

CDRC – Courtesy Review Request

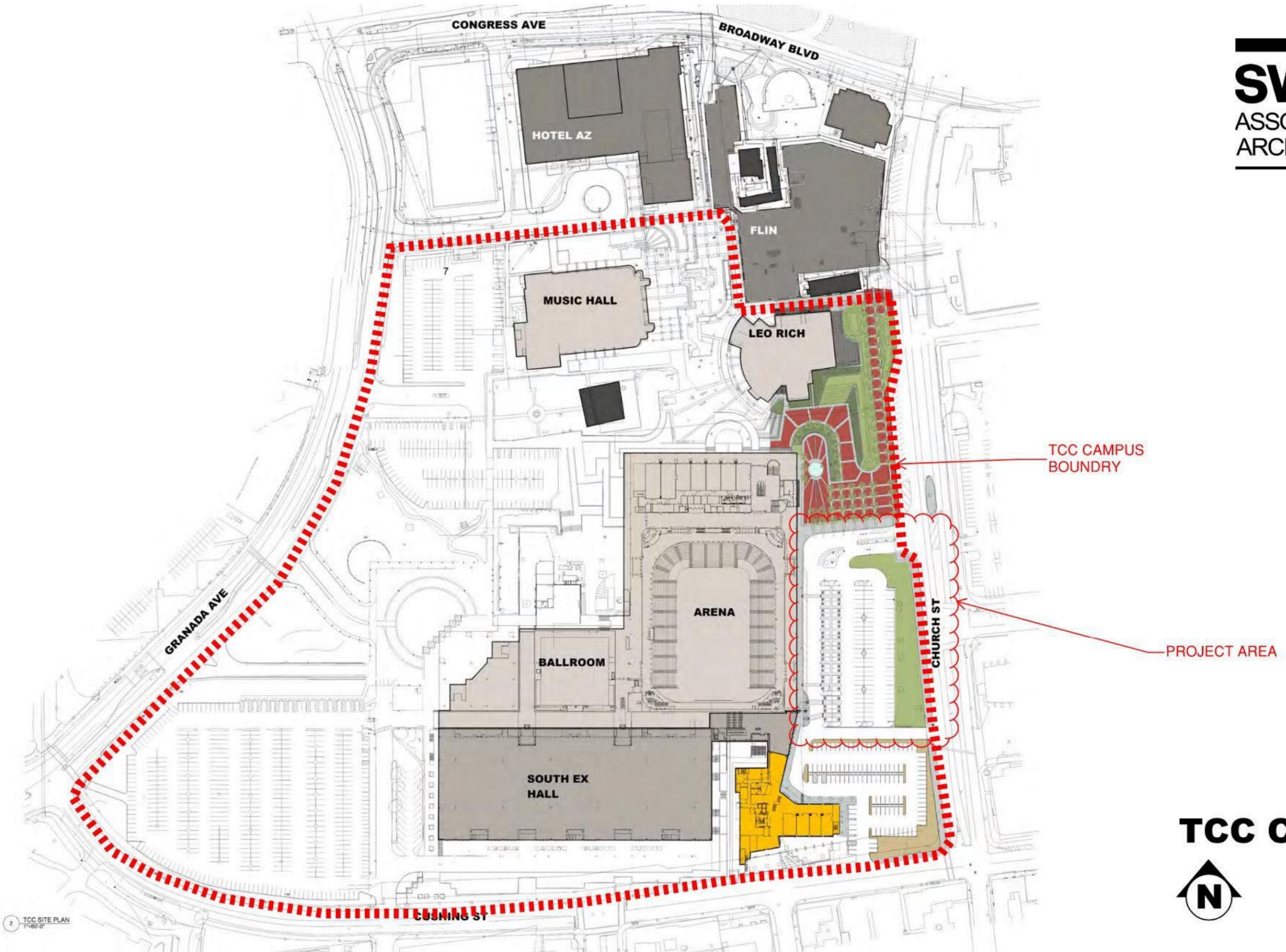
Project: Tucson Convention Center
Lot A Garage
260 S Church Ave

We are requesting a courtesy review of our preliminary plans to solicit initial feedback and commentary as we complete the garage design. We have met with several stakeholder groups and will also meet with the TPCHC-PRS.

Project Description:

1. 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.
2. Existing Zoning:
 - a. PAD-5 (Attached)
3. Address/Parcel # - 260 S Church Ave, parcel #11720029A
4. Last approved used – Surface Parking. Proposed Use, Parking Garage. Note: Parking Garage use is specifically allowed at this location in PAD-5 (Attached)
5. Parking Garage Height: 31'-6" to 4th floor guard rail, 48'-0" to top of elevator shaft
6. Tucson Convention Center Arena height - +/- 37'-0"

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



TCC CAMPUS
BOUNDRY

PROJECT AREA

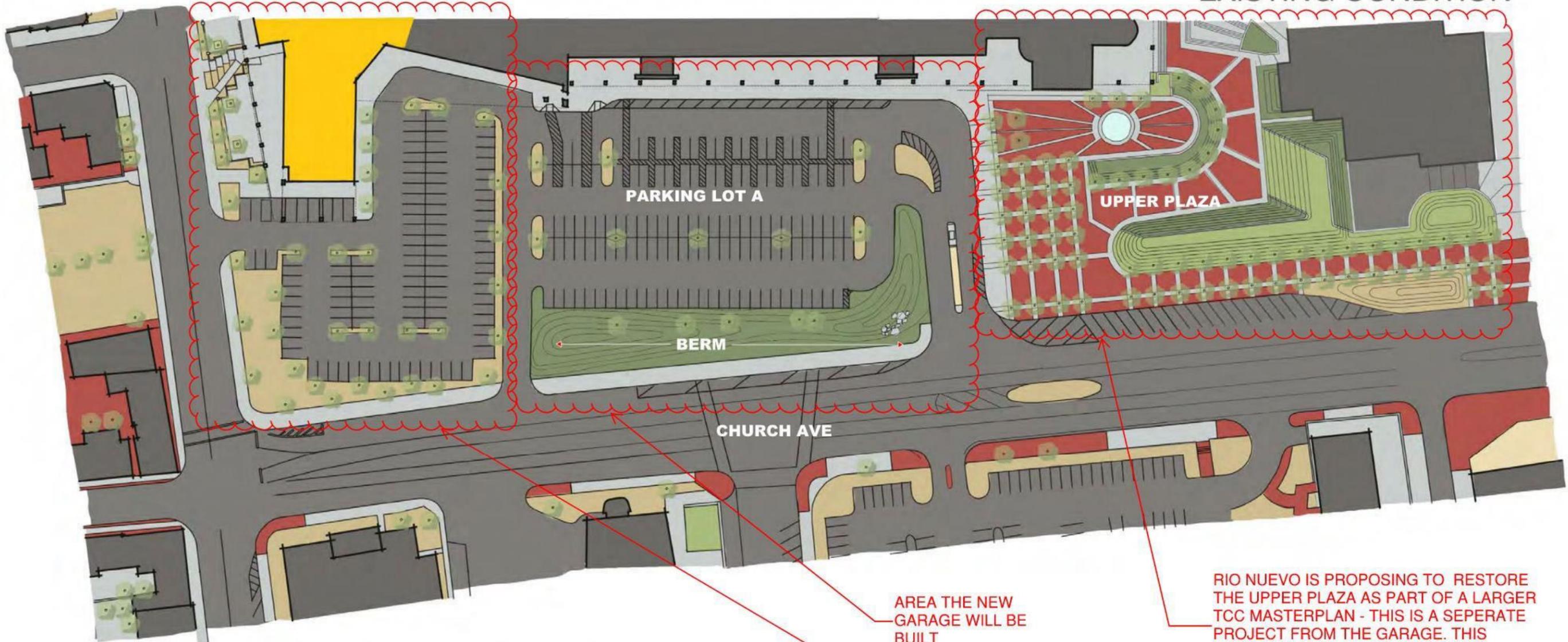
TCC CAMPUS



RIO NUEVO
TCC LOT A GARAGE
11-7-19
PAGE 2



EXISTING CONDITION



THE AREA OF CONCERN IS THE BERM BETWEEN THE EXISTING PARKING LOT AND CHURCH AVE. ITS ORIGINAL INTENT WAS TO SCREEN THE PARKING FROM THE STREET, BUT WITH THE DEVELOPMENT OF THE GARAGE, THE SCREENING IS NO LONGER NECESSARY. IT SHOULD ALSO BE NOTED THAT ALL OF THE ORIGINAL TREES ARE GONE, EXISTING TREES ARE VOLUNTEERS AND NOT PART OF THE ORIGINAL PLANT PALETTE

