The development of a 4-story mixed use building in an existing parking lot.

Ground floor: (1) Restaurant, (1) Office, (4) Residential FLOORS 2-4, (8) Residential Per Floor
Roof Top: Residential Terrace
Existing parking garage: Rehabilitation/Restore

This project is the proposed development of a new 4-story mixed use building at the southwest corner of Stone Avenue and 14th Street. The proposal includes 28 one and two bedroom condominiums, the relocated Casa Vicente restaurant, a parking lot, and two rehabilitated historic structures.

The existing site is comprised of three parcels. One parcel is the site which contains an adobe storage building and the recently demolished Casa Vicente restaurant. The parcel to the north of Casa Vicente is the parking lot. The parcel to the east of the parking lot is the existing Brady Court apartments. The parking lot parcel and the Casa Vicente parcel are zoned C-3. The Brady Court parcel is zoned HC-3. A spur of the HC-3 zoning crosses the parking lot to Stone Avenue. The spur is approximately 20'-0" in width at its widest point and 11'-0" in its narrowest point.

The owner recently rehabilitated the eight units that make up the Brady Court apartments. This project was reviewed and approved by the Armory Park Neighborhood Historic Zone Board, the Tucson Pima County Historic Commission, and the Arizona State Historic Preservation Office. The project is certified as a federal tax credit project through the Department of the Interior.

The development on the other two parcels is the demolition of the non-contributing Casa Vicente restaurant building, the rehabilitation of the adobe storage building (a contributing property to the Armory Park National Historic District), and the construction of a 4-story mixed use building approximately 100' x 100'.

The parking lot will take the place of the recently demolished non-contributing structure of the old Casa Vicente restaurant. A portion of the parking will be utilized in a rehabilitated adobe structure, originally built in the 19th century as a parking garage.

The first floor of the 4-story mixed use building will house a new Casa Vicente restaurant space located at the northwest corner, 1 office space, and 4 residential condominium units on the east side of the building. Floors 2 thru 4 will have 8 residential condominium units – 4 one bedroom units along the east side and 4 two bedroom units along the west side.

The restaurant space will face the corner of Stone Avenue and 14th Street with a covered patio facing the streets enclosed by arched openings. Balconies for the units above will face Stone Avenue and a new landscaped courtyard between the new building and the recently rehabilitated Brady Court Apartments. A roof terrace for the residents with views of the Tucson Mountains tops the 4-story structure.

The architecture refers to downtown Tucson of the early 20th century. The structure is a simple stucco box with vertically proportioned openings on the upper floors and arches on the first floor. Details include copper trim at drain pipes and eaves, wrought iron railings at the balconies and arched openings, and wood corbels painted in classic blue, burgundy, and gold.

By utilizing the IID option, we are requesting the following Unified Development Code modifications:

Street Setback
The building is set very close to the north and west property lines. This is characteristic of most downtown buildings.

Street Landscape Border
Because the building is set close to the north and west property lines, there is not enough room for the required landscape border. It should be noted that care will be taken to protect all existing trees and shrubs in the right-of-way and where possible, shrubs will be planted between the sidewalk and the building.

Canopy Tree in the Border Area
See above.

Solid Waste
The site will utilize a trash compactor for solid waste. The container will be rolled to an enclosure on Russell Avenue twice a week.

Motor Vehicle Parking
The proposed site provides 51 parking spaces. The development team believes this amount of parking is justified because of the downtown location, the site’s proximity to alternative modes of transportation, and the site’s proximity to on-street parking that is not associated with a residential permit zone.

This project is consistent with the IID purpose to create sustainable infill development because if the project did not use the IID process, the buildable area for the site would follow a suburban model of street setbacks that is not only inappropriate for downtown properties, but would not create the necessary density of residential properties for a sustainable downtown neighborhood.

The benefits the project will bring to the adjacent properties and the surrounding area is that it will bring a medium density residential use to a site in an area that is not high density residential. The project includes the renovation of a neglected adobe structure. The project also includes the rebirth of Casa Vicente restaurant, a sorely missed establishment in downtown Tucson.

Any adverse effects include mostly what existed prior - 51 parking spaces and a restaurant. The project adds 36 residential units in a 4-story building. There is potential of glare along Stone Avenue from the reflection of the western sun off the building onto the street.

For pedestrian oriented streetscape in compliance with the Streetscape Design Standards, please refer to the building elevations and shade diagram contained within this submittal.

This project does not abut a single family or duplex residential project, but it is the intent of the developer to plant hopbush between Brady Court and the proposed building to help mitigate any views between private residences. See the building elevations for clarification.

This project may impede solar energy options to Brady Court apartments.

Drought tolerant and native landscaping will be utilized where possible. It is the intent of the developer to add trees to the existing Stone right of way and 14th Street and within the parking area. The area between Brady Court and the proposed building will be landscaped with desert shrubs.

The benefits the project will bring to the adjacent properties and the surrounding area is that it will bring a medium density residential use to a site in an area that is not high density residential. The project includes the renovation of a neglected adobe structure. The project also includes the rebirth of Casa Vicente restaurant, a sorely missed establishment in downtown Tucson.

