



## ***7<sup>th</sup> AVENUE COMMONS***

### **INFILL INCENTIVE DISTRICT DESIGN SUBMITTAL**

**Date:** OCTOBER 10, 2016

**OWNER:**

GARDNER CAPITAL DEVELOPMENT, LLC.  
8000 MARYLAND AVENUE, SUITE 910  
CLAYTON, MO 63105

**PREPARED FOR:**

CITY OF TUCSON, PLANNING AND DEVELOPMENT SERVICES  
201 NORTH STONE AVENUE  
TUCSON, AZ 85701  
Project No. IID-16-03  
ATTN: CAROLYN LAURIE

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## PROJECT INTRODUCTION

7<sup>TH</sup> AVENUE COMMONS IS A PROPOSED 50 UNIT APARTMENT BUILDING WITH 24 UNITS LOCATED WITHIN THE EXISTING BUILDING AND 26 UNITS THAT WILL BE NEW CONSTRUCTION, 3-LEVEL PODIUM BUILDING ADDED ON TO THE EXISTING BUILDING. A NEW COMMUNITY CENTER/CLUBHOUSE WILL BE LOCATED AT THE NORTHEAST CORNER OF THE NEW APARTMENT SECTION.

THERE WILL BE PARKING ON THE EXISTING NORTH PARKING LOT ACROSS ECHOLS AVENUE, THE SOUTHWEST CORNER OF ECHOLS AVENUE AND 5<sup>TH</sup> STREET. THERE WILL BE 23 PARKING SPACES ON THE GROUND LEVEL WITH A PARKING DECK ABOVE SERVING 11 ADDITIONAL SPACES. THE PARKING STRUCTURE WILL BE SCREENED ALONG 5<sup>TH</sup> AVENUE.

NEW OFF-SITE STREET PARKING WILL BE AVAILABLE ALONG 5<sup>TH</sup> STREET AND 7<sup>TH</sup> AVENUE TOTTALLING 26 SPACES. ON-SITE BICYCLE PARKING WILL BE AVAILABLE. THERE WILL BE 9 SHORT TERM PARKING SPACES PROVIDED IN TWO DIFFERENT LOCATIONS AND LONG TERM PARKING IN THE INDIVIDUAL DWELLING UNITS.

THE STREETScape ALONG 7<sup>TH</sup> AVENUE WILL INCLUDE URBAN LANDSCAPE AND HARDScape AND PUBLIC ART.

THE PROPOSED DEVELOPMENT PROJECT WILL RESULT IN THE ADAPTIVE RE-USE OF THE EXISTING 12,000 S.F. WAREHOUSE/OFFICE BUILDING AND THE CONSTRUCTION OF THE NEW PARKING STRUCTURE ON THE CURRENT PARKING LOT. THE PROJECT WILL INVOLVE THE DEVELOPMENT OF AN AFFORDABLE HOUSING COMMUNITY OF 50 APARTMENT UNITS FOR FAMILIES (TO INCLUDE THE UNITS IN THE EXISTING BUILDING). THE PROJECT WILL INCLUDE A COMBINATION OF SET-ASIDES AT 40%, 50% AND 60% OF MEDIAN INCOME.

# IID APPLICATION FORM

(PAGE 1 OF 2)



Zoning Administration

## APPLICATION

Case Number IID-16-03

Date Accepted:

### PROPERTY LOCATION INFORMATION

Property Development (Project) Name (IF APPLICABLE): 7th Avenue Commons - Apartment Homes

Property Address: 58 E. FIFTH STREET, TUCSON, ARIZONA

Applicable Area/Neighborhood/Overlay: GIID

Zoning: C-3 Historic Status:

Legal Description: See Legal Description attached

Pima County Tax Parcel Number/s: 117-04-214A, 117-04-214D, 117-04-214F & 117-04-2160

Site and Building Area (sq ft): Site 1 = 48,708 s.f. (1.11Net Ac.) Site 2 = 12,745 s.f. (.30 Ac.)  
Building S.F. (including Parking Deck on Site 2) = 74,550 s.f.

### APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: Derek Wilson

ADDRESS: Billform Architectural Group - 11460 N. Cave Creek Rd. Unit 11

PHONE: ( 602 ) 285-9200 FAX: ( )

EMAIL: Derek@billform.com

PROPERTY OWNER NAME (If ownership in escrow, please note): Gardner Capital Development LLC

PHONE: (314) 561-5900 FAX: (314) 963-9995

PROJECT TYPE (check all that apply):  
( ) New building on vacant land  
(x) New addition to existing building  
(x) Change of use to existing building  
(x) New building on developed land  
( ) Other

Related Permitted Activity Number(s): IID-16-03, PD16-0144, T16CM06538

DESCRIPTION OF USE: 7th Avenue Commons is a proposed 50 unit - Adaptive Re-use Affordable Multi-Family Housing

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

3/31/16  
Date

SIGNATURE OF OWNER/APPLICANT

RAID W. BURTON, FIC  
GARDNER CAPITAL DEVELOPMENT ARIZONA, LLC

Planning and Development Services Department

Updated 12/16/15

Page 1 of 3

## **IID APPLICATION FORM**

**(PAGE 2 OF 2)**

**LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 600-38632-JM**

**PARCEL 1:**

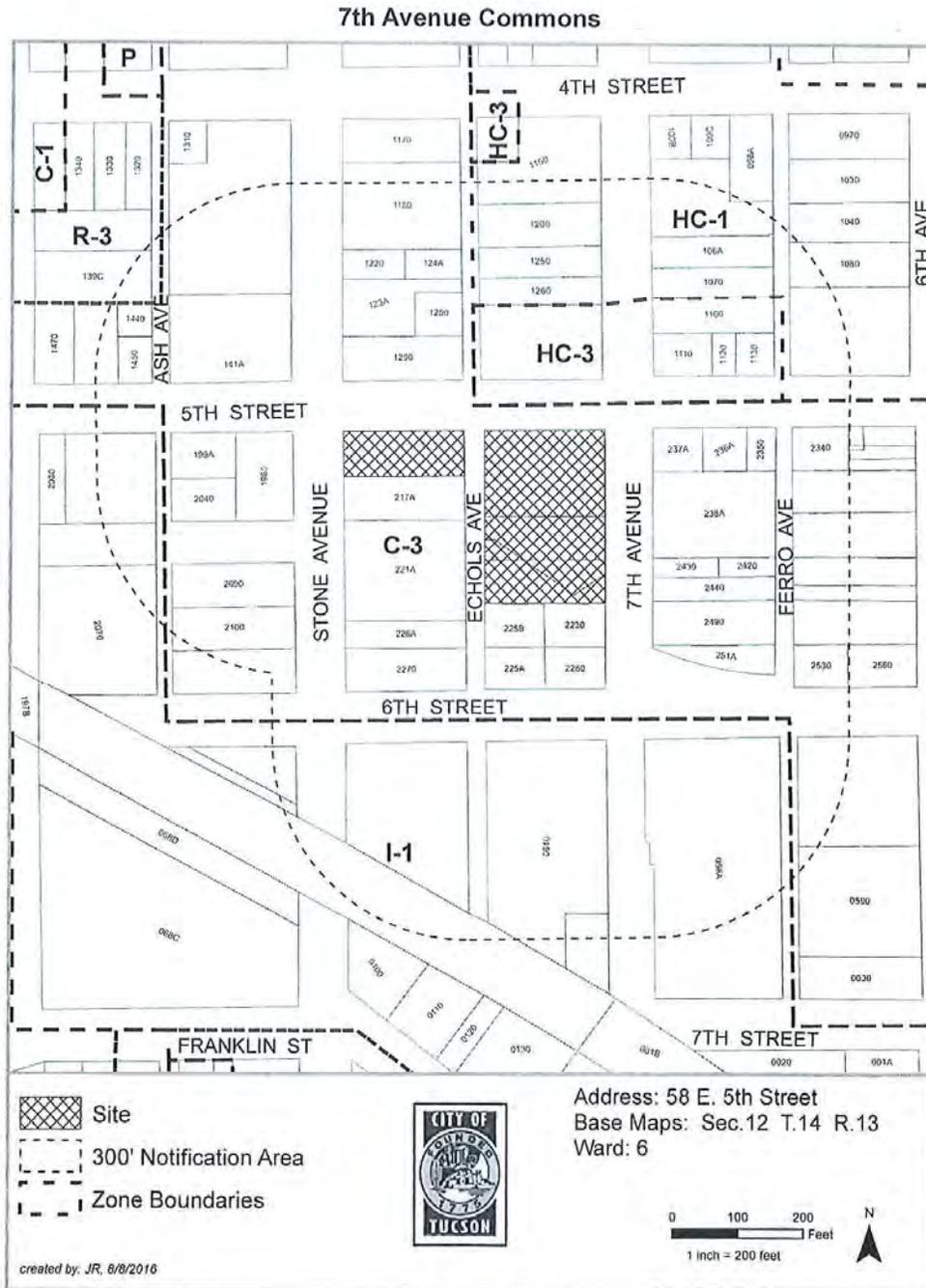
**LOTS 1, 4, 5 AND 8, BLOCK 58 OF THE CITY OF TUCSON, PIMA COUNTY, ARIZONA, ACCORDING TO THE OFFICIAL SURBEY, FIELD NOTES AND MAP AS MADE AND EXECUTED BY S. W. FOREMAN AND APPROVED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF SAID CITY (THEN VILLAGE) OF TUCSON, ON JUNE 26, 1872, A CERTIFIED COPY OF WHICH MAP IS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA IN BOOK 3 OF MAPS AND PLATS AT PAGE 70**

**PARCEL 2:**

**LOT 2 IN BLOCK 58 OF THE CITY OF TUCSON, PIMA COUNTY, ARIZONA, ACCORDING TO THE OFFICIAL SURBEY, FIELD NOTES AND MAP AS MADE AND EXECUTED BY S. W. FOREMAN AND APPROVED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF SAID CITY (THEN VILLAGE) OF TUCSON, ON JUNE 16, 1872, A CERTIFIED COPY OF WHICH MAP IS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA IN BOOK 3 OF MAPS AND PLATS AT PAGE 70**

