



Design Professional Review Comments

Date: 8 August 2019

To: Maria Gayosso, Lead Planner
Planning and Development Services
City of Tucson
201 N. Stone Avenue
Tucson, AZ 85701

From: R. Fe Tom, AIA, Design Professional

Project: **Case # IID-19-04**
Project Name: 18 W 18
Address: 18 & 28 W. 18th ST, 735 S. 7th AV
Parcel #: 117-07-207A & 117-07-206A
Related Activity Number: # DP18-0283 and DS19-04

Re: 2nd Submittal - Design Professional IID Major Review Comments for Case # IID-19-04

The purpose of this review is to provide a Major Design Review of the 2nd Submittal for Infill District Case # IID-19-04: 18 West 18th Street, dated 8/1/2019 with related Development Package # DP18-0283, dated 11/14/2018, TSMR Case # DS19-04, dated 4/17/2019 and IPP Request # T19SA00221, dated 6/17/2019.

5.12.8: GENERAL IID ZONING OPTION DESIGN STANDARDS for a Major Design Review	
	Comments
5.12.8.A: Streetscape Design	
5.12.8.A.1: Pedestrian-orientation: Project shall comply with all UDC Sections 5.12.8.A.1.a through 5.12.8.A.1.h	
5.12.8.A.1.a: Architectural elements/details at the first 2 floor levels.	Residential units of 2-3 stories: <ul style="list-style-type: none"> Identify material finishes - Comply (<i>Previously Addressed</i>) Elevations indicate the varying use of architectural elements from the historic barrio and detailing of door and window openings reflective of those found throughout the barrio. Commercial Historic 1-story building: <ul style="list-style-type: none"> N/A
5.12.8.A.1.b: Provide window, window displays, or visible activity on at 50% of the frontage.	<ul style="list-style-type: none"> Comply. (<i>Previously Addressed</i>)
5.12.8.A.1.c: Façade shall be no longer than 50' without architectural details	<ul style="list-style-type: none"> Comply. (<i>Previously Addressed</i>)
5.12.8.A.1.d: Front door shall be visible from the street and visually high lighted by graphic, lighting or similar features	Residential units of 2-3 stories: <ul style="list-style-type: none"> Gate seem to work. Comply. (<i>Previously Addressed</i>)

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	<p>Commercial Historic 1-story building:</p> <ul style="list-style-type: none"> Existing Wall is 4' in height with no gate to allow view of the Historic Structure - Comply (<i>Previously Addressed</i>)
<p>5.12.8.A.1.e: Retail/Commercial Trade Uses that encourage street level pedestrian activity are preferred on the 1st floor of multi-story buildings</p>	<p>Commercial Historic 1-story building:</p> <ul style="list-style-type: none"> Exist Wall has been lowered to 4' and gate has been removed to allow view of the Historic Structure - Comply. (<i>Previously Addressed</i>)
<p>5.12.8.A.1.f: Sidewalks may be widened to allow for sidewalk dining.</p>	N/A
<p>5.12.8.A.1.g: To the extent practicable, bus pull-out shall be provided where bus stops are currently located</p>	N/A
<p>5.12.8.A.1.h: If Drive-Through service is proposed, it shall not interfere with pedestrian access to site from right-a-way</p>	N/A
<p>5.12.8.A.2: Shade: Shade shall be provided for at least 50% of all sidewalks and pedestrian paths</p>	<ul style="list-style-type: none"> Comply - A Shade Study Plan has been provided per Detail 12 on DP Sheet 10 of 11. (<i>Previously Addressed</i>)
<p>5.12.8.B: Development Transition Standards</p>	
<p>5.12.8.B.1: Applicability Where a project abuts an affected residential property or duplex dwelling the developing site shall comply with this section.</p>	
<p>5.12.8.B.2: Mitigation of Taller Structures</p>	
<p>5.12.8.A.2.a: Within the GIID; the maximum building height is 25 feet within 30 feet of the property line adjacent to an affected residential property.</p>	<ul style="list-style-type: none"> Comply - Site Plan on Page 62 indicates that the 34'-0" high portion of Unit #5 which is adjacent to an affected residential property is setback at a distance greater than 30 feet from the property line.
<p>5.12.8.B.b: Building Bulk Reduction: Where a building façade faces a property line adjacent to a single-family detached or duplex residential property, the proposed design provides an effective way of breaking up the mass so that the building mass of the façade is less imposing.</p>	<ul style="list-style-type: none"> Comply - Elevation 2 along Hobday Way illustrates how the building bulk reduction has been applied. (<i>Previously Addressed</i>)