AREA THE NEW GARAGE WILL BE BUILT

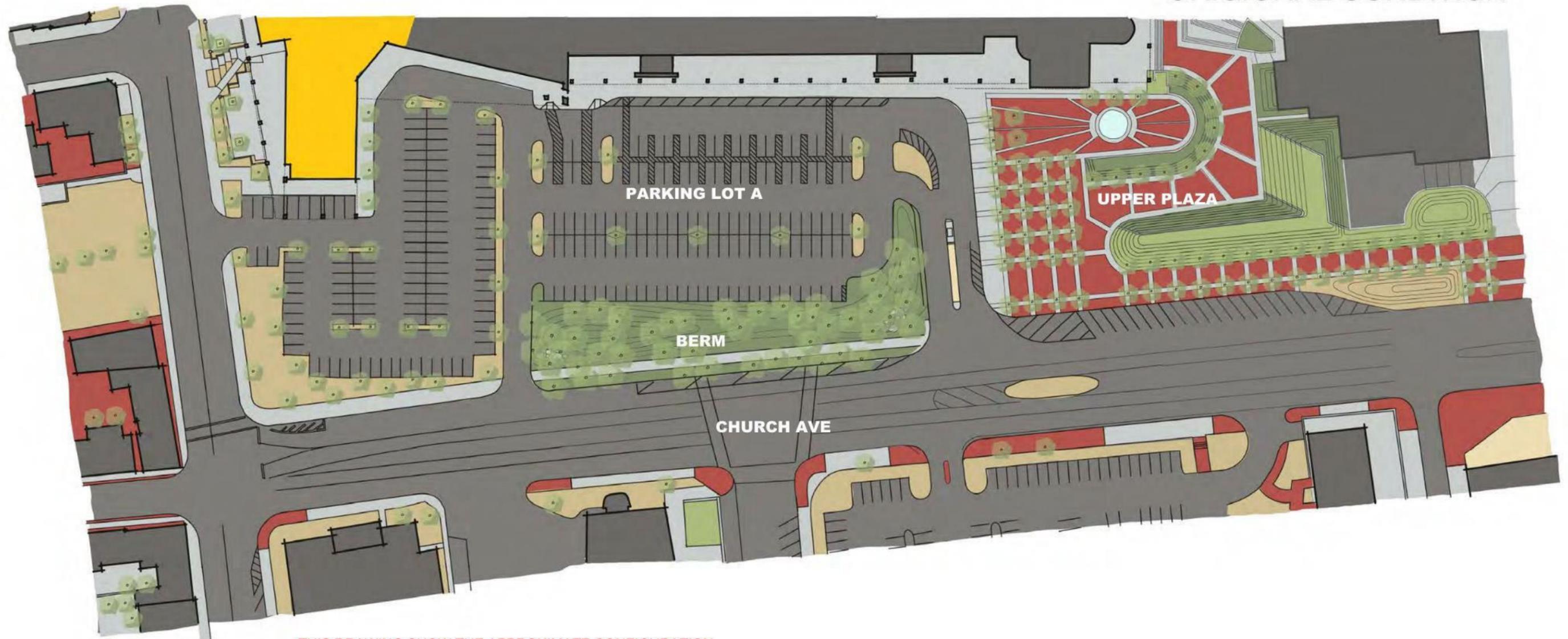
HOTEL PROJECT HAS BEEN APPROVED BY COT AND IS UNDER CONSTRUCTION

RIO NUEVO IS PROPOSING TO RESTORE THE UPPER PLAZA AS PART OF A LARGER TCC MASTERPLAN - THIS IS A SEPERATE PROJECT FROM THE GARAGE. THIS DRAWING IS SHOWING THE RESTORED CONDITION





ORIGINAL CONDITION

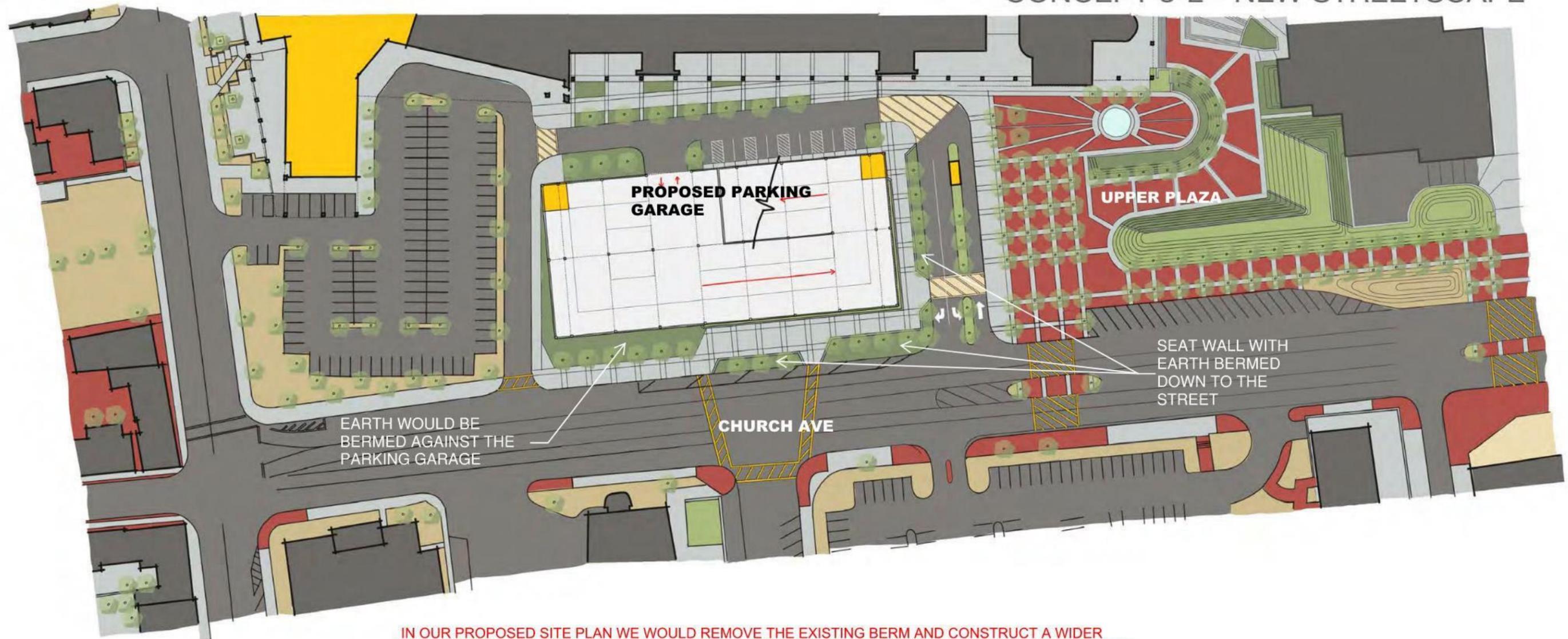


THIS DRAWING SHOW THE APPROXIMATE CONFIGURATION OF THE BERM AREA PER THE ORIGINAL ECKBO DRAWINGS, ALSO NOTE THE NARROW SIDEWALK ALONG CHURCH AVE.