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### Parcel Number: 117-14-0870

#### Property Address

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<th>Street Number</th>
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#### Contact Information

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#### Property Information

- **Township:** 14.0
- **Section:** 13
- **Range:** 13.0E
- **Map & Plat:** 3/70
- **Block:** 232
- **Tract:** Rule B
- **Land Measure:** 17,800.00F
- **Lot:** 00003
- **Census Tract:** 900
- **File Id:** 1
- **Group Code:** Use Code: 2020 (RESTAURANT SIT DOWN W/ COCKTAIL LOUNGE )
- **Date of Last Change:** 11/21/2016

#### Sales Information (1)

- **A*da**
- **vit of Fee No.**: 20162700493
- **Sale Date**: 9/2016
- **Property Type**: Commercial/Industrial
- **Sale Validation**: $1,250,000 W9 RJM

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NOTICE OF INFILL INCENTIVE DISTRICT (IID) NEIGHBORHOOD MEETING
Saturday, June 22, 2019, 9:00am, in the parking lot at 375 South Stone Avenue, Tucson AZ
Note: this meeting will be outdoors
IID Proposals
New construction of a mixed use development building

You are invited to attend a presentation of the proposed development of a new 4-story mixed use development building at the southwest corner of Stone Avenue and 14th Street. The proposal includes 28 one and two bedroom condominiums, the relocated Casa Vicente restaurant, a parking lot, and two rehabilitated historic structures.

The existing site is comprised of three parcels. One parcel is the site which contains an edible storage building and the recently demolished Casa Vicente restaurant. The second parcel, to the north of Casa Vicente, is the parking lot. The third parcel, to the east of the parking lot, is the existing Brady Court apartments. The parking lot parcel and the Casa Vicente parcel are zoned C-3. The Brady Court parcel is zoned HC-3. A spur of the HC-3 zoning crosses the parking lot to Stone Avenue. The spur is approximately 20'-0" in width at its widest point.

The owner recently rehabilitated the Brady Court apartments. This project was reviewed and approved by the Arroyo Park Neighborhood Historic Zone Board, the Tucson Fina County Historic Preservation Commission, and the Arizona State Historic Preservation Office. The project is certified as a federal tax credit project through the Department of the Interior.

The development on the other two parcels is the demolition of the non-contributing Casa Vicente restaurant building, the rehabilitation of the edible storage building (a contributing property to the Arroyo Park National Historic District), and the construction of a 4-story mixed use building approximately 100' x 100'.

A new parking lot will take the place of the recently demolished non-contributing structure of the old Casa Vicente restaurant. A portion of the parking will be utilized in a rehabilitated edible structure, originally built in the 19th century as a parking garage.

The 4-story building will be located on the area of the existing parking lot. The flat roof will house a new Casa Vicente restaurant space located at the northwest corner, 1 office space, and 4 residential condominium units on the east side of the building. Floors 2 thru 4 will have 5 residential condominium units – 4 one bedroom units along the east side and 4 two bedroom units along the west side.

The restaurant space will face the corner of Stone Avenue and 14th Street with a covered patio facing the streets enclosed by arched openings. Balconies for the units above will face Stone Avenue and a new landscaped courtyard between the new building and the recently rehabilitated Brady Court Apartments. A roof terrace for the residents with views of the Tucson Mountains tops the 4-story structure.

The architecture references downtown Tucson of the early 20th century. The structure is a simple stucco box with vertically proportioned openings on the upper floors and arches on the first floor. Details include copper trim at drain pipes and eaves, wrought iron railings at the balconies and arched openings, and wood corbels painted in classic blue, burgundy, and gold.

By utilizing the IID option, we are requesting the following Unified Development Code modifications: Street Setback, Street Landscape Border, Canopy Tree in the Border Area, Solid Waste, and Motor Vehicle Parking.

Your comments and questions are welcomed during and after the brief overview of the project. You may also submit comments to the Planning and Development Services Director at the City of Tucson.

For information please contact Bill Mackey at 520-664-4847 or bill@workerincorporated.com.

Thank you and we look forward to seeing and hearing from you at the meeting.
6. Bill showed the site plan for the whole site. He pointed out that the developers are requesting:
   - A modification to the street canopy requirement
   - A modification to the landscape border requirement
   - A modification to the building setback requirements. (Worker, Inc had marked the proposed building corners with shade umbrellas so attendees could understand the building extents.)
   - A modification to the parking requirements
   - A modification to the trash

7. Bill showed the ground floor plan of the building. He noted this:
   - 51 proposed parking spaces
   - The bike corral located in the historic adobe structure
   - The Casa Vicente location and covered patio
   - The office
   - The four apartments

8. A neighbor asked, ‘Will the units be condominiums or apartments?’
   Responses: The new building is plotted as condominiums. Brady Court is currently apartments. Brady Court may become condominiums in the future.

9. Bill displayed zoning overlays, historic maps, and context photos. He explained:
   - Looking at the aerial view of downtown, this site is one of the last sites along the Stone corridor from downtown Tucson. The existing massing and scale, along with the proposed projects near the cathedral, are larger than the typical residential development of Armory Park, Barrio Historic, or El Presidio.
   - That the site is comprised of several different zones. The parking lot is zoned C-3 though it has a 21’ x 11’ wide spur designated HC-3 running through it. The Casa Vicente lot is C-3 and not historic. Brady Court is HC-3 with the ‘H’ designating it historic. The small parking garage on the corner is designated C-3 and not historic though it may be one of the earliest parking garages in Tucson. Bill noted it is identified on a Sanborn Map as early as 1919 as a parking garage for automobiles.
   - That the owners will reorganize the site into two properties, one for Brady Court and the other for the new mixed use building.
   - That development on the site had changed over time using Sanborn Maps to show houses that had existed on the property and been demolished.

