

SEPTEMBER 30, 2015  
DESIGN REVIEW COMMITTEE

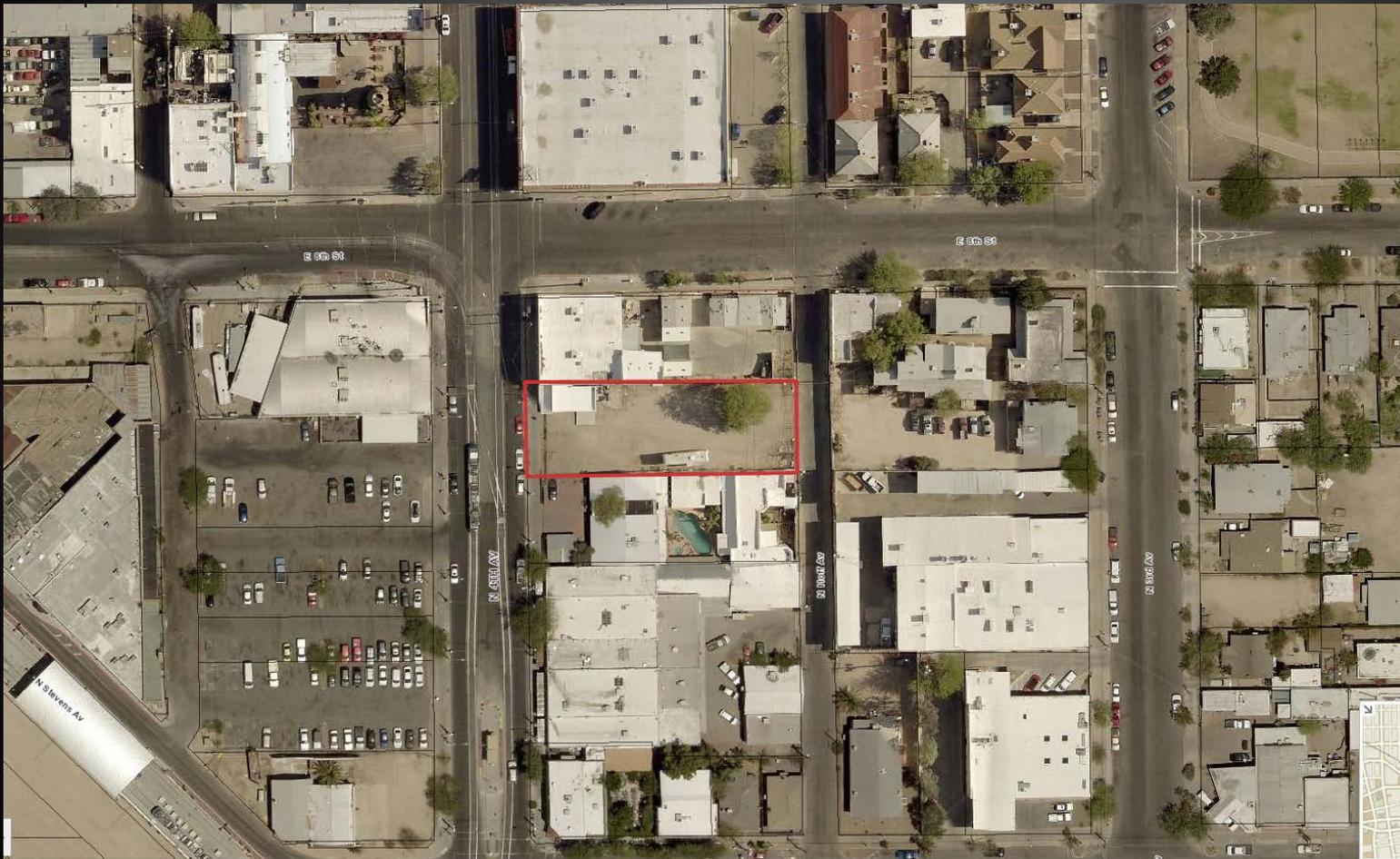
CYPRESS CIVIL DEVELOPMENT

BOXYARD

# PRESENTATION OUTLINE

- ⦿ Project Overview
  - Project Goals
  - Proposed Site Layout
- ⦿ Infill Incentive District
  - IID & FAS
  - Development Package Process
- ⦿ Architectural Precedence
  - Existing Historic Structure
  - Influential Projects
- ⦿ Site Renderings
- ⦿ Question & Answer

# PROJECT OVERVIEW



# PROJECT OVERVIEW

## ◎ Goals:

- To create an outdoor, social gathering environment;
- Provide space for local food service vendors to offer their menu; and,
- Create a sustainable, eco-friendly environment by preserving the existing historic structure on site, and re-using shipping containers for additional buildings.