CONCEPT 3-2 - NEW STREETScape



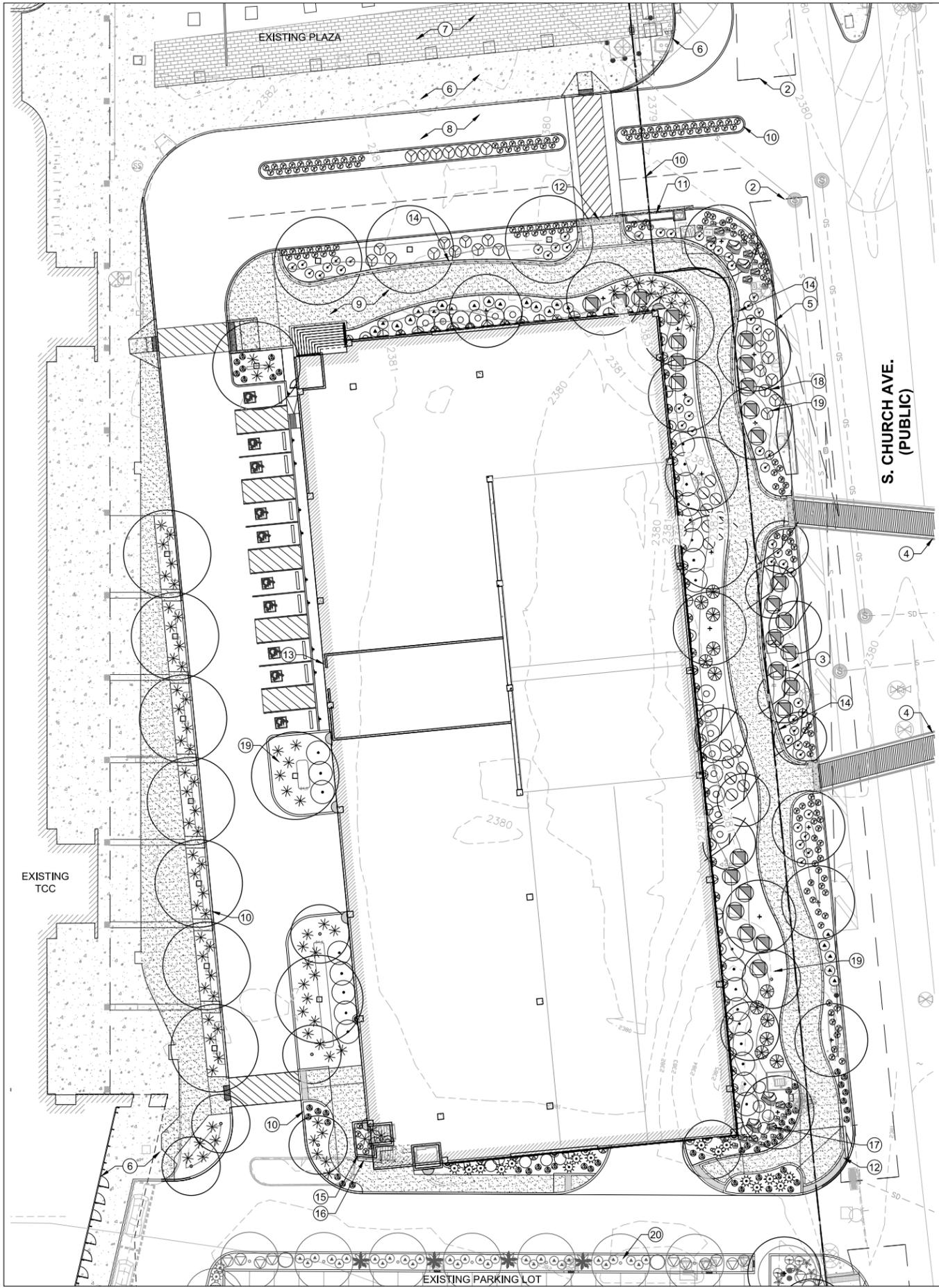
IN OUR PROPOSED SITE PLAN WE WOULD REMOVE THE EXISTING BERM AND CONSTRUCT A WIDER SIDE WALK. WE ARE PROPOSING TO PROVIDE LOW SEAT WALLS AND BERM THE EARTH AGAINST THEM DOWN TO THE CURB ON CHURCH AVE. THE INTENT IS TO ENCOURAGE PEDESTRIANS TO USE THE EXISTING CROSSWALKS, WHICH IS A PROBLEM AND A SAFETY CONCERN DURING EVENTS. WE WOULD ALSO BERM THE EARTH AGAINST THE PARKING GARAGE ON THE LEFT END OF THE GARAGE TO HONOR THE ORIGINAL DESIGN BUT UPDATE IT TO PROVIDE A BETTER AND SAFER PEDESTRICAN EXPERIENCE.





REVISED SITE PLAN

AFTER MEETING WITH THE CITY OF TUCSON HISTORIC PRESERVATION OFFICE, THE SITE PLAN HARDSCAPE AND PLANTINGS WERE REVISED TO A MORE COMPATABLE FORM IN CONTEXT WITH THE ORIGINAL ECKBO DESIGN.



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

Species	Size	Qty
<i>Prosopis velutina</i> velvet mesquite	24" box	2
<i>Prosopis glandulosa</i> Maverick azt or maverick thornless texas honey mesquite	36" box 2.25" caliper	0
<i>Chilopsis linearis</i> 'Bubba' semi-seedless desert willow	24" box 1.5" caliper	-
<i>Celtis reticulata</i> netleaf hackberry	24" box 1.5" caliper	-
<i>Pistacia x 'Red Push'</i> red push pistache	24" box 1.5" caliper	-
<i>Olneya tesota</i> ironwood	salvage 24" box 1.5" caliper	1 8
<i>Eucalyptus spathulata</i> swamp mallee eucalyptus	24" box 1.5" caliper	-
<i>Sophora secundiflora</i> texas mountain laurel	24" box 1.0" caliper	-
Existing tree to remain in place		

Shrubs / Ground Covers

Species	Size	Qty
<i>Bauhinia lunarioides</i> 'White' chihuahuan orchid shrub	5 gallon	-
<i>Dodonaea viscosa</i> hop seed	5 gallon	-
<i>Xylosma congestum</i> 'compacta' compact xylosma	5 gallon	-
<i>Jasminum mesnyi</i> primrose/ yellow jasmine	5 gallon	-
<i>Salvia clevelandii</i> cleveland sage	5 gallon	-
<i>Justicia californica</i> chuparosa	5 gallon	-
<i>Rhaphiolepis indica</i> 'enchantress' indian hawthorn	5 gallon	-
<i>Ruellia brittoniana</i> mexican petunia	5 gallon	-
<i>Asparagus springeri</i> asparagus fern	5 gallon	-
<i>Justicia spicigera</i> mexican honeysuckle	5 gallon	-
<i>Ruellia brittoniana</i> 'katie' dwarf mexican petunia	1 gallon	-