A neighbor asked, ‘How does the HC designation affect the building height limit?’
   Responses: The site will be reorganized as two properties. Hopefully, the spur with the H designation is seen as an anomaly by everyone involved – it is essentially an undevelopable portion of land. The H designation for the Brady Court Apartments will remain in place.

10. Bill showed a sheet of drawings related to parking on the site. He explained:
    - 100 parking spaces would be required under current code. He did point out that if the project were across the street in a neighboring development zone, only 32 spaces would be required.
In a city like San Diego where only one parking space is required per unit, not per bedroom, the parking requirements for the residential portion of the project would be 36.

For this project we are proposing 31 parking spaces with one dedicated space for the 36 residences and 1.5 left over for the restaurant and office.

The developers are currently negotiating with a bank across the street to use their parking for the restaurant after bank hours.

A map indicates there 220 parking spaces available within a two-block walk of the site. The 220 parking spaces are either metered or signed with a time limit. The spaces are not part of the Residential Parking Permit program.

The property is on a bike path and a bus line.

A neighbor asked: How many total spaces are you providing?
Response: 51 spaces.
A neighbor asked: How many spaces are currently provided in the existing parking lot?
Response: 51 spaces.

11. Bill displayed a perspective drawing of the proposed building's west and north facades. He explained:
- He took cues from surrounding buildings when designing the project’s massing, proportions and details.
- He referred to photos of comparably scaled projects located within the downtown core.
- That there will be balconies detailed with wrought iron and supporting corbels on the west and east sides of the building.

12. Bill displayed a sheet with architectural drawings of the proposed building elevations. He explained:
- The color scheme.
- The material palette (stucco, copper downspouts).
- Which neighboring building each elevation faced.

13. Bill showed a detailed floor plan. He noted:
- The overall building is 100’x100’.
- The building footprint is 10,000 sq. ft.
A neighbor asked: Will every unit have a balcony?
Response: Yes.
A neighbor asked: What is the unit square footage?
Response: The 1 bedroom are 954 sq. ft, and the 2 bedrooms are 1,280 – 1,450 sq. ft.
Bill noted that another project he worked on recently in downtown had one bedroom apartments of 350 sq. ft.
A neighbor asked: Are there two floors of residential units?
Response: There are three floors of residential units above the ground floor.
A neighbor asked: Will the building be as high as the neighboring building to the south?
Response: It will be taller. Bill pointed out the difference on the elevations.
A neighbor asked: Will it be the tallest building on the area?
Response: It will be comparable in height to the police station building to the northwest.
A neighbor asked: What is the building height?
Response: 59’4 to the parapet, 69’7 to the rooftop terrace. The zoning allows 75’0.
A neighbor asked: Does that include the mechanical equipment?
Response: Yes.
A neighbor asked: Will there be a patio on the roof?
Response: Yes. It covers a portion of the roof. Bill referenced the drawings.

14. A neighbor commented: There are so many monuments to mediocrity that have been built recently with no historic references. This is refreshing. With references to the Catalina Hotel and other historic buildings, it feels like you’ve made something fabulous.
Response: Thank you. Bill reminded the neighbors they could contact the development services director.

15. A neighbor commented: Thank you for your thoughtful and sensitive presentation.

16. A neighbor asked: Are you pursuing a separate IPP (Individual Parking Plan) and will there be another neighborhood meeting for it?
Response: The meeting is wrapped up in this one but it does require a separate application.

17. A neighbor commented: Ordinance 11639 went into effect May 22, 2019. This ordinance requires buildings within an H zone to be no taller than 48’0 in height. The boards or the development director cannot approve a building taller than 48’ in an H Zone.
Response: The H zone spur running through the site is an anomaly. This is a special case. Hopefully the city and boards will see it as such. Regardless, it is something we need to take care of right away.
A neighbor suggested trading the spur of H running through the site for adding an H designation to the adobe parking garage on the site that is historic but does not have an historic designation.
Response: Bill said he was open to discussing that and will need to discuss with the development team.

18. A neighbor asked: What kind of construction will the project be, masonry or frame?
Response: All four floors will be studs and stucco.

19. A neighbor commented: For the Scott Street Improvement project underground boxes for historic light fixtures are installed. Contact Jesse Sato at TDO for plans and locations.

20. A neighbor asked: Will the windows be wood?
Responses: They will be vinyl clad wood. Bill noted they had just refurbished the wood windows at Brady Court and noted that wood windows don’t last as long as vinyl clad windows.

A neighbor commented: Vinyl clad windows are prohibited in H zones. Metal wood clad windows are “potentially approvable.”

21. A neighbor asked: What is the restaurant square footage?
   Response: 3,000 sq. ft., including the 700 sq. ft. covered patio.

22. A neighbor asked: Will the restaurant have a liquor license?
   Response: Yes.

23. A neighbor asked: What is the project timeline?
   Response: The IID submittal will be shortly after July 5. We have heard the IID process can take 4 months, including historic review processes. During the 4 months, Worker Inc will produce the construction documents for permit review around November, 2019. If permitting takes 2 months, construction could start in January 2020. Building construction will take 8 months minimum.