# IID NEIGHBORHOOD MEETING

## MAILING LABELS LIST (PAGE 1 OF 5)



# IID NEIGHBORHOOD MEETING

## MAILING LABELS LIST (PAGE 2 OF 5)

*✓ ELCRE SPRINGHEAD*      *X LABELS*      *8/11/16*

11704098A NORTHERN LIGHTS LLC ✓ 140 E 4TH ST TUCSON AZ 85705 X	117041150 MEXICAYOTL ACADEMY INC ✓ 850 N MORLEY AVE NOGALES AZ 85621 X	11704130A WOODWARD JONATHAN M & SANDRA ✓ FAMILY REVOC LIVING TR 625 N STONE AVE TUCSON AZ 85705 X
11704105B SENSIBAR NOAH C & JUDITH R JT/RS ✓ 624 N 7TH AVE TUCSON AZ 85705 X	117041180 FRITTON WILLIAM A & COLLINS JAMES ✓ PO BOX 5644 TUCSON AZ 85703 X	117041040 MURPHY I LLC ✓ 627 N 6TH AVE TUCSON AZ 85705 X
117041200 SENSIBARRIO LLC ✓ 624 N 7TH AVE TUCSON AZ 85705 X	117041380 EISNER CHARLES & PACA LORINDA JT/RS ✓ 628 N 9TH AVE TUCSON AZ 85705 X	11704106A DILLER JAMES L & SHEILA M KAHLE CP/RS ✓ PO BOX 40367 TUCSON AZ 85717 X
117041080 LOVITT DAVID M JR ✓ PO BOX 3052 TUCSON AZ 85702 X	117041250 SKARECKY DARREN & HEATHER CP/RS ✓ 627 N 7TH AVE TUCSON AZ 85705 X	11704124A NEGLEY CONSTANCE ✓ PO BOX 85475 TUCSON AZ 85754 X
117041220 ROMAN PAUL J & LORETTA P JT/RS ✓ 616 N STONE AVE TUCSON AZ 85705 X	117041070 REGOLE DON & SHIRLEY A JT/RS ✓ 620 N 7TH AVE TUCSON AZ 85705 X	117041260 BRADY CHARLES J & CHRISTINA A JT/RS ✓ 621 N 7TH AVE TUCSON AZ 85705 X
11704123A ROMAN PAUL J & LORETTA P JT/RS ✓ 4941 W CONDOR DR TUCSON AZ 85742 X	117041090 DAVID MC CALL LLC ✓ PO BOX 3052 TUCSON AZ 85702 X	117041280 PRIMARILY JAPANESE PROPERTIES LLC ✓ ATTN: JOE JOHNSON 600 N STONE AVE TUCSON AZ 85705 X
11704141A 601 N STONE AVENUE LLC ✓ ATTN: BRANDON BLAIR 3158 S CHRYSLER AVE TUCSON AZ 85713 X	117041100 SENSIBAR NOAH & JUDY CP/RS ✓ 624 N 7TH AVE TUCSON AZ 85705 X	117041270 MILLER THERON A ✓ 11465 E CALLE AURORA TUCSON AZ 85748 X
117041440 RODGERS RICH CENTRAL INC 75% & OZAM INC ✓ LLC 25% 746 N COUNTRY CLUB RD TUCSON AZ 85716 X	117041130 LOCC LLC ✓ 4970 E RIVER RD TUCSON AZ 85718 X	117041110 O MALLEY CAROL A LIVING TR ✓ 602 N 7TH AVE TUCSON AZ 85705 X
11704229A 549 ASSOCIATES LLC ✓ ATTN: JOSEPH W WATKINS PC 549 N 6TH AVE TUCSON AZ 85705 X	117042340 CONTI LLC ✓ ATTN: AGATHA A CONTI 22992 LEEWIN ST DETROIT MI 48219 X	117042350 ANDERS BENTEN & ANDERS DAVID JT/RS ✓ 122 E 5TH ST TUCSON AZ 85705 X
11704236A TRANMER NICHOLAS ✓ PO BOX 8 LOS OLIVOS CA 93441 X	11704237A MATA CELIA & HERIBERTO CP/RS ✓ 104 E 5TH ST TUCSON AZ 85705 X	11704214A 5TH - 7TH CENTER LLC ✓ 4729 E SUNRISE DR # 307 TUCSON AZ 85718 X



# IID NEIGHBORHOOD MEETING

## MAILING LABELS LIST (PAGE 4 OF 5)

Jonathan Rothschild  
Mayor  
255 W. Alameda ST  
Tucson, AZ 85701

X

Carla Proano  
N.A.-Armory Park  
723 S. 5th Ave  
Tucson, AZ 85701

X

John D. Burr  
N.A.-Armory Park  
P.O. Box 2132  
Tucson, AZ 85702

X

William J. Duffy  
N.A.-Armory Park  
245 S 4th Ave  
Tucson, AZ 85701

X

Feliciano Leon  
N.A.-Barrio Anita  
772 N. Anita Ave  
Tucson, AZ 85705

X

Gracie N. Soto  
N.A.-Barrio Anita  
809 N. Anita Ave.  
Tucson, AZ 85705

X

Tina Gonzales  
N.A.-Barrio Anita  
855 N. Contzen  
Tucson, AZ 85705

X

Bobbie Martinez  
N.A.-Barrio Blue Moon  
551 W Mabel St  
Tucson, AZ 85705

X

Jessica F. Brown  
N.A.-Barrio Blue Moon  
665 W. Alto Pl.  
Tucson, AZ 85705

X

Scott Egan  
N.A.-Barrio Hollywood  
1409 W Niagara St  
Tucson, AZ 85745

X

Manny Jacques  
N.A.-Barrio Hollywood  
Tucson, AZ 85745

X

Steve Leal  
N.A.-Barrio Hollywood  
1465 W Delaware  
Tucson, AZ 85745

X

Ted Warmbrand  
N.A.-Barrio San Antonio  
402 S Star Ave  
Tucson, AZ 85719

X

*Campbell*

Ana Acuna  
N.A.-Barrio San Antonio  
Tucson, AZ 85719

X

Mike Mason  
N.A.-Barrio San Antonio  
Tucson, AZ 85719

X

Letitia A Gonzales  
N.A.-Barrio Viejo  
423 S Elias  
Tucson, AZ 85701

X

Pedro M Gonzales  
N.A.-Barrio Viejo  
423 S Elias  
Tucson, AZ 85701

X

Karen Greene  
N.A.-Dunbar Spring  
Tucson, AZ

X

Ezra Roati  
N.A.-Dunbar Spring  
1015 N 10th Ave  
Tucson, AZ 85705

*NFL*

X

Mike Rebro (Co-Pres)  
N.A.-El Presidio  
426 N Court  
Tucson, AZ 85701

X

Mary Jo Curtin  
N.A.-El Presidio  
233 N Main Ave  
Tucson, AZ 85701

X

Thaddeus Pace (Co-Pres)  
N.A.-El Presidio  
425 N Main Ave  
Tucson, AZ 85701

X

Elsa Ramos-Echeverria  
N.A.-El Rio Acres  
Tucson, AZ

X

Eve Ryznal  
N.A.-El Rio Acres  
Tucson, AZ

X

Sarah Harris (Co-Pres)  
N.A.-Feldman's  
1217 N 1st Avenue  
Tucson, AZ 85719

X

Sue Sanders  
N.A.-Feldman's  
634 E Mabel  
Tucson, AZ 85705

X

Diana Lett (Co-Pres)  
N.A.-Feldman's  
1309 N 1st Ave  
Tucson, AZ 85719

X

Jeff DiGregorio  
N.A.-Iron Horse  
Tucson, AZ -

*Campbell*

John Daniel Twelker  
N.A.-Iron Horse  
229 N 1st Ave  
Tucson, AZ 85719

X

Mary Lynn Miners  
N.A.-Iron Horse  
528 E. 8th St.  
Tucson, AZ 85705

X

# IID NEIGHBORHOOD MEETING

## MAILING LABELS LIST (PAGE 5 OF 5)

Gilbert Fimbres  
N.A.-Menlo Park  
934 W Grandview Ln  
Tucson, AZ 85745



Suzanne Cervantes Sheard  
N.A.-Menlo Park  
184 S Avenida del Sembrador  
Tucson, AZ 85745



Gene Einfrank  
N.A.-Menlo Park  
212 S. Avenida del Sembrador  
Tucson, AZ 85745



Andrew Hayes  
N.A.-Miles  
Tucson, AZ



Peter Norback  
N.A.-Miles  
1428 E Miles  
Tucson, AZ 85719



Roger Becksted  
N.A.-Millville  
1070 E 20th St  
Tucson, AZ 85719



Brett DuMont  
N.A.-Millville  
1015 S Park Ave  
Tucson, AZ 85719



George Kalil  
N.A.-Millville  
931 S Highland  
Tucson, AZ 85719



Grace E. Rich  
N.A.-North University  
1340 N. Santa Rita  
Tucson, AZ 85719



Elisabeth Morgan  
N.A.-North University  
1315 E. Mabel St.  
Tucson, AZ 85719



Peter Van Peenen  
N.A.-North University  
1221 N. Mountain Ave  
Tucson, AZ 85719



John Dahlstrand  
N.A.-Northwest  
621 E. Elm St.  
Tucson, AZ 85705



Leona Davis  
N.A.-Northwest  
315 E Elm St  
Tucson, AZ 85705



Shelly Dorsey  
N.A.-Northwest  
221 E. Linden St.  
Tucson, AZ 85705



Nancy Robins  
N.A.-Pie Allen  
801 E 7th St  
Tucson, AZ 85719



Pat Homan  
N.A.-Pie Allen  
850 E. 7th St  
Tucson, AZ 85719



Timothy A. Olcott  
N.A.-Rincon Heights  
1141 E. 9th St.  
Tucson, AZ 85719



Mark S. Homan  
N.A.-Rincon Heights  
1619 E 8th St  
Tucson, AZ 85719



Evren Sonmez  
N.A.-Rincon Heights  
1735 E 8th St  
Tucson, AZ 85719



Chris Gans  
N.A.-West University  
P.O. Box 42825  
Tucson, AZ 85733



Angela Storey  
N.A.-West University  
P.O. Box 42825  
Tucson, AZ 85733



Richard Mayers  
N.A.-West University  
PO Box 42825  
Tucson, AZ 85733



Regina Romero  
Ward 1  
940 W. Alameda St  
Tucson, AZ 85745



Karin Uhlich  
Ward 3  
1510 East Grant Rd  
Tucson, AZ 85719



Richard Fimbres  
Ward 5  
4300 S. Park Av  
Tucson, AZ 85714



Steve Kozachik  
Ward 6  
3202 E. 1st St  
Tucson, AZ 85716



# IID NEIGHBORHOOD MEETING CERTIFICATION OF MAILING



## CERTIFICATION OF MAILING

I hereby certify that: (check the one that applies)

- I mailed the meeting notices to everyone on the mailing list, or  
 I provided the meeting notices to \_\_\_\_\_

to be mailed to everyone on the mailing list on August 12, 2016  
(date of mailing)

for the neighborhood meeting to be held on August 29, 2016  
(date of neighborhood meeting)

*Richard W. Butler*  
(signature of applicant/applicant's agent)  
RICH W. BUTLER

8/12/2016  
(date signed)

- Documentation if available (such as receipt)

## IID NEIGHBORHOOD MEETING MEETING INVITATION LETTER

### **BUTLER HOUSING COMPANY, INC.**

42 WEST MARIPOSA STREET, PHOENIX, ARIZONA 85013

Phone: 602-315-5031/E-Mail: [reid@butlerhousing.com](mailto:reid@butlerhousing.com)

Notice Date: August 12, 2016

To: Property Owner and/or Neighborhood Associations (or other interested parties)

Re: City of Tucson Infill Incentive District (IID) Case No. IID-16-03  
7<sup>th</sup> Avenue Commons/Affordable Housing Community (the "Project") located on the southwest corner of 5<sup>th</sup> Street and 7<sup>th</sup> Avenue. 4 Parcels: 58 E. 5<sup>th</sup> Street; 546 N. Stone Avenue; 529 N. 7<sup>th</sup> Avenue; 519 N. 7<sup>th</sup> Avenue.

