and Engineering comments and concerns are addressed.</p> <p>Additional comments may apply.</p>
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TCC LOT A GARAGE DP19-0312
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1/28/2020	ROBERT SHERRY	PLUMBING-COMMERCIAL	REVIEW	Reqs Change	The "backwater valve" noted as W5 on sheet C5.0 is actually a reduced pressure backflow preventer.
1/28/2020	JOHN BEALL	COT NON-DSD	COMMUNITY PLANNING	Passed	See zoning review comments.
1/29/2020	JOHN VAN WINKLE	ENGINEERING	REVIEW	Reqs Change	<p>DP19-0312</p> <ol style="list-style-type: none"> 1) This project will require a pre-construction meeting prior to issuance of the development package permit. Project will require EOR certification prior to final inspection 2) Ensure that roof drains, from the new building, scupper underneath sidewalks as needed. Reference COT Technical Standards Manual (TSM) section 7-01.4.1.e. Show on plans the drains for the propose parking garage 3) Sheet C3.0, Keynote 8, provide the detail which is being referenced 4) Sheet C4.0, provide the corresponding sheet number in the section 13 call out 5) Sheet C4.0. It appears that there are opportunities for water harvesting along the eastern side of the project between the proposed sidewalk and Church Av. Please review to ensure that all useable areas are depressed for water harvesting. In the areas labeled with Keynote 4, there are several opportunities for curb cuts. Detail 11 on sheet

TCC LOT A GARAGE DP19-0312
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					<p>L3.0 indicates curb cuts for certain water harvesting areas. Provide a curb cut detail and spot grades as applicable</p> <p>John Van Winkle, P.E. John.VanWinkle@tucsonaz.gov</p>
1/30/2020	MARTIN BROWN	COT NON-DSD	FIRE	Reqs Change	Please indicate in notes whether the garage will be classified as "open" or "enclosed" per section 404 or the 2018 IBC.
2/3/2020	SBEASLE1	COT NON-DSD	TDOT	Approved	<p>No comments from Transportation and Mobility Department Landscape.</p> <p>David Marhefka da'-vid mär-hef'-ka Landscape Architect City of Tucson Department of Transportation (o) 520-837-6618, (m) 520-403-5074</p>
2/3/2020	SBEASLE1	ZONING- DECISION LETTER	REVIEW	Reqs Change	<p>PLAN RETURNED FOR CORRECTIONS NOTICE Your Next Steps: 1. Payment 2. Resubmittal which includes a Comment Response Letter</p> <p>DESCRIPTION: SITE/GRADING/SWPPP/IID - TCC, Lot A, Parking Structure/Garage.</p> <p>PERMIT: DP19-0312 Please include this number on all future</p>

TCC LOT A GARAGE DP19-0312
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					<p>correspondence and in Filedrop's "Project Description" field.</p> <p>PROJECT MANAGER: Alexandra.Hines@Tucsonaz.gov or (520) 837-6975 FEES DUE: \$ 3,866.65 Note: A payment is required before we can accept your resubmittal.</p> <p>PAYMENT OPTIONS Please pay the total fees (or Review Fees at a minimum):</p> <ol style="list-style-type: none">1. Online Payment2. In person at the City Permit Counter (Mon-Fri, 8:00 AM to 2:00 PM)3. By mail - a check payable to the City of Tucson (address is below), include the Activity Number <p>Online Payment https://www.tucsonaz.gov/pdsd/online-resources-fees-maps-records</p> <ol style="list-style-type: none">1. NOTE: It may take 1-2 days for complete permit information to be available online2. Visa, MC, Discover, American Express3. Not case-sensitive but a hyphen is needed, for example: dp19-20004. Enter your Permit Nbr. and click the Continue tab5. Business/Individual Name: Leave blank
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				<p>6. If any issues, try using the browser Internet Explorer</p> <p>VIEW REVIEWER'S COMMENTS and your submitted documents on PRO: www.tucsonaz.gov/pro (If information is not available, check back later after data transfers to PRO.)</p> <ul style="list-style-type: none">- Home page, left side, Activity Search, enter the Activity Number- Permits section, click on blue tab- Documents section, click on blue icon to the right of each document- Reviews section, click on Review Details <p>YOUR NEXT STEPS: Submit the following items to the Filedrop - https://www.tucsonaz.gov/file-upload-pdsd</p> <ol style="list-style-type: none">1) Comment Response Letter (your response to the reviewer's Requires Change comments)2) Plan Set (all pages, full set)3) Any other documents requested by review staff <ul style="list-style-type: none">- Filedrop: In the Project Description field, enter the Activity/Permit Number- Name your 2nd submittal documents to start with the number, for example: 2_Plan_Set <p>Thank you.</p>
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					Sharon Beasley, Permit Specialist City of Tucson Planning and Development Services Attn: Permit Counter/Payments 201 N. Stone Avenue, 2nd Floor Tucson, AZ 85701 email: COTDSDPermits@TucsonAz.gov
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TCC Lot A Garage

Adjacent Historic Districts and Contributing Structures



Tucson Community Center Historic District
Name of Property

Pima County, Arizona
County and State

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Tucson Community Center Historic District
other names/site number Tucson Convention Center, Fountain Plaza, Walkway, Veinte de Agosto Park or Eckbo Park

2. Location

street & number 180 – 260 South Church Avenue not for publication
city or town Tucson vicinity
state Arizona code AZ county Pima code 019 zip code 85701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide ___ local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

Tucson Community Center Historic District
 Name of Property

Pima County, Arizona
 County and State

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
0	0	buildings
1	0	sites
9	2	structures
7	14	objects
17	16	Total

NR

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

- LANDSCAPE/plaza
- RECREATION AND CULTURE/outdoor recreation
- TRANSPORTATION/pedestrian-related

Current Functions
 (Enter categories from instructions.)

- LANDSCAPE/plaza
- RECREATION AND CULTURE/outdoor recreation
- TRANSPORTATION/pedestrian-related

Tucson Community Center Historic District
Name of Property

Pima County, Arizona
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement

Materials

(Enter categories from instructions.)

foundation: _____
walls: _____
roof: _____
other: Softscape: Trees, Plants, Earth;
Hardscape: Concrete, Rock, Metal, Brick
Ceramic Tile

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Tucson Community Center (TCC) Historic District, constructed between 1971 and 1974, consists of a public plaza, a walkway, and a small park. These three sections, designed by noted Modernist landscape architect Garrett Eckbo (1910-2000) are related in theme and design. The overarching intent of the landscape is to provide a gathering space outside the TCC cultural venues of arena, concert hall and theater; to offer opportunities for strolling and picnicking; to enhance characteristic Tucson views; and to create a pedestrian link between Tucson's downtown area and the TCC facilities. With an extensive system of fountains, balconies, stairways and pedestrian ramps, the design employs characteristic materials of the period: concrete, modular brick, mounded earth, trees and shrubs, flowing water and natural boulders. Together the three sections occupy a significant portion of the open space of downtown Tucson, approximately 5.75 acres. In an urban setting, the District is bounded by city streets, and by performance, office, café and hotel buildings, yet extensive views from the site include the Roman Catholic Cathedral of St. Augustine and the Tucson Mountains. Except for minor changes due to missing landscape elements and the addition of minor small-scale features, the District remains essentially as it was when first installed.

Narrative Description

The TCC Historic District is located to the southwest of downtown Tucson's commercial district, just north of the Barrio Viejo Historic District. Boundaries are roughly defined by Congress Street to the north, Cushing Street to the south, Church Avenue to the east and Granada Avenue to the west. To the east are views of the Cathedral of St. Augustine; to the west, the Tucson Mountains. The District does not include the surrounding buildings of an office/shopping/restaurant complex, a hotel, the Music Hall, the Arena or the Leo Rich Theater. The entire district is owned by the City of Tucson. At approximately 5.75 acres, the TCC Historic District represents one of the largest areas of open space in downtown Tucson. Complementing El Presidio Plaza and its government buildings across Congress Street to the north, the District provides an open core for large festivals and events. The District is accessible by foot, bicycle, bus and automobile, and is located adjacent to the new streetcar line. Before the 1960s and urban renewal redevelopment, this area was the heart of Tucson's Mexican-American barrio.

Tucson Community Center Historic District
Name of Property

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County and State

The TCC Historic District draws its significance from its designer Garrett Eckbo, one of the twentieth century's foremost American landscape architects. Created at the height of his career, it was completed in three stages in 1971, 1973 and 1974, under the project direction of local architects and planners. This landscape is the only Eckbo-designed urban civic space in Arizona and one of only four large urban designs that were completed during his long career. The District retains a high degree of integrity, although time has taken its toll on some mechanical systems, original plantings and features, while the introduction of a number of non-contributing small-scale features has somewhat cluttered open areas.

General Description (Figures #1, #3 and #4)

The TCC Historic District lies to the south of Tucson's government center in Presidio Park and directly southwest of the central business district. It is composed of **three design sections – Veinte de Agosto Park, the Walkway and the Fountain Plaza** - running from north to south.

All three sections are conceptually linked by designed water features oriented in such a way as to appear to flow from northeast to southwest. Geometric forms are superimposed on one another or dissolve into naturalistic mounded earth; concrete basins are set off by natural boulders. Dynamic balance rather than symmetry suggests movement. More intimate secondary spaces flow into open plazas or provide transitions into performance venues. Lush yet climate-adapted vegetation provides both visual and physical relief from desert heat.

THE TCC HISTORIC DISTRICT: ONE DESIGN IN THREE SECTIONS

(A) Veinte de Agosto Park (Photos #1 - #3; Figures #5 - #8)

Veinte de Agosto Park lies at the northern end of the district. This segment does not have a Pima County parcel number, but it is an ordinance City of Tucson park, named in honor of the founding of Tucson Presidio on August 20th, 1775. It was dedicated on August 20th, 1978,¹ although the park had been completed earlier in 1971. This triangle of land is bounded on the east by Church Avenue, by Congress Street to the north, and by Broadway Boulevard to the south. Broadway Boulevard and Congress Street come together at the western point of the triangle. The area of the park is approximately equal to 1.1 acres.

The triangular park is divided into two sections by a semicircular traffic lane, which serves as a u-turn lane for eastbound traffic on Broadway Boulevard. To the west of the u-turn lane, an elevated pedestrian bridge crosses above the park to link the government buildings of El Presidio Plaza to the Walkway of the TCC Historic District. From the northern end of this bridge, there is a scenic overview of the park; and from across Broadway Boulevard to the south, the park serves as a podium to display the façades of the government buildings north of Congress Street (Photo #1). Typical highway-style street lighting is the only lighting in the park; this is not considered to be contributing.

The land falls away sharply from the northeast corner of the site at the intersection of Congress Street and Church Avenue, creating a difference in elevation of some four feet towards the southwest. This difference of level is accommodated by entry stairs from the north and east sides of the park (Photo #2). After this initial drop, the landscape slopes gently towards the point of the triangle to the west.

Set into the ground at the northeast corner of the site is an octagonal concrete fountain from which water flows downward through angular channels into two lower basins to the southwest and then west (Photos #2 and #3). The geometry of the lower basins is based on arcs aligned to park boundaries. In its descent water travels through channels cut through a series of concrete steps or terraces, so that it is possible to step across the water flow at several different points as it descends. The concrete walls that line the descending steps are indented at the base, creating an illusion of suspension – a characteristic design element found in all three sections of the district. Three street-level terraces flank the northeast corner, poking fingers into the site and providing an overview of the park from this high point. The railings are contributing, being visible in photos from 1974. Today non-contributing picnic tables have been introduced to these terraces.

¹"A Park for Pancho," *Tucson Daily Citizen*. June 29, 1981.

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Name of Property

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From the end of the lowest basin an optical illusion suggests that the geometric fountain is draining into a designed wash framed by elevated earthen berms on both sides. This turf-covered channel points towards the steps leading up into the plaza of the office/shopping/restaurant complex across Broadway Boulevard (Photo #3). Turf covers mounded earth throughout the park, and groups of natural boulders scattered down the slopes punctuate the soft groundcover.

Mature trees are a significant feature of the park. Towards the western end of the park, nine *Pinus halepensis* (Aleppo pine) in loose groupings frame the view of the Tucson Mountains to the west. In the same area, three *Rhus lancea* (African sumac) also remain from the original installation. There are, in addition, a row of *Pistacia chinensis* (Chinese pistache) along the Church Street edge of the park and an additional *Pinus halepensis* (Aleppo pine) on the southwest; these are non-contributing. Overall, the trees help to shield visitors to the park from the view of the surrounding traffic. From outside the park they serve as an intermittent screen offering occasional views into the site.

A statue of Pancho Villa (a Mexican revolutionary general), a concrete bench, a street clock and several signs are non-contributing.

Eckbo's approach to design is imprinted on this section of the district. The concrete water sequence progresses from the formal geometry of an octagon to abstract arcs and then disappears between the berms of an artificial wash. This kind of structural transformation is found in all three sections of the district. Based on the visual artworks of twentieth-century artists such as Joan Miró, Paul Klee and Vassily Kandinsky, these strictly geometric two-dimensional designs are interpreted in three dimensions, eventually merging into a more natural, yet obviously designed, earthwork. The sequence also emphasizes 'tangible water', following Eckbo's emphasis on multisensory elements of design by putting visitor and water in close proximity. The diagonal siting of the fountain provides the "balanced equilibrium" mentioned in so many of Eckbo's theoretical writings. Formed concrete walls, indented at the base, reinforce this sense of dynamic balance. Gently mounded earth covered with turf is another characteristic use of materials during this period of Eckbo's career; it is featured in the Denver Botanic Garden and Union Bank Square. The counterpoint of boulder scatters against the softness of the turfed berms is, however, unique to the TCC landscape.

(B) Walkway (Photos #4 - #6; Figures #9 - #11)

At approximately .2 acres, the Walkway is, by comparison, a small area. Designed as pedestrian passage between a hotel to the west and an office/shopping/restaurant complex to the east, it is connected at its northern end to the pedestrian bridge that crosses above Veinte de Agosto Park. In addition, at the far northern end behind a freestanding wall, a flight of stairs leads down to Broadway Boulevard (some twelve feet below). A wall bench runs along the southeast corner of the site adjacent to the stairway. This may or not be original; the design of the railing, similar to the railings of the ramps designed to provide entrance to the hotel, suggests that it may be; but there is no photographic documentation of this. North of the stairway are ten *Thevetia peruviana* (yellow oleander). They may have been planted to serve as a hedge, but, if so, they are now overgrown. At the corner of the intersection with the pedestrian bridge is a mature *Plantanus wrightii* (Arizona sycamore). All remaining vegetation is that indicated in Eckbo's original planting plan. To the south the Walkway merges into the Fountain Plaza. This section of the district was completed in 1974,² after the construction of the hotel and the office/shopping/restaurant complex.

The surface of the Walkway is composed of incised 4' x 4' concrete squares.

The Walkway is bounded by buildings to the west and east. To the west is a twelve-story hotel, which has changed hands several times since it was first built. Its Walkway façade is punctuated in the center by a stairway leading down into a sunken courtyard (not designed by Eckbo), which divides the hotel into northern and southern sections. Large windows face the Walkway and offer views into the landscape from the interior of the ground floor of the hotel. Ramps running parallel to the building were designed by Eckbo to eliminate stairs and permit easy access to the ground floor of both north and south sections of the hotel. There is an additional ground-level door into the hotel at the northwest corner of the Walkway. To the east is a four-story office/shopping/restaurant complex, intended to provide a welcoming stretch of

²"'Mexican Village' Open to Public," *Arizona Daily Star*, May 3, 1974.

Tucson Community Center Historic District
Name of Property

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sidewalk shops and restaurants. The design intent of this complex was to be “one architectural-style unit, possibly in the historic territorial style utilizing the heritage of the Placita Park Development”.³ The complex is designed in a faux-barrio style, with offset courtyards. Painted in a variety of contrasting colors in 1999, it draws the eye in a way that would not have been the case when it was built.⁴

The Walkway’s extended linear water sequence is placed somewhat off center to the west. The sequence is framed by rows of trees. To the west the trees are set in the ground; to the east they were originally planted in pots. The western row of trees is comprised of three separate planting areas inset in the concrete paving. In the northern section are three *Thevetia peruviana* (yellow oleander); it appears that there may originally have been four. These are underplanted with eight *Rhaphiolepis indica* (Indian hawthorn) of which one - or maybe two - are missing. In the central section are three *Plantanus wrightii* (Arizona sycamore). In the southern section are six *Rhus lancea* (African sumac); an empty space suggests that one is missing. On the east side, beyond the open pedestrian passage, a series of twelve rectangular brick inserts into the concrete paving order the placement of rectangular planters measuring 36” X36” X 22” high. Of these planters, eight remain in their original locations, one has been moved to the Fountain Plaza, and three are missing. Intended to contain trees of a single variety, the remaining planters now show a medley of assorted small trees, cactuses and other shrubs. The planters are indented at the base, a characteristic feature found throughout this design. An additional dozen red terracotta planters have been added to delineate restaurant seating; these are noncontributing. The water sequence runs the length of the long, relatively narrow and essentially level corridor, but an optical illusion achieved through the changing widths of the channel implies a water flow from north to south. The sequence terminates just before the Walkway meets the Fountain Plaza.

Against the freestanding wall to the north is a bubbler fountain set in a hemispherical cobbled basin (Photo #5). The fountain provides a setting for a stainless steel sculpture by Robert Tobias (1933 -). The sculpture appears in photographs of the fountain from 1974, but little is known about it or about the artist, other than his association with the University of Arizona. The Tucson-Pima County Arts Council includes the work in an inventory from 1978, but has no information on its acquisition. Unlike later art works placed in the Fountain Plaza or the statue of Pancho Villa in Veinte de Agosto Park, this sculpture was likely created as part of the Walkway project, but whether it was specifically chosen by Eckbo or simply commissioned by the City of Tucson is unknown.

A few feet to the south is a narrow (six-inch wide) water channel lined with aqua ceramic tile. The channel runs southward under three Eckbo-designed, formed concrete “peephole obelisks” which show small sections of one-inch tiles to match the color of the tiles lining the channel basins (Photo #5). These sculptures are 9’ tall x 3’ wide. South of the sculptures is a concrete crosswalk approximately 3’ wide, which provides the illusion of a bridge. South of the crosswalk the water sequence resumes as a wide (4’) rectangular channel, also lined with ceramic tile. This second channel ends at a second bridge-like cross walk leading to the sunken hotel courtyard to the west and into the plaza of the office/shopping/restaurant complex to the east. It is perhaps significant that this second crosswalk follows the alignment of Broadway Boulevard as it existed before the construction of the Tucson Community Center.

An Eckbo-designed cylindrical kiosk marks this crossing (Photo #4). Four original track lights are positioned near the top of each quarter of the cylinder; a pole extends up from the center. Due to the lack of photographic evidence it is not clear whether this pole supported a banner of some kind or a light. Originally the kiosks were designed to support counter level telephone booths; these have been removed. To the west of the kiosk are an Eckbo-designed water fountain and a cylindrical information pedestal topped with a metal location map. A second and identical water fountain is located on the east side of the walkway further to the north. These small scale features contribute to the district.

To the south of the brick crosswalk the narrow (6”) tiled channel resumes, passing under two more concrete “peephole obelisks” identical to the three to the north (Photo #6). This channel ends at a very narrow concrete crosswalk. Just beyond the crosswalk is a rectangular cobbled basin – its material identical to that of the fountain basin at the north - in which are set three “artesian” fountains: three bubbler fountains set on conglomerate concrete obelisks (Photo # 6). These

³ Candeub, Fleissig and Associates. *Need for Renewal: A Part of the Community Renewal Program of the City of Tucson, Arizona* (Tucson, AZ, November 1968).

⁴ Eddie North-Hager. “Old Pueblo’s Palette.” *Tucson Daily Citizen*, July 28, 1999.

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measure approximately 2' x 2' x 26" high, and they are set approximately 2' apart from each other. Water runs down the sides of the obelisks and drains into an opening that suggests a link to the water channel to the north. Throughout the Walkway the water sequence is set immediately adjacent to the pedestrian corridor, which runs along its east side.

All light fixtures supported by poles, as well as the lights on the central kiosk, are original and contribute to the historic fabric of the district. The globe lights have stainless half-globe caps, and range from one-globe to four-globe units, depending on location. Although this lighting supports the use of the space as an evening indoor/outdoor venue, it needs to be complemented – as was intended - by light from the ground floor interior of the hotel and office/shopping/restaurant complex to provide a sense of safety and security after dark.

In addition to the kiosk, the information pedestal and the two water fountains, there are six original Eckbo-designed benches in this area. As originally installed, these were sculptural in design. Formed concrete bases, indented at the bottom, supported heavy wooden beams (8" x 8") that served as seats. The bottom indentation suggests that the heavy benches are delicately balanced, although they are in fact bolted in place. Benches are sited in front of the ramp entrances to the hotel and outside the ground-level entrance to the hotel at the north end of the Walkway. The pedestals remain intact, identifiable by the indentation at the base, but at some point the heavy wooden seats were replaced by metal, bleacher-like tops. Despite the replacement of the seats, all original Eckbo benches are contributing.

Throughout its course the water sequence has been fenced off with a barrier line (presumably for safety reasons) of benches with concrete bases and aluminum seats. These can be distinguished from the Eckbo-designed benches because their bases are not indented at the bottom, but are merely concrete blocks. These benches are noncontributing.

The plan of this area is structurally intact, although the electrical system requires repair. Both water fountains show deterioration and the plumbing has failed. The seats of the Eckbo-designed benches have been replaced with aluminum tops. Some tiles are missing from the fountain basins. Several original trees are missing and most of the shrubs are overgrown. Yet this section of the landscape remains a popular destination for picnic lunches and afternoon breaks, and for prom, graduation and quinceañera photographs.

Stylistically this is a much more formal area than Veinte de Agosto. The materials include ceramic tile and brick, which are not found in Veinte de Agosto Park or in the Fountain Plaza to the south. No mounded earth or boulders are found in the Walkway. But the concept of an offset, non-symmetrical linear water feature, the presence of intensely green vegetation and the dynamically-indented bases for benches and planters link all three design segments.

(C) Fountain Plaza (Photos #7 - #13; Figures #12 - #20)

The Fountain Plaza is the largest of the three sections, at 4.3 acres. The plan view reveals radial patterns stretching out from the Leo Rich Theater and from the center point of a plaza adjacent to the northeast corner of the Arena. As the rays spread out, they are interrupted by other geometric forms: grids, sweeping arcs and rectangles. Eventually these two-dimensional forms intersect with the three-dimensional space of the sloping site, accommodated by stairs and ramps set at an angle or aligned to yet another arc. While the eastern section of the landscape along Church Avenue is relatively level, the central section drops 24 feet in elevation from east to west as the land falls off towards the Santa Cruz River. This section of the district was completed in 1971.

The Fountain Plaza serves multiple purposes. A large central water sequence (Photo #7) and grids of shade trees (Figure #13) offer an attractive setting in which to linger during lunchtime, work breaks and before and between performances held in the adjacent Arena, Music Hall and Leo Rich Theater. Open areas provide space for major events and annual festivals as well as for informal outdoor performances. Like the Walkway, the Fountain Plaza serves as a location for wedding, prom, graduation and quinceañera photographs.