24. A neighbor asked: Can I see these plans online?
   Response: The Development Plan application without the architectural drawings is available online. Bill told neighbors he would send PDFs of the drawings to the neighborhood liaison (for the moment, John Bury... but that will change).

25. A neighbor asked the Almirante representatives: What do you see the units going for?
   Response by Gerrie: We’re not allowed to say at this time due to banking regulations.

26. A neighbor asked: Would the units have to be owner occupied?
   Response by Gerrie: That will be determined when the CC&Rs are developed.

27. A neighbor asked: Will the agreement for after hours parking be formalized in your IID?
   Response: Yes. The owners are in negotiation now with the bank and the agreement will be submitted in support of the IID proposal.

The meeting ended at 10:00.
SITE PHOTOS - EXISTING

1. View from south along Stone Ave - Existing
2. View from south along Stone Ave - Existing
3. View from west along 14th St - Existing
4. View from east along 14th St - Existing
SITE PHOTOS - EXISTING

VIEW FROM SOUTHWEST - EXISTING 1

VIEW FROM SOUTHEAST - EXISTING 2

VIEW FROM WEST - EXISTING 3
375 SOUTH STONE
CONTRIBUTING - LOCAL AND NATIONAL DISTRICT

383 SOUTH STONE AVENUE
CONTRIBUTING - NATIONAL DISTRICT ONLY

385 SOUTH STONE
CONTRIBUTING - LOCAL AND NATIONAL DISTRICT

417 SOUTH STONE
CONTRIBUTING - LOCAL AND NATIONAL DISTRICT
339 SOUTH STONE
NONCONTRIBUTING

321 SOUTH STONE AVENUE
CONTRIBUTING - NATIONAL DISTRICT ONLY

330 SOUTH SCOTT AVENUE
CONTRIBUTING - LOCAL AND NATIONAL DISTRICT

267 SOUTH STONE
CONTRIBUTING - NATIONAL DISTRICT ONLY
SITE PHOTOS - DEVELOPMENT ZONE

255 SOUTH STONE
CONTRIBUTING - NATIONAL DISTRICT ONLY

255 SOUTH STONE AVENUE
CONTRIBUTING - NATIONAL DISTRICT ONLY
SITE PHOTOS - DEVELOPMENT ZONE

375 SOUTH STONE
CONTRIBUTING - LOCAL AND NATIONAL DISTRICT

40 EAST 14TH STREET
CONTRIBUTING - LOCAL AND NATIONAL DISTRICT

408 SOUTH 6TH AVENUE
CONTRIBUTING - LOCAL AND NATIONAL DISTRICT
345 EAST TOOLE AVENUE

316 EAST BROADWAY BOULEVARD

CONTEXTUAL RESPONSE

BUILDING SCALE

PUNCHED OPENINGS IN A NON-ARTICULATED FIELD OF STUCCO WITH MINIMAL DECORATION OR DETAIL AT HEAD OR SILL

VERTICAL ORGANIZATION OF VERTICALLY PROPORTIONED OPENINGS

SOLID/VOID: MORE SOLID

ARTICULATED CORNICE

ARTICULATED BASE WITH ARCHED OPENINGS

343 SOUTH SCOTT AVENUE
CONTRIBUTING ARMORY PARK HISTORIC DISTRICT (LOCAL)
G23

130 SOUTH SCOTT AVENUE
CONTRIBUTING ARMORY PARK HISTORIC DISTRICT (NATIONAL)

408 SOUTH SIXTH AVENUE
CONTRIBUTING ARMORY PARK HISTORIC DISTRICT (LOCAL)

285, 287, 343 SOUTH SCOTT AVENUE
CONTRIBUTING ARMORY PARK HISTORIC DISTRICT (LOCAL)

330 SOUTH SCOTT AVENUE
CONTRIBUTING ARMORY PARK HISTORIC DISTRICT (LOCAL)

CONTEXT

[Images of buildings and historical context related to Armory Park Historic District]
### Project Information

**The Development of a 4-Story Mixed Use Building in an Existing Parking Lot.**

- **Ground Floor:** (1) Restaurant, (1) Office, (4) Residential
- **Floors 2-4:** (8) Residential per Floor
- **Roof Top:** Residential Terrace

**The Demolition of an Existing Non-Contributing Property.**

**The Conversion of a Contributing Property to the Armory Park National District into Covered Parking (Original Use).**

---

### Site Aerial - Existing

![Site Aerial - Existing](image)

### Site Plan - Proposed

![Site Plan - Proposed](image)

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### Notes

- **NOTE:** The existing number of lots is 3. The proposed number of lots is 2. A separate application will be processed for the lot line adjustment.
- **Lot 1:** 32,944 SF
  - Existing: 5,983 SF (Bradcy Court) + 2,218 SF (Parking Structure) = 8,201 SF TOTAL
- **Lot 2:** 14,220 SF
  - Proposed: 0 SF

### Motor Vehicle Parking

- **Lot 1:** Proposed: 0 SF
- **Lot 2:** Proposed: 42,505 SF (New Construction)

### Residential Density

- **Lot 1:** Proposed: 10.5 UNITS/ACRE
- **Lot 2:** Proposed: 85.7 UNITS/ACRE

### Height and Setback

- **Lot 1:** Proposed: 75'-0" / 61'4" at 14th Street, 60'0" at Stone Avenue
- **Lot 2:** Proposed: 20'-0" or 1.5 x BUILDING HEIGHT / 0'-0" to 7'-9"

