

Design Professional Review Comments

Date: 25 September 2019

To: Nick Ross
 Planning and Development Services
 City of Tucson
 201 N. Stone Avenue
 Tucson, AZ 85701

From: R. Fe Tom, AIA, Design Professional

Project: Case # IID-19-01
 Project Name: Opus/4th Ave Mixed Use
 Address: 213 N 4th Ave
 Parcel #: 117-06-078A
 Related Activity Number: # T19SA00242

Re: Design Professional Preliminary Review for PAD Design Guidelines for Case # IID-19-01

The purpose of this review is to provide a Preliminary Professional Design Review for Design Guidelines per the PAD document dated April 17, 2018 and Minor Amendment Request for Partners on 4th PAD-33 dated July 9,2019. The project is Infill District Case # IID-19-01: 213 N 4th Ave, dated 5/29/2019 with related permit T19SA00242.

Design Guidelines for PAD-33		
Review of Design Guidelines in PAD document submitted to Mayor and Council March 15, 2018 and revised for approval on April 17, 2018.		
SECTION	OBSERVATION	COMMENTS
Part III - PAD PROPOSAL		
1. PLANNING CONSIDERATIONS	<ul style="list-style-type: none"> Project is provided as single parcel with four sections each having their own specific development standard as in indicated in Exhibit 9 and Part III Section 3. 	<ul style="list-style-type: none"> Complies per Exhibit 9 in Part III Section 3 of PAD document. New development shall comply with continued use and operation conditions outlined in the PAD document.
2. PAD PERMITTED USES		
A. PAD Permitted Uses:		

<p>A minimum of 4 storefronts at less than equal to 1,000sf shall be provided as part of the PAD.</p>	<ul style="list-style-type: none"> • 4 suite (A-D) storefronts along 4th Avenue have been provided. 	<ul style="list-style-type: none"> • Complies
<p>List of permitted uses</p>	<ul style="list-style-type: none"> • Project provides space for retail use group/commercial services group and Residential Multifamily Use Group. 	<ul style="list-style-type: none"> • Complies • Permitted uses shall comply with use specific standards for specific use.
<p>B. PAD Excluded Uses</p>	<ul style="list-style-type: none"> • Commercial uses shall adhere to the excluded land uses. 	<ul style="list-style-type: none"> • Complies, given exclusion of the outlined uses.
<p>3. DEVELOPMENT STANDARDS</p>		
<p>A. Building Placement and Setback Requirements</p>		
<p><u>SECTION A - Building Placement Standards</u> Build to line & setback per table. 1. For conceptual building location in Section A see Exhibit 9: PAD Concept Plan. 2. The new building facade(s) along Stevens Avenue must be built as close to the existing facade location as possible. See Part III, Section 12.B on page 39 for building articulation standards.</p>	<ul style="list-style-type: none"> • Allowable 0' setbacks on all. Proposed building has setbacks provided in the range of 0'-15'. • Replicated building facade along Stevens Avenue has been incorporated into new building. 	<ul style="list-style-type: none"> • Complies
<p><u>SECTION B,C,D - Building Placement Standards</u> Build to line & setback per table. 1. For specific dimensional layout requirements of Sections B, C and D see Exhibit 9: PAD Concept Plan. 2. Setback along Fourth Avenue to be 0 Ft. or prevailing historic setback</p>	<ul style="list-style-type: none"> • Allowable 0' setback alongside and rear, 0' or prevailing setback along street side. Proposed building has setbacks provided in the range from 0'-36'. • Setback along Fourth Avenue is 0'. 	<ul style="list-style-type: none"> • Complies