Trees planted in geometric grids are found in the northeast corner of the Arena, to the east and north of the Music Hall, and to the west of the office/shopping/restaurant complex. Geometric concrete slabs with trowel finish inset with modular brick outline the planting wells. Taking as a cue the visual arts of Joan Miró, Paul Klee and Vassily Kandinsky, these grids intersect with other two- and three-dimensional geometric forms, including arcs, diagonals, curved or angular stairways

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and battered walls. In some cases grids of trees extend beyond the paved areas to continue the grid pattern into a lawn or poured concrete in-ground planter. This geometry contributes to the district. Most of the grids are planted with *Rhus lancea* (African sumac), but an inner area near the office/shopping/restaurant complex is planted with *Morus sp.* (mulberry). The two species intersect in a grid to the northeast of the Music Hall. The majority of trees planted in pavement grids survive.

Turf-covered berms along the eastern edge of the plaza separate pedestrians from motorists. The berms also reduce the sound of traffic and screen the view of the traffic from inside the plaza and provide a grassy podium for viewing the Cathedral of St. Augustine to the east across Church Avenue (Photo #10). The brick and concrete grid at the northeast corner of the Arena extends beyond the plaza to create an intriguing allée (Photo #9) along Church Avenue (Photo #9). On the street side a row of *Rhus lancea* (African sumac) is planted into the extended paving grid; on the inside trees are planted into a turf-covered berm – yet another example of Eckbo's use of dynamic equilibrium. At some point, presumably to provide additional access, this berm was pierced by a passageway into the plaza beyond.

To the south second long berm (Photo #13) was intended to conceal from Church Avenue the parking lot to the east of the Arena. But because the original planting of *schinus molle* (American pepper tree) has largely disappeared from this berm, this concept is only intermittently successful today. And while Eckbo's plan and early photographs show the berm continuing along Cushing Street to the south, the western half of the Cushing Street berm has been lost through modification to Arena parking. Because of its lack of integrity this area is not included within the boundary of the TCC Historic District.

The western edge of the plaza is lined with an irregular planting or grove of *Pinus canariensis* (Canary Island pines) to frame a spectacular view of the Tucson Mountains – a design element that recalls a similar planting at the western end of Veinte de Agosto Park.

Groves of *Syagrus romanzoffiana* (queen palm) are found to the east of the Leo Rich Theater and in the circular drop-off area to the north of the Music Hall, providing points of orientation in the landscape.

Two original specimen trees are particularly worth noting for their size and dramatic effect. One of these is a *Ceratonia siliqua* (carob) set into a concrete planter at the southwest corner of the Leo Rich Theater; the other is a mature *Olea europea* (olive) at the southwest corner of the water sequence. The *Olea europea* (olive) is one of the largest trees in the plaza.

The plaza area to the north/northeast of the Arena provides an entryway and outdoor lobby. Here a bubbler fountain originally provided a point of departure for the radiating concrete arcs that extend out towards the Leo Rich Theater until they are interrupted by the arc of a large planter/seat wall containing five large *Eucalyptus sp.* (eucalyptus) or by the first of many grids of *Rhus lancea* (African sumac). The original fountain (Figure #19) encouraged children to play in it, following Eckbo's intention, but in 1985 the fountain was replaced by a large metal sculpture entitled *The Door is Always Open* by John Heric. The sculpture is non-contributing.

Two features dominate the central plaza to the east of the Music Hall entrance, establishing the overall form of the area. Two large concrete planters with battered walls are linked by a staircase in the form of an arc, creating a forecourt for the Music Hall entrance. An extended water sequence expands the design concept initiated in Veinte de Agosto Park and the Walkway with a series of linked basins and pools displaying water in all its forms – rushing, falling, swirling, lapping and pooling. The soundscape radiates outward from the Music Hall, with quiet pools near the entrance and noisy, splashing falls further out. The basins of the fountain are composed of poured-in-place concrete, punctuated by scatters of boulders not unlike those found in areas of turf both in this plaza and in Veinte de Agosto Park. That these fountains were intended to be accessible to visitors is confirmed by the presence of steps leading into the water at the southern end of the sequence. It was not long, however, before this accessibility was discouraged, although both City Architect Russ Eley and Garrett Eckbo are quoted as saying that while reasonable safety was to be expected in public spaces, "we should also expect people to exercise normal care in finding their way through the physical world."⁵ An area of turf-covered

⁵ Christina Collins. "Sole-Talk Centering on Downtown Pond," *Tucson Daily Citizen*, December 5, 1974.

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mounded earth at the south end of the water sequence was intended to provide a place to sit and enjoy the shade of an irregular grove of trees.

The water sequence is worthy of further description. The most northerly section is the most dramatic. Concrete slabs are punctuated by natural boulders, and a raised basin permits water to rush down several levels in a noisy cascade. A shallow rectangular pool between the southern end of this section and the Music Hall is fed by water flowing under a wide pedestrian bridge at ground level. An open plaza area lying between the office/shopping/restaurant complex and the Music Hall entrance suggests another bridge across the water sequence, forming a separation between its northern and southern sections. To the south water flows from a rectangular tank or pool to fall over a concrete slab into a deeper basin set with natural boulders. At the end of this flow, water collects in a deep, irregularly shaped basin. Steps lead down into the water, confirming Eckbo's intention that people should have access to it.

More intimate spaces surround the main plaza area and provide transitions to the performance venues. These include a curved balcony terrace along the southwestern arc of the Leo Rich Theater set with *Brachychiton populeus* (bottle tree), separated from the plaza by a pony wall (Photo #11); a semicircular mini-park set with five mature *Olea europaea* (olive) jutting out from the north side of the Arena arcade overlooking the plaza area below; and a series of stepped concrete planters filled with trees and shrubs framing the sides of the Music Hall and providing adjacent outdoor space during intermissions. All these secondary areas have direct connections to the central plaza area while providing niches for quieter human interaction.

Many of the forms and materials found in this space are similar to those found in Veinte de Agosto Park: mounded earth covered with turf and punctuated by scatters of natural boulders; formed concrete basins; and walls inset at the base. Stylistic links to the Walkway include modular rectangles of brick to set off grids of trees. One of the three original kiosks (identical to the one remaining in the Walkway) constructed in the Fountain Plaza is retained at the western end of the plaza to the north of the Arena; the accompanying drinking fountain and cylinder information pedestal are missing. The two other original kiosk groupings – one set outside the Arena entrance and the other at the top of the steps at the northeast corner of the Music Hall – have been removed. The remaining kiosk is a contributing feature.

In-ground planters of poured concrete serve as transitional areas stepping down to the plaza from the north side of the Arena and both sides of the Music Hall. Many of the original trees and most of the original shrubs have died, but a few hardy survivors remain. Two large poured concrete battered wall planters set off an open plaza to the east of the water sequence. Original *Jasminus mesnyi* (primrose jasmine) survives in the northern of the two.

Mounded earth intended to be covered with turf is found in areas throughout the plaza. While the original turf remains in the eastern sections of the landscape, it has been replaced with decomposed granite in the area immediately to the south of the water sequence, in the area at the western edge of the plaza, and to the south of the Music Hall. In the area of mounded earth immediately to the south of the water sequence a former area of turf has been replaced with river rock punctuated with specimen cacti. This vegetation is non-contributing.

The southern section of the Fountain Plaza shows a continuation of the earthen mounds found further north along Church Avenue. This section continues the streetscape of the northern section.

Lighting is an important feature of the Fountain Plaza (Figure #20). Numerous wall lights were positioned to flood the surface of the plaza and the water sequence at night; in-ground lighting highlighted trees; globe lights on poles provided the illusion of suspended orbs throughout the plaza. Many of these original pole lamps remain on site in good condition. Most of the other original lighting – all wall lighting and almost all in-ground lighting – has become nonfunctional. Various kinds of additional non-contributing lighting has been added, apparently for reasons of security.

Benches adjacent to the office/shopping/restaurant complex retain original poured concrete bases indented at the bottom, but the original wooden seats have been replaced by metal. Despite this alteration, the benches are contributing. All other original benches have been removed. Around the pools of the water sequence (apparently for safety reasons) and in other areas around the plaza (mainly against walls) are metal seats designed for a single person. This seating is non-contributing.

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Fifty-eight original planters are scattered throughout the site in groups of varying sizes (12"x36", 12"x48", 18"x24", 18"x48", 22"x24", 22"x36", 22"x48"). All planters feature an off-white concrete cylinder recessed inward at the base. These provide a subtle contrast to the rectangular planters of similar design found in the Walkway. As the beginning of a rehabilitation effort, twelve additional 18"x24" planters have been reproduced and installed on the plaza. These planters can be distinguished from the originals because they include drainage holes in the base. All original planters are contributing.

Three original signs remain in the Fountain Plaza, in front of the Arena, Leo Rich Theater and Music Hall entrances. All other signage, including three fourteen-foot tall metal structures advertising Visit Tucson, is non-contributing.

Nine public art sculptures were sited in the plaza between 1991 and 2006, along with a mineral sample that was placed in front of the Music Hall in 1997. These are non-contributing.

At some point after 1973 (presumably for safety) railings were added to the steps at the sides of the Music Hall and to all other steps except those to the northeast of the Music Hall. These are not contributing.

Circulation in the Fountain Plaza is less directed and obvious than in the two northern segments of the district. The Walkway provides an entrance from the north. A dropoff area, designed to be shared between the Music Hall and the hotel, provides access from the west. Here a visitor may choose to ascend a stairway or a ramp in the form of an arc. An article in the *Tucson Citizen* comments on this ramp as an accommodation for 'oldsters'.⁶ Two other entrances from the west appear to be little used. One of these is the original entrance from now non-existent parking to the west. The other is an ADA pathway along the south side of the Music Hall, installed by McGann & Associates of Tucson in 1999 at the same time that an ADA ramp was added to the south side of the Arena. Neither of these ADA accommodations is contributing. Two entrances lead in from Church Avenue to the east. One is the original entrance to the Arena; the second is a service alley north of the Leo Rich Theater. This alley was not originally intended as an entrance, but came to be used as such when the original TCC parking area to the west was moved in the late twentieth century. Today visitors may also enter through a passage cut through the center of the berm adjacent to Church Avenue facing the Cathedral.

Components of the surrounding architecture are visible and are an important aspect of the plaza.

- The Arena's integrated arcade (originally intended to provide a venue for outdoor art exhibits) is supported by structural, form-cast concrete pillars that create rectangular openings with mitered corners. Heavy, low rectangular massing of the main part of the building is juxtaposed with the integrated open arcade on the north, which interacts and engages with the landscape. The Arena was designed by Cain Nelson Ware and Friedman & Jobusch and completed in 1971. Eckbo's in-ground planters and semicircular balcony link the arena arcade to the plaza.
- The monumental Music Hall is framed by two massive incised columns to provide the space for interior stairwells. The primary construction material of the building is rough-cut concrete block. Recessed into the façade is a three-story glass window wall of divided lights. During the day and early evening the glass reflects the plaza, but at night Eckbo's lighting design – by using pole lights identical in style to the lobby chandeliers – integrates the plaza with the interior. The Music Hall was designed by Cain Nelson Ware and Friedman & Jobusch and completed in 1971.
- The Leo Rich Theater, also constructed out of rough-cut concrete, has a curved façade. The main entrance is set unobtrusively to one side, and the windowless façade is punctuated only by exit doors. Eckbo's elevated exterior reception deck is separated from the landscape by a formed cast concrete pony wall, behind which runs a row of *Brachychiton populneus* (bottle tree). The tree-shaded deck offers views of the Music Hall and the setting sun over the Tucson Mountains to the west. The theater was designed by Cain Nelson Ware and Friedman & Jobusch and completed in 1971.

⁶ Dan Pavillard. "Old Pueblo has a New Heart: The Tucson Community Center," *Tucson Daily Citizen* (October 30, 1971), 11-14.

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- The twelve-story hotel to the north features a cube set on top of a lobby platform. The multiple stories are characterized by long concrete columns that lean outward at the top. The window grid creates a very high level of geometry, reflecting the grids of the landscape ground plane. The hotel was designed by Landeco Incorporated and completed in 1973.
- The office/shopping/restaurant complex is composed of a series of angular irregular building forms and shapes that create openings, buildings and bridges adjacent to Walkway and Fountain Plaza. Originally, the color was intended to match the tone of adjacent light warm gray buildings, but in 1999 it was painted in multiple bright colors.⁷ The complex was designed by Architecture One Ltd. and completed in 1974. Grids of the plaza about the building.

SUMMARY OF CONTRIBUTING SITES, STRUCTURES AND OBJECTS

The TCC Historic District contains **one contributing site**, as defined by National Register Bulletin 16 as “designed landscapes”.⁸ This site is composed of three separate segments, which together form one landscape. Character-defining features of this site are berms of mounded earth, turf, brick and concrete paving, trees and shrubs and natural boulder cascades.

Nine contributing structures are found within the district. These include the three water sequences [one in each segment, labeled (A) on the diagrams]; four large in-ground planters (B) in the northern section of the Fountain Plaza; and two battered wall planters (C), also in the northern section of the Fountain Plaza. The district also includes **seven contributing objects**. One is the sculpture by Robert Tobias (D), located in the Walkway. The other six are groups:⁹ water fountains and kiosks, original lighting, original railings in Veinte de Agosto, original pots (fifty-eight of them remain on-site), original benches (eight remain on-site) and signage (three original signs remain on-site).

SUMMARY OF NON-CONTRIBUTING STRUCTURES AND OBJECTS

Two non-contributing structures are found in the Fountain Plaza: an ADA Walkway (E) and an ADA Ramp (F). There are also **thirteen non-contributing objects**. These include seven sculptures¹⁰ and one mineral specimen.¹¹ The other five non-contributing objects are groups: all non-original lighting, all non-original seating, all replacement vegetation, all railings in the Fountain Plaza, and the picnic tables in Veinte de Agosto Park.

⁷ North-Hager. "Old Pueblo's Palette."

⁸ United States Department of the Interior, National Park Service, Interagency Resources Division. *National Register Bulletin 16A: How to Complete the National Register Registration Form*. (Washington, DC: United States Department of the Interior, National Park Service, Interagency Resources Division, 1991), 15

⁹ This was recommended by Lisa Deline in her comments on the original submission of this National Register nomination (October 20, 2014). "While the nomination provides a detailed inventory of the civic space features, for purposes of the National Register nomination, not every bollard or light fixture needs to be counted. For those minor redundant historic features that are within the period of significance, simply state in the narrative description that all historic light fixtures are considered contributing. Represent them in the resource count as 'one contributing object.' Those minor features that are non-historic, count as 'one noncontributing object.'"

¹⁰ The Fountain Plaza contains *Arrows* (Fred Brocherdt, 1980), *Spherefield* (George Ehnat, 1983), *Medallion* (Edith Hamlin, early 1950s), *The Door is Always Open* (John Heric, 1985), *Untitled* (Alex Heveri, 2005), and *Earth/heart* (Chris Tanz, 2005). Veinte de Agosto Park contains a statue of Pancho Villa, given to the City of Tucson by Mexico in 1981.

¹¹ The Fountain Plaza contains *Azurite in Drusy Vugs, Malachite, Chrysocolla, Quartz and Iron Oxides* (donated to the City of Tucson by Allen W. and Ruthie A. Preston in 1997).

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Resource	Resource Type	Map Key ¹² or Location	Date	Evaluation
Designed landscape	1 Site		1971, 1973, 1974	Contributing
Water sequences	3 Structures	(A)	1971, 1973, 1974	Contributing
In-ground planters	4 Structures	Fountain Plaza (B)	1971	Contributing
Battered wall planters	2 Structures	Fountain Plaza (C)	1971	Contributing
Robert Tobias sculpture	1 Object	Walkway (D)	1974	Contributing
Kiosks and water fountains	1 Object	Walkway, Fountain Plaza	1971, 1974	Contributing
All original lighting	1 Object	Walkway, Fountain Plaza	1971, 1974	Contributing
All original benches	1 Object	Walkway, Fountain Plaza	1971, 1974	Contributing
All original pots (58)	1 Object	Walkway, Fountain Plaza	1971, 1974	Contributing
Original railings	1 Object	Veinte de Agosto	1971	Contributing
Original signage	1 Object	Fountain Plaza	1971	Contributing
ADA walkway	1 Structure	Fountain Plaza (E)	1999	Non-Contributing
ADA ramp	1 Structure	Fountain Plaza (F)	1999	Non-Contributing
7 sculptures	7 Objects	Fountain Plaza	Early 1950s, 1980, 1983, 1985, 22005, 2005	Non-Contributing
Mineral sample	1 Object	Fountain Plaza	1997	Non-Contributing
Non-original lighting	1 Object	Fountain Plaza	Varies	Non-Contributing
Non-original seating	1 Object	Walkway, Fountain Plaza	Varies	Non-Contributing
Non-original pots	1 Object	Walkway	Unknown	Non-Contributing
Railings	1 Object	Fountain Plaza	Varies	Non-Contributing
Replacement vegetation	1 Object	Veinte de Agosto, Fountain Plaza	Varies	Non-Contributing
Picnic tables	1 Object	Veinte de Agosto	Ca. 2000	Non-Contributing

Table of Contributing and Non-Contributing Resources

CONDITION

Veinte de Agosto Park is little changed since its installation. The water sequence is functional, and the lawn and trees have been well-maintained. The addition of small features – a street clock, signage, a memorial stone, railings and picnic tables – have little impact on the overall design. The overall condition of this segment of the District is Good.

The Walkway suffers from aging mechanical and electrical systems and from some overgrown and missing vegetation. The original wooden seats of the Eckbo benches have been replaced by metal, and some of the rectangular pots are missing. Additional benches have been introduced as a safety barrier along the water channel. Overall, the water sequence, aside from a few missing pieces of ceramic tile, is as installed, although the mechanical systems have failed. All lighting in this segment is original, complete, and fully functional. Overall condition of this segment of the District is Fair.

¹² Contributing structures and sculpture (object) have been keyed to Figure #5 (Veinte de Agosto), Figure #9 (Walkway) and Figure #13 (Fountain Plaza).

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The Fountain Plaza suffers from deteriorated mechanical and electrical systems. While much of the original lighting is still in place, none of the wall lights or in-ground lights are functional. To compensate, various kinds of additional non-contributing lighting have been added. The mechanical systems of the water sequence have failed and some of the basins leak. The original bubbler fountain sited to the northeast of the Arena has been removed and replaced with a sculpture. Many of the original trees remain, although most of the original shrubs are overgrown or missing. In some cases replacement vegetation has not been of the original species. Aside from two benches, original seating has been removed and non-contributing seating introduced. Some original signage remains, but additional non-contributing signage has been added. Some areas of turf have been replaced with decomposed granite. A passage has been cut through the earthen mound that separates the plaza from Church Avenue. Several earthen mounds suffering from erosion have been reinforced by sections of concrete block.

Despite these issues, the great majority of the site remains in good condition. Poured concrete planters are intact, as is most of the irrigation. Terraces and stairways remain as built, in good condition. All the earthen mounds remain in position and retain their original shape; most remain covered with turf. Grids of trees show some missing elements, but the paving patterns have been maintained. The water sequence requires repair but is fundamentally sound and unaltered. Fifty-six original pots remain on site. The plaza continues to be used in a wide range of public events and continues to provide an outdoor gathering space before events and during intermissions. The condition of this segment of the District is Fair.

INTEGRITY

Overall the district retains all seven qualities of Integrity.

[The southwest section of the original Eckbo design, which was extensively modified at the end of the twentieth century when Granada Avenue was rerouted and adjacent parking areas redesigned, does not retain integrity and has not included within the boundary of the TCC Historic District.]

(1) Location

The three sections of the district remain in their original locations.

(2) Design

The original design is extant. The absence of some smaller features and the addition of non-contributing features have not obscured the overall design which is obvious even to the casual visitor. The district within the defined boundary retains integrity of design.

(3) Setting

The immediate surroundings of the landscape have not changed to any great extent. The construction of the United States District Court Building (405 West Congress Street) in 2000 partially blocks the view of the Tucson Mountains from the northwest area of the Fountain Plaza, but important views of the Tucson Mountains and the Cathedral of St. Augustine remain uncompromised. The district retains integrity of setting.

(4) Materials

Except for added objects and structures, the materials of the landscape remain largely unchanged since the period of significance. Vegetation has matured; in some cases, it has not survived. The great majority of trees now on site are those originally planted, and some original shrubs also remain. Some sections of turf have been replaced by decomposed granite and/or river rock, and one original fountain (water feature) has been removed and replaced by a sculpture. The heavy wooden seats of all original benches have been replaced with metal bleacher seats, but the poured concrete footings remain intact. Paving and planter beds are overall unchanged. Overall, the district retains integrity of materials.

(5) Workmanship

The Tucson Community Historic District is an outstanding example of Modern landscape design, installed by a local Tucson contractor (M.M. Sundt) known for quality work. The cascades of boulders, both on the berms and in the

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fountains, were chosen and placed individually on the site by Eckbo. Vegetation was chosen by Eckbo in consultation with Gene Reid,¹³ Tucson's first Parks and Recreation Director, and much of it survives. Lighting was a special interest for Eckbo, and the lighting of the TCC Landscape was installed following his detailed design. Well over half of installed lighting has survived to the present day. The fountains, while in need of renovation, retain their characteristic juxtaposition of concrete slab and natural boulders. The district retains integrity of workmanship.

(6) Feeling

The essential interaction of people and nature espoused by Eckbo in his many books and articles is manifest in this landscape. Mountain and cathedral views, the scent of pines and eucalyptus, the sounds of moving water, the feel of sun and shade, the touch of the wind, and the presence of people moving through the space – all combine to present a physical experience as imagined by the designer. Open space and secluded nooks serve the various and changing needs of individuals in the space. The district retains integrity of feeling.

(7) Association

The landscape embodies in physical form the design philosophy of the Modern landscape architecture movement for which Eckbo spoke. In a more personal way, it embodies Eckbo's own philosophy of public places designed to serve the needs of all members of society by creating an inviting and democratic space for human activity. It also recalls the optimistic spirit of the 1960s and 1970s when cities undertook the creation of new civic amenities focused on cultural, athletic and social activities. The district retains integrity of association.

¹³ Pavillard. "Old Pueblo has a New Heart".