When: Neighborhood Meeting, to be held on Monday, August 29, 2016, at 6:00 PM

The purpose of this letter is to invite you to a neighborhood meeting facilitated by Butler Housing Company, Inc. and Gardner Capital Development Arizona, LLC (together the "Applicant"). An IID request will be submitted to the City of Tucson for the referenced Project, to be located at the southwest corner of 5<sup>th</sup> Street and 7<sup>th</sup> Avenue. We are holding a Neighborhood Meeting as part of the IID process, on the following date and at the location indicated:

**Trinity Church**  
400 East University Blvd  
Tucson, Arizona 85705  
Monday, August 29, 2016, at 6:00 PM

The Project will provide affordable housing for Tucson residents with incomes at 40%, 50% and 60% of Pima County Median Income. The Project will provide 50 rental apartments, with 27 apartments located in a 2-story building within the footprint of the existing warehouse building (adaptive re-use), and 23 apartments that will be located in a newly-constructed 3-story building along 7<sup>th</sup> Avenue. A 2-story community building/clubhouse amenity will be located at the immediate southwest corner of 5<sup>th</sup> Street and 7<sup>th</sup> Avenue, connected to the new 3-story building. A two-level parking deck for use by the Project will be built on the vacant parking lot at the southeast corner of Stone Avenue and 5<sup>th</sup> Street. The site is currently zoned C-3.

The purpose of this meeting is to provide information about the Project and the modifications requested under the IID process, including modifications for parking, open space, and building setbacks. We are also taking input from the community on the Project exterior design.

Please attend the Neighborhood Meeting to learn about the Project and make your comments and opinions known. You may also express your comments and opinions on this Project and the IID Case by contacting the Director, City of Tucson Planning and Development Services Department ("PDSD") at 201 North Stone Avenue, PO Box 27210, Tucson, AZ 85726, and referencing the IID Case number IID-16-03.

I am the contact person for this Project. Please provide me with any questions or comments that you may have regarding this proposal. You may reach me at 602-315-5031 (cell phone) or my e-mail at [reid@butlerhousing.com](mailto:reid@butlerhousing.com).

Thank you,  
Reid Butler  
President/Owner, Butler Housing Company, Inc.

Enclosures: (i) Map and (ii) Site Plan.

**IID NEIGHBORHOOD MEETING****SIGN-IN SHEET (PAGE 1 OF 3)**7<sup>TH</sup> AVENUE COMMONS

DATE: 8/29/2016  
 TO: PROPERTY OWNERS AND NEIGHBORHOOD ASSOCIATIONS  
 FROM: REID BUTLER, PRESIDENT/OWNER, BUTLER HOUSING COMPANY, INC.  
 RE: 7<sup>TH</sup> AVENUE COMMONS/IID PROCESS/NEIGHBORHOOD MEETING/SIGN-IN SHEET

<u>Name</u>	<u>Address</u>	<u>Contact Information</u>
CHRIS GANS	130 E-UNIVERSITY	603-9783
Noah Sensibar	624 N 7 <sup>th</sup> Ave	882-9642
Chris Legerton	777 N 7 <sup>th</sup> Ave	884-1070
Matt Williams	528 N. 1 <sup>st</sup> Ave	(605) 484-7506
Richard Mayers	624 N 3 <sup>rd</sup> Ave	
Trish Castalin	712 N. 7 <sup>th</sup> Ave	520-624-6629
Brad Castalin	712 N. 7 <sup>th</sup> Ave	''
Lisa Chase	125 E. 5 <sup>th</sup> St	520-623-6262
DAVID ANDERS	122 E. 5 <sup>th</sup>	520-977-4756
Pete Ochoa	530 N. 7 <sup>th</sup>	520-444-0860
George Cardieri	1557 E. Prince	520 869 3215
Eduardo Martinez	1004 N. 6 <sup>th</sup> Ave	520-887-1721
Anthony Lopez		
Lee Adams		602-451-4448
Maxi Maki	537 N. 6 <sup>th</sup> Ave	602-9972
Celia Maki	537 N. 6 <sup>th</sup> Ave	Celia.maki@Yalem.com

# IID NEIGHBORHOOD MEETING

## SIGN-IN SHEET (PAGE 2 OF 3)

7<sup>TH</sup> AVENUE COMMONS

DATE: 8/29/2016  
 TO: PROPERTY OWNERS AND NEIGHBORHOOD ASSOCIATIONS  
 FROM: REID BUTLER, PRESIDENT/OWNER, BUTLER HOUSING COMPANY, INC.  
 RE: 7<sup>TH</sup> AVENUE COMMONS/IID PROCESS/NEIGHBORHOOD MEETING/SIGN-IN SHEET

Name	Address	Contact Information
RANDY EMERSON	2419 E. Broadway	429.4917
Constance Kealey	PO Box 85475 Tucson, AZ 85754 (Echols)	240-0073
Jessica Matal	104 E. 5th St #5705	313-1288
John KROMKO	717 N. 27th Ave	791-7497
THELON A. MILLER	11465 ECALLE AVE #808A	520-661-7942
Jim Diller	PO Box 40367 85717	2 DCM@com.net
Sheela Diller	ll	(520) 622-7478
Ron Nelson + Tom Lantz	524 Ferro Ave (605)	520-884-5510
Gabriel Silveira	537 N. 6th Ave	(520) 549-9093
Suzanne Schaefer	628 N. Third Av	289-4088
EZRA ROATI.	1015 N. 10TH AV.	520.906.7845
Barbara Macri	219 E 2nd St	520 624-6498
Jim Glock	" " " "	
Carol O'Malley	602 N. 7th Ave	

# IID NEIGHBORHOOD MEETING

## SIGN-IN SHEET (PAGE 3 OF 3)

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7<sup>TH</sup> AVENUE COMMONS

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DATE: 8/29/2016  
TO: PROPERTY OWNERS AND NEIGHBORHOOD ASSOCIATIONS  
FROM: REID BUTLER, PRESIDENT/OWNER, BUTLER HOUSING COMPANY, INC.  
RE: 7<sup>TH</sup> AVENUE COMMONS/IID PROCESS/NEIGHBORHOOD MEETING/SIGN-IN SHEET

---

<u>Name</u>	<u>Address</u>	<u>Contact Information</u>
Howard Tuller	525 N 6th Ave	Howard@TullerTrophy.com

# **IID NEIGHBORHOOD MEETING**

## **MEETING NOTES (PAGE 1 OF 3)**

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7<sup>TH</sup> AVENUE COMMONS

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DATE: 9/15/2016  
TO: CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES  
FROM: REID BUTLER, PRESIDENT/OWNER, BUTLER HOUSING COMPANY, INC.  
RE: 7<sup>TH</sup> AVENUE COMMONS/IID PROCESS/NEIGHBORHOOD MEETING/MINUTES

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1. **Neighborhood Meeting.** The Neighborhood Meeting for the 7<sup>th</sup> Avenue Commons Project was held on August 29, 2016 on-site in the building at 58 East 5<sup>th</sup> Street. ADA access was made available to the meeting room.
2. **Development Team.** In attendance for the Development Team were:
  - a. **Developer.** Reid Butler, Butler Housing Company, Inc.
  - b. **Architect.** Derek Wilson, BiltForm Architecture.
  - c. **General Contractor.** Lee Andrews, Kitchell Construction.
  - d. **Real Estate Broker.** Randy Emerson, GRE Properties.
  - e. **Real Estate Lawyer.** Pat Lopez, Rusing, Lopez & Lizardi.
3. **Handouts.** The following Handouts were provided (copies included in the IID package):
  - a. **Agenda.**
  - b. **Project Description and Development Team.**
  - c. **Site Plan (11 by 17; color).**
  - d. **Building Elevations/5<sup>th</sup> Street (11 by 17; color).**
  - e. **Building Elevations/7<sup>th</sup> Avenue (11 by 17; color).**
4. **Attendance.** The Sign-In/Attendance Sheets are provided in the IID package.
5. **Neighborhood Meeting Minutes/Comments.** The comments are listed in the order as discussed at the Neighborhood Meeting. Reid Butler led the Meeting on behalf of the Development Team.
  - a. Approximately 38 people in attendance total.
  - b. The meeting starts with introductions around the room of the Neighbors and the Development Team, followed by agendas being passed out.
  - c. Project Narrative, plans, and team contact information are passed out.
  - d. Reid presents the narrative, describes the affordable housing project (rents and income levels), and explains the C-3 zoning requirements and how the project complies with the C-3 zoning.
  - e. Reid explains that the primary request under the IID process is for an approval of the parking plan.
  - f. Reid explains the process of tenants being screened and the type of lease contract that will be used.
  - g. An attendee suggests that back-in parking will be required on 7<sup>th</sup> Avenue.

## **IID NEIGHBORHOOD MEETING MEETING NOTES (PAGE 2 OF 3)**

- h.** Some of the attendees expressed concern about the number of parking spaces being provided (Reid explained that the parking count was 63 total, with 36 on-site and 27 on the adjacent 5<sup>th</sup> Street and 7<sup>th</sup> Avenue).
- i.** A property owner of apartments on the north side of 5<sup>th</sup> Street did not want to lose any parking for his property.
- j.** An objection is made to the clubhouse being located at the corner of 5<sup>th</sup> Street and 7<sup>th</sup> Avenue, which is directly adjacent to residential properties, the level of noise being generated was the concern. It was asked if the clubhouse could be located somewhere else on the property, farther away from private residences.
- k.** An attendee suggested that the installation of rest benches along the perimeter of the property would be an appreciated amenity.
- l.** A question is raised about access to the parking lot from Stone Avenue. Reid agrees to explore an option for the parking deck to be accessed from N. Echols Avenue (the alley).
- m.** An attendee suggests that there be more coordination with TDOT on the Stone Avenue access and on the connection at 7<sup>th</sup> Avenue to the Downtown Links/Aviation Parkway.
- n.** An attendee requests that only native plants be used for landscaping. Reid agrees.
- o.** Reid agrees to investigate ways to increase on-site parking. Adding a 3<sup>rd</sup> story to the parking deck was suggested.
- p.** An attendee identified as a local business owner expresses his desire for off-site parking at his business located on 6<sup>th</sup> Avenue to not be disturbed by this project.
- q.** Reid explains that crime data shows that for a project like this, adjacent property values increase and crime does not go up.
- r.** Reid explains that on-site parking will not be assigned; it will be first come-first served parking.
- s.** An attendee asks for a commitment for 15-year ownership in writing. Reid says that the affordable housing restrictions remain in place for 30 years. A request is made for copies of the government contracts that impact the project.
- t.** Reid explains that there will likely not be a Property Manager living on site.
- u.** An attendee suggests that a meeting with the Neighborhood Historic Design Committee to review the design of the perimeter of the property could be beneficial.
- v.** Reid explains security at the project property, to include fencing for privacy and that there will be no security guards stationed on site and security cameras will not be installed.
- w.** An attendee suggests that the developer work with the City to install speed humps on 5<sup>th</sup> Street to control speed or use another method approved by the City to control speed on that street.
- x.** An attendee suggests that the hours of the clubhouse use be limited to control noise pollution.
- y.** Reid explains City and Federal Tax Incentives and agrees to make incentives available to tenants to promote non-automobile use.
- z.** Reid defines "family resident" to include single people, up to 6 people directly related that will have a thorough background check done.
- aa.** An attendee asks whether the community will accept Section 8 Vouchers. Reid states that this property will accept Section 8 tenants but that this property will not be marketed as being a Section 8 property. A request is made for additional information about Section 8 Vouchers.
- bb.** An attendee asks for additional bicycle parking to be used as an incentive to reduce the need for car ownership.