### Zoning and Overlays

- **Lot 1:** Proposed: 0'-0" to 9'-6"
- **Lot 2:** Proposed: 10'-0" to 9'-8"

### Motor Vehicle Parking Required

- **Restaurant:** 4294 SF: 1/100: 34.84
- **Office:** 521 SF: 1/300: 1.20
- **(14) 1 BR:** 1.50 / UNIT: 21.00
- **(14) 2 BR:** 2.00 / UNIT: 28.0
- **(7) 1 BR:** 1.50 / UNIT: 10.5
- **(1) 2 BR:** 2.00 / UNIT: 2.0

### Bicycle Parking

- **Short Term:**
  - **Lot 1:** Proposed: 10 SF
  - **Lot 2:** Proposed: 0 SF
- **Long Term:**
  - **Lot 1:** Proposed: 0 SF
  - **Lot 2:** Proposed: 42,505 SF (New Construction)

### Canopy Trees

- **Lot 1:** Proposed: Restaurant: 4294 SF: 1/100: 34.84
- **Lot 2:** Proposed: Restaurant: 4294 SF: 1/100: 34.84

### Landscape Border

- **Lot 1:** Proposed: 10'-0" / 6'-5" to 6'-9"
- **Lot 2:** Proposed: 20'-0" or 1.5 x BUILDING HEIGHT / 0'-0" to 7'-9"

### Off-Street Loading

- **Lot 1:** Proposed: 0 SF
- **Lot 2:** Proposed: 42,505 SF (New Construction)

### Canopy Tree Requirements

- **Lot 1:** Proposed: 1 Tree Per 4 Parking Spaces: 12.50 Or 13
- **Lot 2:** Proposed: 1 Tree Per 4 Parking Spaces: 12.50 Or 13

### Street Landscape Border

- **Lot 1:** Proposed: 0'-0" / 6'-5" to 6'-9"
- **Lot 2:** Proposed: 10'-0" / 6'-5" to 6'-9"

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### Diagrams

- **Site Aerial - Existing**
- **Site Plan - Proposed**

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### Additional Information

- **UDC Code Review:** G24
INFILL INCENTIVE DISTRICT INFORMATION

PROJECT INFORMATION

THE DEVELOPMENT OF A 4-STORY MIXED USE BUILDING IN AN EXISTING PARKING LOT.
GROUND FLOOR: (1) RESTAURANT, (1) OFFICE, (4) RESIDENTIAL
FLOORS 2-4: (8) RESIDENTIAL PER FLOOR
ROOFTOP: RESIDENTIAL TERRACE

THE DEMOLITION OF AN EXISTING NON-CONTRIBUTING PROPERTY.
THE CONVERSION OF A CONTRIBUTING PROPERTY TO THE ARMORY PARK NATIONAL DISTRICT INTO COVERED PARKING (ORIGINAL USE).

I.I.D REVIEW - MAJOR

project 4-STORY MIXED USE BUILDING - RETAIL / OFFICE / RESIDENTIAL
sub-area GREATER INFILL INCENTIVE DISTRICT
proposed project RESTAURANT / OFFICE / RESIDENTIAL PERMITTED
modification requests:
setback - street proposed MODIFICATION PER UDC 5.12-GIS (WAIVE STANDARD)
0'-0" TO 5'-0" ALONG STONE AVE AND 14TH STREET
motor vehicle parking proposed MODIFICATION PER UDC 5.12-IIS (WAIVE STANDARD)
51 PARKING SPACES PROVIDED
canopy tree - border area proposed MODIFICATION PER UDC 5.12-GIS (WAIVE STANDARD)
WEST: 2 EXISTING, NORTH 0 CANOPY TREES PROVIDED
street landscape border provided MODIFICATION PER UDC 5.12-GIS (WAIVE STANDARD)
0'-0"
solid waste MODIFICATION PER UDC 5.12-GIS (WAIVE STANDARD)
COMPACTOR IN BUILDING, WASTE WILL BE BROUGHT DUMPSTER AT RUSSELL AVENUE AND SERVICED BY A PRIVATE CONTRACTOR
USE TONS
OFFICE 0.54 (415 SF X 0.0013)
RESTAURANT 19.85 (3484 SF X 0.0057)
RESIDENCES 180.42 (31,653 SF X 0.0057)
ANNUAL 200.81
WEEKLY 3.86 (ANNUAL / 52)
WEEKLY GAL 2,573 (WEEKLY X 2000 / 3)
COMPACT 4:1 643 COMPACTED GALLONS PER WEEK (WEEKLY/4)
(1) 2 CY CONTAINER = 404 GALLONS PER WEEK (202 GAL/CY)
THEREFORE PICK UP 2X PER WEEK

environment
details and elements first two levels SEE PLAN AND ELEVATIONS
windows 50% ground floor frontage SEE PLAN AND ELEVATIONS
architectural detail every 50'-0"
front doors visible SEE PLAN AND ELEVATIONS
commercial services preferred on first floor SEE PLAN AND ELEVATIONS
sidewalks meet city standards SEE PLAN AND ELEVATIONS
bus pull-outs where applicable EXISTING
50% of sidewalk shaded at 2pm on June 21 SEE PLAN AND ELEVATIONS
NA (project does not abut SFH or duplex project)
development transition standards SEE PLAN AND ELEVATIONS

SITE AERIAL - EXISTING
1:100

SITE PLAN - PROPOSED
NTS
G25
LANDSCAPE PLAN - PROPOSED

R.O.W. LANDSCAPE NOTES

1. 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.