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Landscape Architecture

Period of Significance

1971-1974

Significant Dates

1971

1973

1974

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Eckbo, Garrett

Period of Significance (justification)

Period of Significance: 1971-1974 (the period of construction of the district)

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Criteria Considerations (explanation, if necessary)

Constructed in three stages in 1971, 1973 and 1974, the TCC Historic District falls under Criteria Consideration G (less than 50 years of age). The landscape is of exceptional importance, deriving its significance from its designer and master landscape architect Garrett Eckbo. As one of only four urban designs created by Eckbo in his long and productive career, it synthesizes the work of two earlier designs (Fresno Mall in 1964 and Union Bank Square 1968), and articulates in physical form the philosophy of Modern landscape design he espoused. Of these three urban works completed within a decade, the TCC Plaza is the most complex, composed of three separate yet linked design sections. It is also the only Eckbo design linked to an urban renewal undertaking involving the demolition of a preexisting neighborhood. Acknowledged as a major work in its own right, its green connective tissue spanning a downtown area foreshadows Eckbo's growing interest in urban and regional planning.¹⁴

The exceptional importance of this landscape has been noted by a number of scholars. Linda Jewell, Professor of Landscape Architecture and Urban Design at the University of California, Berkeley, writes that "this landscape (is) particularly significant for scholars and students since the built work, drawing and correspondence (housed in the Environmental Design Archives at the University of California, Berkeley) together provide a unique insight into Eckbo's design process."¹⁵ Charles Birnbaum, of the Cultural Landscape Foundation, states that this "landscape embodies Eckbo's design principles and is a keystone in his canon of work . . . This design ranks in the top tier of Modernist work, one of the most significant designed landscape in the American Southwest".¹⁶ Anne-Marie Russell writes that in 2010 the Museum of Contemporary Art arranged for Marc Treib, co-author of the Eckbo monograph, and Laurie Olin, prominent landscape architect, to tour the complex and offer their critical evaluation of the work. Both agreed that the complex is a masterwork of Eckbo's.¹⁷ It has also been featured in recent publications including *Dwell* magazine¹⁸ and *Landscape Architecture Magazine*.¹⁹

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The TCC Historic District is eligible for listing on the National Register of Historic Places at the National Level of Significance under Criterion C as an outstanding example and significant work of a master: landscape architect Garrett Eckbo (1910-2000). One of the leading landscape designers and theorists of the twentieth century, Eckbo spoke for the Modern landscape design movement, formulating in words the conceptual elements and characteristics of the style. Not only was he himself the author of seven major books and over fifty articles, but his writing and constructed work spawned a huge secondary literature in many languages. The TCC Historic District embodies Eckbo's spatial theories as well as his emphasis on the important social role of landscape architecture. It received an honor award from the American Association of Landscape Architects in 1978, and was one of Eckbo's personal favorites, included in the retrospective portfolio of projects in his last published work (1998), *People in a Landscape*²⁰. In recent years its importance has been rediscovered as Modernism has been become recognized as an important historical style. Both the design and the construction are well-documented through plans, photographs and newspaper and verbal descriptions. Completed in two stages in 1971 and 1974, the district falls under Criteria Consideration G (less than 50 years of age). Unique among Eckbo's urban plazas in size and complexity, the TCC Historic District represents the summation of his work in civic design, balanced between a carefully detailed site plan and his developing interest in planning at urban and regional scales. As such, it is of exceptional importance, deriving its significance from its internationally-acclaimed master landscape architect.

¹⁴ Garrett Eckbo et al., *People in a Landscape* (Upper Saddle River, NJ: Prentice-Hall Inc., 1998).

¹⁵ Linda Jewell, October 20, 2012, Personal Communication to Carol D. Shull.

¹⁶ Charles Birnbaum, October 11, 2012, Personal Communication to Carol D. Shull.

¹⁷ Anne-Marie Russell, May 13, 2013, Personal Communication to Carol D. Shull.

¹⁸ Charles A. Birnbaum, "Landscape Futures," *Dwell* April(2013).

¹⁹ Sam Newberg, "Three for the Register," *Landscape Architecture Magazine* 103, no. 5 (2013), 28.

²⁰ Eckbo et al. *People in a Landscape*.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The TCC Historic District has national significance for listing on the National Register of Historic Places under Criterion C for Landscape Architecture. It was designed by Garrett Eckbo, one of the twentieth century's foremost landscape architects, at the height of his career. Completed in two stages in 1971 and 1974 as part of a joint venture with Tucson architectural firms Cain Nelson Ware and Friedman & Jobusch, the TCC Historic District is the only Eckbo-designed civic space in Arizona and is one of only four civic spaces designed by Eckbo. The other three are Fulton Mall (1964) in Fresno, CA, the Union Bank Square (1968) in Los Angeles, CA, and the K Street Mall in Sacramento, CA (1968-78). Of these four urban projects, the TCC Historic District is the largest and most complex. It also represents Eckbo's only urban renewal project sited in an area reclaimed through neighborhood demolition.

CRITERION C: LANDSCAPE ARCHITECTURE

The TCC Historic District is eligible for the National Register on the national level under Criterion C as a unique capstone work in the career of landscape architect Garrett Eckbo. Created on a unique site, it synthesizes other civic designs undertaken during this brief interlude in his largely residential design career by gathering together the fullness of his design theory in one space.

The TCC Historic District represents the work of a master, Garrett Eckbo (1910-2000), a leading twentieth century pioneer for Modernism and landscape architecture. A prolific writer and educator, his books include *Landscape for Living* (1950), considered to be the single most influential treatise on Modern landscape design.

Eckbo's TCC Historic District is a significant work of American landscape architecture. This modernist landscape perfectly represents Eckbo's "people place" principles: generous space between buildings for group gathering, the use of water as a unifying and animating focal element, and the selection of shade trees from the regional ecological palette. The landscape, one of the largest areas of open space in downtown Tucson, retains integrity to Eckbo's design, transcending axial symmetry through balanced equilibrium within three-dimensional space.

The TCC Historic District is significant as one of a small handful of civic designs produced by this prolific landscape architect and his only example in Arizona. The sloping topography of this site posed unique challenges to Eckbo, unlike the level site of his Union Bank Square and Fulton Mall landscapes. Eckbo incorporated this native topography to great effect in framing view and vistas, creating multisensory experiences for visitors, and enlivening the flow of water throughout the site.²¹ (Stevens 2012).

An early pamphlet circulated by the City of Tucson provides a description of the design intent of the newly-completed Fountain Plaza:

The design for Tucson creates outdoor spaces to be enjoyed by many people during day and night. The paved area of brick and concrete are designed as forecourts for the buildings, usable at intermissions, as sitting areas, for informal and formal gatherings and for exhibitions.

Groves of trees create canopies for shade and shaded walkways . . . Large grass spaces with trees are an alternative to the paving in the Plaza. Pines were planted around the Fremont house for a vertical mass to define the Plaza and frame a view of the mountains to the West. Palm trees were placed as focal elements near the entrances to the Music Hall and Little Theater. Flowering plums were planted for seasonal show and as a contrast to the mulberries, sumac olives and pine trees.

[The] main water feature is a series of cascades at the change of levels between the Little Theater and the Music Hall. Noise of the water has a cooling effect, complementing the grass and pavement, and contrasting with the desert and surrounding city.

²¹ Christopher Stevens, Personal communication to Carol D. Shull, October 24, 2012.

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Water features are all well lighted. In addition, globe lights are used to define main entries, sidewalks, and the forecourt of the Music Hall. Wall lights illuminate steps and ramps, and lights in the pavement softly light selected walls. Flood lights illuminate major tree masses.

The designer points out that the community center (is) intended to be a people place, and that activities and interests change as people become interested in new ideas. The outdoor space (is) designed to accommodate new expressions of ideas.²²

The title of this article, "Landscaping Accentuates 'People Place'", encapsulates Eckbo's overall vision and philosophy. In addition to his position as one of the giants of Modern landscape design, "Eckbo's writings underpinned education and practice for much of the latter part of the twentieth century".²³ What Eckbo wrote, he practiced, and the TCC district reveals many aspects of his thought in concrete form.

Eckbo's books and articles demonstrate his overriding interest in designing places for people. The linked landscapes of the TCC district are not highly choreographed or directive, but rather defer to the varying needs of those individuals who visit. The landscape was intended to multiple uses, in the evening as well as during the day; to provide as a processional area as well as a place to linger and to accommodate both small and large groups. His design intent was to create a plaza that would serve community needs as determined by the people themselves in their own time.

Eckbo, whose foundational treatise *Landscape for Living* was published in 1950, focused on designing "people places." More specifically, this meant creating landscapes that welcomed "all human beings: . . . men, women, babies, children, adolescents, old folks, Negroes, Mexicans, Orientals, 'white Caucasians,' Jews, etc."²⁴ He argued that landscape design was not exterior decoration – the role it had played in the Beaux-Artes design tradition - but rather the organization of outdoor space for the use of people. As a result of this emphasis, the TCC Landscape is a flexible choreographic space which serves multiple populations and functions. As a leisure landscape for strolling and picnicking, it provides areas for children to enjoy the water and run about while families and friends sit together and chat. As a lunchscape for busy office workers, it provides a much-needed mid-day break. As a formal entrance foyer for the Arena, Leo Rich Theater and Concert Hall, it offers an elegant transition to cultural activities and evening performances. As a place for street artists and special events, it serves as a congenial outdoor performance and exhibit space. As green space in the city, it offers respite from the surrounding desert heat.

This landscape embodies democratic values. Unlike earlier Beaux-Artes landscapes created to be seen from one specific viewpoint, the TCC district intentionally provides multiple perspectives. These are not designed to enhance the position of a single powerful individual, or to project a sense of awe, but rather to provide a range of inclusive experience for all visitors.

One of the reasons that Eckbo's work is less likely to be circulated in photographic essays than, for example, the work of his contemporary Lawrence Halprin, is that he did not design dominating central features.

Photographs fail to convey an accurate impression – for Eckbo's work lacks the striking one-point perspectives so beloved of design magazines. . . . his designs are not facades but be experienced within as a spatial continuum in their specific regional context. Today's younger generation of designers sometime speak as if they had rediscovered contextualism via "site-specific" environmental art. Eckbo, in his emphasis on climatic regionalism, never departed from contextualism.²⁵

²² "Landscaping Accentuated 'People Place'," *Tucson Community Center Happenings* 4 (1971), 4.

²³ Simon Swaffield, *Theory in Landscape Architecture: A Reader* (Philadelphia, PA: University of Pennsylvania Press, 2002), xi.

²⁴ Garrett Eckbo, *Landscape for Living* (New York: Architectural Record with Duell, Sloan, & Pearce, 1950), 29.

²⁵ Reuben M. Rainey, "Garrett Eckbo's Landscape for Living," in *Modern Landscape Architecture: A Critical Review*, ed. Marc Treib (Cambridge, MA: The MIT Press, 1991), 204.

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In this way Eckbo's work differs from most of the designs of his contemporaries. Sometimes dubbed the "landscape architect of the people", he did not for the most part create major focal points through his designs.²⁶ Instead he was providing the context for visitors to enjoy the landscape according to their own wishes and needs. The three linked design areas of the TCC Historic District also point forward towards Eckbo's developing interest in city and regional planning. Thus this landscape can also be seen as a transitional work. In fact, the Honor Award from the American Association of Landscape Architects mentions that the project "should have been entered in the urban design category".²⁷ In its scale, the TCC Landscape is unique among Eckbo's four major civic designs, because the Fulton Mall, the K Street Mall, and the Union Bank Square are single-unit designs.

BIOGRAPHY OF GARRETT ECKBO

Garrett Eckbo was born in Cooperstown, New York, in 1910, but grew up in Alameda, California, where his mother moved after his parents divorced. His childhood was far from privileged. He studied landscape design and floriculture at the University of California at Berkeley, receiving his degree in 1935. A year later he received a scholarship to the Harvard University Graduate School of Design. At that time, Walter Gropius was transforming the architecture program, and Eckbo, along with two fellow students, Dan Kiley and James Rose, created a self-proclaimed "Harvard Revolution," initiating the principles of Modern landscape design. Eckbo's contact with Gropius and the principles he espoused encouraged him to see things from a populist perspective, a focus he would maintain lifelong. After graduating, Eckbo spent several years working for the Farm Security Administration, designing facilities for farm workers in California and Arizona, an experience that confirmed his belief that "what was good for the rich was good for the poor (Imbert 2009:85).²⁸ In 1942, he joined his brother-in-law Edward Williams in a partnership as Eckbo & Williams, a firm that would later expand to include Francis Dean and Don Austin and become world-renowned as EDAW (1964). In 1948, he began a teaching career at the University of California, Berkeley, serving as Chair of the Department of Landscape Architecture from 1965-69, and becoming Professor Emeritus in 1978. *Landscape for Living*, first published in 1950, remains in print today and suggests that his influence may extend well into the future. In 1975 he received the Medal of Honor from the American Association of Landscape Architects for his contributions to the profession. His projects include pedestrian malls, civic centers, waterfronts, public parks, churches, playgrounds, freeway systems, botanic gardens, cemeteries, office buildings, resorts, corporate campuses and private homes. He continued to work until the year before his death in 2000.²⁹

One of the finest landscape architects of the twentieth century, Eckbo led the rebellion against the formal and decorative Beaux-Arts tradition that dominated landscape practice at the beginning of the twentieth century.³⁰ While studying at Harvard, he and fellow landscape architecture students Dan Kiley and James Rose fell under the influence of Walter Gropius, and soon published three articles in *Pencil Points*, a leading publication in progressive architecture. Eckbo went on to become the acknowledged theorist and spokesperson for the Modern landscape movement, writing seven major books and over fifty articles outlining the principles of his work. His book *Landscape for Living* (1950) is considered to be the single most influential treatise on Modern landscape design.³¹ Instead of following the accepted practice of adapting historic models to contemporary needs, Modernism chose as its point of departure the site, the client, the program, the materials, the architecture, the technology, and geographic character. Forms and arrangements drew from characteristics of site, climate, materials and cultural needs. People were recognized not only as cultural individuals and groups, but as members of local, national and world societies. Design was to be imaginative, yet socially and environmentally responsible. The role of tradition was to provide inspiration and a benchmark for achievement.³² The work of visual artists

²⁶ The large fountain at the Denver Botanic Garden is an exception.

²⁷ American Society of Landscape Architects, "Tucson Community Center: Honor Award," *Landscape Architecture* 68 (July 1978), 300.

²⁸ Dorothee Imbert, "Garrett Eckbo," in *Shaping the American Landscape*, edited by Charles Birnbaum and Stephanie S. Foell (Charlottesville, VA: University of Virginia Press, 2000).

²⁹ Marc Treib and Dorothee Imbert, *Garrett Eckbo: Modern Landscapes for Living* (Berkeley, CA: University of California Press, 1997); Marc Treib, "Looking Forward to Nature - an Appreciation of Garrett Eckbo, 1910-2000," *Landscape Architecture Magazine* 90, no. 12 (2000).

³⁰ Imbert, "Garrett Eckbo", 85-87.

³¹ *Ibid.*, 87.

³² Eckbo, *Landscape for Living*, 10-11.

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of the same period, especially Vassily Kandinsky and Joan Miró, had a significant effect on the formal aspects of Modern design, helping to mitigate the regularity of the axial Beaux-Arts plans.³³

Modern landscape architecture stressed three-dimensional form, working with space from the inside out rather than from the outside in. Indoor and outdoor spaces were seen as continuous rather than discontinuous. Along with the general principles of Modernism that sprang from the “Harvard Revolution”, Eckbo emphasized the idea that experiential factors – sight, sound, smell, touch, overall feeling, psychological reaction – are as important as economic, technical, and functional factors.³⁴ He further believed that continuous and substantial contact with nature is essential to a healthy design. He stressed that every designed landscape should respond to the needs of people who are to use the space, taking into account the surrounding neighborhood, the region and beyond. He felt a strong affinity for the developing ecological sensitivity of the twentieth century, and his design palette focused on the use of climate-adapted plants.

Eckbo received numerous awards throughout his long career. Among these were American Institute of Architects Merit Award (1953); membership in the National Academy of Design (1964); the American Society of Landscape Architects Medal of Honor (1975); and the University of California College of Environmental Design Distinguished Alumnus Award (1998).

URBAN RENEWAL: THE CONTEXT OF THE TCC HISTORIC DISTRICT (Figure #2)

From the 1930s onward American central cities fell victim to a range of circumstances that led to their abandonment in favor of the rising suburbs. One of the leading causes was the increasing availability of the automobile and the passage of the National Interstate and Defense Highways Act of 1956, which made it possible for people to leave the city's older building stock and density for the growing suburbs. After World War II mortgages subsidized by the Federal Government encouraged an even greater number of city residents to depart, leaving the outdated central city to new immigrants, the elderly and the impoverished. Many of these residents were people of color.³⁵

During the 1930s a general consensus was reached by city planners across the country that the way to revitalize the central city was through physical renewal, meaning an updated infrastructure, good highways and parking, and upgraded amenities to serve the middle class. World War II interrupted the implementation of such plans, but the direction of impending renewal was set. The Housing Act of 1937 dedicated funding to the combination of slum clearance and new low-rent public housing construction.³⁶

Two additional Acts of Congress in 1947 and 1949 expanded the program of slum clearance, and in 1949, for the first time, land areas cleared with Federal aid could be sold or leased to private developers for residential development.³⁷

In 1953 President Eisenhower formed a special committee on Government Housing Policies and Programs, which concluded that Federal assistance should be limited to communities willing to undertake long range-planning to avoid slum creation, including enforcement of building codes. Recommendations from this study were incorporated into the Housing Act of 1954, which emphasized comprehensive planning for urban areas. Additional housing acts in 1959 and 1961 increased Federal support and emphasized planning based on capital financing and land economics.³⁸

The story of urban renewal in Tucson followed a pattern similar to that of the rest of the country, but unlike other cities which had seen relatively large recent in-migrations from poorer and rural areas, central Tucson had a large population of Mexicans, Chinese and native Americans whose ethnic and cultural roots antedated the arrival of the Anglo population in the nineteenth century. The Gadsden Purchase that transformed Tucson from a Mexican city to an American city took

³³ Treib and Imbert, *Garrett Eckbo: Modern Landscapes for Living*, 61.

³⁴ Garrett Eckbo, *Public Landscape: Six Essays on Government and Environmental Design in the San Francisco Bay Area* (Berkeley, CA: Institute of Governmental Studies, University of California, 1978), 7.

³⁵ Jon C. Teaford, *The Rough Road to Renaissance: Urban Revitalization in America, 1940-1985* (Baltimore, MD: Johns Hopkins University Press, 1990), 4-7.

³⁶ *Ibid.*, 25-43.

³⁷ Alfred P. Van Huyck and Jack Hornung, *The Citizen's Guide to Urban Renewal* (West Trenton, NJ: Chandler-Davis Publishing Company, 1962), 149-51.

³⁸ *Ibid.*, 150-51.

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place in 1854, but Tucson remained a largely Mexican town until the coming of the railroad in 1880. The subsequent influx of Anglo settlers changed the ethnic balance in a dramatic way.

By the 1930s the business community was dominated by Anglos, among them real estate broker Roy P. Drachman (1906-2000), who would become one of the largest supporters of urban renewal in Tucson. In response to the Federal Housing Act of 1937, the Tucson Chamber of Commerce (of which Drachman was the Director) appointed a committee to back the passage of an enabling bill through the state legislature and to undertake the support of feasibility research on the potential for urban renewal, but little progress was made until 1942, when the City of Tucson and Pima County joined with a group of business leaders to commission Ladislav Segoe, a planner from Cincinnati, to collaborate with City of Tucson planner Andre Faure to produce a document entitled *Tucson Regional Plan, Inc.: Ten Year Improvement Program for Tucson and Environs*.³⁹ In this plan Segoe recommended that the Old Pueblo area – especially the area around Meyer Street where the Community Center stands today - be the first priority in renewal efforts.⁴⁰

Once again things did not move forward, but in the early 1950s Faure, now City Planning Director, proposed three areas of Tucson for renewal, one of which was the Old Pueblo District.⁴¹ In 1955 Don Hummel, who had supported the state enabling legislation almost twenty years before, became mayor of Tucson. Under his leadership, the City received Federal approval and funding for developing a survey and plan for renewal of the Old Pueblo District (Ibid: 34). This work took several years, and it was only in 1961 that a document entitled *Urban renewal: a teamwork of private enterprise and government for slum clearance and redevelopment of the Old Pueblo District, Tucson, Arizona*, was completed by S.L. Schorr, then the City of Tucson Urban Renewal Director. This plan proposed the redevelopment of 392 acres, an area eventually whittled down to 76.4 acres.⁴² Still, this plan was rejected by Mayor and Council. Again a delay followed until 1965, when Donald Laidlaw and Vincent Lung of the City completed a Survey and Planning Application to the Urban Renewal Administration for approval. This was approved in record time in spring 1965.

A Committee on Municipal Blight was immediately established under the chairmanship of Roy Drachman to prepare a planning document for the project. This resulted in *A Concept Plan: Pueblo Center Project/Tucson/Arizona*.

The Pueblo Center project offers the community an opportunity to transform a portion of the Downtown area immediately adjacent to the Business District from a state of run-down buildings, inadequate streets and marginal business and residential uses into a vital area containing needed government facilities, business uses, and a community center for meetings, performances and exhibits. . . . The project also provides a chance to improve the street pattern for the whole Downtown area, to provide parking facilities, and to develop landscaped spaces for public enjoyment.⁴³

In November a condensed version of this plan entitled *The Pueblo Center Redevelopment Project* co-authored by Drachman and Lung was accepted by Mayor and Council. A bond election in March 1966 provided the financial basis for proceeding.⁴⁴

The urban renewal area was intended to serve as an enhancement for the central business district, which lay to the northeast. It was believed at that time that a civic / government center and a cultural center would draw the middle class back to the downtown area, taking advantage of the huge Anglo population influx into Tucson which followed World War II.⁴⁵

³⁹ Ladislav Segoe, "Tucson Regional Plan, Inc. Ten Year Improvement Program for Tucson and Environs" (Tucson, AZ: Prepared for the Tucson Regional Plan, Inc., 1942).

⁴⁰ Rachel Stein Gragg, "Tucson: The Formulation and Legitimation of an Urban Renewal Program" (University of Arizona, MA paper, 1969), 27-29.

⁴¹ Ibid., 30.

⁴² Ibid., 41.

⁴³ Candeub, Fleissig, Adley and Associates, *Pueblo Center Project, Tucson, Arizona: Concept Plan*, (Tucson, AZ: Department of Community Development, City of Tucson, 1965), 1.

⁴⁴ Gragg, "Tucson: The Formulation and Legitimation of an Urban Renewal Program," 49-51.

⁴⁵ Vincent L. Lung and Roy Drachman, Tucson Citizens Committee on Municipal Blight, *The Pueblo Center Redevelopment Project: Report Presented to the Central City Council of the Urban Land Institute, April 23, 1965 by Roy Drachman, Chairman, Citizens Committee on Municipal Blight and Vincent L. Lung, Assistant City Manager and Coordinator of Community*

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In retrospect it is clear that a powerful Anglo business elite, holding a vision of Tucson as an exciting modern city, had little sympathy for or understanding of the long-established culture of the area to be impacted by urban renewal. Focused on tourism and economic development, their goal was to remove the long-established Barrio community from the central city. As the years dragged on, civic as well as private neglect had led to a deteriorated housing stock in the project area, as there was no financial incentive for upgrading basic services such as plumbing or electricity. Even those citizens concerned with historic preservation were unable to influence the eventual result of bulldozing the greater part of the area to make space for new construction.⁴⁶

Shortly after the 1966 bond election, the city began to acquire the necessary property for the proposed project. Only fifty acres of the eighty-acre site had to be acquired, the rest being made up of streets. Demolition began in May 1967.⁴⁷ By 1969, the entire area had been cleared and the government center completed. The community center was the last area to be developed.