<p><u>SECTION A</u> <u>Building Height</u> <u>Standards</u> Maximum Building Height (1, 2) 160 Ft. Max 110 Ft. Min*</p>	<ul style="list-style-type: none"> • Tallest portion of building identified at 140'-0". 	<ul style="list-style-type: none"> • Complies
<p><u>Floor Uses:</u> <u>Ground Floor</u> Commercial Services and Retail Trade Uses that encourage street level activity are preferred, but office or residential uses may be used if Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table. Parking Use is also allowed. <u>Upper Floors</u> Residential or Commercial Services, only.</p>	<ul style="list-style-type: none"> • Commercial Services in accordance with the PAD permitted used have been provided at the first floor. These include a lobby/offices have been provided at the southeast corner of the first floor and a parking garage has been provided. • Upper floors identified as residential units. 	<ul style="list-style-type: none"> • Complies
<p><u>SECTION B</u> <u>Building Height</u> <u>Standards</u> Mid-Rise Building Height (1, 2) 110 Ft. Max 80 Ft. Min*</p>	<ul style="list-style-type: none"> • Mid-rise section B identified at 101'-4". 	<ul style="list-style-type: none"> • Complies
<p><u>Floor Uses:</u> <u>Ground Floor</u> Commercial Services, Retail Trade Uses that encourage street level activity, as well as Parking Uses. <u>Upper Floors</u> Residential or Commercial Services</p>	<ul style="list-style-type: none"> • Commercial Services in accordance with the PAD permitted used have been provided at the first floor. Use includes a Parking garage. • Upper floors identified as residential units. 	<ul style="list-style-type: none"> • Complies
<p><u>SECTION C</u> <u>Building Height</u> <u>Standards</u> Mid-Rise Building Height (1, 2) 50 Ft. Max</p>	<ul style="list-style-type: none"> • Mid-rise section C identified at 33'-8". 	<ul style="list-style-type: none"> • Complies

<p><u>Floor Uses</u> <u>Ground Floor</u> Commercial Services, Retail Trade Uses that encourage street level activity, as well as Parking Uses. <u>Upper Floors</u> Residential or Commercial Services</p>	<ul style="list-style-type: none"> • Commercial Services in accordance with the PAD permitted used have been provided at the first floor. Use includes a Parking garage and commercial services/retail. • Upper floors identified as residential units. 	<ul style="list-style-type: none"> • Complies
<p>SECTION D <u>Building Height Standards</u> Building Height (1, 2) 30 Ft. Max</p>	<ul style="list-style-type: none"> • Building height identified as 33'-8" at southeast circulation corridor and retail section appear to be at about 25'-0". • PAD "specific requirements" for this section determines that "height is measured from design grade to the average of the roof height; parapet not included." 	<ul style="list-style-type: none"> • Complies. • Although a portion of the building is above the maximum height, the average roof height is within requirements.
<p>FLOOR USES <u>Ground Floor</u> Commercial Services and Retail Trade Uses that encourage street level activity. <u>Upper Floor</u> Commercial Services</p>	<ul style="list-style-type: none"> • Spaces along 4th Avenue have been identified within the documentation as being Commercial/Retail. Four street frontage spaces shall be used in accordance this section. • Upper Floor uses includes residential use group amenities. 	<ul style="list-style-type: none"> • Complies
<p>C. LOT COVERAGE, OPEN SPACE</p>		
<p><u>Lot Coverage</u> Maximum Lot Coverage Allowed (1) 100%</p>	<ul style="list-style-type: none"> • Maximum lot coverage provided. 	<ul style="list-style-type: none"> • Complies
<p><u>Open Space</u> Total Open Space (2, 3, 4, 5): 10% min of total PAD area: 73,200 Sq. Ft. x 0.1 = 7,320 Sq. Ft. Multi-Unit Dwellings: 30 Sq. Ft. per DU Minimum Landscape: Area 50% of total PAD Open Space: 7,320 Sq. Ft. x 0.5 = 3,660 Sq. Ft.</p>	<ul style="list-style-type: none"> • Open space calculations has not been provided. 	<ul style="list-style-type: none"> • Submittal shall identify open space calculations in accordance with this section.
<p>D. VEHICLE PARKING AND BICYCLE FACILITES</p>		