Vines

Species	Size	Qty
<i>Parthenocissus</i> 'Hacienda Creeper' hacienda creeper	5 gallon	-
<i>Trachelospermum jasminoides</i> star jasmine	5 gallon	-
<i>Bignonia capreolata</i> tangerine cross vine	5 gallon	-
<i>Podranea ricasoleana</i> pink trumpet vine	5 gallon	-
<i>Macfadyena unguis-cati</i> catclaw vine	5 gallon	-
<i>Ficus pumila</i> creeping fig	5 gallon	-
<i>Antigonon leptopus</i> 'Baja Red' red queen's wreath	5 gallon	-
<i>Bougainvillea 'barbara karst'</i> bougainvillea	15 gallon	-

Cacti / Succulents

Species	Size	Qty
<i>Hesperaloe nocturna</i> night blooming hesperaloe	15 gallon	-
<i>Asclepias subulata</i> desert milkweed	5 gallon	-
<i>Pedilanthus macrocarpus</i> lady slipper	5 gallon	-
<i>Euphorbia antisyphilitica</i> candelilla	5 gallon	-
<i>Yucca baccata</i> banana yucca	salvage 15 gallon	2 8
<i>Carnegiea gigantea</i> saguaro	salvage	2
<i>Nolina microcarpa</i> beargrass	5 gallon	-
<i>Yucca pallida</i> pale leaf yucca	5 gallon	-
<i>Asclepias linaria</i> pineleaf milkweed	5 gallon	-

LANDSCAPE KEY NOTES

- Property line
- Sight visibility triangle
- Street landscape border
- Crosswalk
- Existing curb
- Existing sidewalk
- Existing pavers
- Pavement - refer to civil
- Concrete sidewalk
- Concrete curb - refer to civil
- Storm drain - refer to civil
- Ada access ramp
- Parking garage - refer to arch plans
- Cast in place wall - refer to details
- Raised planter - refer to details
- Cast in place bench - refer to details
- Boulders - refer to details
- Site contouring - refer to details and civil plans
- Decorative rock typ. - all landscape areas
- Landscape refer to TCC Hotel plans

**RIO NUEVO
TCC LOT A GARAGE
11-7-19
PAGE 8**

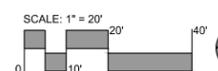
DP19-

COT ADMINISTRATIVE ADDRESS:

260 S. CHURCH
TUCSON, AZ 85701

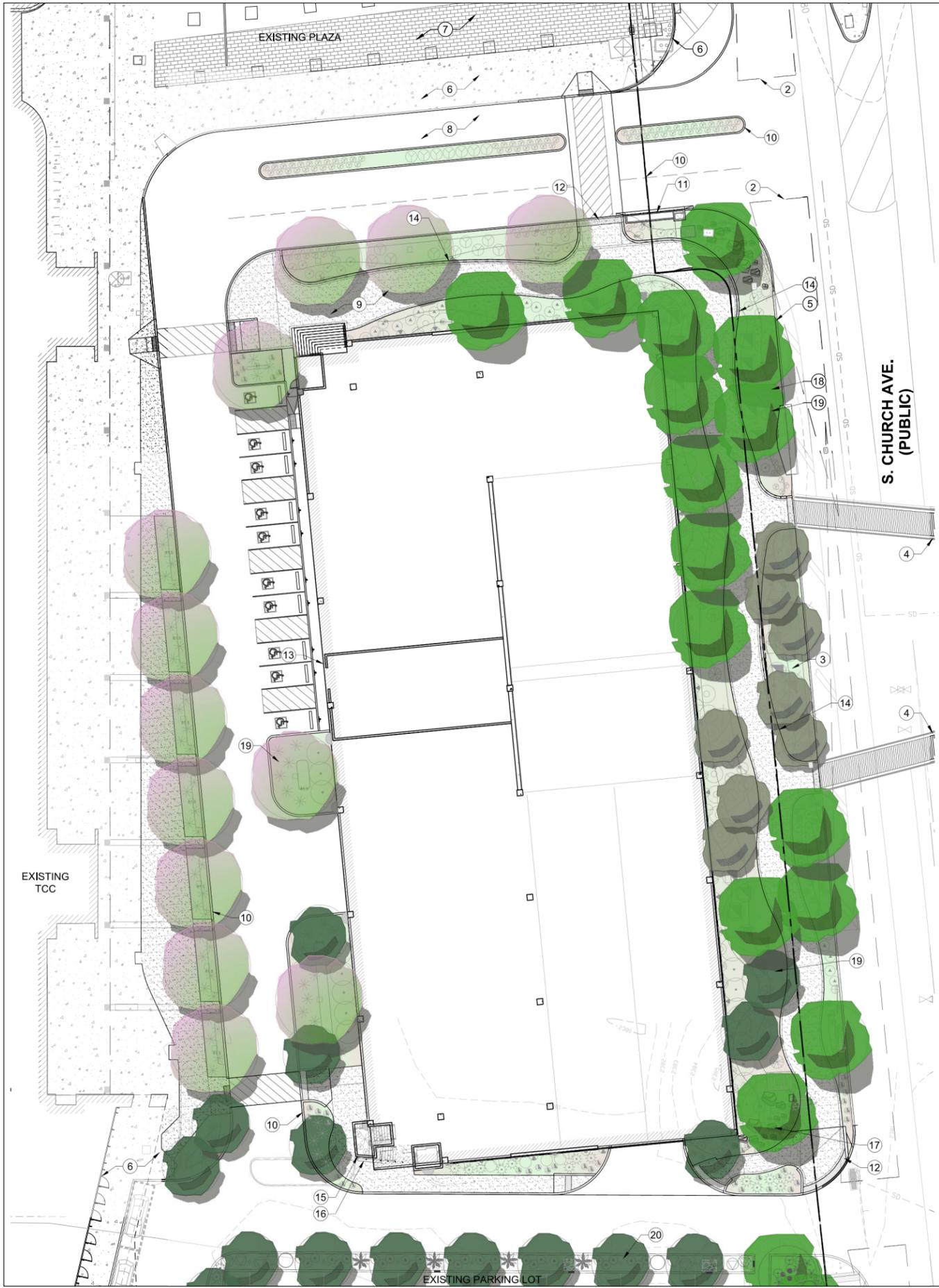
REF NO'S.: DP19-0038PAD 5, D09-0025,
C12-87-29, C9-17-10

C.O.T. APPROVAL STAMP



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

<p>ARC STUDIOS 3117 E. Flower Street Tucson, Arizona 85716 phone: 520.882.9655 www.arcstudiosinc.com</p>		
<p>landscape architecture . urban/ design environmental services . irrigation design</p>	<p>Job Number: 01-19028 Designed By: ERB Drawn By: ERB Checked By: ERB Date: 11/04/2019 Scale: Vt: N/A Ht: 1"=20'</p>	
<p>Sheet Name: LANDSCAPE PLAN</p>		<p>Sheet Number: L1.0</p>
<p>Project: DEVELOPMENT PACKAGE FOR TCC GARAGE</p>		
<p>PORTION OF BLOCK D, TCC RESUB.BK. 42, PG.10 M&P SECTION 13, T14S, R13E, G&SRM, PIMA COUNTY, AZ</p>		
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LANDSCAPE KEY NOTES

1. Property line
2. Sight visibility triangle
3. Street landscape border
4. Crosswalk
5. Existing curb
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18. Site contouring - refer to details and civil plans
19. Decorative rock typ. - all landscape areas
20. Landscape refer to TCC Hotel plans

**RIO NUEVO
TCC LOT A GARAGE
11-7-19
PAGE 9**

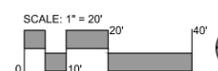
DP19-

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260 S. CHURCH
TUCSON, AZ 85701