## **IID NEIGHBORHOOD MEETING MEETING NOTES (PAGE 3 OF 3)**

- cc.** Reid explains the relationship of the business partners for this project (50/50 joint development venture between Gardner Capital and Butler Housing Company).
- dd.** Reid agrees that the hours of construction will comply with local codes.
- ee.** Reid asks for attendees to submit their questions to the project professionals in writing to ensure a complete response.
- ff.** Lee introduces the construction company and fields concern by attendees for local sub-contractors and local laborers be used. Specific numbers of each are not available at this time.
- gg.** A request is made by an attendee that the construction traffic enter the site from the south, from 6<sup>th</sup> Street and 7<sup>th</sup> Avenue. Lee and Reid state that this will be followed as part of the construction plan.
- hh.** Meeting concludes (at approximately 8 PM).

# UDC COMPLIANCE REVIEW COMMENTS

## PDSD (PAGE 1 OF 5)

Plan Review and Permit Application Results

Page 1 of 5

### Planning & Development Services Department PRO - Property Research Online Plan Review Detail Results

<b>Permit Status:</b>	PLAN CK	<b>Activity Number:</b>	DP16-0144
<b>Permit Type:</b>	SITE/GRADING/SWPPP - 7TH AVENUE COMMONS		
<b>Site Address:</b>	<b>Applicant Name and Address:</b>		
58 E 5TH ST	DEREK WILSON 11460 N CAVE CREEK RD #11 PHOENIX AZ 85020		

Review Completed	Reviewer's Name	Type of Review	Review Status
--	ANY	ZONING-DECISION LETTER	Waiting for action
<b>Comments:</b> none			
08/23/2016	KROBLES1	PLANS SUBMITTED	This has been completed
<b>Comments:</b> none			
08/25/2016	MARTIN BROWN	FIRE	Approved
<b>Comments:</b> none			
09/12/2016	CLAURIE1	REVIEW	Denied
<b>Comments:</b> none			
09/13/2016	STEVE SHIELDS	ZONING	Plan requires change prior to approval

**Comments:**  
CDRC TRANSMITTAL

TO: Development Services Department  
Plans Coordination Office

FROM: Steve Shields  
Principal Planner

PROJECT: 7th Avenue Commons  
Development Package (1st Review)  
DP16-0144

TRANSMITTAL DATE: September 15, 2016

DUE DATE: September 21, 2016

COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.

This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).

Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is August 22, 2017.

<https://www.tucsonaz.gov/webapp/DevSvcsWebApp/PlanReview?stage=dtl&numKey=DP...> 9/22/2016

# UDC COMPLIANCE REVIEW COMMENTS

## PDSD (PAGE 2 OF 5)

Plan Review and Permit Application Results

Page 2 of 5

### CONTENT REQUIREMENTS

1. 2-06.4.3 - Provide the development package case number, DP16-0144, adjacent to the title block on all sheets.

2. 2-06.4.3 - As you will be using the Downtown Area Infill Incentive District (IID) for this plan provide the IID case number adjacent to the title block on all sheets.

3. 2-06.4.2.B - Identify all streets that abut the subject property on the location map.

4. 2-06.4.2.C - Label the section corners on the location map.

#### 2-06.4.7 - General Notes

The following general notes are required. Additional notes specific to each plan are required where applicable.

#### 2-06.4.7.A - Zoning and Land Use Notes

5. 2-06.4.7.A.6.a - Provide a general note stating the IID case number, date of approval, what has been modified, if applicable conditions of approval

6. 2-06.4.7.A.6.a - As Stone Avenue is designated on the COT Major Streets and Routes plan as an arterial street provide a general note stating "THIS PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE(S) CRITERIA, UDC ARTICLE 5.4 MAJOR STREETS AND ROUTES SETBACK ZONE (MS&R)."

7. 2-06.4.7.A.8 - For development package documents provide:

8. 2-06.4.7.A.8.b - Per UDC Table 5.12-SSS-3 provide an open space calculation on the plan. Clearly demonstrate on the plan how the open space requirements are met.

#### 2-06.4.8 - Existing Site Conditions

The following information shall be provided on the plan/plat drawing to indicate the existing conditions on site and within 50 feet of the site. On sites bounded by a street with a width of 50 feet or greater, the existing conditions across the street will be provided.

9. 2-06.4.8.C - Provide the following information regarding existing private or public right-of-way adjacent to or within the site dimensioned width of paving, curbs, and sidewalks.

#### 2-06.4.9 - Information on Proposed Development

The following information on the proposed project shall be shown on the drawing or added as notes.

10. 2-06.4.9.A - As the main site is made up of three (3) parcels, 117-04-214A, 117-04-214D & 117-04-214F, a lot combination is required. Provide a copy of the approved Pima County Combination Request from with your next submittal.

11. 2-06.4.9.H.5 - Per UDC Table 5.12-DLS-5 Specific Requirement 6 At corner lots, vehicular access points may not be located on a primary street. That said the vehicle access proposed off of Stone is not allowed.

12. 2-06.4.9.H.5 - Per UDC Table 5.12-DLS-5 Vehicular Access Points the maximum allowed width is 24', it appears that the proposed curb cut along Stone exceeds this width.

13. 2-06.4.9.H.5 - Provide a fully dimensioned layout of the upper level of the parking structure.

14. 2-06.4.9.H.5 - If the proposed route for the solid waste vehicles is to exit the site via the Stone entrance, see comment 29, show the required two (2) foot setback to the 24' PAAL shown along the west end of the parking structure.

15. 2-06.4.9.H.5.a - Provide a vehicle parking space calculation that includes the number of spaces required, ratio used.

16. 2-06.4.9.H.5.a - The provided number of vehicle parking spaces may not include the vehicle parking spaces located in the right-of-way.

17. 2-06.4.9.H.5.a - The required number of accessible vehicle parking spaces is not correct.  $63 \times 2\% = 1.26$  or two (2) accessible vehicle parking spaces required.

18. 2-06.4.9.H.5.a - Per 2012 IBC Section 1106.5 at least one (1) of the provided accessible

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# UDC COMPLIANCE REVIEW COMMENTS

## PDSD (PAGE 3 OF 5)

Plan Review and Permit Application Results

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vehicle parking spaces is required to be van accessible. Clearly show the require van accessible space on the plan.

19. 2-06.4.9.H.5.a - Provide a detail for both a standard and accessible vehicle parking space. The accessible detail should clearly show how all requirements of ICC A117.1-2009 are met.

20. 2-06.4.9.H.5.a - Provide a detail for the required accessible parking space sign.

21. 2-06.4.9.H.5.d - Provide a short and long term bicycle parking calculation on the plan. This calculation should include the number required, provided and the ratio used.

22. 2-06.4.9.H.5.d - Provide a short term bicycle parking space detail the clearly demonstrates how the requirements of UDC Article 7.4.9.B.1, .2 and .C are met.

23. 2-06.4.9.H.5.d - Provide a short term bicycle parking space detail the clearly demonstrates how the requirements of UDC Article 7.4.9.B.1, .2 and .D are met.

24. 2-06.4.9.H.5.d - Sheet 4 there is a call out for "BIKE RACK 6 SPC TYP. 12/ASD1" there is no sheet "ASD1" or detail 12 that references bicycle parking. Detail 5 sheet 18 does not meet the requirements as stated above in comment 22.

25. 2-06.4.9.Q - Provide the square footage and the height of each structure and the specific use proposed within the footprint of the building(s).

26. 2-06.4.9.R - Sheet 10 shows 3.5' wide sidewalks. Per TSM 7-01.4.3.A. the minimum width of a sidewalk should be 4'-0".

27. 2-06.4.9.R - Provide a detail for both proposed on site ramps, see blue highlight that demonstrate how the requirements of ICC A117.1-2009 Sections 302,405 & 505 are met.

28. 2-06.4.9.R - Provide a detail for all exterior stairs shown on the plan that demonstrates how the requirements of 2012 IBC sections 1009, 1012 & 1013 are met.

29. 2-06.4.9.T - Clearly show the proposed route of the solid waste vehicle on the plan.

30. 2-06.4.9.V - Sheet 4 there is a call out for "PROPOSED MAILBOX REF. DTL.3/A7.1.3" there is no sheet "A7.1.3" or detail 3 that references mailboxes.

31. 2-06.4.9.W - If applicable show all proposed signage (wall, free-standing, pedestal) on the plan. Also provide a general note on the plan stating all signage requires a separate review and permit.

**Additional comments**

32. There are several discrepancies between sheets of the development package. I have highlighted several, see green highlight, this is not all inclusive and additional comments may be forth coming once all sheets reflect the same information.

If you have any questions about this transmittal, please Steve Shields, (520) 837-4956 or Steve.Shields@tucsonaz.gov

RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package.

09/15/2016	SSHIELD1	HC SITE	Plan requires change prior to approval
<b>Comments:</b>			
See Zoning Comments			

09/20/2016	ROBERT SHERRY	PLUMBING-COMMERCIAL	Plan requires change prior to approval
<b>Comments:</b>			
Reduced pressure backflow prevention assemblies (not double check detector assemblies) are required at the water meter for buildings that have three or more stories or are greater than 34-feet in height as measured from the service level and for properties with more than one water meter connected. Reference: Chapter XXVII, Article V, Section 27-72, the Tucson Code, <a href="http://www.tucsonaz.gov/files/water/docs/backflow-ordinance.pdf">http://www.tucsonaz.gov/files/water/docs/backflow-ordinance.pdf</a>			

09/20/2016	ANDREW CONNOR	NPPO	Approved
<b>Comments:</b>			
none			

<https://www.tucsonaz.gov/webapp/DevSvcsWebApp/PlanReview?stage=dtl&numKey=DP...> 9/22/2016

# UDC COMPLIANCE REVIEW COMMENTS

## PDSD (PAGE 4 OF 5)

Plan Review and Permit Application Results

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09/20/2016	ANDREW CONNOR	LANDSCAPE	Needs Review
<b>Comments:</b>			
<p>ADMINISTRATIVE MANUAL SECTION 2-10.0.0:          LANDSCAPE PLAN REQUIREMENTS          Identification and Descriptive Data          All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan. (General comment, pertaining to plan contents)          The landscape plan will contain the following identification in the lower right corner of each sheet:</p> <ol style="list-style-type: none"> <li>1. Legal description and address of site;</li> <li>2. Cross-reference to:             <ol style="list-style-type: none"> <li>a. Rezoning case;</li> <li>b. Subdivision case;</li> <li>c. Board of Adjustment case;</li> <li>d. Design Development Option case;</li> <li>e. Development Review Board (DRB) case; and/or,</li> <li>f. Any other relevant case number for reviews or modifications that affect the site.</li> </ol> </li> </ol> <p>UNIFIED DEVELOPMENT CODE</p> <p>ARTICLE 5: OVERLAY ZONES          5.12.8. GENERAL IID ZONING OPTION DESIGN STANDARDS</p> <p>An IID Plan under the IID zoning option design standards must demonstrate compliance with the following:</p> <p>A. Streetscape Design          Streetscape design must comply with the street design standards in the Technical Manual and the Streetscape Design Policy.</p> <p>Shade</p> <ol style="list-style-type: none"> <li>a. Except as provided below, shade shall be provided for at least 50% of all sidewalks and pedestrian access paths as measured at 2:00 p.m. on June 21 when the sun is 82 degrees above the horizon. Shade may be provided by trees, arcades, canopies, or shade structures provided their location and design characteristics are compatible with the historic and design context of the street and the architectural integrity of the building. The use of plantings and shade structures in the City right-of-way is permitted to meet this standard with the approval of the Transportation Department. The shade provided by a building may serve to meet this standard. Provide shade plan and permission to use the ROW for landscape purposes.</li> <li>b. Exception              The PDSD Director may approve an IID Plan providing less than 50% shade where compliance is not feasible due to a project site's location and/or building orientation and the applicant has made a reasonable attempt to comply with this standard.</li> </ol> <p>Section 7.6, Landscaping and Screening</p> <ol style="list-style-type: none"> <li>a. Section 7.7, Native Plant Preservation may not be modified.</li> <li>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 PDSD Director based on a written finding that the waiver is necessary to preserve the prevailing setback.</li> <li>c. Any one or more of the following types of landscaping and improvements may be used to comply with this section:             <ol style="list-style-type: none"> <li>(1) Existing landscaping;</li> <li>(2) Shade trees in the right-of-way;</li> <li>(3) Green walls or green roofs; and/or</li> <li>(4) Shade structures, such as awnings.</li> </ol>             Ensure that all Zoning and Engineering comments and concerns are addressed.              Additional comments may apply           </li> </ol>			
09/21/2016	TIM ROWE	WASTEWATER	Approved
<b>Comments:</b>			
<p>This project not required PCRWRD review.</p> <p>Regards</p>			

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# UDC COMPLIANCE REVIEW COMMENTS

## PDSD (PAGE 5 OF 5)

Plan Review and Permit Application Results

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AL.