ECKBO'S TUCSON COMMUNITY CENTER COMMISSION

An informational pamphlet, *Pueblo Center Redevelopment Project, 1967-1969* set forth the goals for the project's landscape:

Careful attention will be paid to details of interplay between light and shade, paving textures, landscaping, flow of water, and vistas created within the project. . . . a meaningful aesthetic experience for the citizens of Tucson.⁴⁸

Anglo Tucsonans of the 1950s and 60s wanted Tucson to have a public space that would represent the city as a thriving, modern community. As was the case with many other cities of the time, much study went into developing the new downtown area. In Tucson, plans for a "pueblo center" were debated for several decades before demolition of old neighborhoods and new construction began. In the end, not only were buildings bulldozed but entire streets were abandoned or rerouted

Two local architectural firms undertook the design of the Tucson Community Center as a joint venture: Cain Nelson Ware and Friedman & Jobusch. Edward 'Ned' Nelson headed the project. M.M. Sundt, a local contractor, did the construction. Nelson, along with Bernard Friedman and Donald Laidlaw (then Tucson's Urban Renewal Administrator), interviewed a number of the most prominent landscape architects in the country to complete this team. Among them were Lawrence Halprin, Dan Kiley (who had designed the landscape for Lincoln Center in New York City) and Garrett Eckbo.⁴⁹ It was a visit to the Fulton Mall in Fresno, CA, that convinced the group that Eckbo was the right choice for Tucson's needs. A contemporary account in the *Tucson Daily Citizen* recounts,

We went to Fresno, Nelson recalls. And we watched the people – winos, housewives, oldsters, kids – walking, talking, arguing, laughing. The children played in the pools. These were just great spaces . . . and we asked ourselves, "Why can't we combine the idea of an open-air mall with a community center?"⁵⁰

The project was completed in two stages. Veinte de Agosto Park and the Fountain Plaza were completed in 1971, and the Walkway was completed in 1974 after the construction of the hotel and the office/shopping/restaurant complex. The construction was done by Sundt Construction, who include it in their 2011 portfolio of selected projects.⁵¹

Development (Tucson, AZ: City of Tucson, 1965).

⁴⁶ Lydia R. Otero, *La Calle: Spatial Conflicts and Urban Renewal in a Southwest City* (Tucson, AZ: University of Arizona Press, 2010).

⁴⁷ Bonnie Newlon, *Pueblo Center Redevelopment Project, 1967-1969* (Tucson, AZ: City of Tucson, Department of Community Development, Urban Renewal Division, 1968), 8.

⁴⁸ *Ibid.*, 3.

⁴⁹ Edward Nelson, May 5, 2012. Interview with Helen Erickson.

⁵⁰ Quoted in Pavillard. "Old Pueblo has a New Heart".

⁵¹ Archie Satterfield and Charles A. Boyde, *Building Integrity since 1890: The Remarkable History of Sundt Construction*, (The Sundt Companies, Inc., 2011).

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The Fountain Plaza was officially opened on November 6, 1971. Over a thousand persons attended the ceremony. Mayor James N. Corbett spoke, saying: "This center is the embodiment of the new Tucson – an understanding of the heritage and peoples of the past and a recognition that the people of this community have dedicated themselves to better opportunities for everyone."⁵²

The hotel was completed in 1973 and formally opened on November 28, 1973. Photographs from that date reveal that the Walkway was not yet installed.⁵³ Although apparently there was no formal opening celebration for this segment of the district, the Walkway appears complete in photographs at the time of the formal opening of the office/shopping/restaurant complex on May 3, 1974.⁵⁴ Veinte de Agosto Park, on the other hand, appears in 1973 photographs (Figure #7), but it was not officially recognized until it was dedicated as a public park on August 20, 1978.⁵⁵ City of Tucson Construction drawings from the early 1970s label it as 'Eckbow Park'.

In 1978 The Tucson Community Center received the Honor Award from the American Society of Landscape Architects. Jury comments read:

A very challenging assignment. Exciting use of materials and establishment of a number and variety of vistas in essentially an urban setting with excellent use of water. A very urbane typing together of major activity centers. Really lovely. Interesting use of fountains. Very dynamic kind of setting – different uses, different levels, different vistas. Very sophisticated. There is ample shade. A very difficult assignment in having to work in very serious constraints. Excellent!⁵⁶

ECKBO'S DESIGN THEORY AS REPESENTED IN THE TCC HISTORIC DISTRICT

As the spokesman for Modern landscape design, Eckbo described in words what he demonstrated in his designs. Beyond his primary emphasis on designing for the needs of people, he considered three other forces – history, nature and architecture - to have a major role in the design process.⁵⁷

In the Fountain Plaza, framed views of the Tucson Mountains to the west and to the historic Cathedral of St. Augustine to the east provide a link between nature and history. In Veinte de Agosto Park the surrounding civic and office buildings are linked to the view of the Tucson Mountains, framed by giant *Pinus halepensis* (Aleppo pine). Eckbo defines these views as landmarks: "People orient themselves in the physical world much more simply and naturally by relation to landmarks than by such intellectual abstractions as verbal directions, signs, or maps".⁵⁸ Such landmarks include both natural and constructed features. They are indeed an orienting presence in the district.

The historic context of the site as one of the oldest areas of settlement in Tucson and as the former center of Tucson's Mexican-American community was not ignored in the design. In project presentations to the community Eckbo made reference to Chapultepec Park in Mexico City as an influence on the design of the fountains.⁵⁹ In portfolio descriptions of the TCC project he regularly mentioned the adjacency of historic houses rescued from the demolition of the Barrio.⁶⁰ Eckbo's original design had included an additional fountain to provide a dramatic setting for the Sosa-Carrillo-Fremont house, but due to reduced funding this was never built. Yet even in the completed project an arc of differentiated paving (sometimes referred to as a "dry wash") directs the eye to the historic house.

Eckbo defined nature as the inextricable world of forces and processes within which we live and work, including climate, vegetation, soil, topography and water movement. He wrote that the true role of landscape design is "the establishment of connections, relations, and adjustments, both physical and visual, between buildings, sites, and their surrounding

⁵² Quoted in David Nix "Formal Dedication Held for Community Center," *Arizona Daily Star*. November 7, 1971.

⁵³ "Braniff Place Completed," *Tucson Daily Citizen*, November 28, 1973, 2.

⁵⁴ "'Mexican Village' Open to Public."

⁵⁵ "A Park for Pancho."

⁵⁶ American Society of Landscape Architects, "Tucson Community Center: Honor Award," 300.

⁵⁷ Garrett Eckbo, *Urban Landscape Design* (New York: McGraw-Hill, 1964), 62.

⁵⁸ *Ibid.*, 29.

⁵⁹ Ceci Garcia, Interview with Helen Erickson, June 26, 2012.

⁶⁰ For example, see Eckbo et al., *People in a Landscape*, 200.

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landscapes, that is, between people and the total landscape around them".⁶¹ Landscape has no boundaries save those where man leaves off changing the landscape.⁶² In the design of the TCC Landscape, this includes the provision of links between people and nature at many scales, from the Tucson Mountain views, to the now-gigantic pines on the western side of the landscape, to the mid-sized sumacs and shrubs, to the grassy mounds that invite sitting. He drew from the interpretations of anthropologists who designated "savannah" as the most congenial landscape for human beings, with an open surface of grassland with a sprinkling of covering shelter provided by mid-sized trees, and views within and beyond the site.⁶³ Along with this is the association with water. The design drew into the city a vision of Sabino Canyon, a much-loved area of the Coronado National Forest located in the Santa Catalina Mountains just north of Tucson. The concept of a mountain stream flowing through washes and canyons cannot be missed. Although the boulders that tumble down the berms and interrupt the flow of water in the fountains are most likely of volcanic origin from the Tucson Mountains, they underscore this connection to the surrounding landscape.⁶⁴

For Eckbo, architecture and the landscape existed in a state of constant reciprocity: landscape providing site and setting, inspiration, discipline and responsibility; and architecture providing imaginative spatial concepts with unavoidable effects upon the form and character of the surrounding landscape.⁶⁵ Every building set in the Fountain Plaza is surrounded by a reciprocal transitional zone, a space of interaction between building and landscape. The Leo Rich Theater features an outdoor reception balcony planted with *Brachychiton populneus* (bottle tree), but set off from the plaza with a pony wall. It is difficult to say for certain whether this is part of the building or part of the plaza. The Arena's arcade creates a physical connection between indoor and outdoor space, but beyond that planting terraces stepping down to the plaza level blur the boundary between building and plaza. Large planting boxes and planting terraces on the north and south sides of the Music Hall serve the same function, and the glass façade on the east side of the Music Hall alternately provides a transparent link between interior and exterior or reflects the plaza back into itself, blurring the lines between lobby and plaza. Eckbo's lighting design took advantage of this by echoing the design of the lobby chandeliers in the pole lights just outside the Music Hall entrance. The Walkway, likewise, was designed to provide an indoor/outdoor corridor, sheltered by an overstory of trees, with windows and passageways reaching into the built spaces surrounding it, while using interior lighting to provide added illumination to the exterior area.

Throughout his writings Eckbo emphasized the importance of trees in the landscape.

Trees, rather than architecture, are the best measure of the civilized landscape. A community in which many mature trees survive and more are planted regularly demonstrates a sense of time, history and continuity on the land . . .⁶⁶

Today the TCC Landscape reveals dozens of mature trees, an amazing heritage for a desert community. From the *eucalyptus sp.* (eucalyptus) that punctuate the arc of the eastern Fountain Plaza, to the *Pinus canariensis* (Canary Island pine) and *Pinus halepensis* (Aleppo pine) of the Veinte de Agosto Park and western Fountain Plaza, to the spreading *Rhus lancea* (African sumac) in the central Fountain Plaza, to the *Plantanus wrightii* (Arizona sycamore) in the Walkway, to the grove of *Olea europea* (olive) in the balcony terrace on the northern side of the Arena, this entire landscape serves as an arboretum. Historic photographs indicate that these trees have grown from the original saplings planted on the site, a living link between historic past and potential future.

The presence of the surrounding buildings is not ignored in this design. Eckbo saw architecture as the primary expression of human imagination within the landscape, the link between abstract conception and concrete reality.⁶⁷ Along Church Avenue, berms serve as pedestals for showcasing the Arena. From the upper Fountain Plaza, traffic and parked cars are concealed to provide an uninterrupted view of the Cathedral. In the northern segment of the design, the berms of Veinte de Agosto Park provide a similar foundation for viewing the government buildings of the civic center.

⁶¹ Eckbo, *Urban Landscape Design*, 62.

⁶² Eckbo, *Landscape for Living*, 31.

⁶³ *Ibid.*, 111.

⁶⁴ Pavillard, "Old Pueblo has a New Heart".

⁶⁵ Garrett Eckbo, "Landscape Continuity," *Image* 3, no. 1 (1965): 77.

⁶⁶ Garrett Eckbo, "Metropolitan Design, Form and Content in Urban Areas." *Annual Meeting of the American Institute of Planners: a Report of the Proceedings*, 1959, 137.

⁶⁷ *Ibid.*, 62.

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Eckbo understood that space in a landscape is perceived very differently from architectural space. “Gardens and landscapes in general are apprehended only from within themselves; they do not have the outside walls or façades which make it possible to walk around most buildings, however modern, and view them as objects, more or less sculptural, in the landscape”.⁶⁸ Modern landscapes must be thought of as three-dimensional, dynamic spaces rather than as two-dimensional forms outlined on paper. The provision of enclosure – control of views, protection from sun, wind or rain, privacy or openness - is an essential element in spatial experience of landscape.⁶⁹ The TCC landscape provides large, open spaces, and quiet, intimate conversation areas – flows and eddies – pathways and byways. The landscape is never static, yet always in balance, continually changing to accommodate the visitor. Eckbo’s intent was to offer “a continuous experience for each and every human being . . . from a stationary position, or while in motion at any speed”.⁷⁰ The downward slope of the terrain towards the west in the Fountain Plaza or Veinte de Agosto Park is interrupted with walls or vegetation to constrict or widen the view as a person moves through the space. The illusion of slope from north to south in the Walkway is created by the variable widths of water channels, although the area is essentially flat. Trees overhead obscure the sky, open plazas reveal and celebrate it.

For Eckbo, landscape was a multisensory experience defined by touch, smell and hearing as well as vision.⁷¹ In the TCC landscape, the flickering of sun and shade, a pine-scented breeze, the cool touch of water and the soundscape of fountains, the softness of turf, the contrast between brick and concrete paving underfoot – all these contribute to a complete experience of the space.

Eckbo was fascinated by the concept of dynamic equilibrium as conveyed in the paintings of Joan Miró, Vassily Kandinsky and Paul Klee. Following the lead of these artists, Eckbo’s mature works relied on circles as places of rest and as the source or terminus of lines, the trace of a pendulum.⁷² The circles and rays emanating from the center of the section of the plaza near the northeast corner of the Arena and from the Leo Rich Theater demonstrate this on the ground plane, as do the repetitive grids throughout the Fountain Plaza. But Eckbo’s sense of dynamic equilibrium moves beyond patterns on the ground to three-dimensional space. An example of this is found in the allée that parallels Church Avenue in the northeast corner of the Fountain Plaza. An analysis of this apparently traditional form reveals a planting of *Rhus lancea* (African sumac) on each side of the walkway; but on the east side the trees are planted into a sequence of rectangular pavement openings to form a gridded line, while on the west side the trees are planted onto a sinuous grassy berm. The effect achieved is a moment of balance.

A similar dynamic balance is seen in the Walkway with the asymmetrical position of the water channel, set to the west of center. Large *Rhus lancea* (African sumac) and *Plantanus wrightii* (Arizona sycamore) are intended to be held in check by the line of smaller trees in the gridded planters on the eastern side of the corridor. Pedestrians walking along the eastern side of the corridor provide a dynamic balance to the weight of the water feature and larger trees to the west. Both the allée and the Walkway demonstrate Eckbo’s vision of creating a landscape largely composed of straight lines, but without axial symmetry. This he deemed to be “interesting, stable and restful without being dull or monotonous”.⁷³

In both small and large ways he demonstrated complex relationships between lines and curves, seeing this as human “vision in motion”.⁷⁴ In Veinte de Agosto Park, the fountain begins with a regular octagonal basin from which water flows through angularly placed linear channels into semicircular or arc-based collection basins. These basins in turn lead the eye to the bermed wash angling off to the southwest towards the stairway to the office/shopping/restaurant complex. In the central Fountain Plaza, the circular terraces interrupted by angular battered walls, across from the Music Hall to the east, offer another example of this interactive juxtaposition of elements.

⁶⁸ Eckbo, *Landscape for Living*, 63.

⁶⁹ *Ibid.*, 64-65.

⁷⁰ Garrett Eckbo. *The Landscape We See* (New York: McGraw-Hill, 1969), 136.

⁷¹ Eckbo, *Public Landscape*, 7.

⁷² Treib and Imbert, *Garrett Eckbo: Modern Landscapes for Living*, 61-62.

⁷³ Eckbo, *Landscape for Living*, 67.

⁷⁴ *Ibid.*

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ECKBO'S USE OF MATERIALS IN THE TCC HISTORIC DISTRICT

One of the characteristic features of Eckbo's work was his choice of materials, a matter to which he devotes considerable emphasis in his writings. He outlined three general principles with regard to their use:

- Materials must express their own inborn characteristics. By this he meant that bricks are modular units, the effect of which is built up by repetition and combination. Concrete is a plastic material whose shape and volume can be flexibly defined. A plant is alive, requiring appropriate provision for its individual development. The materials that comprise the TCC District reflect this understanding. Brick is used as modular units to define sections of pavement or, as in the Walkway and Fountain Plaza, to define the grids of trees. Concrete is used for both curved and linear constructs, for walls, paving and mowing strips. In the Walkway, it appears as stamped segments of pavement. In the Fountain Plaza it is used to form curved, battered walls of in-ground planters. Brick does not masquerade as concrete, and concrete is not to be used as a substitute for brick. Plants are permitted to grow interactively with their environment and are not shaped and pruned into static geometric forms. The bending forms of the *Rhus lancea* (African sumac) trees or the twisted stem of the *Chamaerops humilis* (Mediterranean fan palm) now on site would undoubtedly please Eckbo.
- Materials have character only in relation to other materials. The contrast between smooth and plastic elements and those of a rougher character brings out the character of each.⁷⁵ In the TCC district, the best example may be the contrast between unformed water and the rigidity of concrete. Other examples are the contrast between turfed mounds and the natural volcanic rocks that tumble down the slopes, or between turf and linear concrete mowing strips.
- Materials are used not for their own sake, but to organize space for people to use. This circles back to Eckbo's fundamental design concept of creating places for people and on his emphasis on difference between "pure" art and the use of materials in landscapes. The use of materials in the TCC landscape is never simply decorative, but always supports the overall goal of designing for people. Walkways are there to be walked, trees offer screening and shade, grassy berms encourage sitting.⁷⁶

Eckbo's emphasis on selecting vegetation that did not require shaping or regular pruning, but was rather to be permitted to grow and develop over time according to its character⁷⁷ is yet another example of his use of dynamic equilibrium in this landscape. Eckbo argued for small areas of grass to provide surfaces for informal sitting and for the reduction of heat, glare, dust and noise.⁷⁸ In the Fountain Plaza and in Veinte de Agosto Park, grassy mounds offer a cool, relaxed place to sit – and it is rare not to see groups gathered on the grass in Veinte de Agosto Park or in the Fountain Plaza. He argued that trees are the basic tools for establishing scale relations between people and landscapes of all sizes, between an individual and the world around.⁷⁹ Medium-sized trees provide intimate shade, while larger trees such as the *Pinus canariensis* (Canary Island pine) and *Pinus halepensis* (Aleppo pine) frame views of the mountains. Deciduous trees like *Plantanus wrightii* (Arizona sycamore) and *Morus sp.* (mulberry) mark the seasons in warmer climates⁸⁰ and provide landscape variation throughout the year.

A 1971 newspaper account states that

“working with Gene Reid, Head of Tucson's Parks and Recreation Department, Eckbo was able to employ many of the plants native or adapted to Tucson – fan palms, mulberry, sumac, Texas ranger, dark leaf plum, olive, pine, etc. – and to start with larger plants than the budget would have permitted had it not been for Reid's cooperation in tapping the city's well-stocked nursery”.⁸¹

⁷⁵ Ibid., 76-78.

⁷⁶ Ibid.

⁷⁷ Ibid., 96.

⁷⁸ Ibid., 107-08.

⁷⁹ Ibid., 111.

⁸⁰ Ibid., 99.

⁸¹ Pavillard, "Old Pueblo has a New Heart".

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His major criterion for plant selection was to choose vegetation that would grow well in a specific location with available care; vegetation should have room to grow to full size without persistent pruning or trimming.⁸² For Eckbo, site-adapted plants were the backbone of his planting design, and he chose vegetation based on this criterion. He did not feel that plant palettes should be restricted to native plants.⁸³ This explains his choice of *Rhus lancea* (African sumac) and *Syagrus romanzoffiana* (queen palm) - drought-resistant, long-lived trees in most areas of the site. In fact the tree palette of the TCC Historic District includes no native plants other than the *Plantanus wrightii* (Arizona sycamore) in the Walkway. Original shrubs were Mediterranean and Asian in origin, although few of these survive other than a few scattered *Oleander nerium* (oleander), *Chamaerops humilis* (Mediterranean fan palm), *Buxus microphylla*. (Japanese boxwood), *Pittisporum t. variegata* (variegated pittisporum), *Podocarpus gracilior* (fern pine) and *Jasminus mesneyi* (primrose jasmine). Nothing in his planting plan is drawn from the Sonoran Desert (his most native plant choice - *Leucophyllum frutescens* or Texas ranger - is native to the Chihuahuan Desert). His goal was to select those plants that would grow best in any specific location, and he had little patience for those who wished to limit a plant palette to those growing in an area before a specific date. Instead he pointed out that the on-going relationship between people and plants has led to a not-to-be-ignored cultural whole.⁸⁴

Because the TCC landscape was planned as a space for both day and evening use, lighting was an important aspect of the design. Ideas that seem commonplace now were exciting and innovative when first introduced by Eckbo. The silhouetting of trees and shrubs, light passing through glass and water, the creation of a stage set while yet providing functional light where it is needed – all these were discussed in Eckbo's writings.⁸⁵ The lighting design for the Walkway intentionally drew on lights emanating from the surrounding hotel and office/shopping/restaurant complex to supplement the globe lamps on poles. Here all original light fixtures remain, revealing a sophisticated plan with two-globe fixtures illuminating the pathway, four-globe fixtures illuminating intersections and single-globe features illuminating corners of the site. Lighting in the Fountain Plaza included wall lights, in-ground spot lights, floodlights and globe lights on poles, providing surface light for practical reasons and globe lights as a dramatic feature and guide through the space. Even now, with missing fixtures in the Fountain Plaza (especially those placed to illuminate the ground plane or water features), enough of the original plan remains to provide an good idea of the design intent. A historic photograph of the Music Hall at night gives an idea of the intended effect (Figure #19).

THE USE OF WATER FEATURES IN THE TCC HISTORIC DISTRICT

For Eckbo, water was one of the fundamental materials of landscape design, along with ground forms, rocks and plants. Water is the most plastic of design elements, its character determined by its container and by the rate and direction of movement given to it. In more arid climates water is particularly relevant because of its importance for comfort and life, and in these climates it should be used sparingly and in such a way to gain maximum coolness and moistness from every drop. "In Arizona water is the final touch which makes the garden liveable."⁸⁶

Depending on the design of the container, water can provide quietude, repose, depth, tension, solidity and sparkling or luminous reflection. Water affords choreographic possibilities, accompanied by trickling, silent or thunderous sound. It transforms the character of materials with which it comes in contact.⁸⁷ Eckbo comments that "design of pools seems still to be dominated by the peculiar idea that irregular pools must be naturalistic and regular pools axially symmetric. . . . (but) the rectangularity of the unit-masonry pool can be a free and irregular rectangularity, and angular or circular relations at appropriate scale can be come part of this".⁸⁸

All three design areas of the TCC Historic District contain water sequences composed of rectangular or arc-derived geometric units of channels and basins. In Veinte de Agosto Park the fountain emerges as a bubbler in an octagonal basin. From this water flows in channels tangentially adjacent to a stairway to collect in two sequential basins derived from portions of geometric arcs. In the Walkway an initial semicircular basin and bubbler leads to a sequence of

⁸² Eckbo, *Landscape for Living*, 112.

⁸³ *Ibid.*, 33.

⁸⁴ *Ibid.*, 34, 105-06.

⁸⁵ *Ibid.*, *Landscape for Living*, 125.

⁸⁶ *Ibid.*, 89-90.

⁸⁷ *Ibid.*, 90.

⁸⁸ *Ibid.*, 91.

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rectangular channels to achieve the effect of an irregular stream. At the end of the series, water flows down the sides of elongated concrete cubes, transforming this material into flashes of daytime silver or nighttime gold. The linked basins in the Fountain Plaza reveal water at its most plastic, sometimes lying quiet and reflective, sometimes pouring over concrete walls or washing around natural volcanic boulders in its path. Eckbo's fountains create a soundscape of varied intensity in different sections of the site, so that taking a walk through the space is an acoustic delight.

POST-CONSTRUCTION CONSIDERATIONS

The completed design lived up to the hopes expressed by Nelson and Friedman. Early photographs show people walking, lunching, reading and playing in the water. Within a few years, however, liability anxiety set in, and Eckbo found himself pushing back against those who felt that the open water features created a safety problem requiring barricades. He wrote:

"There may be absolute safety – in bed in a fireproof building? – and absolute danger – tied to a railroad track. But most situations lie between such extremes. Physical situation should be made reasonably safe, without obvious or unnecessary hazards. But we also expect people to exercise normal care in finding their way through the physical world."⁸⁹

Yet by 1977 no solution had been found.