2. IT IS THE OWNER RESPONSIBILITY TO KEEP A 5' WIDE BY 7' TALL CLEAR PEDESTRIAN ACCESS OPEN ACROSS THE ENTIRE PROPERTY.

3. 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.

4. FINAL PLANT LOCATIONS MUST BE IN COMPLIANCE WITH ALL UTILITY SETBACK REQUIREMENTS.

5. THE OWNER UNDERSTANDS THAT IF THE CITY OF TUCSON TRANSPORTATION DEPARTMENT OR ANY UTILITY COMPANY NEEDS TO WORK WITHIN THE ROW IN THE LANDSCAPED AREA, PLANTS AND IRRIGATION MAY BE DESTROYED WITHOUT REPLACEMENT OR REPAIR.

6. THE OWNER TAKES FULL LIABILITY FOR THIS LANDSCAPE AND IRRIGATION, AND ANY DAMAGE TO ROADWAY, SIDEWALK AND UTILITIES.

7. 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)

8. CONTRACTOR TO OBTAIN A RIGHT OF WAY PERMIT PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

LANDSCAPE PLAN - PROPOSED

1:15

REVISED
STREETSCAPE DESIGN

Architectural elements and details at the first two levels include wrought iron, arched openings, balconies with corbels, and windows.

Arched openings onto the patio area of the restaurant are located at the corner of Stone and 14th. These openings take up 50% of each street facade.

The building is 100'-0" x 100'-0". Each street facade has openings located throughout the length of the facade. There is a break of no openings for approximately 20'-0" separating the restaurant off of the residential/office uses.

The front door to the restaurant, the only public amenity to the property, is found through the covered, recessed patio. This is accessed by a ramp or stairs through one of the arches on each street facade.

The restaurant is located at the corner of Stone and 14th on the first floor to encourage street level pedestrian activity.

The existing sidewalks are not being disturbed.

No bus stop exists within the development boundaries.

No drive-thru service is proposed.

See the site diagram to the left for shade provided on June 21 at 2pm.
PAINTED CORNICE
PAINTED HDF TRUSS TAILS
PAINTED METAL DOWNSPOUT

BRONZE WINDOW FRAME
PAINTED WROUGHT IRON
PAINTED HDF CORBELS
PAINTED SMOOTH STUCCO
PAINTED WOOD FRENCH DOORS

NOTE ON COLORS:
BUILDING FIELD: WHITE
WROUGHT IRON: BROWN
WINDOWS: BRONZE
BALCONY AND CORNICE DETAIL: MULTI-COLOR, BROWN, YELLOW, BLUE, RED
BALCONY AND CORNICE FASCIA: BROWN
BALCONY WROUGHT IRON: BROWN
GENERALLY
The design of this project balances the desire to maximize square footage, allow necessary parking for the multi-use building, and contextualize the architectural form and detail with the specific area and the general area of downtown Tucson. Utilizing arches, balconies, wrought iron, cornels, a prominent cornice, a field of stucco with punctuated, vertically oriented openings, the architecture of the proposed project makes reference to structures located along Scott Avenue to the north, the Cursillo to the east, and a few multistory projects sprinkled throughout downtown Tucson. See Sheets G28 and G29.

HEIGHT
The structure is 59’4” in height to the parapet, 69’7” to the roof terrace. The zoning of the property allows a 75’0 building height. The Arizona Theater Company at 330 South Scott, located within the development zone, is x’x” tall. The Cursillo, located at 604 South 6th Avenue, located within the development zone, is x’x” tall.

SETBACKS
The proposed structure is set back from the street property line 0’0” to 3’0”. This is typical of multi-use or non-single family residential buildings along Stone Avenue to the north and south.

PROPORTION
In regards to the overall proportion of the building - it is what it is. We maximized what we could for the development of the floor plate in relation to the other site elements. Given that, the elements considered in relation to proportion during the design process were the base and top of the building. The first floor of the building is significantly taller than the floor-to-floor heights of the upper floors. The cornice was designed to cantilever significantly from the wall.

ROOF TYPES
The proposed structure has a parapet roof condition. The stair and elevator towers have pitched, hip roofs. The roof terrace portion is covered with a steel painted trellis.

SURFACE TEXTURE
The proposed structure is a stucco faced building, sand finish.

SITE UTILIZATION
The primary concern was to have the restaurant space face the corner of Stone and 14th; this being the most public section of the site. Next was to create a private, landscaped pedestrian section between the proposed building and Brady Court. Next was to create parking access from Stone Avenue.

DETAILS
Wrought iron at the balconies and arched openings, cornels, and double hung windows are the predominant details. The windows, where ganged together, have a painted strip set between them. The window sills have generous slopes similar to the Udall Center building north on Scott.

PROJECTS AND RECESSIONS
The cornice and the balconies are the serious projections on the box. Each are supported by cornels. The recessions include the windows and the patio for the restaurant.

COLOR
The color palette is white stucco, blue trim between ganged windows, blue/burgundy/gold cornels, black wrought iron, and exposed copper flashing and downspouts.

LANDSCAPING
Desert landscaping - shrubs and trees.