09/22/2016      LOREN MAKUS      ENGINEERING      Plan requires change prior to approval

**Comments:**

DP16-0144

1. The various plan sheets in this Development Package are not consistent with each other. Revise the plans as necessary to ensure they are all consistent. Additional comments may be made after all the sets are revised.
2. Revise the floodplain designation to indicate the site is within FEMA Zone X only. The definitions should reflect both the unshaded and shaded Zone X areas. Revise the label on sheet 4 to correctly characterize the floodplain limits.
3. Check, and correct as necessary, the spelling in the notes on each sheet.
4. Provide a local basis of bearing.
5. The concrete approach to the solid waste enclosure extends into the right-of-way. The enclosure and approach must be on private property.
6. The IID doesn't allow access to the project from Stone Avenue and the maximum driveway width is 24 feet (UDC 5.12.11.) Revise the plans to meet these requirements.
7. Clearly identify features on all plan sheets. For example, the landing at the south access ramp along 7th Avenue is not shown on the site plan, is shown on the grading plan and has plants shown on the landscape plan.
8. Make sure all symbols are shown in a legend.
9. Grading notes 23 and 24 are not required by the city and may be removed.
10. Clarify the alternate material proposed for the north end of Echols Avenue to demonstrate it will be smooth enough for an accessible route and will meet standard specifications and details for right-of-way improvements.
11. Clarify the extent of all improvements in the right-of-way. Sheet 4 shows curb extending along both sides of Echols Avenue. Sheet 10 shows a lesser amount. Indicate which features are existing and which are proposed.
12. Ensure the new access ramps at intersections align with existing ramps across streets.
13. Ensure all callouts are correctly referenced. Some notes reference "civil" and others reference sheets not in the Development Package. Provide sheet numbers and provide details within the Development Package.
14. The SWPP plan sheet shows a stabilized construction entrance in Echols Avenue. Echols Avenue is paved and a stabilized construction entrance is not appropriate.
15. The washdown area is shown outside the property boundary. Provide written permission from the owner of this area for this use of the property.

**No FINAL STATUS record available for this Workflow**

**Conditions:**

none

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# PIMA COUNTY ASSESSOR'S RECORD PARCEL DETAIL

## OFFICE OF THE PIMA COUNTY ASSESSOR (PAGE 1 OF 5)

3/29/2016

Office of The Pima County Assessor

Book-Map-Parcel: 117-04-214A [Online Image](#) Tax Year: Tax Area: 0150  
 Property Address:  
 Street No Street Direction Street Name Location  
 58 E 5TH ST Tucson  
 Taxpayer Information: Property Description:  
 5TH - 7TH CENTER LLC TUCSON LOTS 1 & 4 BLK 58  
 4729 E SUNRISE DR # 307  
 TUCSON AZ

85718-4534

Valuation Date:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assesed
2016	COMMERCIAL (1)	18.0	\$122,214	\$97,126	\$219,340	\$175,256	\$31,546
2017	COMMERCIAL (1)	18.0	\$122,214	\$127,366	\$249,580	\$194,019	\$35,123

Property Information:

Section: 12  
 Town: 14.0  
 Range: 13.0E  
 Map & Plat: 371  
 Block: 058  
 Tract:  
 Rule B District: 1  
 Land Measure: 24394.00F  
 Group Code:  
 Census Tract: 400  
[Use Code](#): 3710 (WAREHOUSING)  
 File Id: 1  
 Date of Last Change: 11/22/2010

Commercial Characteristics:

Property Appraiser: John Becker Phone: (520)724-3046

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	10,080	\$157,878	\$0	\$127,366

Commercial Detail

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1946	372/3	0000000	6,690	\$281,064	\$106,804	WAREHOUSE DISTRIBUTION
002-001	1946	391/2	0000000	3,390	\$134,407	\$51,075	QUONSET COMMERCIAL/INDUSTRIAL

Valuation Area:

Condo Market: 60  
 DOR Market: 8  
 MFR Neighborhood: UN\_WEST\_UNIVERSITY  
 SFR Neighborhood: 06006301  
 SFR District: 13

Sales Information:

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash Validation
20020240956	3	02/2002	Commercial/Industrial	\$375,000	\$375,000	N X JAC DEED: Warranty Deed

Supervisor District:

(5) RICHARD ELIAS

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20020240956	11730	3289	2/5/2002	WARRANTY DEED
97117534	10595	1589	7/25/1997	

Petition Information:

Tax Year	Owner's Estimate	Petition	SBOE
2011	\$152,800		

Parcel Note: Click to see/expand 1 note(s)

# PIMA COUNTY ASSESSOR'S RECORD PARCEL DETAIL

## OFFICE OF THE PIMA COUNTY ASSESSOR (PAGE 2 OF 5)

Office of The Pima County Assessor

Page 1 of 1

Book-Map-Parcel: **117-04-214D**

[Aerial Image](#)

Tax Year:

Tax Area: **0150**

**Property Address:**

**Taxpayer Information:**

5TH - 7TH CENTER LLC  
4729 E SUNRISE CR # 307  
TUCSON AZ

**Property Description:**

TUCSON LOT 5 BLDG 58 ENC PTN S20 87 W60 00'

65718-4534

**Valuation Data:**

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2017	COMMERCIAL (1)	13.0	\$55,260	\$550	\$55,810	\$51,847	\$9,332

**Property Information:**

Section: 12  
Town: 14  
Range: 13  
Map & Plat: 37  
Block: 052  
Tract:  
Rule B District: 1  
Land Measure: 11059.000  
Group Code: 000  
Census Tract: 400  
[Use Code:](#) 3710 (WAREHOUSING)  
File Id: 1  
Date of Last Change: 7/19/2016

**Commercial Characteristics:**

Property Appraiser: Phone:

**Commercial Summary**

**Commercial Detail**

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1999	1013	0000000	0	\$1,564	\$1,224	COMMERCIAL YARD IMPROVEMENTS

**Valuation Area:**

Condo Market: 60  
DOR Market: 6  
MFR Neighborhood: UN\_WEST\_UNIVERSITY  
SFR Neighborhood: 05006301  
SPR District: 13

**Supervisor District:**

(5) RICHARD ELIAS

**Recording Information:**

Sequence No.	Docket	Page	Date Recorded	Type
20020240956	11730	3289	2/5/2002	WARRANTY DEED
97117534	10595	1589	7/25/1997	WARRANTY DEED
20161050606	0	0	1/1/1753	

Parcel Note: [Click to see/expand 5 note\(s\)](#)

# PIMA COUNTY ASSESSOR'S RECORD PARCEL DETAIL

## OFFICE OF THE PIMA COUNTY ASSESSOR (PAGE 3 OF 5)

Office of The Pima County Assessor

Page 1 of 1

Book-Map-Parcel: **117-04-214F**

[Aerial Image](#)

Tax Year:

Tax Area: **0150**

**Property Address:**

**Taxpayer Information:**

5TH - 7TH CENTER LLC  
4729 E SUNRISE CR # 307  
TUCSON AZ

**Property Description:**

NELY PTN TUCSON LOT 8 BLK 98

65718-4534

**Valuation Data:**

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2017	COMMERCIAL (1)	13.0	\$19,103	\$550	\$19,743	\$19,341	\$3,031

**Property Information:**

Section: 12  
 Town: 14  
 Range: 13  
 Map & Plat: 37  
 Block: 050  
 Tract:  
 Rule B District: 1  
 Land Measure: 3831.00SF  
 Group Code: 000  
 Census Tract: 400  
 Use Code: 5710 (WAREHOUSING)  
 File Id: 1  
 Date of Last Change: 7/19/2016

**Commercial Characteristics:**

Property Appraiser: Phone:

**Commercial Summary**

**Commercial Detail**

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1998	101A	0000000	0	3412	3322	COMMERCIAL YARD IMPROVEMENTS

**Valuation Area:**

Condo Market: 60  
 DOR Market: 6  
 MFR Neighborhood: UN\_WEST\_UNIVERSITY  
 SFR Neighborhood: 05006301  
 SFR District: 13

**Supervisor District:**

(5) RICHARD ELIAS

**Recording Information:**

Sequence No.	Docket	Page	Date Recorded	Type
20020240956	11730	3289	2/5/2002	WARRANTY DEED
97117534	10595	1589	7/25/1997	WARRANTY DEED
20161050606	0	0	1/1/1753	

Parcel Note: [Click to see/expand 5 note\(s\)](#)

# PIMA COUNTY ASSESSOR'S RECORD PARCEL DETAIL

## OFFICE OF THE PIMA COUNTY ASSESSOR (PAGE 4 OF 5)

3/29/2016

Office of The Pima County Assessor

Book-Map-Parcel: 117-04-2160

[Online Image](#)

Tax Year:

Tax Area: 0150

Property Address:

Street No	Street Direction	Street Name	Location
546	N	STONE AV	Tucson

Taxpayer Information:

5TH 7TH CENTER LLC  
ATTN: ANNE LOVELL  
4728 E SUNRISE DR PMB 307  
TUCSON AZ

Property Description:

TUCSON LOT 2 BLK 68

85718-4534

Valuation Date:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2016	Vacant/Ag/Golf (2)	15.0	\$73,548	\$0	\$73,548	\$73,548	\$11,032
2017	Vacant/Ag/Golf (2)	15.0	\$79,182	\$0	\$79,182	\$79,182	\$10,977

Property Information:

Section: 12  
Town: 14.0  
Range: 13.0E  
Map & Plat: 3/71  
Block: 058  
Tract:  
Rule B District: 1  
Land Measure: 12197.00F  
Group Code:  
Census Tract: 400  
Use Code: 0021 (VACANT COMMERCIAL URBAN SUBDIVIDED )  
File Id: 1  
Date of Last Change: 9/12/2012

Valuation Area:

Condo Market: 60  
DOR Market: 6  
MFR Neighborhood: UN\_WEST\_UNIVERSITY  
SFR Neighborhood: 05006301  
SFR District: 13

Supervisor District:

(5) RICHARD ELIAS

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20113270313	0	0	11/23/2011	WARRANTY DEED
0	8196	984	1/6/1988	

Parcel Note: Click to see/expand 5 note(s)



# AERIAL PHOTOGRAPH OF SUBJECT PROPERTY



**THE SUBJECT PROPERTY IS OUTLINED IN RED (2 PARCELS)**



# PHOTOGRAPHS OF EXISTING CONDITIONS

## PROJECT SITE (PAGE 1 OF 6)

### 5<sup>th</sup> STREET & STONE AVENUE

EXISTING CONDITIONS AT THE SOUTHEAST CORNER OF 5<sup>TH</sup> STREET AND STONE AVENUE AS OF MARCH 29, 2016.