<p><u>1. Vehicle Parking</u> Number of Required Spaces (1,2): Off-street Residential = min 1 space per dwelling unit Non-residential = min 35 spaces</p>	<ul style="list-style-type: none"> • Provide revised parking calculations. 	<ul style="list-style-type: none"> • Parking requirements shall be recalculated per modified parking requirements from 1 space per unit to 0.7 space per unit as indicated on the "Minor Amendments request letter for Partners on Fourth PAD-33." July 9, 2019.
<p><u>2. Parking Requirement Reductions</u></p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Parking requirements revised per modified parking requirements in the Minor Amendment request.
<p><u>3. Location of Vehicle Parking</u></p>	<p>a. Street and side setback for parking provided at 0'. b. Parking provided onsite within a structure. c. Parking provided within development.</p>	<ul style="list-style-type: none"> • Parking requirements shall be recalculated per modified parking requirements from 1 space per unit to 0.7 space per unit as indicated on the "Minor Amendments request letter for Partners on Fourth PAD-33." July 9, 2019.
<p><u>4. Screening of Vehicle Parking</u> Provide Screening per PAD section G.3. Screening Standards</p>	<ul style="list-style-type: none"> • Parking is provided below grade and at ground level screened behind a parking structure walls. The parking structure screen appears to provide partial visibility. 	<ul style="list-style-type: none"> • Complies
<p><u>5. Ride-Sharing and Vehicle-sharing</u></p>	<ul style="list-style-type: none"> • Drop-off located and 8th Street. • Provide signage as required. 	<ul style="list-style-type: none"> • Complies
<p><u>6. Parking Access</u> Parking Access: 1 Egress and 1 Ingress Access location allowed per Primary Street. 1. Access will be allowed to and from Stevens Avenue. (amended per Minor Amendments 7/9/19)</p> <ul style="list-style-type: none"> • Ingress from Herbert Avenue into Section A Parking Garage. • Egress from Section A Parking Garage onto Herbert Ave. • Ingress from PAD easement into section B Garage. • Egress from Section B 	<ul style="list-style-type: none"> • Ingress/Egress have been provided from Steven Ave. • Ingress/egress to Section A, have been provided from Herbert Ave • Ingress/egress to Section B, have been provided from PAD easement. 	<ul style="list-style-type: none"> • Complies

Garage onto PAD Easement.		
<u>7. Bicycle Facilities</u>	<ul style="list-style-type: none"> • Short term residential - provided: 75, required: 75 • Short term commercial - provided: 8, required: 2 • Long term residential - provided 374, required: 374 • Long term commercial - provided 2, required: 2 	<ul style="list-style-type: none"> • Complies
E. PEDESTRIAN ACCESS, CIRCULATION & STANDARDS		
<u>1. Pedestrian Access and Circulation</u> Provide per Exhibit 9: PAD Concept Drawing. **Minor Amendments to the Concept drawing accepted	<ul style="list-style-type: none"> • Plan is consistent with pedestrian activity depicted in Exhibit 9 along with accepted amendments. 	<ul style="list-style-type: none"> • Complies
<u>2. Pedestrian Standards</u>	b. Main entrance locations for retail storefront and residential lobby both located off of sidewalk along street. c. 8' clear passage for main entrance provided. d. Existing sidewalks have been maintained. e. Sidewalks not provided within parking structure. f. Where there are new sidewalks, they are separated from vehicle/bicycle travel lanes. g. Sidewalks widened to accommodate pedestrian activity. h. Pedestrian seating appears to be located along 4th Avenue. Owner/operator shall comply with requirements of this section.	<ul style="list-style-type: none"> • Complies
F. SIGNAGE & WAYFINDING	<ul style="list-style-type: none"> • Project shall comply with requirements outlined within this section and shall conform to the City of Tucson Sign Code. 	<ul style="list-style-type: none"> • N/A - no signage details have been provided.
G. LANDSCAPE & SCREENING		
<u>1. Landscape Standards</u>		<ul style="list-style-type: none"> • Submit for Landscape review.
<u>2. Screening Standards</u>	<ul style="list-style-type: none"> • Parking structure in appropriately screened by perimeter block wall. Parking is not visible from the adjoining street level. 	<ul style="list-style-type: none"> • Complies