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<p>5.12.8.B.2.c and d: Reduce views into adjacent residential yards from 2nd floor windows and balconies</p>	<ul style="list-style-type: none"> • Comply - Sections 5 and 6 on Page 66 indicates how views into the adjacent residential yard from 2nd floor balconies and windows will be screened by an 8'-0" site wall and 18'-0" high canopy trees along the north property line.
<p>5.12.8.B.1.e: Buildings shall be oriented so as to reduce views onto an affected residential property</p>	<ul style="list-style-type: none"> • Comply - Sections 5 and 6 on Page 66 indicates an 8'-0" site wall and 18'-0" canopy trees to be used for screening along the north property line.
<p>5.12.8.B.1.f: Buffers and/or screening shall be provided between a developing site and affected residential properties</p>	<ul style="list-style-type: none"> • Comply - Sections 5 and 6 on Page 66 indicates an 8'-0" site wall and 18'-0" canopy trees to be used for screening along the north property line.
<p>5.12.8.B.3: Mitigation of Service Areas</p> <p>Service area shall be mitigated to reduce the noise and view of the service features, reduce the emission of offensive odors to owners or occupants of adjacent properties or create a nuisance or hazard beyond the property lines of the project site, and prevent vibrations that are discernible beyond the property lines of the projects.</p>	<ul style="list-style-type: none"> • Comply - Owner stated that there will be alcohol sales, but we assume that there will be no consumption of alcohol on the retail/mercantile site. <i>(Previously Addressed)</i>
<p>5.12.8.B.4: Mitigation of Parking Facilities and Other Areas</p> <p>Where the site has parking areas or an area with noise and outdoor lighting features, the areas shall be screened from affected residential property by a combination of a wall or opaque non-chain link fence with a vegetative hedge or a row of trees that shall be dense enough to screen views onto the development site.</p>	<ul style="list-style-type: none"> • Comply - Sections 5 and 6 on Page 66 indicates an 8'-0" site wall and 18'-0" canopy trees to be used for screening along the north property line.
<p>5.12.8.C: Alternative Compliance</p> <p>The PDSO Director may approve an urban design best practice option for compliance with Section 5.12.8.A, Streetscape Design and Section 5.12.8.B Development Transition Standards.</p>	<p>N/A</p>

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<p>5.12.8.D: Utilities</p> <p>Plans shall include information on the layout and demonstrate availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.</p>	<ul style="list-style-type: none"> • Utility Plan to be provided as part of the Development Plan. <i>(Previously Addressed)</i>
<p>5.12.8.E: Parking</p>	
<p>5.12.8.E.1.a and b: Parking spaces located on-site or off-site within 1/4 mile of site with a City approved shared parking agreement</p>	<ul style="list-style-type: none"> • An IPP Plan has been submitted. Refer to IPP Review by Park Tucson. <i>(Previously Addressed)</i>
<p>5.12.8.E.2: Required vehicle and bicycle parking may be reduced pursuant to an IID Parking Plan in accordance with Section 7.4.5.A.</p>	<ul style="list-style-type: none"> • An IPP Plan has been submitted. Refer to IPP Review by Park Tucson. <i>(Previously Addressed)</i>
<p>5.12.8.E.3: Where Parking is provided, the parking area must comply with the standards of Section 7.4.6.C and D.</p>	<ul style="list-style-type: none"> • An IPP Plan has been submitted. Refer to IPP Review by Park Tucson. <i>(Previously Addressed)</i>
<p>5.12.8.E.4: Parking must be in a parking structure with the ground floor of the parking structure screened from view.</p>	<p>N/A</p>
<p>5.12.8.E.4.a: Exception: Parking may be located on a surface parking lot if it is determined by the PDSO Director to be impracticable to be located elsewhere and other options are not available. If located onsite, parking areas must be located at the rear or side of the building.</p>	<ul style="list-style-type: none"> • An IPP Plan has been submitted. Refer to IPP Review by Park Tucson. <i>(Previously Addressed)</i>
<p>5.12.8.E.5: Special IID Parking Agreement:</p>	
<p>5.12.8.E.5.a: A percentage of long-term residential parking may be located in a City public parking garage by an agreement with Park Tucson if the project is of significant economic benefit to the City to allow this option.</p>	<ul style="list-style-type: none"> • An IPP Plan has been submitted. Refer to IPP Review by Park Tucson. <i>(Previously Addressed)</i>
<p>5.12.8.E.5.b: The agreement must be reviewed by PDSO, the Design Professional, Park Tucson and approved by the City Manager.</p>	<ul style="list-style-type: none"> • An IPP Plan has been submitted. Refer to IPP Review by Park Tucson. <i>(Previously Addressed)</i>