# PROJECT OVERVIEW



# INFILL INCENTIVE DISTRICT

- ◎ Allowable modifications:
  - Building height
  - Street perimeter yards
  - Bicycle & Vehicle parking
  - Off-street loading
  - Solid waste collection
  - Landscaping & Screening

# INFILL INCENTIVE DISTRICT

## ◎ Process (Major Design Review)

- Pre-application conference w/ City Staff and Design Professional
- Host a Neighborhood Meeting (300 foot notification radius, Neighborhood Associations within 1 mile)
- Summarize Neighborhood Meeting and coordinate with Neighborhood Liaison (Mik White – Iron Horse)
- Submit Design Package to City Staff
- Tucson/Pima County Historical Commission Review & Recommendation
- Meet & review Design Package with Design Professional
- ★ Design Review Committee Review & Recommendation
- Planning & Development Services Director – Review findings and issues DECISION

# ARCHITECTURAL PRECEDENCE



# ARCHITECTURAL PRECEDENCE – LAS VEGAS



# ARCHITECTURAL PRECEDENCE – WASHINGTON DC



# ARCHITECTURAL PRECEDENCE – SAN FRANCISCO



# ARCHITECTURAL PRECEDENCE – SAN DIEGO



# ARCHITECTURAL PRECEDENCE – SKA BREWERY

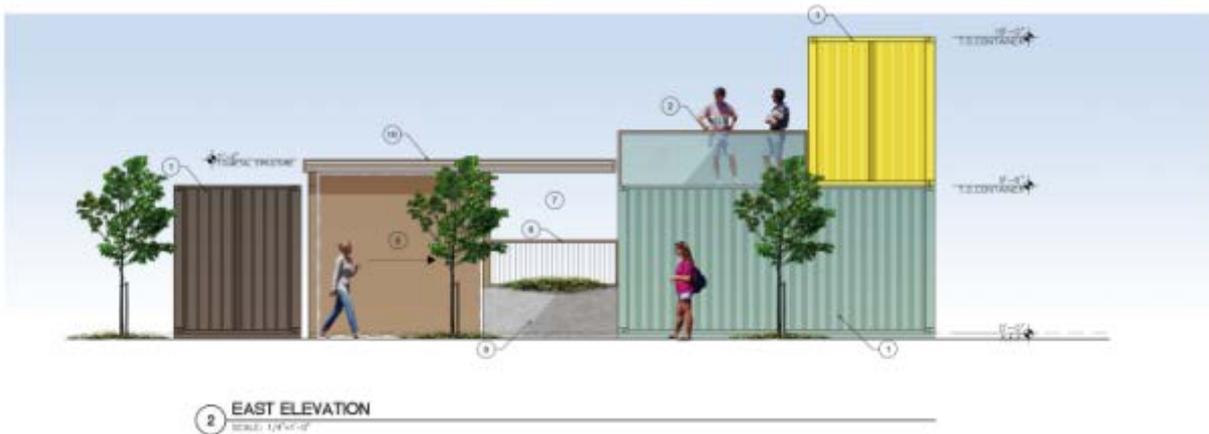


# SITE RENDERINGS



## EXTERIOR ELEVATION KEYNOTES, ○

1. PAINTED STEEL BOX USE CONTAINER LINE
2. STEEL FRAME AND GLASS WINDOW SECTION
3. NEW PAINTED BRUSHED OVER EXISTING BUILDING FACADE
4. REMOVE EXISTING WINDOW AND REPLACE WITH NEW, MEETING CITY OF TUCSON HISTORIC SPECIFICATIONS/CLERESTORY
5. REMOVE EXISTING DOOR AND FRAME AND REPLACE WITH NEW, MEETING CITY OF TUCSON HISTORIC SPECIFICATIONS/CLERESTORY
6. PAINTED STEEL RAILING
7. DECKETS & OPEN BEYOND
8. ROLL-UP FLUSH STEEL GATE
9. EXPOSED CONCRETE TO PLANTER WALL
10. STEEL CANOPY STRUCTURE
11. STEEL SUPPORT COLUMN