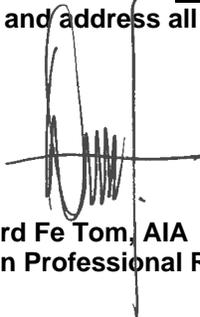
<p><u>3. Screening of Vehicle Parking</u></p>	<ul style="list-style-type: none"> • Parking structure in appropriately screened by perimeter block wall. Parking is not visible from the adjoining street level. 	<ul style="list-style-type: none"> • Complies
<p><u>4. Post Development Transportation Circulation</u></p>		
<p>A. Traffic Study</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Project shall comply with requirements for Traffic Impact Analysis as outlined in this section.
<p>B. Vehicular Access</p>	<ul style="list-style-type: none"> • As outlined in the PAD: <ul style="list-style-type: none"> ○ Ingress/egress provided to and from Herbert and 8th street. ○ Ingress/egress provided to and from Parking lot and Steven Ave. ○ Stevens Ave is maintained as a one-way street. ○ Ingress/egress to and from Parking lot to 8th street has been eliminated per "Minor Amendments to the PAD" (7/9/19). ○ Ingress/egress to and from 4th Ave. 	<ul style="list-style-type: none"> • Complies
<p>C. Vehicular Circulation</p>	<ul style="list-style-type: none"> • Per PAD through access from Herbert Ave to Stevens Ave has been eliminated. • Ingress/egress points are perpendicular to street. • Per PAD, one source of egress/ingress provided at each major street. • PAAL provided. 	<ul style="list-style-type: none"> • Complies
<p>D. Current and Future Rights-of-way</p>	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A
<p>E. Public Transit - Modern Street Car Impacts</p>		<ul style="list-style-type: none"> • Project shall comply with requirements for the Modern Street Car outlined in this section.
<p>F. Bicycles</p>		<ul style="list-style-type: none"> • Project shall minimize during construction disruption to the Iron Horse Bike Way to the south.
<p><u>5. Off-Street Loading</u></p>		<ul style="list-style-type: none"> • Project shall comply with UDC Section 7.5 and shall be reviewed by PDS.
<p><u>6. Post Development Hydrology</u></p>		<ul style="list-style-type: none"> • Project shall comply with requirements as outlined in this section.
<p><u>7. Views</u></p>		<ul style="list-style-type: none"> • Project complies with outlined requirements

<p><u>8. Solid Waste/Recycle</u></p>		<ul style="list-style-type: none"> • Project shall be submitted for review to Environment Services.
<p><u>9. Approach to National Register Warehouse Historic District & 4th Ave Streetscape</u></p>		
<p>A. Warehouse Building Demolition</p>	<ul style="list-style-type: none"> • Building demolition approved by COT. 	<ul style="list-style-type: none"> • Project shall comply with requirements outlined in this section.
<p>B. Historically Sensitive Design</p>	<ul style="list-style-type: none"> • Stevens Ave Historic Facade: Appears to be designed in duplicate form, relief and materials, elements and fenestration in the same location as existing facade. Facade appears to replicate existing openings with the exception as the parking ingress/egress opening. • Fourth Ave Facade: Facade appears to be in keeping with historic streetscape, planning infrastructure building stock - context, proportions and scale - building and paving materials, lighting, street furniture, signage, and vegetation. 	<ul style="list-style-type: none"> • Project shall submit for required reviews as outlined within this section.
<p><u>10. Noise Mitigation</u> Balconies will not be allowed below the fourth floor of the buildings in this section on the east façade(s) as indicated on Exhibit 9: PAD Concept Plan. B) If outdoor rooftop areas and balconies are developed as open space for the residential project(s), the rooftop is to close at 10:00 PM. C) Per Part III, Section 11 the IID DRC may require a noise mitigation plan to ensure the proposal does not substantially increase noise above current ambient noise levels.</p>	<ul style="list-style-type: none"> • Balconies have not been located below the 4th floor. • Per PAD rooftop area (exterior amenity deck located on 3rd floor along east wing of building) and balconies shall close at 10:00pm. 	<ul style="list-style-type: none"> • Complies • Provide Noise Mitigation plan per this section.
<p><u>11. Design Review Process</u></p>		<ul style="list-style-type: none"> • Project shall comply with outlined process and requirements outlined in this section.
<p><u>11. Interpretations and Amendments</u></p>		<ul style="list-style-type: none"> • Project shall comply with outlined process and requirements outlined