KEY MAP

### Southeast Corner facing North



### Southeast Corner facing East



### Southeast Corner facing South



### Southeast Corner facing West



# PHOTOGRAPHS OF EXISTING CONDITIONS

## PROJECT SITE (PAGE 2 OF 6)

### 5<sup>th</sup> STREET & ECHOLS AVENUE

EXISTING CONDITIONS AT THE SOUTHWEST CORNER OF 5<sup>TH</sup> STREET AND ECHOLS AVENUE AS OF MARCH 29, 2016.



KEY MAP

### Southwest Corner facing North



### Southwest Corner facing East



### Southwest Corner facing South



### Southwest Corner facing West



# PHOTOGRAPHS OF EXISTING CONDITIONS

## PROJECT SITE (PAGE 3 OF 6)

### 5th STREET & 7th AVENUE

EXISTING CONDITIONS AT THE SOUTHWEST CORNER OF 5TH STREET AND 7th AVENUE AS OF MARCH 29, 2016.



KEY MAP

### Southwest Corner facing North



### Southwest Corner facing East



### Southwest Corner facing South



### Southwest Corner facing West



# PHOTOGRAPHS OF EXISTING CONDITIONS

## PROJECT SITE (PAGE 4 OF 6)

### 7<sup>th</sup> AVENUE

EXISTING CONDITIONS ON THE WEST SIDE OF 7<sup>TH</sup> AVENUE MID-WAY BETWEEN 5<sup>TH</sup> STREET AND 6<sup>TH</sup> STREET AS OF MARCH 29, 2016.



KEY MAP

### 7<sup>th</sup> Avenue facing North



### 7<sup>th</sup> Avenue facing East



### 7<sup>th</sup> Avenue facing South



### 7<sup>th</sup> Avenue facing West



# PHOTOGRAPHS OF EXISTING CONDITIONS

## PROJECT SITE (PAGE 5 OF 6)

### ECHOLS AVENUE

EXISTING CONDITIONS ON THE EAST SIDE OF ECHOLS AVENUE MID-WAY BETWEEN 5<sup>TH</sup> STREET AND 6<sup>TH</sup> STREET AS OF MARCH 29, 2016. THE LARGER PARCEL IS TO THE EAST.



KEY MAP

### Echols Avenue facing North



### Echols Avenue facing East



### Echols Avenue facing South



### Echols Avenue facing West



# PHOTOGRAPHS OF EXISTING CONDITIONS

## SURROUNDING AREA (PAGE 6 OF 6)

### STONE AVENUE

EXISTING CONDITIONS ON THE EAST SIDE OF STONE AVENUE MID-WAY BETWEEN 5<sup>TH</sup> STREET AND 6<sup>TH</sup> STREET AS OF MARCH 29, 2016. LOOKING SOUTH SHOWS DOWNTOWN TUCSON.

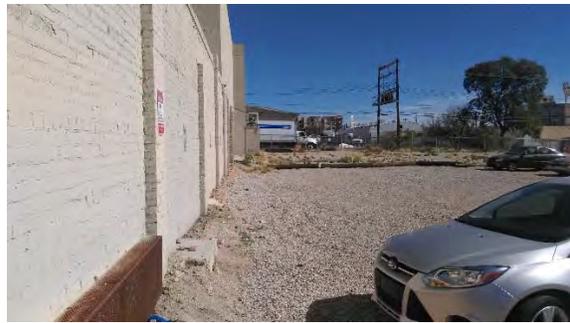


KEY MAP

### Stone Avenue facing North



### Stone Avenue facing East

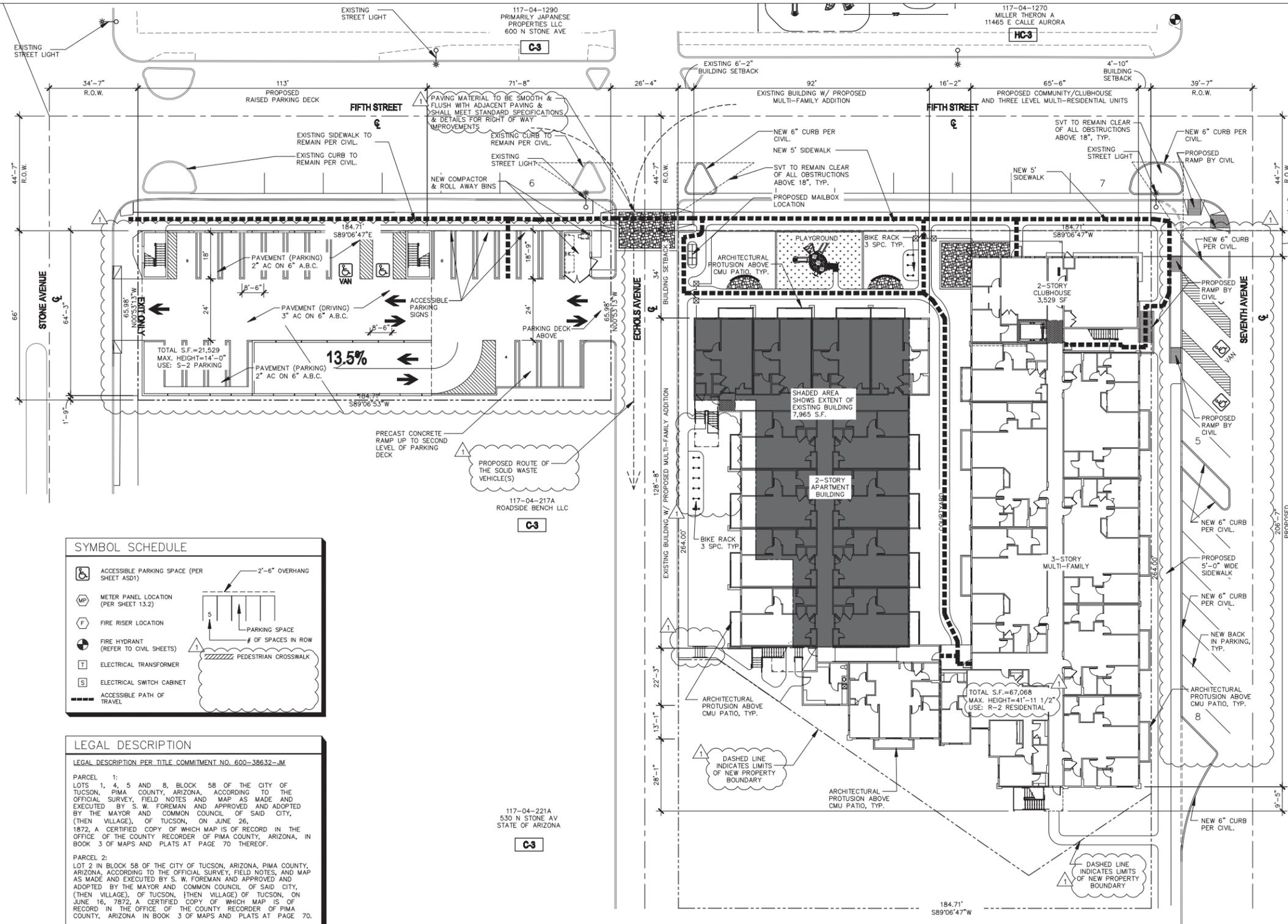


### Stone Avenue facing South



### Stone Avenue facing West





### PROJECT DATA

**ID SUBMITTAL NUMBER:** ID-16-03 7TH AVENUE COMMONS

**OVERALL SITE DATA:**

SITE AREA: SITE 1 ±0.90 ACRES (39,242 S.F.)  
 SITE 2 ±.30 ACRES (12,860 S.F.)

ZONING: EXISTING: C-3  
 PROPOSED: HC-3

APN NO.'S: 117-04-214A, 117-04-214B, 117-04-214C, 117-04-214D, 117-04-214E, 117-04-214F, 117-04-214G, 117-04-214H, 117-04-214I, 117-04-214J, 117-04-214K, 117-04-214L, 117-04-214M, 117-04-214N, 117-04-214O, 117-04-214P, 117-04-214Q, 117-04-214R, 117-04-214S, 117-04-214T, 117-04-214U, 117-04-214V, 117-04-214W, 117-04-214X, 117-04-214Y, 117-04-214Z

**PROPOSED USE:** MULTIFAMILY

MAXIMUM DENSITY ALLOWED: 35.4 DU/NET AC  
 PROPOSED DENSITY: 50'-0"  
 PROPOSED BUILDING HEIGHT: 41'-11 1/2"  
 MAXIMUM LOT COVERAGE ALLOWED: 100%  
 LOT COVERAGE PROVIDED: ±70%  
 MINIMUM OPEN SPACE REQUIRED: 7,850 S.F.  
 OPEN SPACE PROVIDED: ±12,034 S.F.

**UNIT MIX:**

ONE BEDROOM UNITS:	27 (54%)
TWO BEDROOM UNITS:	7 (14%)
THREE BEDROOM UNITS:	16 (32%)
TOTAL:	50 D.U.
TOTAL ACCESSIBLE UNITS REQUIRED:	3 D.U.
TOTAL ACCESSIBLE UNITS PROVIDED:	3 D.U.

**UNIT TYPE**

UNIT TYPE	LIVABLE AREA	UNITS	LIVABLE AREA	
UNIT A1	1 BED/1 BA	686 S.F.	27	18,522 S.F.
UNIT B1	2 BED/2 BA	1,071 S.F.	4	4,284 S.F.
UNIT C1	3 BED/2 BA	1,134 S.F.	3	3,402 S.F.
UNIT C2	3 BED/2 BA	1,471 S.F.	13	19,123 S.F.
UNIT C3	3 BED/2 BA	1,492 S.F.	3	4,476 S.F.
TOTAL:		50 D.U.		49,807 S.F.
AVG. S.F.:				996 S.F.

**BUILDING AREA:**

BUILDING	FLOOR	GROSS S.F.
BUILDING 1	FIRST FLOOR	26,874 S.F.
BUILDING 1	SECOND FLOOR	26,168 S.F.
BUILDING 1	THIRD FLOOR	14,026 S.F.
BUILDING 1	TOTAL GROSS BUILDING S.F.	67,068 S.F.
BUILDING 2	PARKING DECK - DEFERRED SUBMITTAL	67,068 S.F.

**PARKING:**

MOTOR VEHICLE REQUIRED (0-70 UNITS/ACRE LESS 25%):	69 P.S.
MOTOR VEHICLE PROVIDED ON SITE:	34 P.S.
MOTOR VEHICLE AVAILABLE OFF SITE (NOT INCLUDED):	26 P.S.
SHORT TERM BICYCLE REQUIRED (0.1/1/2/3 BEDROOM):	9 P.S.
SHORT TERM BICYCLE PROVIDED:	9 P.S.
LONG TERM BICYCLE REQUIRED (0.5/1/2/3 BEDROOM):	45 P.S.
LONG TERM BICYCLE PROVIDED:	50 P.S. (1/D.U.)
MOTOR VEHICLE PARKING VARIANCE REQUESTED:	35 P.S.