# SITE RENDERINGS



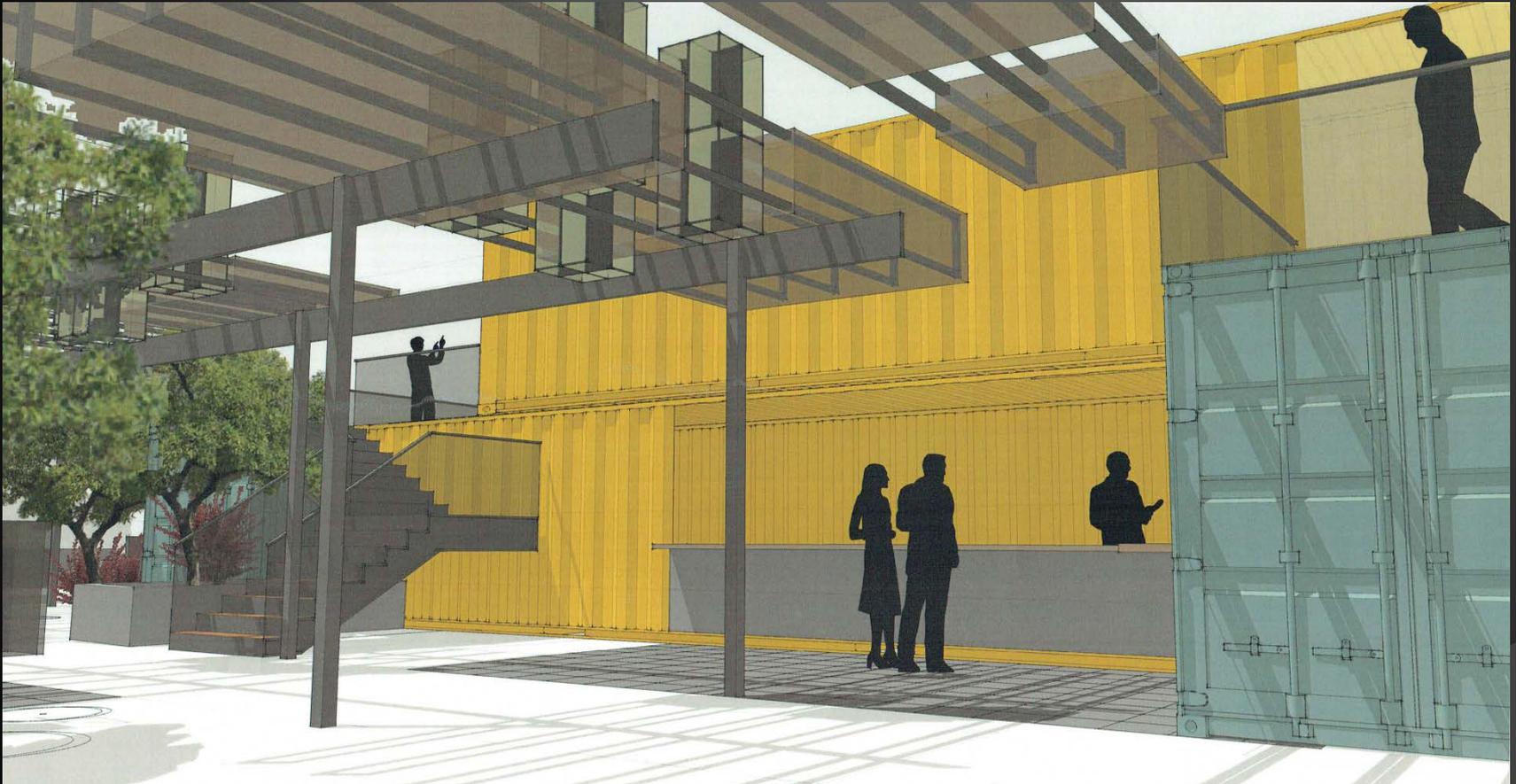
# SITE RENDERINGS



# SITE RENDERINGS



# SITE RENDERINGS



# SITE RENDERINGS



# QUESTIONS & ANSWERS

◎ Questions?

◎ Contact information:

- Matt Stuart – Cypress Civil Development  
[mstuart@cypresscivil.com](mailto:mstuart@cypresscivil.com)