		in this section.
<u>12. Design Standards</u>		
A. Building Articulation - General	<ol style="list-style-type: none"> 1. Project provides scale-defining architectural elements/details at 1st floor facades. 2. Ground level front doors appear to be identifiable from street. Project shall highlight entrances with graphics/lighting/similar features. 3. Various materials providing architectural detail have been provided at various facades/ 	<ul style="list-style-type: none"> • Complies
B. Building Articulation - Section A	<ol style="list-style-type: none"> 1. East building facade of Mid-Rise Section B is longer than 60' without articulated visual appearance. 2. Provide one step-back or a pop out to a minimum of 8 ft. in depth is required (at minimum) per 60 Ft. length of facade at Section A, east and south and west facades per PAD. 3. Balconies have not be provided below the 4th floor. 4. Stevens Ave Historic Facade appears to be designed in duplicate form, relief and materials, elements and fenestration in the same location as existing facade. Facade appears to replicate existing openings with the exception as the parking ingress/egress opening 	<ul style="list-style-type: none"> • Provided facade articulation and 8-foot required setback per 60-foot facade length required per this section.
C. Building Articulation - Section D East Building Facade	<ol style="list-style-type: none"> 1. Window provided at 50% or more of building facade. 2. Architectural detail, material definition provide at Section D facade. 3. Front doors identifiable with storefront facade. Single door entry provided to each retail space with appearance of variation in hardscape at each entry. Landscape provide at public pedestrian pathways 4. Provide safe, secure, universally accessible doors. 5. Storefronts integrated with landscape and hardscape at entries. Project provides variation in hardscape at entrances and landscape accents. 	<ul style="list-style-type: none"> • Complies
D. Building Materials - General	<ol style="list-style-type: none"> 1. Variation of material texture provided at lower floor street facades: brick, CMU, glazing, metal panel and color lens glass. 2. Section D facade constructed of high quality materials as specified in PAD. 	<ul style="list-style-type: none"> • Complies

<p>F. Pedestrian-Oriented Streetscape Design Standards</p>	<p>1. Streetscape appears to integrate architectural features common along 4th Ave. 2., 3., 4. Streetscape/planting shall comply with UDC technical Manual and Streetscape Design Manual/TDOT per this section. 5. Landscaping provided at perimeter of property. Pedestrian activity and visibility to parking areas provided encouraging "eyes on the street". Project provides connectivity to nearby major land uses. Project appears to be accessible. Streetscape has been improved planting and trees.</p>	<ul style="list-style-type: none"> • Complies • Project shall comply with requirements outlined in this section
<p>G. Shade</p>	<ul style="list-style-type: none"> • Project appears to provide adequate shade, through trees and canopies, for at least 50% of all sidewalks 	<ul style="list-style-type: none"> • Provide shade calculations to demonstrate compliance with this section.
<p><u>13. Vacation of Herbert Avenue</u></p>	<ul style="list-style-type: none"> • Vacation, through access to Herbert Ave in consistent with Exhibit 9: PAD Concept Plan. Through access easement provided from Herbert to 4th Ave. 	<ul style="list-style-type: none"> • Complies

This concludes the Preliminary Major Design Review of Infill District Case # IID-19-01. Provide missing items and address all non-compliant issues.



Richard Fe Tom, AIA
Design Professional Reviewer