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

C.O.T. APPROVAL STAMP



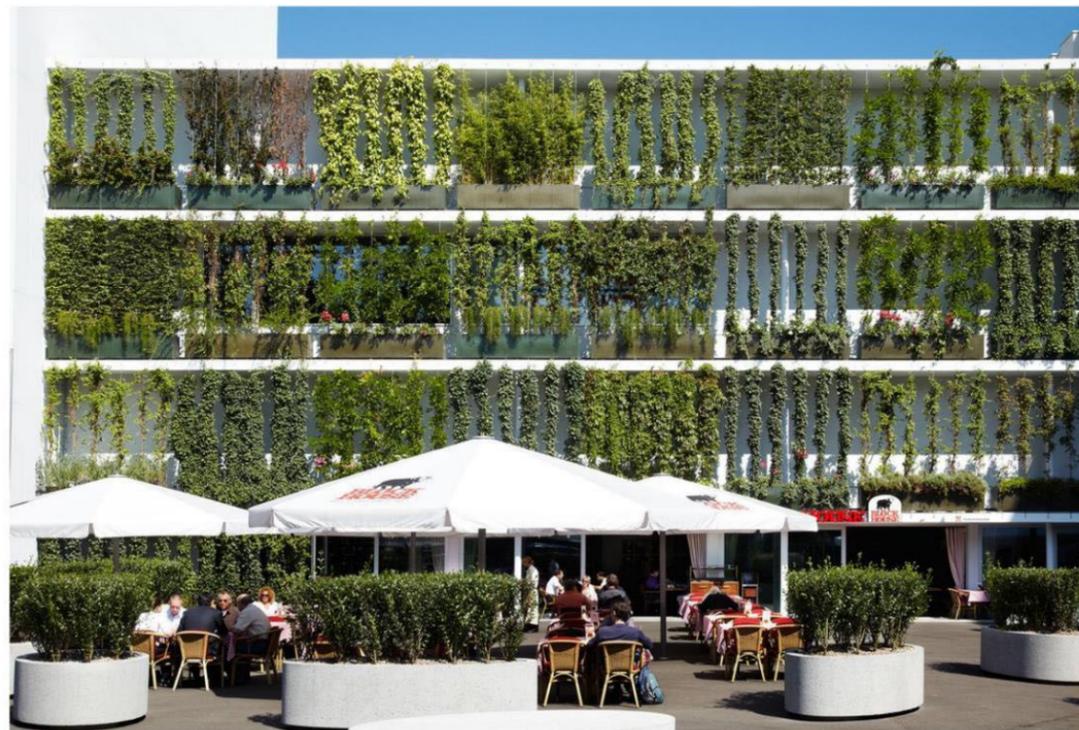
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Rev #	Date	Description
1	2019.08.01	Native Plant Salvage Changes

		ARC STUDIOS 3117 E. Flower Street Tucson, Arizona 85716 phone: 520.882.9655 www.arcstudiosinc.com
landscape architecture · urban design environmental services · irrigation design		
Job Number:	01-19028	
Designed By:	ERB	
Drawn By:	ERB	
Checked By:	ERB	
Date:	11/04/2019	
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Sheet Name:	LANDSCAPE PLAN	
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PORTION OF BLOCK D, TCC RESUB.BK. 42, PG.10 M&P SECTION 13, T14S, R13E, G&SRM, PIMA COUNTY, AZ		
Sheet Number:	L1.1	
Sheet 14 of 16		

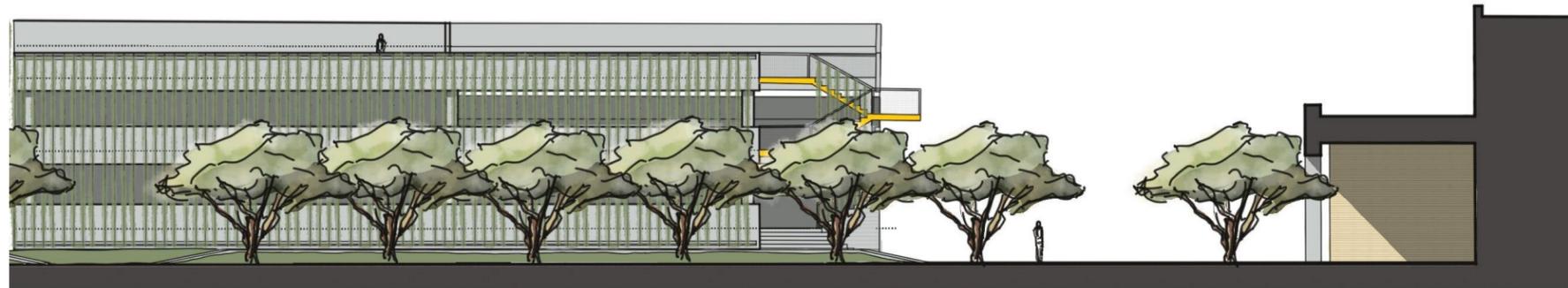
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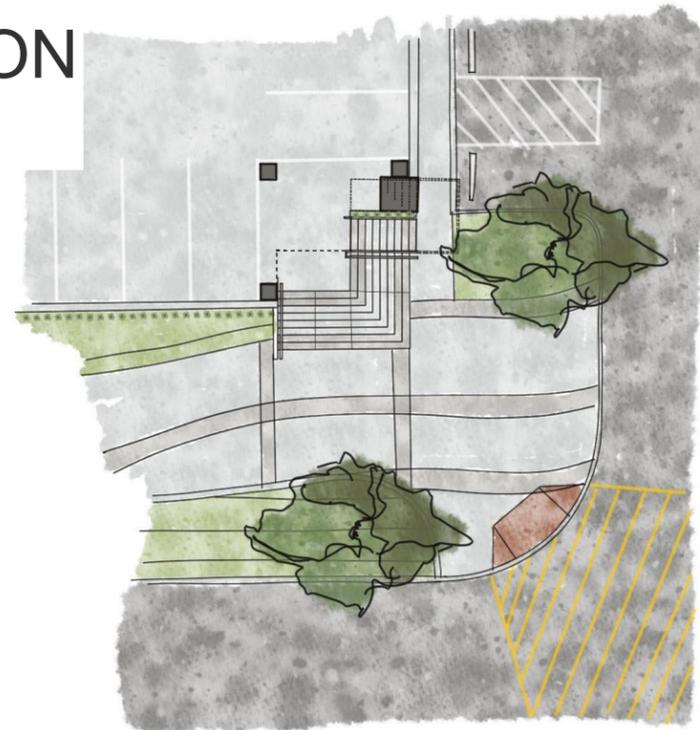
SCREEN INSPIRATION IMAGES