ENCLOSURES
Wrought iron gates and fences located between the proposed building and Brady Court.

UTILITIES
Electrical utilities are located on the south side of the building and a transformer is being placed on the north side of Brady Court. Mechanical units will be on the roof.

MOTOR VEHICLE AND BICYCLE PARKING AREAS
Motor vehicle and bicycle access is from Stone Avenue. There is some bicycle access from 14th Street.

BUILDING FORM
The form is a typical urban form - a block with a pronounced base and capital - found in Tucson and across the globe.

RHYTHM
The rhythm established with the openings is similar to the buildings on sheets G28 and G29.
GENERAL
Rehabilitation of existing storage and office building into car parking for residents.

HEIGHT
No change.

SETBACKS
No change.

PROPORTION
No change.

ROOF TYPES
No change.

SURFACE TEXTURE
No change.

SITE UTILIZATION
The building will be accessed from Russell Avenue and the proposed parking lot.

DETAILS
No change to existing structure. Wood 2-panel doors will be provided in three existing openings. Rusted metal garage doors will be added between the existing columns.

PROJECTIONS AND RECESSIONS
No change.

COLOR
Wood doors will be painted light blue. Existing eave will be painted light brown. Rusted metal garage doors will be rusted metal.

LANDSCAPING
Desert landscaping - shrubs and trees.

ENCLOSURES
NA

UTILITIES
NA

MOTOR VEHICLE AND BICYCLE PARKING AREAS
The building provides bicycle storage in an existing room and automobile storage.

BUILDING FORM
No change.

RHYTHM
No change.
NOTE:
The rehabilitation of the storage building at 375 S Stone was reviewed in August and September of 2018 by the State Historic Preservation Office, Armory Park Historic Zone Advisory Board, and the Tucson-Pima County Historic Commission. The project is supported by SHPO - see attached email. APHZAB and TPCHS reviewed the project as a "courtesy review." Attached are the Legal Action Reports from those meetings.

Armory Park Historic Zone Advisory Board (APHZAB)
Legal Action Report
Tuesday, 21 Aug 2018, 7:00 P.M.
Parish Hall, Saint Andrew’s Church
E. 16th Street and 8. 5th Avenue
Tucson, Arizona


a. 375 S Stone, Bill Mackey, architect. (Parcel 117-14-089) Rehabilitation of an adobe structure, the storage building to the east of Casa Vicenta.

Mr. Mackey stated that this courtesy review of the 3-C property was for APHZAB information only. He provided an overview. The property in question is listed on the National Register as a "Contributing Property" but is not within the HPZ. It was developed as a garage for the Brady Court to the north in 1919, but has been infilled over the years and is now as a separate C3 lot. He has received a finding from SHPO that the building would remain as "Contributing" if reverted to its original use, as apparently, no redevelopments of the site are considered historic.

He also did note that the developer does not pursue his request for a sale of the right-of-way to the north, and would use the space for use for Brady Court. He discussed his opinion of the potential reuse of a portion of parcel 117-14-0860 (HIC) as related to the case, but realized it was not related to the discussion of this particular conversation. It was noted by the board that the extension of the Brady Court lot n 11 zoning all the way to Stone Avenue was an attempt by the 1919's owner to make sure no large C3 building could be built on it to the west. However, this conversation is a separate issue.

This particular project involves removing the adobe structure on the southeast corner of the overall parcel back to a parking garage with nine bays and a storage area. The effort includes taking down the framed walls that were infilled over the years, retaining all original exterior adobe walls and openings. Unfortunately, there are no specific details on the property card to identify when the structure was originally enclosed other than noting it is a contributing structure. Mr. Mackey referred to SHPO has favorably reviewed the project and the renovation does not affect its future eligibility as a historic structure.

The board noted that there was a typo with respect to the parcel number in the site information on chart 3. As it was a courtesy review, with no formal recommendation required, the board generally agreed the developer was in fact returning the structure and use to its original design use and was appropriate.
LINES AND NUMBERS REPRESENT AVAILABLE PARKING (NO RESIDENTIAL PARKING PERMIT REQUIRED) IN THE AREA. AREAS ARE WITHIN 1/4 MILE WALKING DISTANCE. A TOTAL OF 222 SPACES ARE AVAILABLE.

RED LINES INDICATE NON-METERED PARKING (1 TO 2 HOUR RESTRICTED PARKING FROM 8AM TO 5PM), YELLOW LINES INDICATE METERED PARKING (2 TO 6 HOURS RESTRICTED PARKING FROM 8AM TO 5PM).

EXCEPT FOR THE 28 PARKING SPACES LOCATED ALONG 15TH STREET, THE ADJACENT USES ARE PRIMARILY COMMERCIAL.

ALL SPACES ARE CONSIDERED AVAILABLE DURING PEAK HOURS OF OPERATION FOR THE PROPOSED RESTAURANT.


THE PARKING REQUIREMENTS, PER THE UNIFORM DEVELOPMENT CODE ARE AS FOLLOWS:

- RESTAURANT: 4294 SF: 1/100: 34.84
- OFFICE: 521 SF: 1/300: 1.20
- (14) 1 BR: 1.50 / UNIT: 21.00
- (14) 2 BR: 2.00 / UNIT: 28.0
- (7) 1 BR: 1.50 / UNIT: 10.5
- (1) 2 BR: 2.00 / UNIT: 2.0

TOTAL: 62.7 @ 90% = 56.43 (UDC 7.4.4.A) + 34.84 = 91.27 TOTAL REQ'D

NOTE: IF THIS PROJECT WERE LOCATED ACROSS THE STREET TO THE NORTH OF 14TH, THE PARKING CALCULATION WOULD REQUIRE 52 SPACES.