ACCESSIBLE PARKING REQUIRED: 2 P.S.  
 ACCESSIBLE PARKING PROVIDED: 2 P.S. (INCLUDING 1 VAN)  
 ACCESSIBLE PARKING OFF SITE (NOT INCLUDED): 3 P.S. (INCLUDING 1 VAN)

### SYMBOL SCHEDULE

	ACCESSIBLE PARKING SPACE (PER SHEET ASD1)
	METER PANEL LOCATION (PER SHEET 13.2)
	FIRE RISER LOCATION
	FIRE HYDRANT (REFER TO CIVIL SHEETS)
	ELECTRICAL TRANSFORMER
	ELECTRICAL SWITCH CABINET
	ACCESSIBLE PATH OF TRAVEL

### LEGAL DESCRIPTION

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 600-38632-JM

PARCEL 1:  
 LOTS 1, 4, 5 AND 8, BLOCK 58 OF THE CITY OF TUCSON, PIMA COUNTY, ARIZONA, ACCORDING TO THE OFFICIAL SURVEY, FIELD NOTES AND MAP AS MADE AND EXECUTED BY S. W. FOREMAN AND APPROVED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF SAID CITY, (THEN VILLAGE), OF TUCSON, ON JUNE 26, 1872, A CERTIFIED COPY OF WHICH MAP IS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 3 OF MAPS AND PLATS AT PAGE 70 THEREOF.

PARCEL 2:  
 LOT 2 IN BLOCK 58 OF THE CITY OF TUCSON, ARIZONA, PIMA COUNTY, ARIZONA, ACCORDING TO THE OFFICIAL SURVEY, FIELD NOTES, AND MAP AS MADE AND EXECUTED BY S. W. FOREMAN AND APPROVED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF SAID CITY, (THEN VILLAGE), OF TUCSON, (THEN VILLAGE) OF TUCSON, ON JUNE 16, 1872, A CERTIFIED COPY OF WHICH MAP IS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA IN BOOK 3 OF MAPS AND PLATS AT PAGE 70.

### GENERAL NOTES

- THIS PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE(S) CRITERIA, UDC ARTICLE 5.4 MAJOR STREETS AND ROUTES SETBACK ZONE (MS&R)
- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT



**OWNER DEVELOPER:** GARDNER CAPITAL DEVELOPMENT, 8000 MARYLAND AVENUE, SUITE 910, CLAYTON, MISSOURI 63105, ATTN: MR. REID BUTLER, PH: (314) 881-8800, EMAIL: reid@buhousing.com

**DEVELOPMENT PACKAGE PDSD APPROVAL**

<input type="checkbox"/> Site/Dev. Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> Site/PPP	<input type="checkbox"/> WASH
<input type="checkbox"/> PLUP	<input type="checkbox"/> Other

DVPKG MGR: \_\_\_\_\_ Date: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Date: \_\_\_\_\_  
 Engineering: \_\_\_\_\_ Date: \_\_\_\_\_  
 HVC Site: \_\_\_\_\_ Date: \_\_\_\_\_  
 Fire: \_\_\_\_\_ Date: \_\_\_\_\_  
 Landscape: \_\_\_\_\_ Date: \_\_\_\_\_  
 PLUME: \_\_\_\_\_ Date: \_\_\_\_\_  
 Revision #: \_\_\_\_\_ per letter to SIRE

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**REVISIONS:**

1. CITY REVIEW 9/28/2016

2. -



**biltform architecture group, LLC.**

11400 north cove creek road, suite 111  
 phoenix, arizona 85029  
 Phone: 602.285.0200 Fax: 602.285.0229

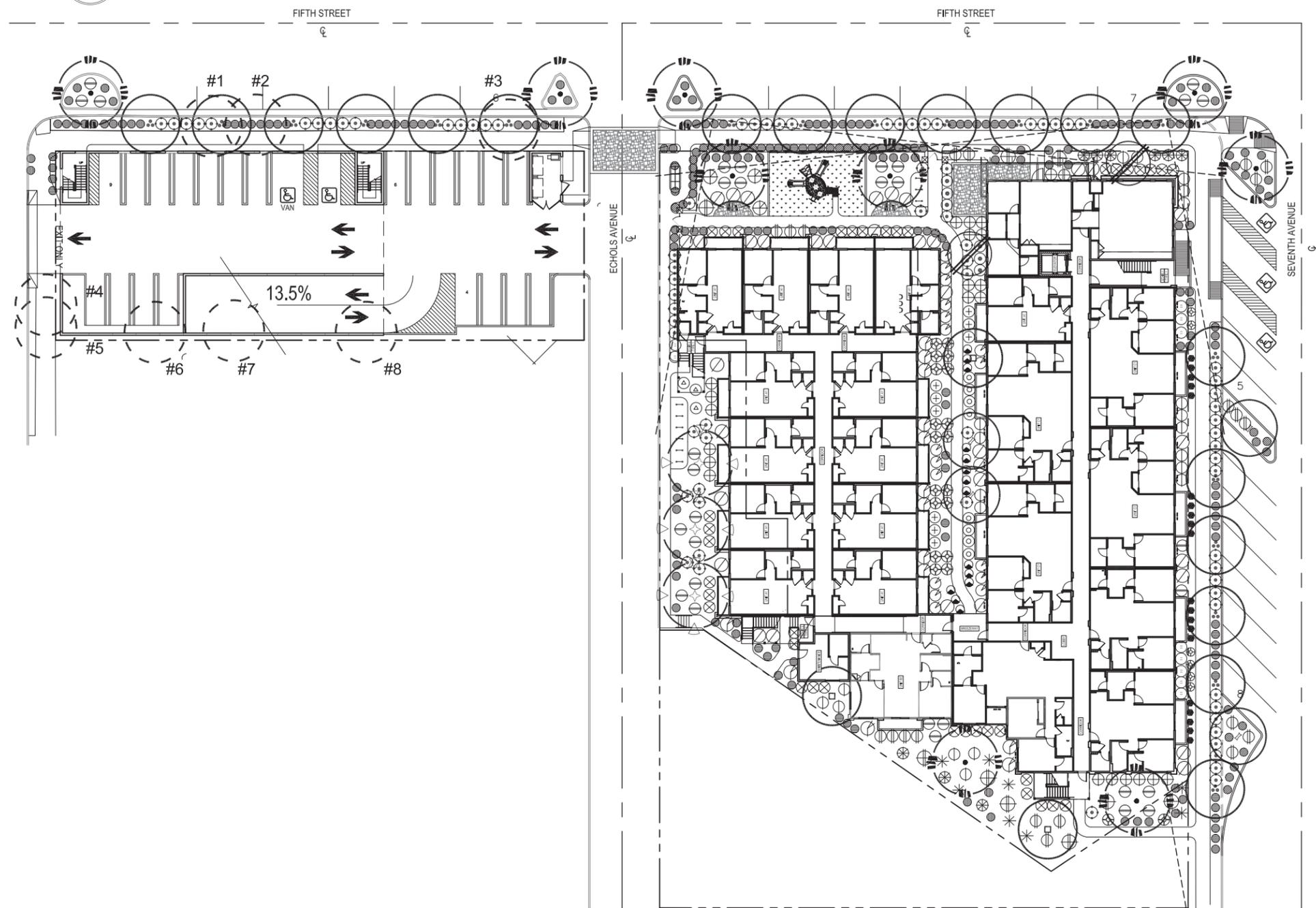


**DEVELOPMENT PACKAGE for 7TH AVENUE COMMONS**  
 58 EAST 5TH STREET  
 site plan sheet

DP16-0144  
 ID-16-03

PLANT LEGEND

TREES	SIZE/ SPECIFICATION
<i>Quercus virginiana</i> Southern Live Oak	24" Box:1.0' Cal. 7'H x 3'W Double Stake
<i>Dalbergia Sissoo</i> Sisso Tree	24" Box: 1.25' Cal. 8'H x 3'W Double Stake
<i>Ulmus parvifolia</i> Chinese Elm	36" Box: 1.75' Cal. 10'H x 6'W Double Stake
<i>Acacia salicina</i> Willow Acacia	24" Box: 1.25' Cal. 7'H x 2.5'W Double Stake
<i>Pistacia chinensis</i> Chinese Pistache	36" Box: 3.0' Cal. 12'H x 6'W Standard
<i>Cercidium hybrid</i> "Desert Museum" Hybrid	36" Box: 2.0' Cal. 8'H x 5'W Multi - Trunk
<i>Cercis mexicana</i> Mexican Redbud	24" Box: 1.25' Cal. 7'H x 4'W Double Stake
Existing tree	See Inventory below left for disposition
SHRUBS	SIZE
<i>Tecoma stans</i> Yellow Bells	15 Gallon
<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	5 Gallon
<i>Senna phyllodenia</i> Silver-Leaf Senna	5 Gallon
<i>Leucophyllum candida</i> "Thundercloud" Sage	5 Gallon
<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon
<i>Dasyliroa wheeleri</i> Desert Spoon	5 Gallon
<i>Xylosma congestum</i> Shiny Xylosma	5 Gallon
<i>Dodonea viscosa</i> Hopseed Bush	5 Gallon
<i>Nerium oleander</i> "Petite Pink" Dwarf	5 Gallon
<i>Feijoa sellowiana</i> Pineapple Guava	5 Gallon
<i>Bauhinia macarantnera</i> Chihuahuan Orchid Tree	5 Gallon
<i>Muhlenbergia Capillaris</i> Regal Mist Deer Grass	5 Gallon
<i>Ruellia peninsularis</i> Baja Ruellia	5 Gallon
<i>Tecomaria capensis</i> Cape Honeysuckle	5 Gallon
<i>Nandina domestica</i> Heavenly Bamboo	5 Gallon
<i>Myrtus communis compacta</i> "Variegata" Compact Myrtle	5 Gallon
<i>Vauquelinia californica</i> Arizona Rosewood	5 Gallon
<i>Thevetia peruviana</i> Yellow Oleander	5 Gallon
GROUNDCOVERS	SIZE
<i>Lantana montevidensis</i> Gold Mound Lantana	1 Gallon
<i>Convolvulus cneorum</i> Bush Morning Glory	1 Gallon
<i>Rosemarinus officinalis</i> Rosemary	1 Gallon
<i>Lantana montevidensis</i> Purple Trailing Lantana	1 Gallon
<i>Euphorbia rigida</i> Gopher Plant	1 Gallon
<i>Zephyranthes candida</i> White Rain Lily	1 Gallon
<i>Guara lindheimeri</i> White Guara	1 Gallon
<i>Synthetic turf</i> EasyTurf	Nutmeg Lush
VINES	SIZE
<i>Bougainvillea</i> San Diego Red	5 Gallon W/ 4'x 4' Trellis
LANDSCAPE MATERIALS	
Decomposed granite "Desert Gold"	3/4" Sized 2" Depth
Concrete header Extruded	4'x 6"