EAST ELEVATION CONCEPT



NORTH ELEVATION
CONCEPT

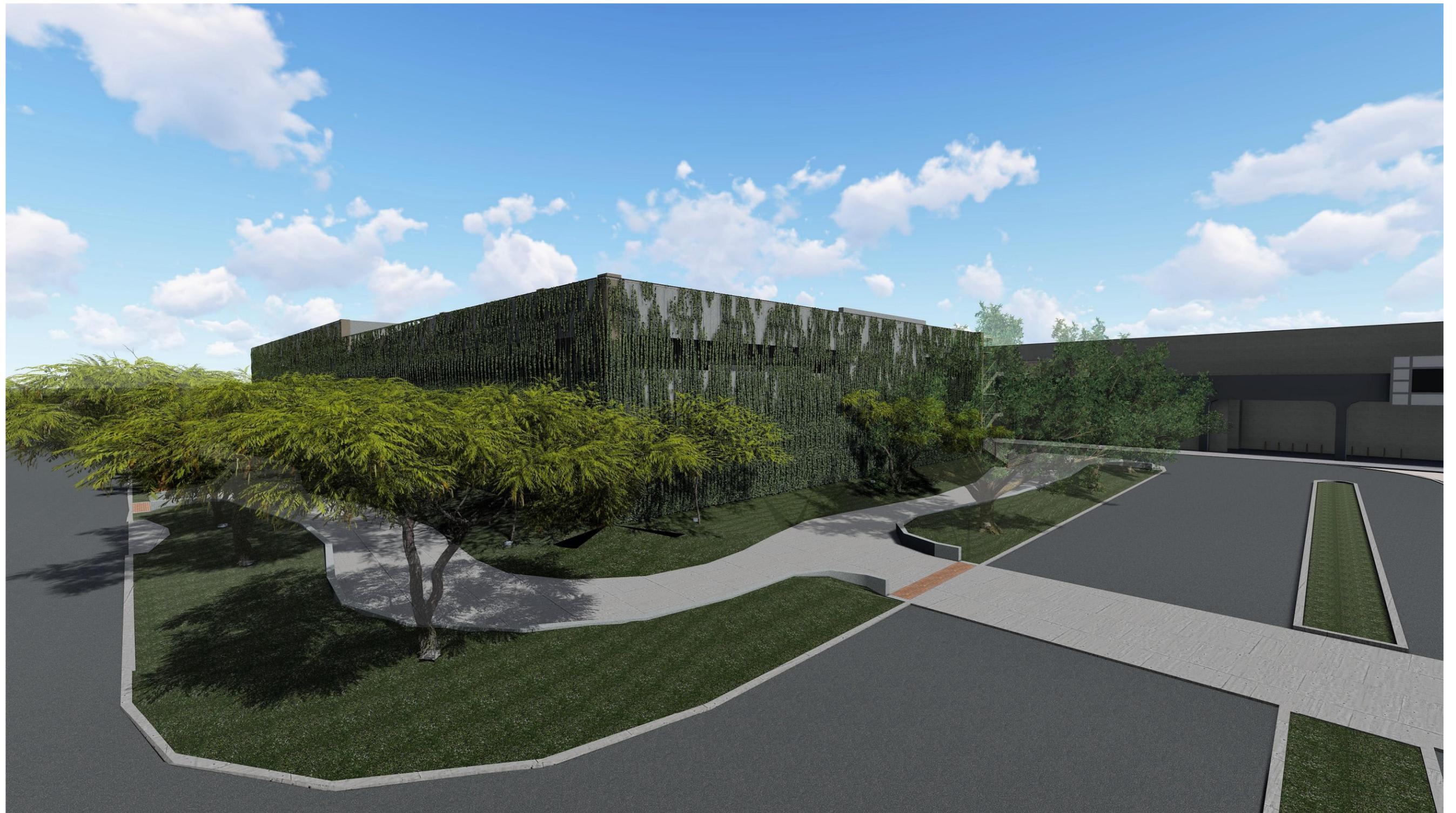




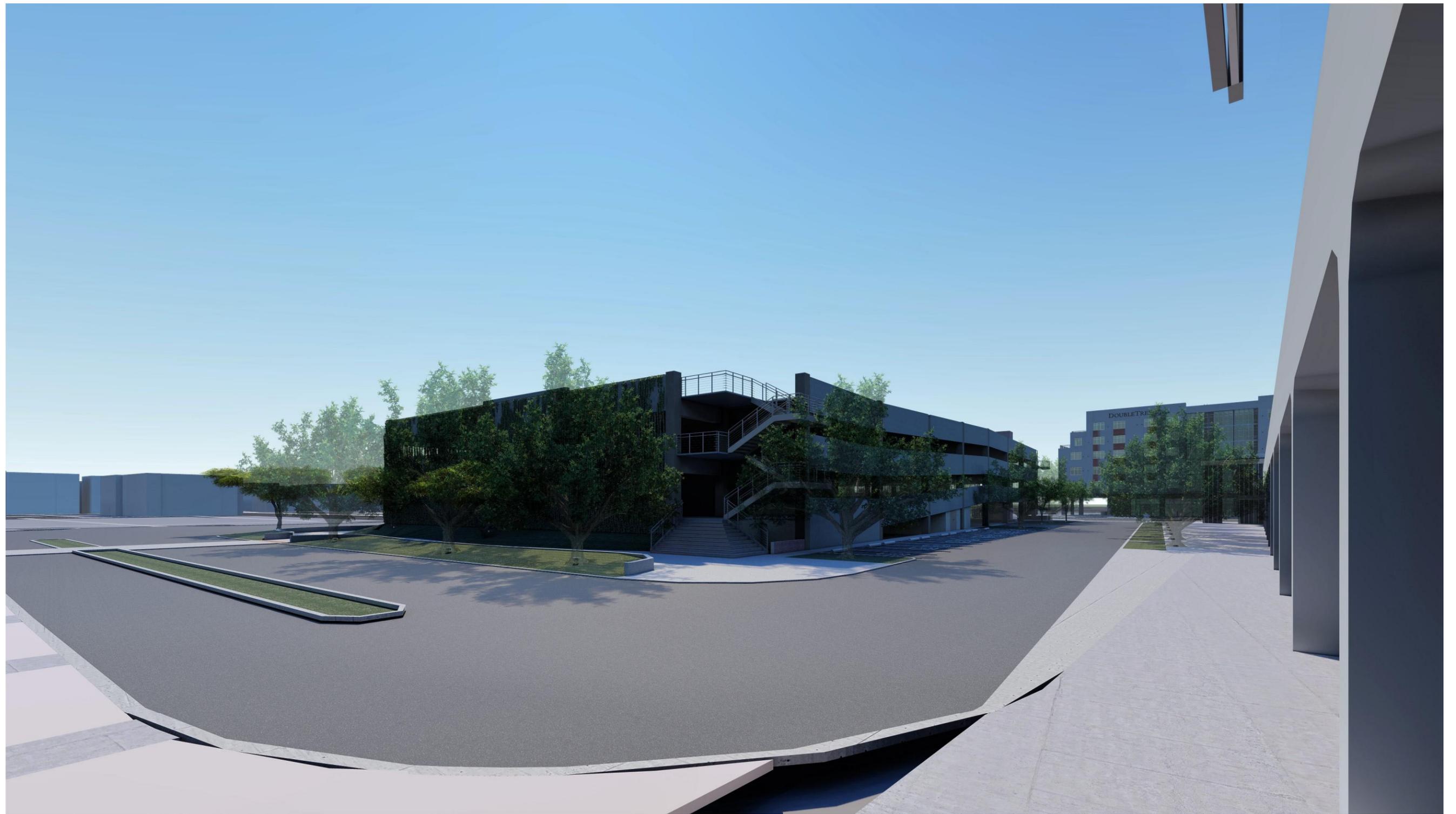