The sparkling ponds of water in the Tucson Community Center complex are an irresistible magnet for kids on hot summer days. That worries the Community Center Commission, which is searching for ways to make the ponds off limits for swimming. What's cool fun for kids becomes a vision of accidents, injuries and damage suits for the grownup members of the commission. So, at its monthly meeting yesterday, the commission decided to start thinking of ways to prevent kids from using the two fountain pools near the center's music hall for ad hoc swimming holes.⁹⁰

As with other Modern landscape designs including water features, this discussion continues today. Appropriate solutions have not yet been determined.

Another unanticipated outcome was the symbolism assigned to the entire community center project by those whose neighborhood had been destroyed by Tucson's urban renewal undertaking.

For many of Tucson's most deeply rooted residents, the Community Center, bland as it may be architecturally, now stands as a hated reminder of arrogant and uncaring officialdom. "People's grandmothers died because of those buildings," complains Pedro Gonzales. . . .⁹¹

It may be that the man who designed landscapes for migrant housing was uncomfortable with the social cost of urban renewal projects. Even before planning for the TCC Landscape was completed, Eckbo went on record as opposed to the completion of the Butterfield Freeway, which would have required further neighborhood demolition just to the south:

Really, there is no apparent reason to me why the city has to be cut up with such a monstrous system of freeways . . . an apparently arbitrary plan. I see no reason to hack up the city with such a system when through traffic could stay to the outskirts of the city.⁹²

For whatever reason, the TCC Landscape is the only urban renewal project Eckbo ever undertook. After the completion of this commission, his focus turned towards planning. While he continued to work on residential projects, his public design work centered on college campuses rather than urban spaces.

⁸⁹ Quoted in "Sole-Talk Centering on Downtown Pond," *Tucson Daily Citizen*, December 5, 1974.

⁹⁰ Quoted in "In the Swim? Not Community Center," *Tucson Daily Citizen*, October 21, 1977.

⁹¹ Quoted in Dan Huff and Dave Devine, "Grassroots Golliath . . . The Pima County Interfaith Council prepares to Tackle Big Problems in the Old Pueblo . . . Are They Tough Enough?" *Tucson Weekly*, October 17, 1996.

⁹² "Civic Center Architect Blasts Freeway Plans," *Tucson Daily Citizen*. March 29, 1968.

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THE TCC HISTORIC DISTRICT WITHIN THE CANON OF ECKBO'S WORK

After he graduated from Harvard, Eckbo went to work for the Farm Security Administration in 1938. This program was a New Deal project created to alleviate rural poverty during the Great Depression. The Western Office, for which Eckbo worked, was focused on providing minimal living conditions for agricultural workers in the Southwest. These designs focused on windbreaks, playgrounds and community parks associated with low income housing projects. After the end of the World War II, he formed a partnership with his brother-in-law Edward Williams and Robert Royston, who had formerly worked for landscape architect Thomas Church. At this point Eckbo began to focus on residential design, which was to remain the greater part of his work throughout his career. His designs for the Case Study House program, sponsored by *Arts and Architecture* magazine from 1948 to 1962, gave him the opportunity to design model landscapes to accompany architectural designs by noted contemporary architects. It was at this point that his work began to reach a wider audience. Here Eckbo's mature style developed, showing offset interlocking spaces offset by angled walls intersecting with walls or rows of trees based on arcs. His affinity for the work of twentieth-century visual artists, especially Kandinsky, became a fundamental underpinning of his work.⁹³

The majority of Eckbo's designs, which number over a thousand, were residential, but a number of public spaces are among them. Between 1955 and 1976 his work included projects at several college campuses, two malls, an urban roof garden, a botanic garden, and a cemetery. The projects most closely related to Eckbo's Tucson commission are the Union Bank Square (1964), Fulton Mall (1964), and the Denver Botanic Garden (1969). All of these designs show Eckbo's underlying use of abstract geometry. His materials vocabulary of formed concrete, modular brick, mounded earth covered with turf, and water features adjacent to pedestrian walkways can be found in all of these works.

The Fulton Mall in Fresno, CA, represents the transformation of a street into a pedestrian mall, an eighty-foot wide right of way designed to mimic the rippled soil of the San Joaquin Valley through the use of curvilinear and angular ribbons of concrete aggregate.⁹⁴ Use of geographic location as a design concept was likewise important in the design for the TCC Historic District, invoking the landscape of Sabino Canyon – a beloved recreational area to the northeast of Tucson. The overall goal for the Fulton Mall was to provide a green central space for surrounding commercial buildings by converting an existing street to a pedestrian way. The design includes seating, play spaces, pools, fountains and nineteen sculptures acquired specifically for the space. The influence of the plan for the Fulton Mall can be seen in the design of the Walkway, which shares many two-dimensional features – an asymmetrical axis, a rectilinear water feature, and a dynamic balance of vegetation. In addition, it was the Fulton Mall that led the Tucson joint venture team to select Eckbo as their landscape architect.⁹⁵

The Union Bank Square in Los Angeles, CA, is a roof garden, intended to be viewed from above as well as provide a retreat for pedestrians. Design similarities to the TCC Landscape include a plan of arcs and grids - a strong, almost literal connection to the work of visual artists he admired. It contains an elegant water feature, but site limitations require the water to be contained in a shallow pool. Like the Fulton Mall, this site is comprised of a level, rectangular space.

Like the Fulton Mall and the Union Bank Square, the Denver Botanic Garden was also designed a pedestrian retreat. Walkways, a main outdoor gathering place, and an extended water sequence are features that resonate with the TCC Historic District design. Concrete basins with steppingstones permit visitors an immediate link to tangible water. Earthen mounds and depressions provide a three-dimensional aspect to the design. Use of turfed mounds and formed concrete is shared with the Tucson design. Uncharacteristic of Eckbo's work, a large fountain (reminiscent of that designed by Philip Johnson for the Fort Worth Water Garden) serves as an origin for the sequence. Nothing Eckbo designed for the TCC landscape is this directive or monumental.

The Tucson site itself provided something different from these level, quadrangular spaces. In *Landscape for Living*, Eckbo discusses the importance of site topography: "If the land has some irregularity or slope it has to that extent a third dimension which produces some sense of volume, determined by the vertical pull of gravity".⁹⁶ Unlike the three contemporary projects mentioned above, the TCC site provided Eckbo with an unparalleled opportunity to practice a full

⁹³ Treib and Imbert, *Garrett Eckbo: Modern Landscapes for Living*, 44-61.

⁹⁴ The Cultural Landscape Foundation, "Fulton Mall."

⁹⁵ Pavillard, "Old Pueblo has a New Heart".

⁹⁶ Eckbo, *Landscape for Living*, 61.

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range of the principles of three-dimensional design about which he wrote so passionately. In fact, the topography of this site, with its dramatic slope to the west, made an exploration of three-dimensional space a requirement as well as an option. The irregularity of the TCC site boundaries, especially in the Fountain Plaza, provided an opportunity for Eckbo to blur indoor and outdoor spaces, providing transitions from buildings to landscape in a way that was not possible with sites having better-defined edges. The flowing character of the design, offering a range of different 'people places' in close proximity, is a unique defining characteristic of the TCC district.

In addition, the Fulton Mall, the Union Bank Square and the Denver Botanic Garden are essentially unified designs. Only the Tucson site offered potential for three linked yet strongly individual design areas. This afforded unity and contrast – a theme and variations based on the movement of water through the landscape. One can only feel that this was the site for which Eckbo had been waiting, because after completing this project he turned his attention to urban and regional planning on a larger scale.

THE TCC HISTORIC DISTRICT TODAY

With the revival of downtown Tucson, the importance of this landscape as a vital ingredient in the urban scene has been rediscovered. In 2010 the Museum of Contemporary Art (Tucson) asked Emily Yetman, then an MLA student at the University of Arizona, to serve as a Scholar in Residence with the goal of beginning research on the Eckbo design. Her work led to the listing of the landscape on Landslide, the Cultural Landscape Foundation's list of important landscapes threatened with destruction.⁹⁷ Her work was continued by the Tucson Historic Preservation Foundation, which in 2012 commissioned Helen Erickson to write a *Historic Conservation Master Plan*.⁹⁸ In 2014 the Urban Land Institute published *Downtown Tucson Arizona; Working Together to Revitalize Downtown*, which cited the importance of the landscape in continuing efforts to improve the urban center.⁹⁹ During the spring term 2015, the University of Arizona and Pima Community College united with the City of Tucson to focus three academic courses on planning and documenting the landscape; a published report of this work, which includes a stewardship plan, documentation of condition, and a three-dimensional model of the space, will be available from the Drachman Institute at the University of Arizona in August 2015.

Developmental history/additional historic context information (if appropriate)

GARRETT ECKBO AND COMPARABLE DESIGNS BY OTHER MODERN LANDSCAPE ARCHITECTS

A concise history of Modern landscape architecture remains to be written, but the names most frequently associated with the movement, in addition to Garrett Eckbo, are Thomas Church (1902-78), Daniel Kiley (1912-2004) and, above all, Lawrence Halprin (1916 – 2009). Of these, Lawrence Halprin completed the greatest number of urban designs. Yet it is difficult to encapsulate the period of the 1960s and 1970s by citing the work of only these three Modernists, because of the numerous others who made significant contributions to urban design in this period. It is perhaps more helpful to provide some specific examples of work roughly contemporaneous with the TCC District. A brief discussion of three landscapes noted for their water features follows.

Lawrence Halprin designed the Open Space Sequence in Portland, Oregon, during the 1960s, at the same time that Eckbo was working on the Fulton Mall, Union Bank Square and the TCC Historic District. Here Halprin designed stepped terraces covered with sheets of water intended to mimic the waterfalls and streams of the nearby Cascade Range. Like the TCC Historic District, the sequence was expansive, including three parks linked by a network of pedestrian paths. This non-contiguous historic district includes a twenty-five foot high concrete fountain feature as well as a smaller bubbler fountain in separate areas. The monumental quality of this design provides a major contrast with the more human scale of the TCC landscape.¹⁰⁰ As one of the great works of landscape architecture, this site illustrates the difference between Halprin and Eckbo. Halprin's design is far more controlling, offering the opportunity to see the landscape through the eyes of the designer. It is essentially pre-choreographed. The TCC landscape, on the other hand, is an invitation to a visual

⁹⁷ Emily Yetman, "Eckbo-Designed Tucson Convention Center Landscape."

⁹⁸ Helen Erickson, "Conservation Master Plan: Tucson Community Center Landscape Designed by Garrett Eckbo," (2012).

⁹⁹ Urban Land Institute, "A ULI Advisory Services Panel Report: Downtown Tucson Arizona: Working Together to Revitalize Downtown: November 17-22, 2013," (Washington, DC: The Urban Land Institute, 2014), 19.

¹⁰⁰ The Cultural Landscape Foundation, "Portland Open Space Sequence."

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and sensual adventure. Eckbo believed that "landscape experience is a complete composite of everything that can be seen or sensed from every station point of circulation."¹⁰¹ Every turn, every new point of perspective reveals something unique to each individual. Each visit is, in a sense, a first encounter with the space.

Another work of this period is the Fort Worth Water Garden, Texas (1974) designed by Philip Johnson. Geometric tiered water features and turf-filled planters are formed of concrete. A multi-level site, stairs set at angles provide access from upper to lower areas. A water channel runs along a balcony wall. Trees are set into circular tree wells in the paving and are also set into turfed planters. Giant steppingstones provide immediate water access for the visitor. Although this design is created as a single unit rather than a sequence, there are a number of similarities to the TCC Historic District, including concrete "stepping stones" through the water flow (as in Veinte de Agosto Park) or trees set into paving as in the Walkway and the Fountain Plaza.¹⁰² The architectural design provides an enclosed oasis, an area of retreat, which is but one of the functions of the TCC landscape. And while they have much in common in the presence of tangible water, the Water Garden is a unitary design rather than a complex linkage of sites as is found in the Open Space Sequence or the TCC district.

A third example of a landscape from this period is Peavey Plaza, Minneapolis, Minnesota (1975) designed by M. Paul Friedberg. This plaza shows links to the Open Space Sequence in the monumental character of its design. Composed of amphitheater-style seating around a central pool designed to contain water in summer and serve as a skating rink in winter, it includes turf-filled planters and surrounding trees set into pavement or planters. Like the Fort Worth Water Garden, this landscape is composed of a single segment. Common elements with the TCC Historic District include materials, a range of levels and tangible water.¹⁰³ One of the major differences is that Peavey Plaza is designed – like the Fort Worth Water Garden – as an enclosure. The difference between this concept of protected space and Eckbo's vision of a landscape balanced somewhere on a sliding scale between the needs of an entire central city to a boulder scatter on a mound of grass-covered turf is what makes the TCC landscape unique. Within its extended district, protected areas transition into wide views of mountains or historic architecture, while serving as the green connective tissue of an urban center.

Ultimately the TCC Historic District has more in common with other Eckbo designs of the same period than with these masterpieces, although it shares with the Open Space Sequence a conceptual link to adjacent landscape. Overall, Eckbo's work is less monumental and more human in its scale, yet more open to surrounding context. It pulls the surrounding architecture into the landscape rather than creating a contrast and respite from it. Eckbo's use of materials is also somewhat different, including mounded earth and natural boulders. His vegetation palette is also broader, including a wide range of shrubs as well as trees. Eckbo's designs emphasize the creation of spaces to be activated by people rather than providing dominating landscape features. Throughout, water is presented as an interactive landscape feature rather than merely a visual enhancement.

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¹⁰¹ Eckbo, "Metropolitan Design, Form and Content in Urban Areas," 136.

¹⁰² The Cultural Landscape Foundation, "Fort Worth Water Garden."

¹⁰³ The Cultural Landscape Foundation, "Peavey Plaza."

Tucson Community Center Historic District
Name of Property

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Name of Property

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County and State

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Previous documentation on file (NPS): none

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

City of Tucson;

University of Arizona Special Collections: Environmental Design Archives, University of California, Berkeley

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreeage of Property 5.75

Tucson Community Center Historic District
Name of Property

Pima County, Arizona
County and State

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>12</u>	<u>502538</u>	<u>3564957</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The Tucson Community Center Historic District is located on the southern edge of downtown Tucson and extends south to the Barrio Viejo Historic District. To the east is Tucson's Cathedral Block, to the west views of the Tucson Mountains.

For convenience of description, the Tucson Community Center Historic District is divided into three sections.

- (1) Veinte de Agosto Park to the north of Block 510. This noncontiguous section of the landscape does not have a Pima County parcel number, but it is an ordained City of Tucson park named in honor of the founding of the Tucson Presidio on August 20, 1775. Its area is approximately 1 acre. A triangle of land, it is bounded on the north by Congress Street, on the east by Church Avenue, and on the southwest by Broadway Boulevard.

Veinte de Agosto Park is roughly delineated by coordinates beginning at the northeast corner: 32°13'18.16"N and 110°58'20.94"W; 32°13'16.10"N and 110°58'21.04"W; 32°13'17.23"N and 110°58'29.45"W; and return to beginning. The paved street of the u-turn lane is not included.

Veinte de Agosto Park is a discontiguous section of the Tucson Community Center Historic District.

- (2) The Walkway links the Fountain Plaza to an office / shopping / restaurant complex and to a pedestrian bridge leading across Broadway Boulevard and Congress Street to City of Tucson and Pima County government buildings to the north. Parcel 117-200-016C is an irregular parcel located on the west side of lot 5, Block 510. Its area is approximately .2 acres. It is contained within an area bounded on the north by Broadway Boulevard, on the east by a office / shopping / restaurant complex, on the south by the Fountain Plaza, and on the west by a hotel.

The Walkway is roughly delineated by a rectangle with coordinates beginning at the northeast corner: 32°13'16.61"N and 110°58'25.64"; 32°13'16.56"N and 110°58.26.13"W; 32°13'13.71"N and 110°58'25.80"W; 32°13'13.76"N and 110°58'25.37"W; and return to beginning. No buildings are included.

- (3) The Fountain Plaza consists of all of Parcel 117-20-0270 (Tucson Convention Center Block D; Map & Plat 42/10) and the northeast quarter of Parcel 117-20-029-A (Tucson Convention Center Block D; Map & Plat 42/10). The estimated area of this landscape section is approximately 4.3 acres. On the north side it is roughly bounded by the hotel and the office / shopping / restaurant complex; on the east by Church Avenue; on the south by Cushing Street and by the Arena; and on the west by the Sosa/Carrillo/Fremont historic property, the Music Hall and West Calle Carlos Arruza.

The Fountain Plaza is roughly contained within an irregular polygon delineated by coordinates beginning at the northeast corner: 32°13'14.62"N and 110°58'25.98"W; 32°13'14.37"N and 110°58'29.50"W; 32°13'10.49"N and 110°58'29.45"W; 32°13'10.56"N and 110°58'28.62"W; 32°13'8.97"N and 110°58'27.86"W; 32°13'8.98"N and 110°58'23.63"W; and return to beginning. No buildings or asphalt paved streets or parking areas are included.

Tucson Community Center Historic District
Name of Property

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Boundary Justification (Explain why the boundaries were selected.)

The boundary encloses those sections of the Eckbo-designed landscape which retain integrity.

11. Form Prepared By

name/title Helen Erickson
organization Tucson Historic Preservation Foundation date June 27, 2015
street & number P.O. Box 40008 telephone 520-247-8969
city or town Tucson State AZ zip code 85717
e-mail info@preservetucson.org

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Log of Figures

PHOTOGRAPH LOG

Name of Property: Tucson Community Center Historic District
City or Vicinity: Tucson
County: Pima County
State: AZ
Name of Photographer: Helen Erickson
Location of Original Digital Files: 4012 E. Poe St., Tucson, AZ 85711

Photo #1 (AZ_Pima County_Tucson Community Center Historic District_0001)

Date of Photograph: April 2012

Veinte de Agosto Park: Camera facing north across Broadway Boulevard towards Government Center

Photo #2 (AZ_Pima County_Tucson Community Center Historic District_0002)

Date of Photograph: March 2012

Veinte de Agosto Park: Camera facing northeast towards water sequence

Photo #3 (AZ_Pima County_Tucson Community Center Historic District_0003)

Date of Photograph: April 2012

Veinte de Agosto Park: Camera facing southwest across water sequence

Tucson Community Center Historic District
Name of Property

Pima County, Arizona
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Photo #4 (AZ_Pima County_Tucson Community Center Historic District_0004)

Date of Photograph: April 2012

Walkway: Camera facing south

Photo #5 (AZ_Pima County_Tucson Community Center Historic District_0005)

Date of Photograph: April 2012

Walkway: Camera facing north

Photo #6 (AZ_Pima County_Tucson Community Center Historic District_0006)

Date of Photograph: April 2012

Walkway: Camera facing south

Photo #7 (AZ_Pima County_Tucson Community Center Historic District_0007)

Date of Photograph: April 2012

Fountain Plaza North Section: Camera facing south from balcony of office / shopping/ restaurant complex to Arena (center) and Music Hall (right)

Photo #8 (AZ_Pima County_Tucson Community Center Historic District_0008)

Date of Photograph: April 2012

Fountain Plaza North Section: Camera facing west across plaza

Photo #9 (AZ_Pima County_Tucson Community Center Historic District_0009)

Date of Photograph: March 2012

Fountain Plaza North Section (Allée): Camera facing north

Photo #10 (AZ_Pima County_Tucson Community Center Historic District_0010)

Date of Photograph: April 2012

Fountain Plaza North Section: Camera facing east to Cathedral

Photo #11 (AZ_Pima County_Tucson Community Center Historic District_0011)

Date of Photograph: July 2014

Fountain Plaza North Section: Camera facing south to Leo Rich Theater from Arena Arcade

Photo #12 (AZ_Pima County_Tucson Community Center Historic District_0012)

Date of Photograph: April 2012

Fountain Plaza North Section: Camera facing southwest towards Music Hall

Photo #13 (AZ_Pima County_Tucson Community Center Historic District_0013)

Date of Photograph: July 2014

Fountain Plaza South Section: Camera facing south along Church Avenue

FIGURE LOG

Name of Property:	Tucson Community Center Historic District
City or Vicinity:	Tucson
County:	Pima County
State:	AZ
Location of Digital Files:	4012 E. Poe St., Tucson, AZ 85711

Figure #1 (AZ_Pima County_Tucson Community Center Historic District_0014)

USGS Map showing location of TCC Historic District

Source: USGS 7.5 Quadrangle (Tucson, AZ) 1996

Figure #2 (AZ_Pima County_Tucson Community Center Historic District_0015)

Tucson Community Center Historic District
Name of Property

Pima County, Arizona
County and State

City of Tucson Urban Renewal District

Source: Drawn from Lung, Vincent L. and Roy Drachman, Tucson Citizens Committee on Municipal Blight. *The Pueblo Center Redevelopment Project : Report Presented to the Central City Council of the Urban Land Institute, April 23, 1965, by Roy Drachman, Chairman, Citizens Committee on Municipal Blight and Vincent L. Lung, Assistant City Manager and Coordinator of Community Development.* Tucson, AZ: City of Tucson, 1965.

Figure #3 (AZ_Pima County_Tucson Community Center Historic District_0016)
TCC Historic District Boundary Map

Source: Adapted from Google Earth 2012

Figure #4 (AZ_Pima County_Tucson Community Center Historic District_0017)
1974 Aerial View of TCC Historic District

Source: Detail from 1974 Tucson Survey, Courtesy of Cooper Aerial Surveys Co.