THE OWNER IS REQUESTING THE NUMBER OF PARKING BE REDUCED TO A TOTAL OF 51 SPACES.

A. JUSTIFICATION:

1. THE PROJECT IS LOCATED IN DOWNTOWN TUCSON. IT IS LOCATED WITHIN THE INFILL INCENTIVE DISTRICT AND THE BUSINESS IMPROVEMENT DISTRICT. THE INFILL INCENTIVE DISTRICT ALLOWS A 25% REDUCTION OR A REDUCTION PURSUANT TO AN IID PARKING PLAN. 25% REDUCTION REQUIRE 68 SPACES. WE ARE REQUESTING 51 TOTAL ON-SITE SPACES, OR 17 OFF-SITE PARKING SPACES. THIS NUMBER IS 10% OF THE AVAILABLE ON-STREET, NON-RESIDENTIAL PARKING WITHIN LESS THAN 1/4 MILE DISTANCE FROM THE SITE. THE 10% IS NOT A SIGNIFICANT IMPACT CONSIDERING MANY OF THE PARCELS WITHIN THE AREA ARE ESTABLISHED PROPERTIES WITH NO FORESEEABLE CHANGE.

2. THE PROJECT IS LOCATED ALONG DEDICATED BIKE ROUTES AND BUS ROUTES. IT IS LOCATED 3 BLOCKS FROM A MODERN STREETCAR STOP. ALTERNATIVE TRANSIT IS AVAILABLE.

3. THE PROPOSED PARKING WILL PROVIDE ADEQUATE PARKING FOR RESIDENTS OF THE PROJECT AT 1 SPACE PER UNIT AND AN ADDITIONAL 15 SPACES FOR THE RESTAURANT. THE 1 SPACE PER UNIT CALCULATION IS A STANDARD (AND MAXIMUM RATIO) FOR DOWNTOWN TUCSON PROJECTS AND DOWNTOWN PROJECTS ACROSS THE COUNTRY. THE RESTAURANT IS PROJECTING 350 COVERS ON A BUSY WEEKEND NIGHT. ASSUMING 1 COVER = 1 PERSON, THERE ARE TWO SEATING, AND 1 CAR = 3 PEOPLE, WE CAN ASSUME 58 VEHICLES COMING TO THE RESTAURANT (350 / 2 SEATTINGS = 175 COVERS / 3 PEOPLE PER CAR = 58 CARS). THIS ASSUMES EVERYONE WILL DRIVE AND NOT USE TAXI SERVICES OR OTHER ALTERNATIVE MODES OF TRANSPORTATION.

B. THE IMPACT TO THE NEIGHBORHOOD WILL BE MINIMAL.

1. PER THE MAP ON THE PREVIOUS PAGE, THERE ARE 222 ON-SITE PARKING SPACES WITHIN LESS THAN 1/4 MILE OF THE PROPOSED DEVELOPMENT. A MAJORITY OF THE ON-SITE PARKING IS LOCATED ALONG AREAS ADJACENT TO DAYTIME BUSINESSES. IT IS ASSUMED THE MAJORITY OF VEHICULAR TRAFFIC TO THE HIGHEST IMPACT USE OF THE RESTAURANT WILL OCCUR DURING THE TIMES THESE BUSINESSES ARE NOT OPEN.
THE EXISTING SITE IS COMPRISED OF THREE SEPARATE PARCELS. THE NORTHWEST PARCEL, 117-14-0870, AND SOUTH PARCEL, 117-14-0890, ARE ZONED C-3 (BLUE). THE NORTHEAST PARCEL, 117-14-0860, IS ZONED HC-3 (RED). A SPUR 21'-0" AT ITS WIDEST AND 10'-0" AT ITS NARROWEST WIDTH RUNS TO THE WEST TO STONE AVENUE FROM THE HC-3 PROPERTY.

THERE IS A REZONING BEING PROCESSED SIMULTANEOUSLY WITH THIS IID TO MAINTAIN THE HC-3 ZONING AROUND THE BRADY COURT BUILDING AND DELETE THE SPUR EXTENSION TO THE WEST. THIS WOULD CREATE A C-3 ZONING AREA FOR THE NEW BUILDING AND PARKING LOT ON THE SOUTH. THE REZONING WILL ALSO CONTAIN A CONDITION REQUIRING A PROCESS FOR REVIEW OF MODIFICATIONS TO THE PARKING GARAGE STRUCTURE IN THE SOUTHEAST CORNER OF THE PARKING AREA.
THE EXISTING SITE IS COMPRISED OF THREE SEPARATE PARCELS. THE NORTHWEST PARCEL, 117-14-0870, AND SOUTH PARCEL, 117-14-0890, ARE ZONED C-3 (BLUE). THE NORTHEAST PARCEL, 117-14-0860, IS ZONED HC-3 (RED). A SPUR 21'-0" AT IT'S WIDEST AND 10'-0" AT IT'S NARROWEST WIDTH RUNS TO THE WEST TO STONE AVENUE FROM THE HC-3 PROPERTY.