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5.12.9: GREATER INFILL INCENTIVE SUBDISTRICT (GIIS)	
5.12.8.A: GIIS Land Uses	
5.12.9.A.2: Retail Trade Group allows "Food and Beverage Sales	<ul style="list-style-type: none"> • Refer to Zoning Review Comments. <i>(Previously Addressed)</i>
5.12.9.C: Exceptions	
5.12.9.C.1.b: Street Perimeter Yard : Perimeter yard requirements may be reduced or waived if the PDSO Director determines that the request is consistent with the Major Streets and Route Plan.	<ul style="list-style-type: none"> • N/A since project is not located on a Major Streets and Routes. <i>(Previously Addressed)</i>
5.12.9.C.2.a: Parking: Parking as required by Section 7.4, <i>Motor Vehicle and Bicycle Parking</i> , may be reduced up to 25 percent. Parking may be decreased by more than 25 percent per a written agreement with the Park Tucson, or in accordance with Section 5.1.2.6.M IID Parking Plan,	<ul style="list-style-type: none"> • An IPP Plan has been submitted. Refer to IPP Review by Park Tucson. <i>(Previously Addressed)</i>
5.12.9.C.4. Solid Waste Collection: On-site refuse collection container standards governing access, type, and location may be modified if the Environmental Services Department determines that no public health or traffic safety issue is created.	<ul style="list-style-type: none"> • Plan has been submitted to Environmental Services. Refer comments by Environmental Services. <i>(Previously Addressed)</i>
5.12.9.C.5. Landscaping and Screening:	
5.12.9.C.5.b. Except as required by Section 5.12.8.B, Development Transition Standards, a complete or partial exception to Section 7.6 Landscaping and Screening Standards, may be granted if shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios, in accordance with Section 5.12.6.A.2. The landscaping requirement may also be waived by the PDSO Director based on a written finding that the waiver is necessary to preserve the prevailing setback.	<ul style="list-style-type: none"> • Comply - A Shade Study Plan has been provided per Detail 12 on DP Sheet 10 of 11.

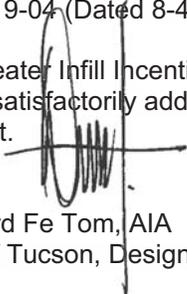
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<p>5.12.9.C.5.c. Any one or more of the following types of landscaping and improvements may be used to comply with this section:</p> <ul style="list-style-type: none">(1) Existing landscaping;(2) Shade trees in right-of- way(3) Green walls or green roofs(4) Shade structures, such as awnings.	<ul style="list-style-type: none">• Comply - A Shade Study Plan has been provided per Detail 12 on DP Sheet 10 of 11. <i>(Previously Addressed)</i>
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This concludes my Major Design Review of the 2nd Submittal (Revised) Application for Infill District Case # IID-19-04 (Dated 8-4-19).

All Greater Infill Incentive District (GIID) and Greater Infill Incentive Subdistrict (GIIS) requirements have been satisfactorily addressed; therefore, as the Design Professional, I recommend approval of this Project.



Richard Fe Tom, AIA
City of Tucson, Design Professional