Figure #5 (AZ_Pima County_Tucson Community Center Historic District_0018)
Veinte de Agosto Contributing and Non-Contributing Features

Source: Adapted from Google Earth 2012

Figure #6 (AZ_Pima County_Tucson Community Center Historic District_0019)
Veinte de Agosto Photo Key

Source: Adapted from Google Earth 2012

Figure #7 (AZ_Pima County_Tucson Community Center Historic District_0020)
Aerial photo of Veinte de Agosto Park (1973), in background of construction of office / shopping / restaurant complex, camera facing northeast

Source: Arizona Historical Society, Tucson AZ. AHS#103444

Figure #8 (AZ_Pima County_Tucson Community Center Historic District_0021)
Veinte de Agosto, 1974, camera facing southwest across water sequence

Source: Garrett Eckbo Collection (1990-1), Environmental Design Archives, University of California, Berkeley

Figure #9 (AZ_Pima County_Tucson Community Center Historic District_0022)
Walkway Contributing and Non-Contributing Features

Source: Adapted from Google Earth 2012

Figure #10 (AZ_Pima County_Tucson Community Center Historic District_0023)
Walkway Photo Key

Source: Adapted from Google Earth 2012

Figure #11 (AZ_Pima County_Tucson Community Center Historic District_0024)
Walkway 1974, camera facing north end of Walkway and Tobias fountain sculpture

Source: Garrett Eckbo Collection (1990-1), Environmental Design Archives, University of California, Berkeley

Figure #12 (AZ_Pima County_Tucson Community Center Historic District_0025)
Fountain Plaza North and South Location / Boundary Map

Source: Adapted from Google Earth 2012

Figure #13 (AZ_Pima County_Tucson Community Center Historic District_0026)
Fountain Plaza North Contributing and Non-Contributing Features

Source: Adapted from Google Earth 2012

Figure #14 (AZ_Pima County_Tucson Community Center Historic District_0027)
Fountain Plaza North Photo Key

Source: Adapted from Google Earth 2012

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Name of Property

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County and State

Figure #15 (AZ_Pima County_Tucson Community Center Historic District_0028)

Fountain Plaza 1974, camera facing west across Fountain Plaza North towards Music Hall

Source: Garrett Eckbo Collection (1990-1), Environmental Design Archives, University of California, Berkeley

Figure #16 (AZ_Pima County_Tucson Community Center Historic District_0029)

Fountain Plaza 1974, camera facing north across water sequence to hotel

Source: Garrett Eckbo Collection (1990-1), Environmental Design Archives, University of California, Berkeley

Figure #17 (AZ_Pima County_Tucson Community Center Historic District_0030)

Fountain Plaza 1974, camera facing south towards Arena

Source: Garrett Eckbo Collection (1990-1), Environmental Design Archives, University of California, Berkeley

Figure #18 (AZ_Pima County_Tucson Community Center Historic District_0031)

Fountain Plaza 1974, camera facing southwest across water sequence towards Arena

Source: Garrett Eckbo Collection (1990-1), Environmental Design Archives, University of California, Berkeley

Figure #19 (AZ_Pima County_Tucson Community Center Historic District_0032)

Fountain Plaza 1974, camera facing northwest across non-extant bubbler fountain towards Music Hall, Arena to left

Source: Garrett Eckbo Collection (1990-1), Environmental Design Archives, University of California, Berkeley

Figure #20 (AZ_Pima County_Tucson Community Center Historic District_0033)

Fountain Plaza 1973, camera facing west towards Music Hall (photo was printed reversed)

Source: Gingerich, Sheldon E. "A Gem in the Art of Urban Renewal: Tucson Community Center." *Arizona Highways* 51, February, 1973: 33.

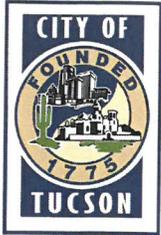
Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Mayor Jonathan Rothschild/City of Tucson
street & number 255 West Alameda Street telephone 520-791-4201
city or town Tucson state AZ zip code 85701

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

June 7, 2019

Michael Becherer, AIA
Swain Associates LTD
7350 E. Speedway Boulevard
Tucson, AZ 85710

RE: Tucson Convention Center (TCC) Planned Area Development (PAD)
Clarification of Design Review for Development Package Review and Approval

Dear Mr. Becherer,

This letter is in response to our meeting on June 4, 2019 in which you requested follow up clarification and confirmation in understanding what types of development on the TCC site would trigger a review under the Infill Incentive District/Rio Nuevo Area criteria.

The TCC PAD provides direction for land use, design guidelines and development package implementation and procedures, however it is silent regarding a specific process for design review as it relates to development package review and approval. Where the PAD is silent, the provisions in the Unified Development Code (UDC) and other relevant City standards shall govern.

The TCC PAD is within the Rio Nuevo Area (RNA) which requires that new development comply with specified design standards and undergo design review (UDC 5.12.7). Therefore, the review process is as follows:

1. Pre-Application Conference
2. Submittal and Staff review
3. Review by the Design Review Board
4. Review by Tucson-Pima County Historical Commission, Plans Review Subcommittee

Planning & Development Services Department (PDSD) - 201 North Stone Avenue
P.O. Box 27210 - Tucson, AZ 85726-7210
Telephone: (520) 791-5550 - Fax: (520) 791-5852
Website: www.tucsonaz.gov/pdsd

5. PDS&D Director Decision
6. Notice of Decision
7. Appeals

The types of projects that this design review will apply to is as follows (UDC Section 5.12.4):

1. Change of Use
2. An Expansion of an existing use or existing structure; or,
3. New development or a redevelopment project.

Exceptions include:

1. A change of use that does not alter the exterior of a structure.
2. A redevelopment project or improvements, or alterations to an existing structure, if such alterations are not visible from an adjacent public right-of-way.

If you have any questions about this clarification, please feel free to contact me at 791-5550.

Sincerely yours,



Scott Clark, Director
Planning and Development Services Department

TUCSON COMMUNITY CENTER PLANNED AREA DEVELOPMENT

CITY OF TUCSON
PLANNING DEPARTMENT

AUGUST 1987

Este documento se publica en inglés solamente. Los ciudadanos de habla hispana pueden llamar al Departamento de Planificación Municipal de Tucson para pedir ayuda en la traducción de este documento. Favor de llamar al 791- 4505, o pase al Departamento de Planificación Municipal en el tercer piso del ayuntamiento municipal, 255 oeste calle Alameda.

Adopted by Mayor and Council - August 3, 1987 - Resolution 14130

FORMAL ACTION

Mayor and Council:

August 3, 1987 - Resolution No. 14130 (Adoption)

December 15, 2009 – Ordinance No. 10743 (Amendment)

HEARINGS

Mayor and Council
August 3, 1987
December 15, 2009
November 8, 2017

Planning Commission
July 3, 1987

Zoning Examiner
November 19, 2009
October 5, 2017

Planned Area Developments were originally adopted as "Specific Plans" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The terms "Specific Plan (SP)" and "Specific Planned (SP) Districts" were changed to "Planned Area Development (PAD)" and "Planned Area Development (PAD) Districts" by Ordinance 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.

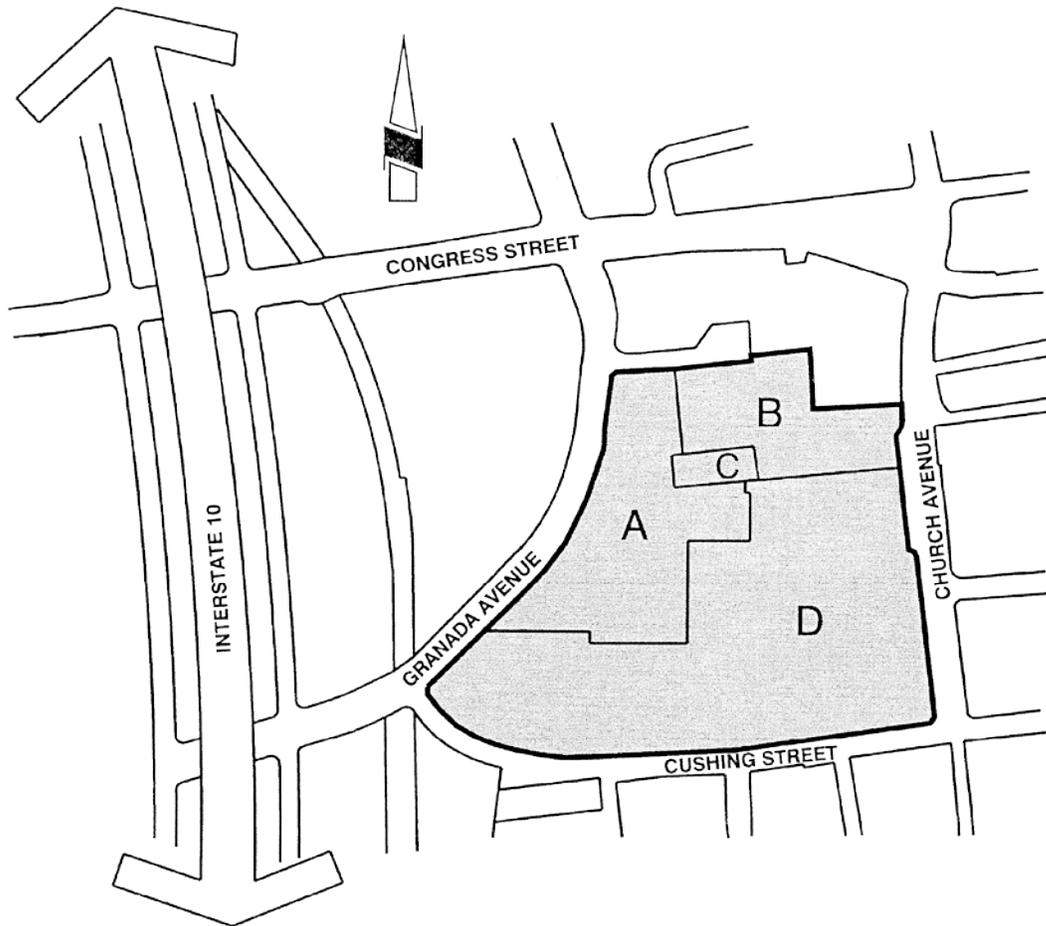
TUCSON COMMUNITY CENTER PLANNED AREA DEVELOPMENT

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Planned Area Development Areas and Primary Uses

- A. Hotel**
- B. Music Hall and Theatre**
- C. Historic Landmark (Fremont House)**
- D. Convention Facility**

Tucson Community Center
Planned Area Development

Subdivision Block Numbers
and Location Map

Profile

The *Tucson Community Center (TCC)* consists of approximately 33 acres located between Granada Avenue and Church Avenue and between Cushing Street and Congress Street.

Purpose

The *TCC Planned Area Development* is an updated development guide designed to reflect the changing condition in market, convention trends, and economic development goals all of which have necessitated the future expansion of the *Community Center*.

Plan Background

There is a long history of planning efforts that have taken place in the Central Business District (CBD). While these efforts encompassed land parcels in the CBD, the primary objective of most of the efforts was to provide a physical land use and a functionally supportive link throughout the CBD.

Following are several of these efforts:

- *Urban Renewal Plan*
- *Pueblo Center Redevelopment Project (1965)*
- *Tucson Community Center Planned Area Development (1987)*
- *Rio Nuevo Redevelopment Plan (1999)*

In sorting these efforts in order, an *Urban Renewal Plan* was adopted and covered the CBD area. An *Urban Renewal Plan* was the necessary management and regulatory tool to serve as an umbrella, whereby "Project" plans were prepared to create significant redevelopment opportunities and address issues unique to specific areas targeted for redevelopment.

One of the significant "Projects" undertaken was the *Pueblo Center Redevelopment Project*. It covered parcels east of the Interstate between Washington Street and Cushing Street (14th) and between Stone/Convent and Granada Avenues. Its primary focus was the development of the Governmental Complexes at Alameda Street and Main Avenue and at Cushing Street and Convent Avenue and construction of the *Tucson Convention (Community) Center (TCC)*. The *TCC* was conceived in 1965, when the City of Tucson commissioned a land utilization/marketability study, which recommended the construction of a music hall, arena, and exhibition hall.

Pueblo Center provided the essential development guidelines, facilitating the near build-out of the area through its 20-year operative period until it expired in 1985. Completion of the area occurred as a result of the *Plan* with the construction of the Fire/Police Building and expansion of the *Convention Center*.

As demand for use of the *Center* spread to the regional district, a market analysis supported expansion of the *Center*. The *Tucson Community Center Planned Area Development* was then drafted to detail a two-phase concept for the expansion emphasizing project design, landscaping, pedestrian linkages through the project as well as connections to the Central Business District, adjacent neighborhoods and the proposed Arts District. Since the *Center* began attracting the broader market and providing for multi-purpose events, the name was changed from "*Community*" *Center* to "*Convention*" *Center*.

In 2009, the City Council made the expansion of the *Convention Center* and construction of a new hotel and parking garage a top priority in the City's efforts to revitalize downtown. The City's larger goal through the development of this catalytic project is to provide a positive economic impact for downtown and the Central Business District and contribute to the City's long-term economic growth.

I

INTRODUCTION

The *Tucson Community Center Planned Area Development*, hereinafter is referred to as the "*Plan*", and is prepared in accordance with the City of Tucson *Land Use Code (LUC)*.

A. Location

The *Plan* area was originally included in the *Pueblo Center Redevelopment Project*, adopted November 8, 1965, which was later amended and superseded by the *Rio Nuevo - Downtown West Component*, adopted September 10, 1979. The *Tucson Community Center Planned Area Development* is not intended to supersede the *Rio Nuevo - Downtown West Component*, but is rather an updated development guide that reflects changing conditions. Changes in the market, convention trends, and economic development goals have necessitated the current and future expansion of the *Community Center* as provided for in the *Planned Area Development*.

B. Goals and Objectives

Several objectives have been defined to guide future developments of the area and create a mix of land uses which will be harmonious in their setting and, at the same time, meet standards of open space, circulation, intensity of use, and development character. In addition to creating an activity center, the project objectives include the following:

1. Land Use Objectives

- a. Utilize presently vacant and/or underutilized land and existing infrastructure located at the gateway to the downtown area along I-10.
- b. Develop transit-oriented land uses logically on the property (considering clustering, massing, and intensity), and orient to a pedestrian scale by providing outdoor plazas/assembly areas, connectivity to the streetcar line, and linkages to achieve continuity of design and establish a sense of identity.
- c. Establish a distinct urban character by employing a variety of architectural treatments while maintaining a consistent overall design theme, and by assuring continuity through coordinated landscaping, signage, street furniture, and lighting.
- d. Assure compatibility of new development with the existing historic barrios, historic district neighborhoods, and the Downtown Arts District by using setbacks, variations in building height, compatible land uses, and by providing visual and pedestrian linkages.
- e. Enhance the economic base of the City of Tucson with the expansion of *Tucson Community Center*.

- f. Create a functionally and aesthetically integrated development that enhances the image of the City.
 - g. Encourage sustainable design practices by incorporating a holistic approach, which encompasses site-related issues, water use reduction, optimized energy performance, recycled and renewable materials, indoor environmental quality, and innovation in the design, construction, and operation of the project.
2. Relationship of the Plan to Local Objectives
- a. Conformance with the *General Plan* and Major Streets and Routes Plan* for the City of Tucson with respect to land use and thoroughfares.
 - b. Conformance to and furtherance of the policies of the *Inner City Revitalization Study*, adopted 1974, *Plan for Downtown Tucson*, 1978, *Old Pueblo South Community Plan*, 1979, and *Rio Nuevo-Downtown West Component*, 1979.

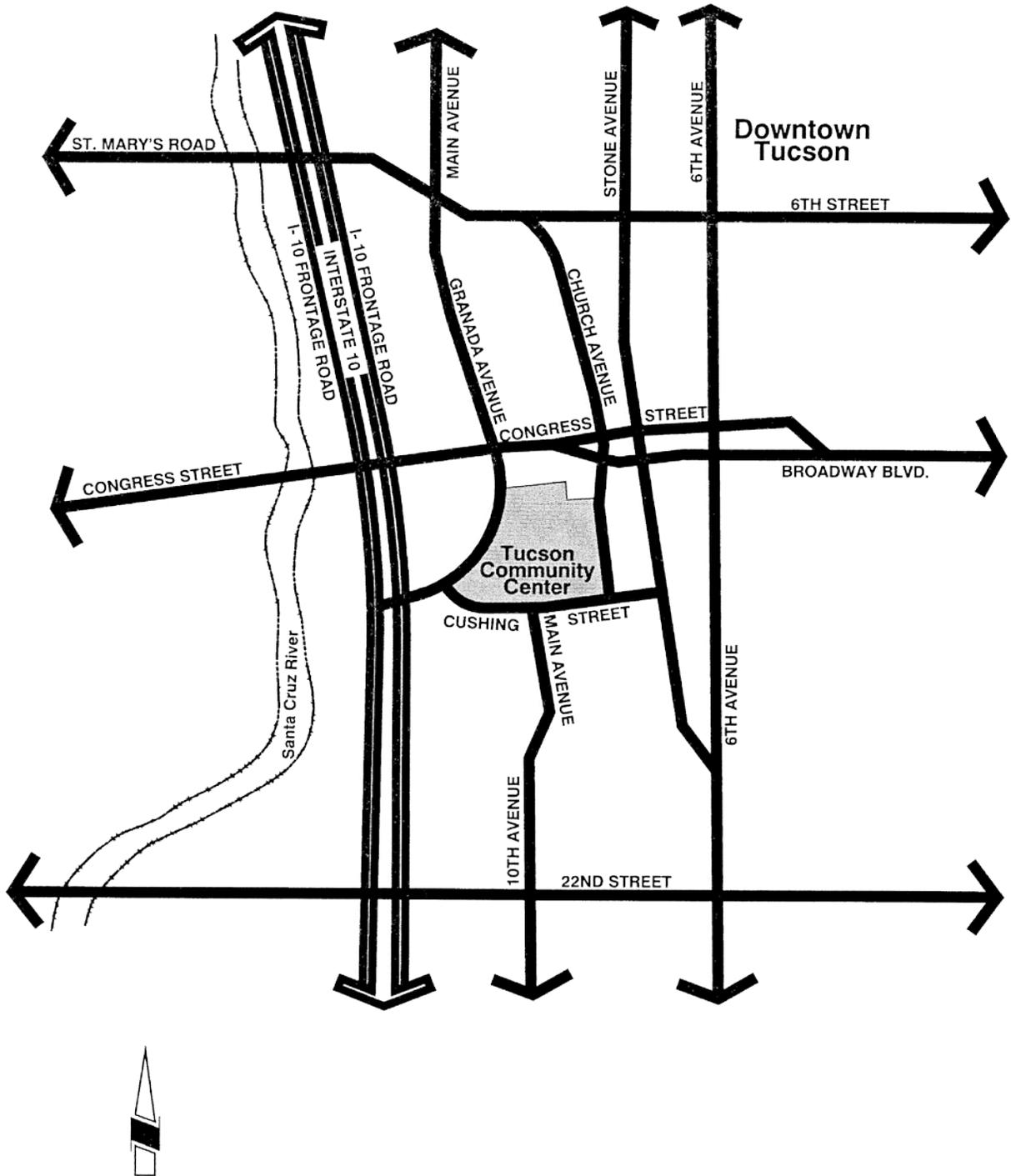


Exhibit A
Location Map

C. Purpose and Intent

The most suitable control mechanism to implement development in the *Tucson Community Center* is the *Planned Area Development*, which serves both a planning function and a regulatory function. The *Planned Area Development*, as a result, becomes an implementation tool of the City's adopted *General Plan Land Use Element*.

The *Tucson Community Center Planned Area Development* establishes the type, location, intensity and character of development to take place. It functions as a general blueprint for future development, a site-specific document focusing on the physical characteristics of the site and the development standards which will guide development within the *Plan* area.

The primary objective of the *Tucson Community Center Planned Area Development* is to implement the City's *General Plan* through the translation of the City's broader development policies into design concepts and development controls tailored to the *Plan* area. All City policies, standards, criteria and procedures are incorporated by reference into this *Planned Area Development*, except where deviations are warranted to improve design quality, flexibility, or harmony as specified in this document.

D. Definitions

The terms and definitions used in this *Plan* shall mean those defined in the City of Tucson *Land Use Code (LUC)*, with the following exceptions:

Building. Any structure or building for the support, shelter, or enclosure of persons, or property of any kind, including accessory/maintenance facility.

City. The City of Tucson, Arizona.

Commercial. A classification including restaurant, alcoholic beverage service, personal and business services, financial institution, office, retail sales, entertainment, recreational, and cultural uses.

Community Center Facilities. A public gathering place where conventions, consumer/trade shows, meetings and banquets, catering, alcoholic beverage service, community activities, indoor/outdoor public assemblies, entertainment, sporting activities/practices and spectator events can occur.

Developer. An individual or entity who acquires or leases development areas in the *Tucson Community Center* Project for the purpose of developing in accordance with the *Plan*.

Development Areas. Development parcels "A through D" as described on the *Land Use Plan* to which specific land uses and regulations, including other applicable City codes, governing their development have been applied.

Development Plan. A document which shall provide the information necessary for City of Tucson review and approval and shall include plans for the location of buildings, energy conservation, parking areas, traffic circulation, landscaping, elevations, areas and treatment of refuse collection, fire hydrant locations, site drainage and utility easements. The site plan shall conform in all basic aspects to the *Planned Area Development*, and, when approved, shall authorize the development of the site. Applications of City permits shall be reviewed for appropriate City code compliance, including but not limited to building permits, sign permits, grading permits, road and parking lot permits and certificates of occupancy shall be issued by the City if the application conforms to the approved site plan.

Entertainment. An activity which offers amusement or diversion, such as live or recorded performing arts, and typically can be found in a nightclub or lounge.

Floor Area. The sum of the gross horizontal areas of the several floors of all buildings, including accessory buildings on a lot measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, and shall include elevator shafts and enclosed stairwells at each story, floor space with structural head-room of six feet, six inches or more used for mechanical equipment, penthouses, attic space, interior balconies, mezzanines and enclosed porches, but shall not include any interior space used for parking, loading, lobbies, galleries, atriums, service areas, or cafeteria/kitchens.

Floor Area Ratio. The result of dividing the floor area of a building (in square feet) by the square footage of the development area or parcel on which it is to be constructed.

General Plan. The City of Tucson *General Plan*.

Hotel. An establishment that provides primarily lodging and which may contain convention, conference, meeting, and ballroom facilities, dining, entertainment, specialty retail, recreational facilities, athletic club, spa, and personal services for the public.

Owner. Any individual or entity owning real property within the *Tucson Community Center Project*.

Parking. May include surface and/or garage parking located on or off-site.

Plan. The *Planned Area Development* for the *Tucson Community Center Project*.

Project. The *Tucson Community Center Project*.

Restaurant. A public eating place, indoors or outdoors, which may allow service of alcoholic beverages and provides entertainment.

Site Area. The land area in acres or square feet within the boundaries of a development area or parcel.

SPECIFIC DEVELOPMENT PLAN

A. Development Concept

1. Land Use

The *Tucson Community Center*, as shown on Exhibits B and C, *Land Use Concept Plan* and *Illustrative Site Plan*, includes numerous uses which are oriented to the expansion of the Community Center. The *Plan* specifies the integration of these uses into an "activity block" where conventions, consumer fairs, meeting/banquet facilities, hotel uses, community activities, indoor/outdoor public assembly and entertainment uses can be accommodated.