AERIAL FROM NORTHEAST



AERIAL FROM NORTH

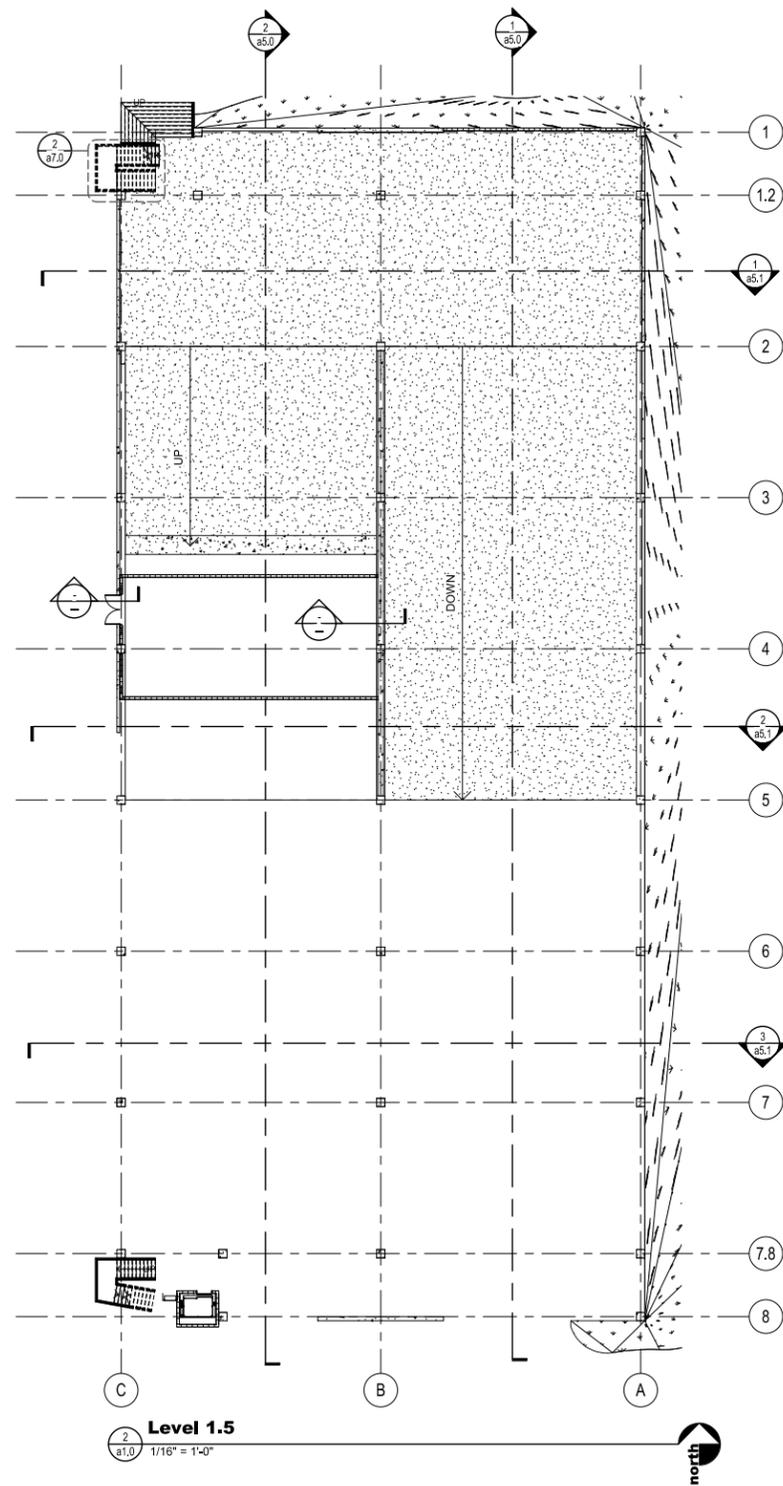
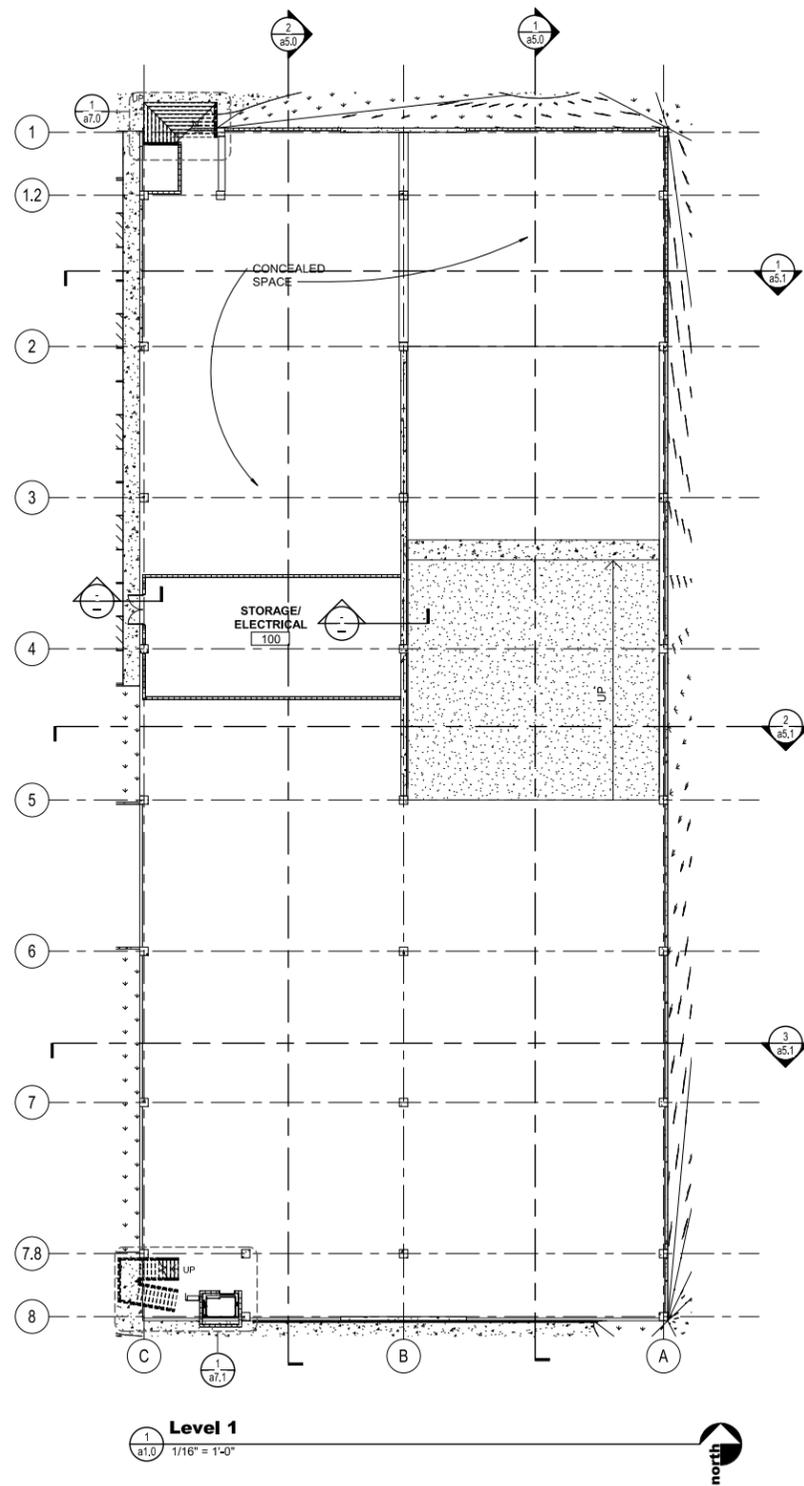


VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

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job
1503.04

date
05/28/2019

revisions

Tucson Convention Center
Lot A Parking Structure

floor plan - Level 1 & 1.5

a1.0



job
1503.04

date
05/28/2019

revisions

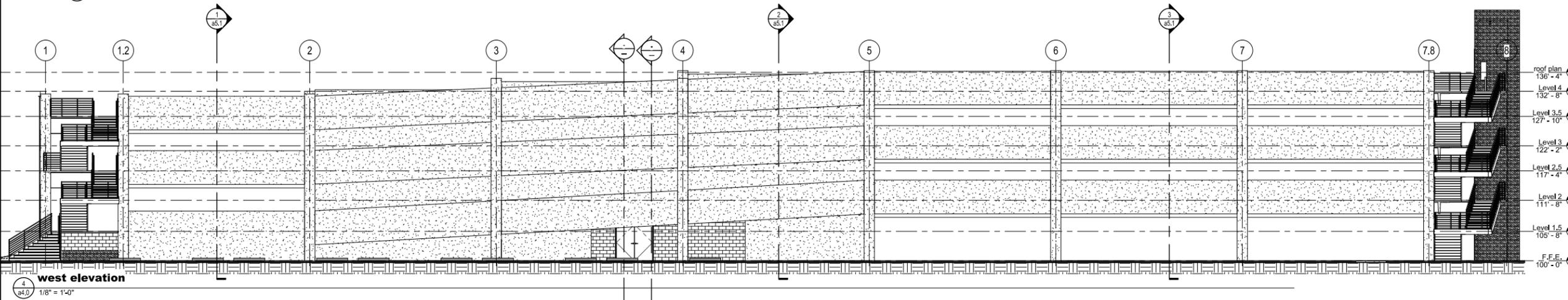
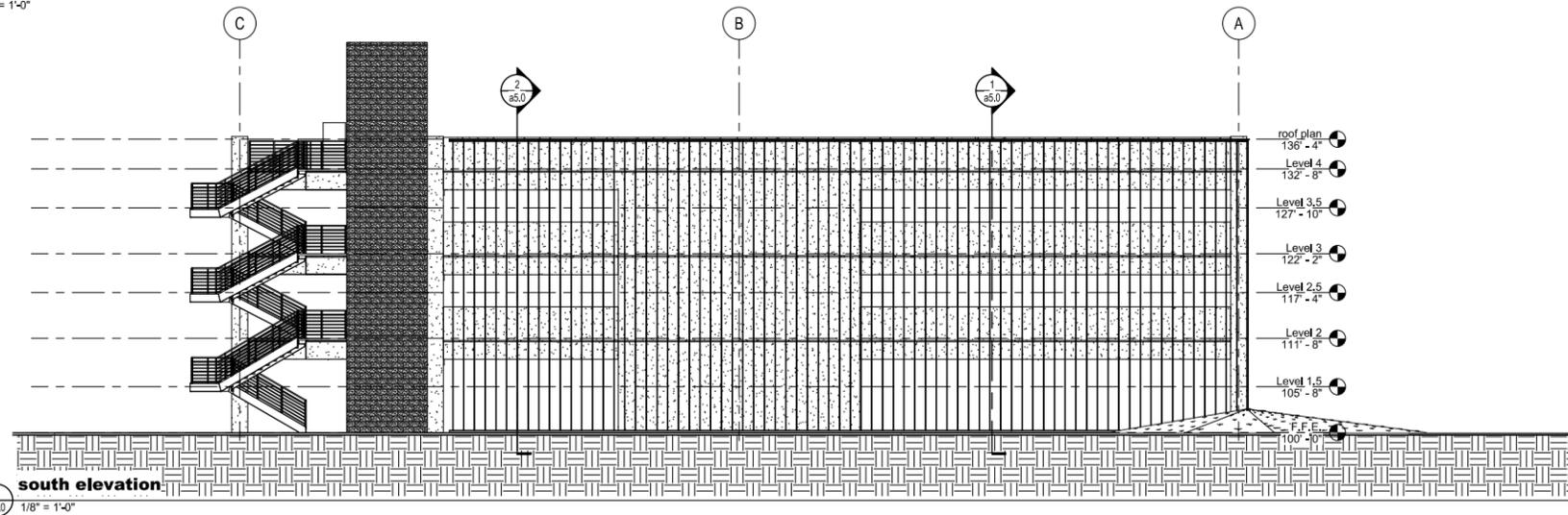
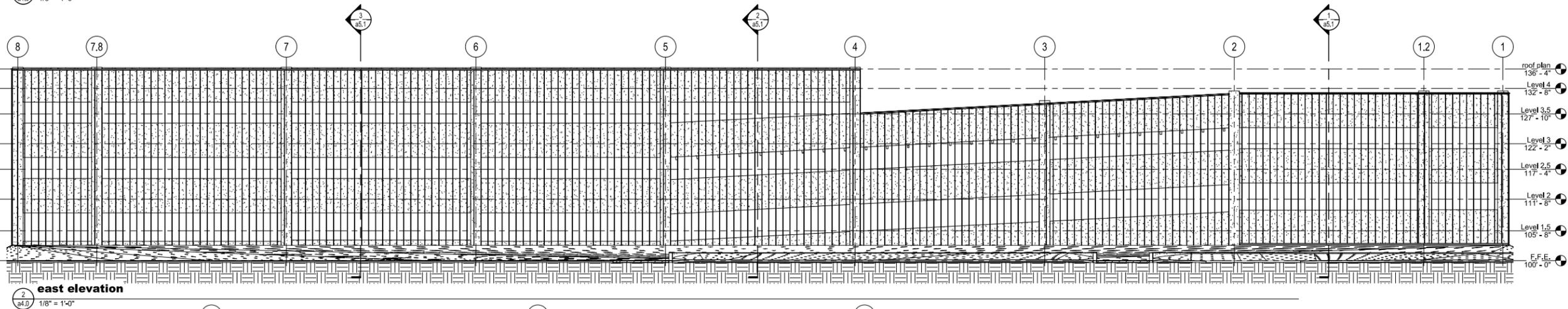
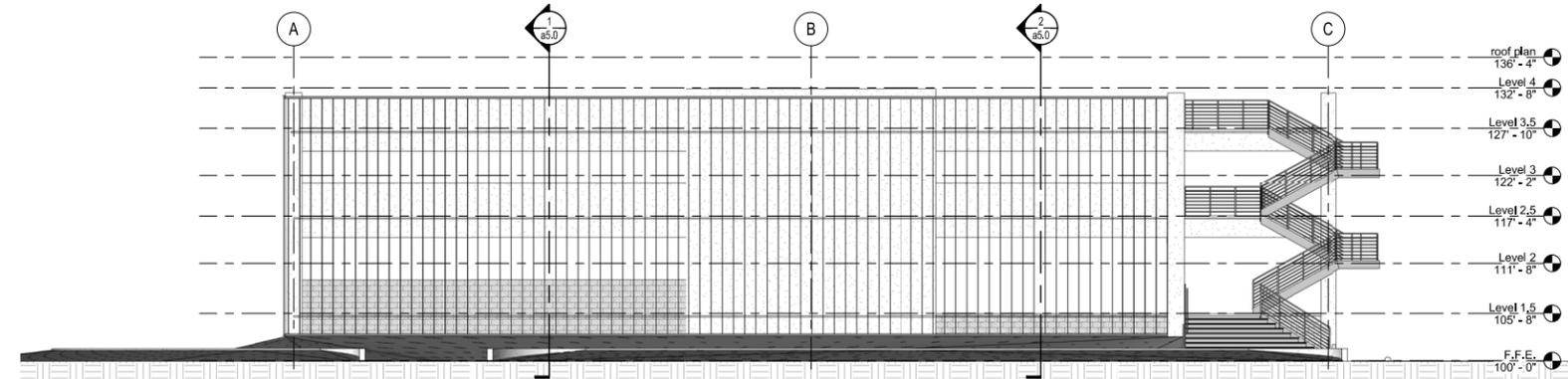
NO.	DATE	DESCRIPTION

Tucson Convention Center
Lot A Parking Structure

**RIO NUEVO
TCC LOT A GARAGE
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building elevations

a4.0



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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. PDSD 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