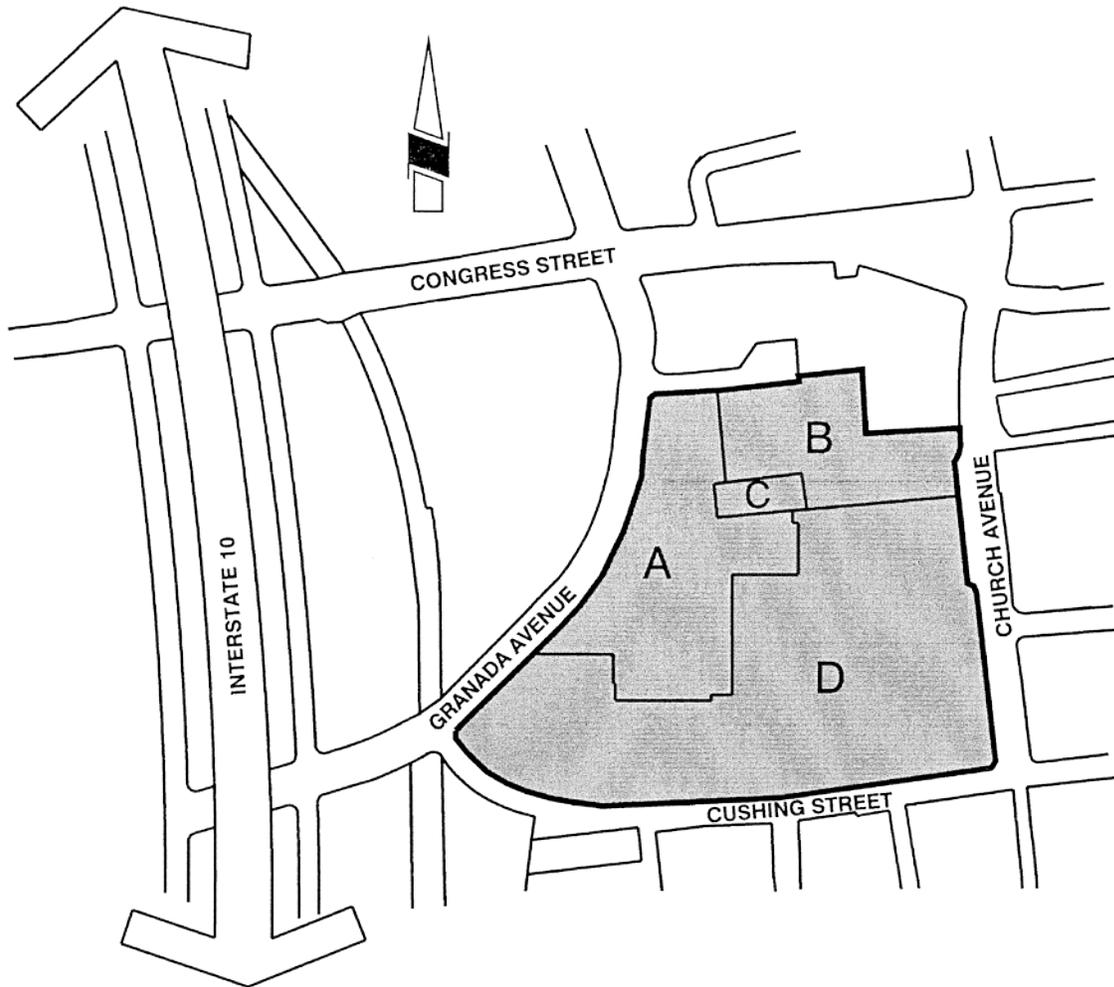
- Development Area A includes a hotel with associated restaurants and entertainment facilities, retail shops, and parking.
- Development Area B includes the continuance of a Music Hall, Theatre, and landscape plaza uses.
- Development Area C includes the preservation of the Fremont House and grounds for historical purposes, including additional historical exhibits.
- Development Area D includes a convention/exhibit hall, banquet/meeting rooms and necessary service facilities, hotel and parking.

All development areas are subject to site development design guidelines and performance criteria, per Section IIB.

2. Access/Circulation

Numerous arterial and collector streets presently access the *TCC* site. Most importantly is Congress Street (120-foot right-of-way arterial), which serves as the gateway to downtown from I-10. Granada Avenue (120-foot right-of-way collector) serves as a major entry point on the west side of the project. Cushing Street (64-foot right-of-way collector) and Church Street (85-foot right-of-way arterial) serve as a major access point on the eastern side of the project (Exhibit D). The Plan reflects the connection of Cushing Street with the Clark Street underpass at I-10. The above rights-of-way are the minimum established by the *Major Streets and Routes Plan (MS&RP)*. Intersection widenings may be required after review of detailed site plans. Dedication or verification of existence of the right-of-way may be required per the MS&RP, or as otherwise required by Tucson Department of Transportation (TDOT) along the abutting roadway frontages.

A traffic study (included in the Impact Analysis) projects estimated traffic volumes and patterns of the phased completion of the *TCC*, and documents that the circulation system (Exhibit D) has been designed to accommodate traffic volumes expected to result from ultimate development of the *TCC PAD*.



Planned Area Development Areas and Primary Uses

- A. Hotel
- B. Music Hall and Theatre
- C. Historic Landmark (Fremont House)
- D. Convention Facility

Exhibit B Land Use Concept Plan

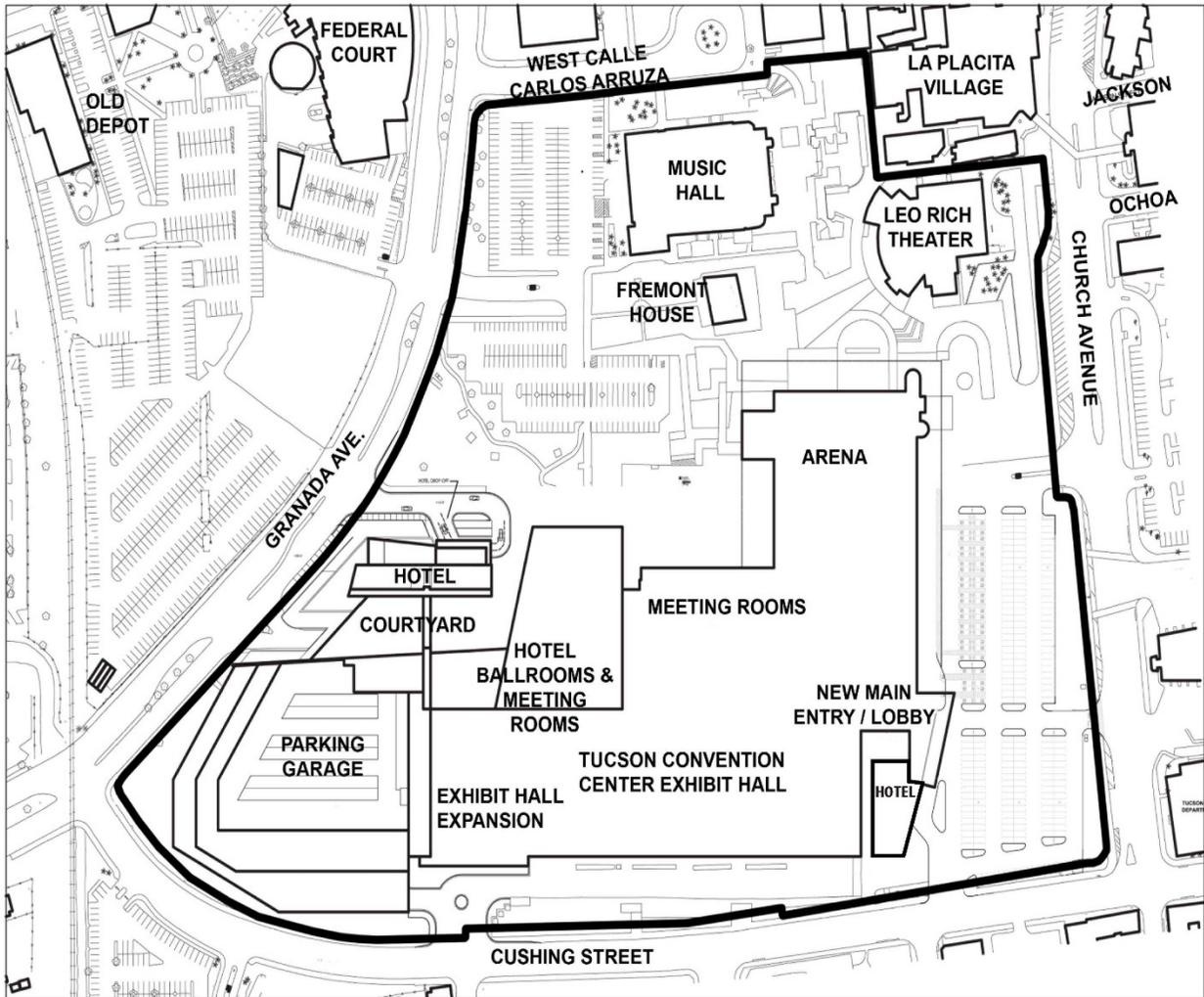


Exhibit C Conceptual Site Plan

3. Landscape Concept

The *Landscape Concept Plan for TCC* (Exhibit E) establishes the overall landscape character for this "activity block" by identifying various landscape plazas and pedestrian linkages. Landscaping, signage, street furniture and lighting will be coordinated to enhance the major architectural design elements of the *TCC* and ensure a continuity of design.

Several landscape areas, which require special design consideration, are highlighted in the *Landscape Concept Plan*, including:

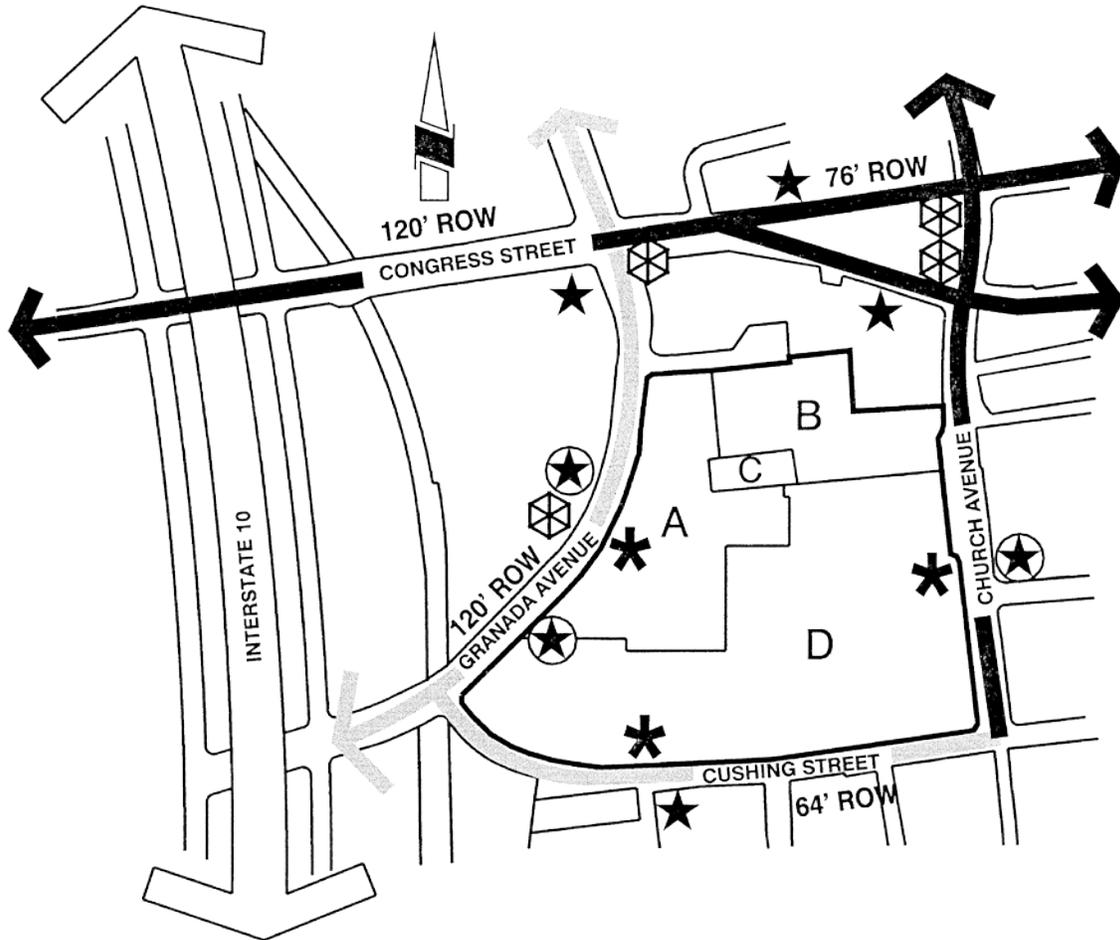
- Project entries/streetscape
- Landscape plaza areas
- Major pedestrian linkages
- Streetcar stop entry/exit areas and adjacent sidewalk pedestrian areas

In addition to these elements, general landscape design guidelines are included in Section IIIA.

4. Infrastructure

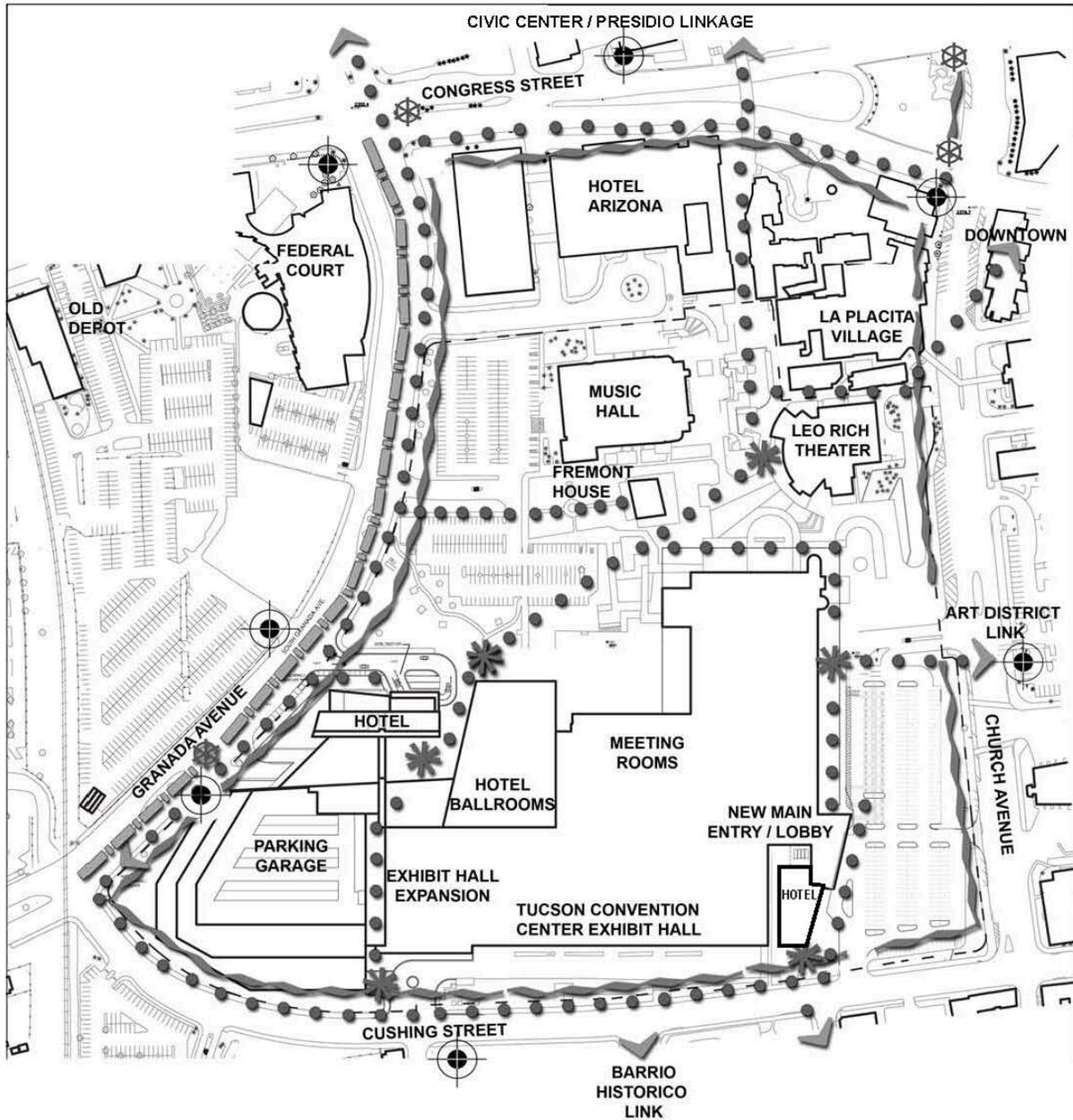
The *Plan* area is currently served by the following utilities, located in the right-of-way of Granada Avenue, Cushing Street, and Church Avenue:

- Water: Various size mains to a maximum of 16 inches serving the *Plan* area and facilities to the north and south.
- Sanitary Sewer: Various size lines to a maximum of 18 inches servicing the *Plan* area and residential/commercial to the southeast.
- Power: 15 KV circuit in duct bank with main service to *TCC*, circuit is part of downtown grid.
- Natural Gas: A four-inch gas line within Granada Avenue, Cushing Street, and Church Avenue serve the *Plan* area and adjacent areas.
- Storm Sewer: Collection system for local street drainage plus *TCC* on-site drainage.
- Telephone: Conduit is available on the west side of Granada Avenue and west side of Church Avenue.
- Fiber Optic: Enters the *Plan* area from the west side of Church Avenue.



-  Collector
-  Arterial
-  Major Entry
-  Existing Bus Stop
-  Proposed Bus Stop
-  Proposed Streetcar Stop

Exhibit D Circulation Map



LEGEND:	
	LANDSCAPE PLAZA/ENTRY
	BUS STOP
	FUTURE STREETCAR STOP
	PEDESTRIAN LINKAGES
	FUTURE STREETCAR ROUTE
	STREETSCAPE TREES

Exhibit E Landscape/Pedestrian Concept Plan

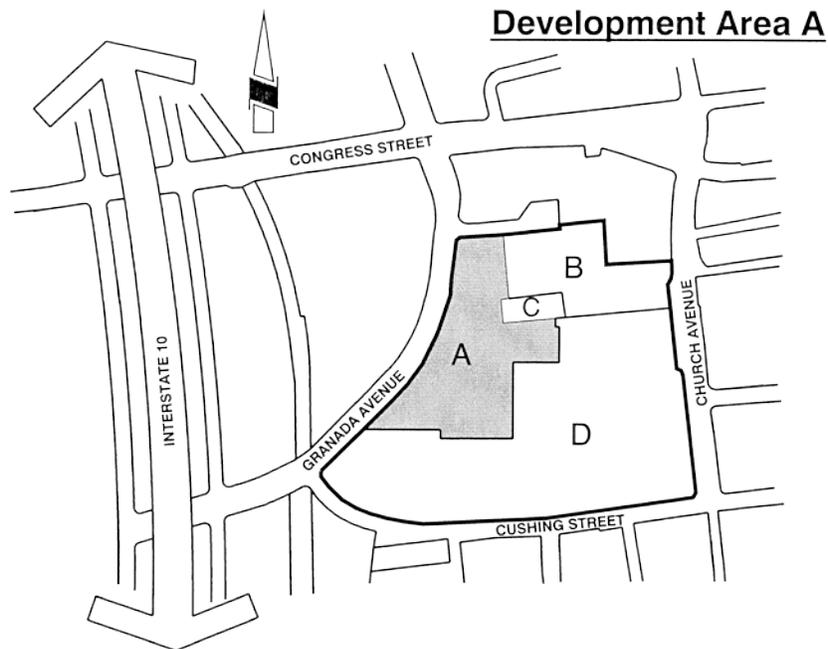
All utilities constructed shall be placed underground to promote health, safety and an uncluttered appearance.

Development and infrastructure facilities will be constructed to City, DOT, Pima County Regional Wastewater Reclamation Department, and other applicable building, health and safety standards.

5. Phasing

Phasing of development of the *TCC* shall reflect a number of conditions and factors influencing project implementation and is expected to occur over several years.

II.B.
SITE-SPECIFIC PERFORMANCE/DEVELOPMENT STANDARDS



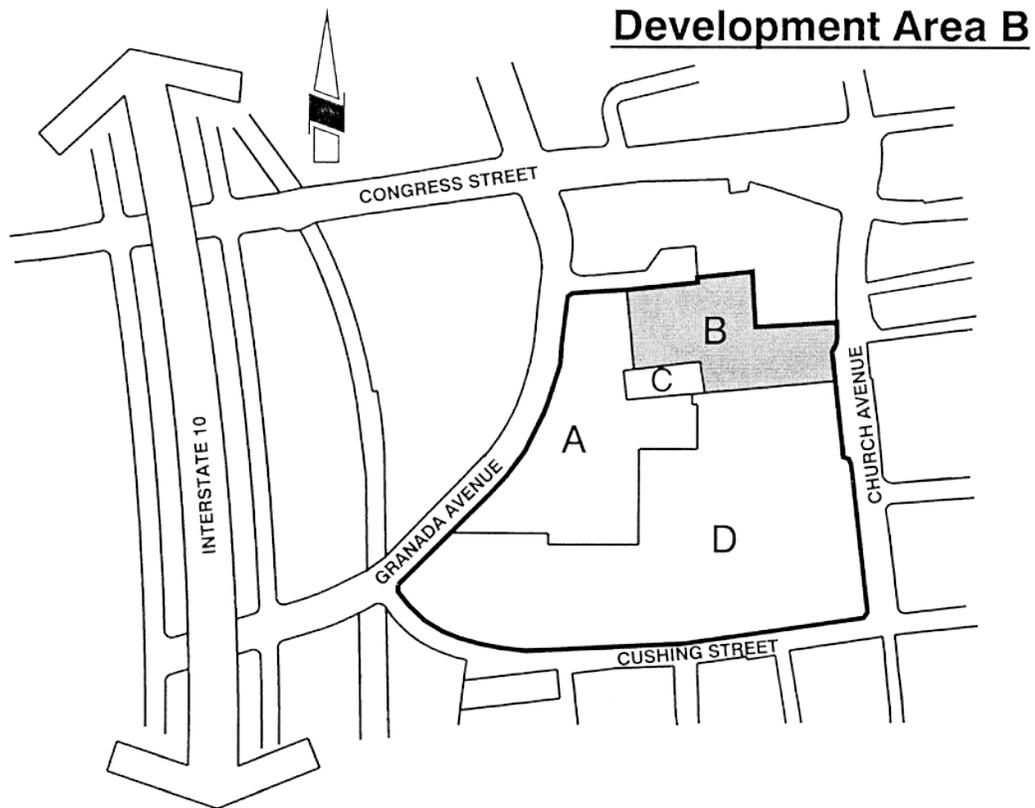
DEVELOPMENT AREA A **8 acres**

Primary Uses Permitted: Hotel, Commercial

Alternate Uses Permitted: Community Center Facilities, Parking

General Development Standards:

- a) Minimum building setback from public streets: None
- b) Maximum floor area ratio: 5.0
- c) Maximum building height: 300'
- d) Minimum landscape requirements: 9% of gross site area, in addition to any street landscape borders or parking lot screening required by City codes for vehicular parking areas.
- e) Parking requirements: Per design guidelines, Section IIIA
- f) Loading: Per design guidelines, Section IIIA.3.f
- g) Maintain existing view corridor from the Fremont House (Development Area C) to Granada Avenue



DEVELOPMENT AREA B

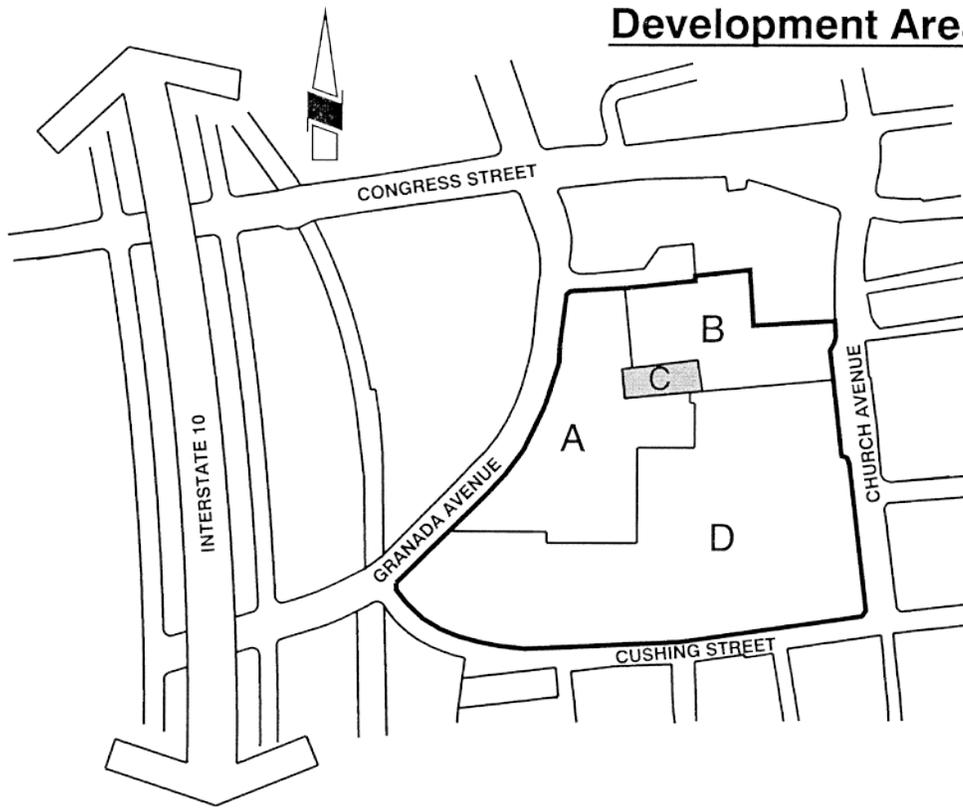
4.5 acres

Primary Uses Permitted: Music Hall and Theatre

Alternate Uses Permitted: Community Center Facilities

General Development Standards:

- a) Minimum building setback from public streets: 10'
- b) Maximum floor area ratio: 1.0
- c) Maximum building height: 75'
- d) Minimum landscape requirements: 10% of gross site area, in addition to any street landscape borders or parking lot screening required by City codes for vehicular parking areas.
- e) Parking requirements: Per design guidelines, Section IIIA
- f) Loading: Per design guidelines, Section IIIA.3.f.



Development Area C

DEVELOPMENT AREA C

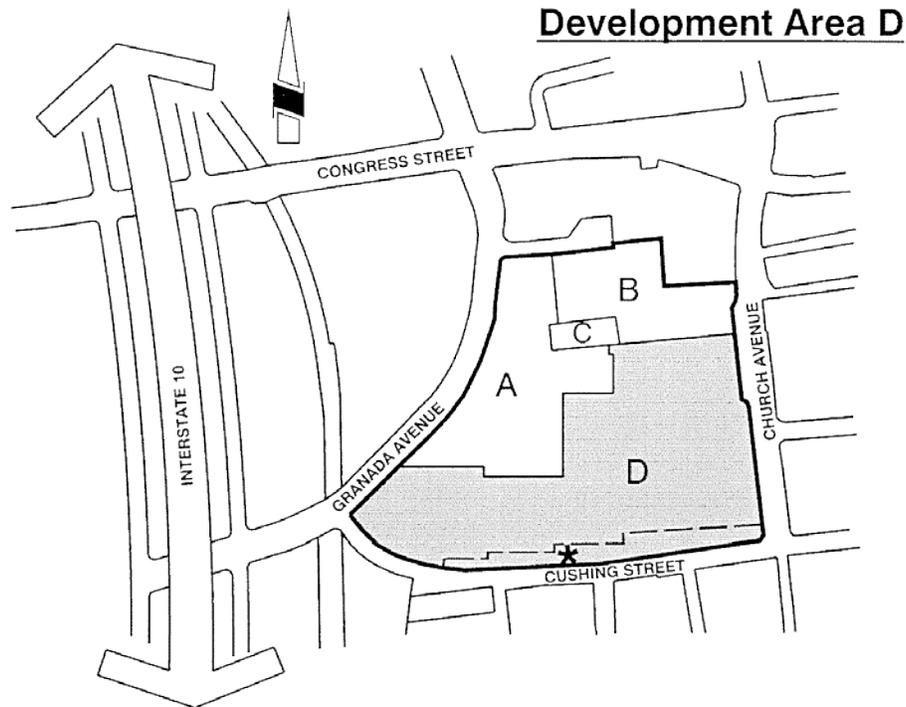
0.6 acre

Primary Uses Permitted: Historic Landmark

Alternate Uses Permitted: Open Space/Landscape Plaza

General Development Standards:

- a) Minimum building setback from public streets: Not applicable
- b) Maximum floor area ratio: 0.5
- c) Maximum building height: 30'
- d) Minimum landscape requirements: 10% of gross site area.
- e) Parking requirements: per design guidelines, Section IIIA
- f) Loading: Per design guidelines, Section IIIA.3.f



DEVELOPMENT AREA D **19.7 acres**

Primary Uses Permitted: Community Center Facilities, Utilities

Alternate Uses Permitted: Commercial, Sports, Recreation and Entertainment Facilities,
Hotel, Parking

General Development Standards:

- a) Minimum building setback from public streets: 10' except as noted below for transitional buffer
 - b) Maximum floor area ratio: 2.0
 - c) Maximum building height: 75'
 - d) Minimum landscape requirements: 9% of gross site area, in addition to any street landscape borders or parking lot screening required by City codes for vehicular parking areas. (see Section IIIA for Cushing Street edge treatment)
 - e) Parking requirements: Per design guidelines, Section IIIA
 - f) Loading: Per design guidelines, Section IIIA.3.f
- * Transitional buffer
- maximum building height: 25'
 - minimum building setback: 30'

III

PLANNING AREA IMPLEMENTATION

A. Design Guidelines

The following design guidelines are provided for *Planned Area Development Areas*, per Exhibit B, as statements of intent which are flexible in order to promote good design and encourage creativity and quality development. The guidelines are intended to direct site specific development planning and should be used in conjunction with the development standards outlined in Section IIB. The guidelines are grouped into generic design areas as follows:

1. Circulation

a. Street layout and design shall consider:

- natural contours of the land
- soil types
- geologic conditions
- drainage patterns
- storm water
- developments adjacent to *Tucson Community Center*
- safety features
- economy of construction
- convenience and economy of use
- archaeological features
- streetcar infrastructure, stop location, and pedestrian access to streetcar stop
- accommodation of streetcar tracks and stops within roadways

b. Pedestrian circulation shall be integrated with the street system, on-site plazas, and adjacent neighborhoods where possible.

c. Circulation design shall provide for:

- a safe and adequate means of ingress and egress of vehicular and pedestrian traffic to and within the project
- access of emergency vehicles necessary to serve the project area

d. Access design along Granada Avenue shall consider that adequate traffic flows are maintained.

e. Loading areas and dumpsters shall be located away from existing residential uses.

2. Infrastructure

- a. Storm drainage facilities shall ensure the acceptance and disposal of storm runoff without damage to streets or adjacent properties.
- b. Utility easements shall be provided as required to facilitate an appropriate service network within the project area.
- c. Utility facilities (i.e. electrical transformers) shall be visually screened through undergrounding or appropriate screening.
- d. Development will not contaminate groundwater resources.
- e. Inclusion of best management practice principles of on-site stormwater harvesting applications to reduce excessive stormwater runoff onto adjacent streets or properties.

3. Site Development

a. Setbacks

Architectural design will avoid long linear vistas and building edges within the development envelope and along the streetscape through variations in setbacks.

Random setbacks of buildings and landscaping are encouraged.

b. Parking

Parking shall be provided in accordance with the City of Tucson *Land Use Code (LUC)*, except as modified below. Parking areas shall be designed to facilitate both vehicular and pedestrian movements and be located anywhere within the *TCC Planned Area Development (PAD)* area.

The required parking for the *Convention Center* activities will be provided per the following table. These quantities will provide sufficient parking to accommodate daytime parking needs for all types of consumer, trade or association events. Adequate evening parking will be available within 4 blocks of the PAD area.

The parking requirements summarized in the following table shall be based on the floor area as defined in Section I.D: Definitions.

PARKING CALCULATIONS FOR THE
TUCSON COMMUNITY CENTER PLANNED AREA DEVELOPMENT

LAND USE*	PARKING RATIO
HOTEL	1 space/3 rooms
ALCOHOLIC BEVERAGE SERVICE**	1 space/500 sq. ft.
FOOD SERVICE	1 space/500 sq. ft.
ATHLETIC CLUB	1 space/500 sq. ft.
HEALTH SPA	1 space/500 sq. ft.
HOTEL BANQUET HALL	1 space/500 sq. ft.
HOTEL MEETING ROOM	1 space/500 sq. ft.
HOTEL BALLROOM	1 space/500 sq. ft.
HOTEL COURTYARD	1 space/500 sq. ft.
HOTEL POOL	1 space/500 sq. ft.
MUSIC HALL***	1 space/5 seats
THEATER***	1 space/5 seats
FREMONT HOUSE	10 spaces
TCC EXHIBIT HALL	1 space/250 sq. ft.
TCC MEETING ROOM	1 space/250 sq. ft.
TCC BALLROOM	1 space/250 sq. ft.
TCC ARENA***	1 space/5 seats
RETAIL	1 space/500 sq. ft.
FINANCIAL INSTITUTION	1 space/500 sq. ft.
OFFICE	1 space/500 sq. ft.

* 30% vehicle parking reduction may be applied to the Land Use Code (LUC) requirements for all uses not listed on this table.

** Alcoholic Beverage Service may be applied to all Hotel and Convention Center uses.

*** Evening high demand uses.

Required parking can be met within 1500 feet of the *Planned Area Development* area boundary on the same or another block, based on the following criteria:

- 1) It does not necessitate demolition of structures listed on the National Register of Historic Places;
- 2) If it is within a designated historic district, prior review and comment of the Tucson/Pima County Historical Commission and appropriate advisory boards is required;
- 3) It must be consistent with adopted Mayor and Council plans and policies;
- 4) It is determined that any proposed parking will not significantly increase traffic volumes nor cause increased levels of traffic congestion;
- 5) It must have primary access to a major street;
- 6) It is determined that pedestrian access to and from the principal use is satisfactory in terms of:
 - a) sidewalks
 - b) pedestrian crossing signals
 - c) lighting

c. Parking Area Access Lanes (PAAL)

A minimum of 20 feet shall be provided for two-way drives.

d. Pedestrian Circulation and Linkages

Minimum six (6) feet wide pedestrian paths shall be provided along public streets that abut the PAD area.

Onsite pedestrian linkages shall be a minimum of six feet in width; however, variation of width ranging between six feet to four feet may be allowed for any onsite physical obstructions, per approval by Planning and Development Service staff. Alternate paving materials such as asphalt and compacted decomposed granite may be used in addition to, or in lieu of, concrete. A minimum of one pedestrian path shall be provided to each street the PAD area abuts.

- e. All new additions and existing modifications of the PAD District will comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) 1994 Edition and 2006 IBC, Chapter 11. All existing structures that are currently not ADAAG compliant will remain as is until the structure has been modified or renovated. The improvements to the PAD District, private property and public rights-of-ways will comply with the ADAAG standards for curb ramps, sidewalks, detectable warnings and marked crosswalks. The PAD District future development plans will include improvements in conformance with ADAAG requirements to the Church, Cushing, and Granada entrances and the interior pedestrian circulation system. Handicapped parking will also be provided in accordance with ADAAG requirements and 2006 IBC, Chapter 11. The handicapped parking will be located as per IBC Chapter 11 requirements. Accessible spaces and "Van Accessible" spaces will connect to the accessible route as required by the 2006 IBC, Chapter 11. This will include all new parking areas and modified parking areas. Newly constructed and modified sidewalks, detectable warnings and curb ramps will comply with accessibility requirements as required. Accessible crossing within new construction and modified areas will be marked in compliance with the code.

f. Loading

A minimum of 9 loading spaces for delivery vehicles ranging from 12 feet to 16 feet wide and 35 feet to 55 feet long, with a minimum 15 feet overhead clearance height, shall be provided for the PAD area at or within close proximity to the service entrances of the land use they serve. Locations of the loading spaces, and the maneuvering areas in and out of the loading spaces, shall be separated from motor vehicle traffic lanes and pedestrian areas. The sizes of the maneuvering areas shall comply with national standards for required backup space and turning radii of the various vehicle lengths that the loading spaces accommodate. Where the loading spaces serve land uses that have designated personnel to manage and control the loading area activities, the loading spaces may also be at other locations than the designated loading docks and striped loading areas.

g. Bicycle Parking

5% of the total number of vehicle parking spaces provided within the *Plan* area is required, of which 25% shall be Class I and 75% Class II. The bicycle parking spaces shall be evenly distributed throughout the *TCC PAD* area.

h. Landscaping/Screening

Landscape Design: Landscape materials shall enhance the major architectural design elements through the coordinated use of flower and leaf colors, tree forms, plant material masses, and lighting.

Grouped masses of plant material shall be designed to complement architectural elevations and rooflines through color, texture, density and form on both the vertical and horizontal planes.

Wherever feasible, native or adaptive, drought-tolerant plant material shall be used.

Appropriate plant materials shall be used to define space, create a visual image and separate differing land uses.

Landscaping shall consider solar rights of adjacent structures.

All landscaping shall comply with sight visibility triangles as established in the City of Tucson Street Development Standards.

Inclusion of landscape best management practices of rainwater harvesting applications as an additional plant irrigation resource

Project Entries/Streetscapes: Landscaping shall establish project identity and accentuate common entrance areas, as well as enhance the character and quality of the existing landscape and hardscape in the *Tucson Community Center*.

The *TCC* streetscape design shall be compatible with the guidelines in the *Downtown Comprehensive Street Tree Plan*.

Streetscape design shall incorporate a coordinated landscape palette that includes a mix of canopy trees, shrubs, and groundcover. Canopy trees shall be utilized to provide shade and promote unity in the streetscape. The streetscape design shall cover areas within street medians, parking areas visible from public streets, and, where appropriate, the street edges of each development area.

Landscaping shall be interspersed within parking areas and used to screen parking areas from public streets and adjacent residential neighborhoods. All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of any of the following: pedestrian arcades, occupied space, display space, vegetative screening, or berms.

The Cushing Street edge treatment shall be designed as a landscape promenade which encourages pedestrian movement and provides landscape plazas, where neighborhood activities such as craft fairs, can occur.

Preservation of the existing view corridor from the Fremont House to Granada Avenue for pedestrian access and public visibility shall be encouraged.

Landscaped Plazas: Plazas within the interior of the *Planned Area Development* area shall be designed to create an inviting atmosphere for outdoor congregation, with such features as canopy trees for shade, comfortable outdoor seating, where appropriate.

Pedestrian Linkages: Pedestrian corridors shall be designed to promote pedestrian movement through the *Planned Area Development* area, through the use of a coordinated landscape palette to visually link project entries, interior landscaped plazas, and streetcar stops.

Architectural elements, such as decorative paving, bollards, etc., and signage shall be utilized at project entries to direct pedestrians to adjacent areas such as the Downtown Arts District, the Civic Center, and downtown retail, restaurant, off-site parking, bus stops, and streetcar stops.

Screening: Landscaping, fences, walls, or a combination of these elements, shall be utilized to visually screen and/or physically enclose outdoor storage areas, loading docks and ramps, transformers, storage tanks, roof and ground-mounted equipment, and other appurtenant items of poor visual quality.

Screen walls and fences shall generally be as tall as those objects or areas they are intended to visually screen, but shall not exceed a maximum height of six feet. Canopy trees or hedge-type plant materials shall be used to screen those objects which exceed six feet in height.

Screen walls, fences, and other structural barriers shall be designed of similar materials, colors, and general style as the primary buildings within a development area.

Where screen walls or fences are of such length as to create a potentially monotonous appearance, they shall be designed with variations in wall alignment (such as jogs, curves, or notches), constructed with decorative materials or textured covering materials, or integrated with landscaping that includes canopy trees.

i. Lighting

Lights shall not be placed to cause glare or excessive light spillage on neighboring sites and residential neighborhoods.

Concealed light sources are recommended.

The design of light fixtures and their structural support shall be architecturally compatible with the surrounding buildings and street lighting.

All light standards within the public rights-of-way which will be maintained by the City will use lighting fixtures compatible with City specifications. Heights of poles are subject to the approval of the City Traffic Engineer.

All parking lot and driveway lighting should provide uniform illumination. Accent illumination is recommended at key points such as entrances, exits, loading zones, and drives.

j. Signage

Signs shall be used for the purpose of identification and direction. The design of permitted signs shall be architecturally integrated with the building design.

Plans for signs shall be reviewed as part of the architectural and design controls to ensure aesthetic treatment and compatibility with the other development areas and the surrounding neighborhood.

k. Solid Waste Disposal

For refuse storage, collection and pick-up services, provide a suitable number of spaces for high-volume trash collection dumpster containers, stationary compactors and collection vehicles. The clear approach to each service area for collection vehicles shall be no less than 14 ft. wide and 40 ft. long, with a minimum 25 ft. overhead clearance height above the dumpster container area and compactor collection areas.

Metal dumpster containers shall be adequately sized for the land uses they serve, be approved by the Environmental Services Department, and be located on a concrete pad within a minimum 10 ft. by 10 ft. designated service area. Stationary compactors shall include self-contained compactors for wet waste and recyclable materials, as well as freestanding balers for bundling dry waste such as recycled cardboard. Concrete pads for wet compactors shall be 10 ft. wide, and 5 ft. longer than the combined length of compactor and container.

Solid waste disposal areas shall be provided for the PAD Development Areas at or within close proximity to the service entrances of the land use they serve. The waste disposal areas may be located on an adjacent Development Area through a recorded common use/access agreement between the property owners. Locations of the spaces for solid waste collection equipment, and the collection vehicle maneuvering areas in and out of the solid waste collection equipment spaces, shall be separated from motor vehicle traffic lanes, curbs and sidewalks, fire truck access and fire hydrants, pedestrian areas, and any area that would obstruct safe sight distances. The sizes of the maneuvering areas for the refuse collection vehicles shall comply with requirements for a maximum 40 ft. backup distance and minimum 36 ft inside and 50 ft. outside turning radii.

Where the solid waste collection spaces serve land uses that have designated personnel to manage and control the solid waste disposal activities, and have service areas at loading docks with less than a 25-ft. overhead clearance height, the refuse collection spaces may be located in designated collection areas remote from the loading docks, utilizing movable dumpster containers and remote compactors. All locations for dumpster containers and compactors shall not require the collection vehicle to backup into moving traffic.

B. Implementation Plan and Procedures

1. Proposed Changes to *Land Use Code (LUC)* Ordinances and Building Codes

The project will not result directly in the modification or change of any existing building codes or other ordinances except portions of the applicable Zoning Map(s) (Building Zone Map(s)) of the City of Tucson, which will designate a *Planned Area Development* area. In the event of any conflicts with the *Land Use Code (LUC)*, the *Planned Area Development* will supersede the *Land Use Code (LUC)*.

2. Plat and Development Plans

Application for development approval after adoption of the *Planned Area Development* shall require development plan review and approval.

a. Development Plans:

Development Plans, construction documents, and specifications shall conform in all basic aspects to the requirements of this *Plan*, and when approved, shall authorize the development of land subject to applicable

codes of the City of Tucson. The *Conceptual Site Plan*, attached hereto as "Exhibit C", shows the use and building arrangement within the Development Areas. It should be understood that this exhibit, (Exhibit C), is illustrative and is intended only as a development guide.

Development Plans which vary from the *Conceptual Site Plan* may be approved, but in all cases must be in conformance with the uses and development standards specified in this *Plan*.

1) Time of Submittal

Conceptual site plans, in less detail than outlined below, showing primary building location and heights, parking layout, access and egress and landscaped areas are encouraged to be submitted for preliminary review and approval at any time prior to formal Development Plan submittal.

2) Contents

Development Plans shall be prepared by the Developer in accordance with the requirements of the *Land Use Code (LUC)* and Development Standards and may also include the following:

- Landscape and Maintenance Plan. A landscape and maintenance plan drawn at a scale sufficient to show the location, size and species of all plant material, the pedestrian circulation system and landscape plazas, and the proposed water or irrigation system to be used, along with a maintenance schedule;
- Floor Plans. Rough floor plans of the first floor and any basement or subsurface parking of all buildings sufficient to evaluate adequate circulation. The floor plans shall be dimensioned and uses indicated. Floor plans for other typical floors shall also be submitted;
- Elevation Renderings. Renderings, with dimensions, depicting elevation views of all sides of the proposed development, height of buildings and structures, dimensions of overhangs and other appropriate dimensions;
- Sign Concept Plans. A plan showing the location, size and lighting sources of all signs and other advertising devices;
- Lighting Plan. A lighting plan for all parking areas and vehicular and pedestrian circulation areas to indicate the

type and size of all lighting structures and illumination specifications;

- Drainage Plan. A site-specific drainage plan in agreement with the master drainage study to be approved by the City Engineer.
- Additional Information. Such other statistical or graphic information or material as may be desired by the Developer or reasonably required by the Planning Director or designee to depict unique characteristics of the site, its proposed development and use.

3. Site Improvements and Public Utility Requirements

Site improvements undertaken as project activities may include the following: Site preparation; closure of any unneeded existing curb cuts, subsurface storm drainage facilities, sewers, water lines and other utilities to directly serve development

Adequate gas, electrical, water, sewer and telephone services are available at project boundaries. Additional off-site facilities will be constructed as necessary to provide adequate fire flow capacities as approved by Tucson Water for the *Tucson Community Center* development.

Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the Public.

C. Consistency and Amendment Procedures

1. Consistency

All of the provisions of the *Tucson Community Center Planned Area Development*, as well as any land use authorized by the *Plan*, shall be consistent with the *City General Plan* and other adopted plans and policies. Consistency shall mean that the various land uses authorized by the *Tucson Community Center Planned Area Development* are compatible with the objectives, policies, general land uses, and programs specified in the *General Plan* and other adopted plans.

- a. Adoption. The *Planned Area Development* shall be processed in accordance with the *Land Use Code (LUC)* and Development Standard 1-06.0 and may be amended from time to time in accordance with such provisions.

- b. Conflict with City Statutes. In the event the terms of this *Plan* conflict with the *Land Use Code (LUC)* (except Floodplain Regulations) of the City of Tucson, the *Plan* shall govern.
- c. Minor Changes. Minor or non-substantial changes to the PAD shall be approved pursuant to LUC Sec. 2.6.3.11.B.5. Minor changes do not include anything which alters allowable uses, building heights, floor area ratios, or landscaping. Any changes must conform to the goals and objectives of the *Plan*.

2. Amendments

Substantial changes are those defined in the LUC Sec. 2.6.3.11.B.3. The PAD amendment process for substantial changes shall conform to LUC Sec. 2.6.3.11.B.4.

IV.

APPENDICES

- A. Legal Description
- B. Bibliography

APPENDIX A

LEGAL DESCRIPTION

Blocks A, B, C, and D, Tucson Convention Center, Book 42, Page 10 and Parcel 117-20-029B, a portion of Block D.

APPENDIX B

BIBLIOGRAPHY

1. Inner City Revitalization Study, adopted 1974
2. Plan for Downtown Tucson, 1978
3. Old Pueblo South Community Plan, 1979
4. Rio Nuevo-Downtown West Component, 1979
5. Downtown Tucson Planning and Development Guide. Prepared by Planning Department, City of Tucson, Arizona
6. Tucson Community Center Architectural Program. Prepared by Anderson DeBartolo Pan, Inc.
7. I-10 Study Phase 2: Analysis of Long Range Alternatives. Prepared by Pima Association of Governments
8. Downtown Comprehensive Street Tree Plan.