LANDSCAPE PLAN

EXISTING TREE LEGEND

TAG #	COLOR	DISCRIPTION	CALIPER	CANOPY	CONDITION	INTENDED DESIGNATION	REMARK
1	BLUE	PROSOPIS CHILENSIS CHILEAN MESQUITE	12"	25'Hx 25'W	GOOD	DESTROY	TO CLOSE TO CURB
2	BLUE	PROSOPIS CHILENSIS CHILEAN MESQUITE	6"	15'Hx 15'W	GOOD	DESTROY	TO CLOSE TO CURB
3	BLUE	PROSOPIS CHILENSIS CHILEAN MESQUITE	6"	10'Hx 10'W	GOOD	DESTROY	TO CLOSE TO CURB
4	BLUE	PROSOPIS CHILENSIS CHILEAN MESQUITE	6"	20'Hx 15'W	GOOD	DESTROY	TO CLOSE TO SIDEWALK
5	BLUE	PROSOPIS CHILENSIS CHILEAN MESQUITE	6"	15'Hx 10'W	GOOD	DESTROY	TO CLOSE TO BLDG./SIDEWALK
6	BLUE	PROSOPIS CHILENSIS CHILEAN MESQUITE	6"	10'Hx 8'W	GOOD	DESTROY	TO CLOSE TO BLDG.
7	BLUE	PROSOPIS CHILENSIS CHILEAN MESQUITE	12"	30'Hx 25'W	GOOD	DESTROY	TO CLOSE TO BLDG.
8	BLUE	PROSOPIS CHILENSIS CHILEAN MESQUITE	12"	25'Hx 25'W	GOOD	DESTROY	PRUNED SEVERELY DUE TO POWER LINES

1"= 20'- 0"

**CITY OF TUCSON**

OWNER/ DEVELOPER: GARDNER CAPITAL DEVELOPMENT  
8000 MARYLAND AVENUE, SUITE 910  
CLAYTON, MISSOURI 63105  
ATTN: MR. REID BUTLER PH: (314) 561-5900  
EMAIL: reid@butlerhousing.com

DEVELOPMENT PACKAGE  
PDSD APPROVAL

Site/Dev. Plan       SCZ  
 Tentative Plat       ERZ  
 Grading       HDZ  
 SWPPP       WASH  
 FUP       Other

DVPPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning \_\_\_\_\_ Date \_\_\_\_\_  
 Engineering \_\_\_\_\_ Date \_\_\_\_\_  
 H/C Site \_\_\_\_\_ Date \_\_\_\_\_  
 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Landscape \_\_\_\_\_ Date \_\_\_\_\_  
 PLUME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE

PARCEL 1: LOTS 1, 4, 5 AND 8, BLOCK 58 OF THE CITY OF TUCSON, PIMA COUNTY, ARIZONA, ACCORDING TO THE OFFICIAL SURVEY, FIELD NOTES AND MAP AS MADE AND EXECUTED BY S. W. FOREMAN AND APPROVED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF SAID CITY (THEN VILLAGE) OF TUCSON, ON JUNE 28 1872. A CERTIFIED COPY OF WHICH MAP IS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA IN BOOK 3 OF MAPS AND PLATS AT PAGE 70

PARCEL 2: LOT 2 IN BLOCK 58 OF THE CITY OF TUCSON, ARIZONA, PIMA COUNTY, ARIZONA, ACCORDING TO THE OFFICIAL SURVEY, FIELD NOTES AND MAP AS MADE AND EXECUTED BY S. W. FOREMAN AND APPROVED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF SAID CITY (THEN VILLAGE) OF TUCSON, ON JUNE 16 1872. A CERTIFIED COPY OF WHICH MAP IS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA IN BOOK 3 OF MAPS AND PLATS AT PAGE 70

REVISIONS:

1 CITY REVIEW 9/28/2016

2 -

**biltform architecture group, LLC.**

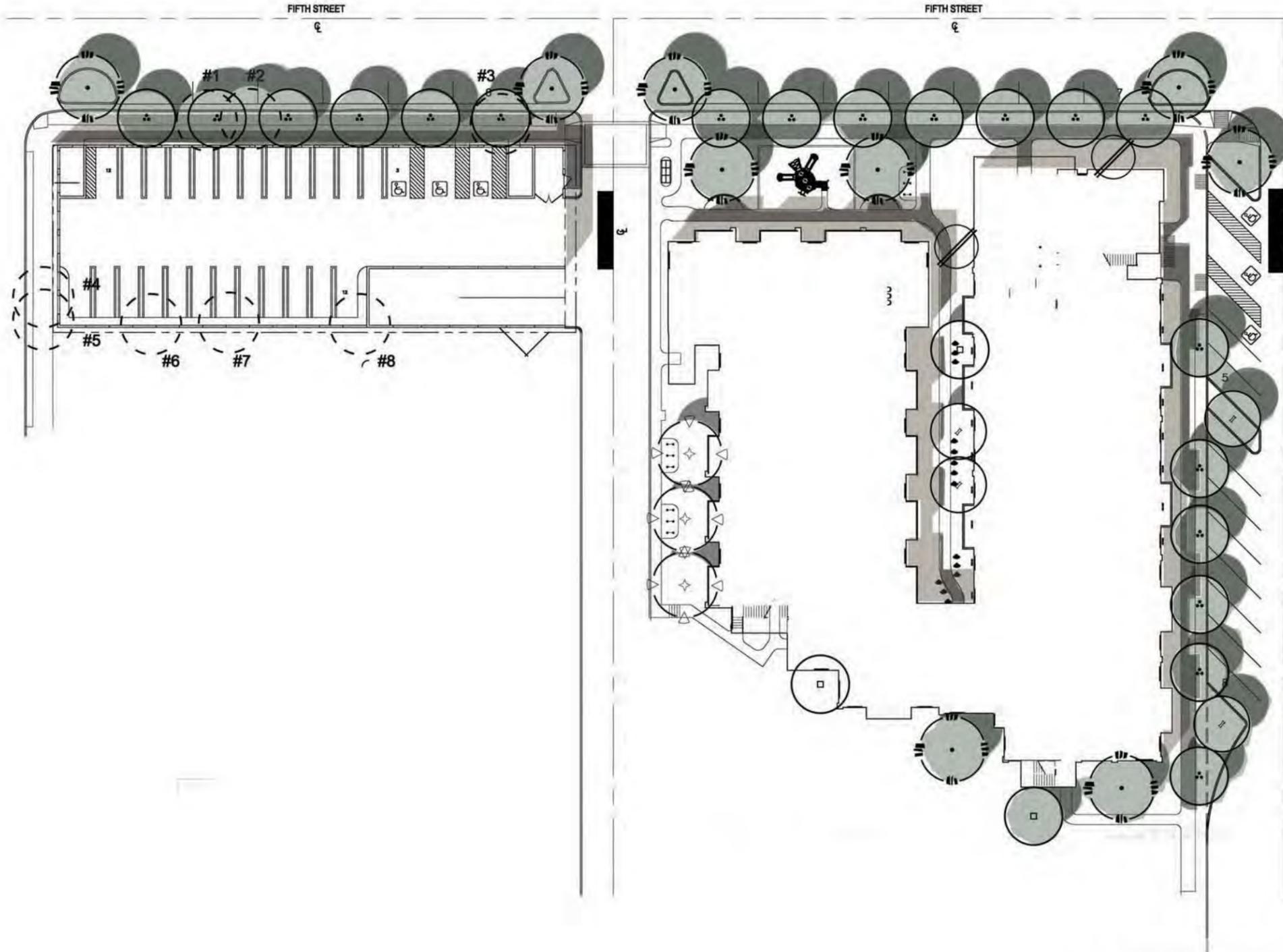
11460 north cave creek road, suite 11  
phoenix, arizona 85020  
Phone 602.285.9200 Fax 602.285.9229

**DEVELOPMENT PACKAGE for 7TH AVENUE COMMONS**

**58 EAST 5TH STREET**

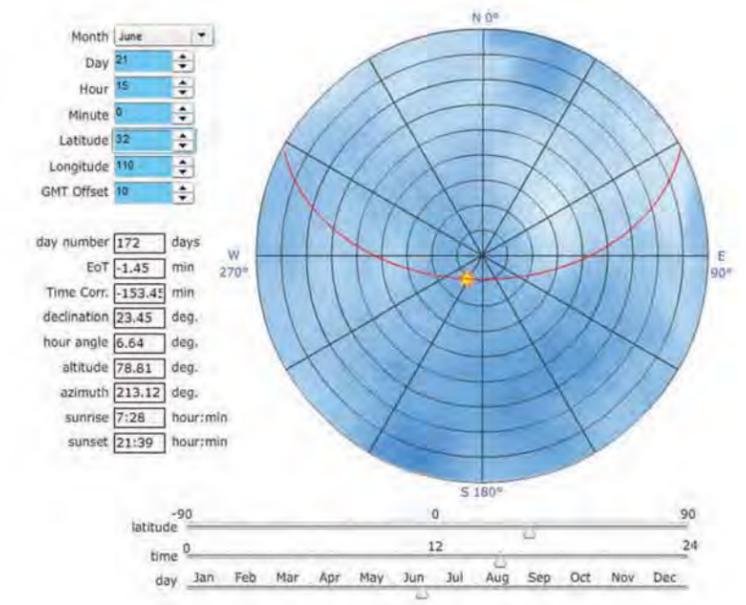
**LANDSCAPE PLAN**

DP16-0144  
IID-16-03  
17 OF 25



Total area of natural concrete for sidewalks = 7,422 Sqft.  
 Total area of shade over sidewalks from trees & structure = 5,343 Sqft.  
 72% coverage of sidewalks with shade.

21st June 2016 @ 3:00pm IN TUCSON, ARIZONA  
 Tucson, Arizona, Coordinates 32.2217° N, 110.9265° W



SHADE STUDY PLAN

OWNER/DEVELOPER GARDNER CAPITAL DEVELOPMENT 8000 MARYLAND AVENUE, SUITE 910 CLAYTON, MISSOURI 63105 ATTN: MR. REID BUTLER PH: (314) 581-5900 EMAIL: reid@butlerhousing.com	PARCEL 1: LOTS 1, 4, 5 AND 8, BLOCK 58 OF THE CITY OF TUCSON, PIMA COUNTY, ARIZONA, ACCORDING TO THE OFFICIAL SURVEY, FIELD NOTES AND MAP AS MADE AND EXECUTED BY S. W. FOREMAN AND APPROVED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF SAID CITY (THEN VILLAGE) OF TUCSON, ON JUNE 28 1872. A CERTIFIED COPY OF WHICH MAP IS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA IN BOOK 3 OF MAPS AND PLATS AT PAGE 70	REVISIONS: CITY REVIEW 9/28/2016
		CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL <input type="checkbox"/> Site/Dev. Plan <input type="checkbox"/> Tentative Plat <input type="checkbox"/> Grading <input type="checkbox"/> SWPPP <input type="checkbox"/> FUP <input type="checkbox"/> SCZ <input type="checkbox"/> ERZ <input type="checkbox"/> HDZ <input type="checkbox"/> WASH <input type="checkbox"/> Other
DVP/PG MGR. _____ Date _____ Zoning _____ Date _____ Engineering _____ Date _____ H/C Site _____ Date _____ Fire _____ Date _____ Landscape _____ Date _____ PL/ME _____ Date _____ Revision # _____ <input type="checkbox"/> per letter in SIRE	PARCEL 2: LOT 2 IN BLOCK 58 OF THE CITY OF TUCSON, ARIZONA, PIMA COUNTY, ARIZONA, ACCORDING TO THE OFFICIAL SURVEY, FIELD NOTES AND MAP AS MADE AND EXECUTED BY S. W. FOREMAN AND APPROVED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF SAID CITY (THEN VILLAGE) OF TUCSON, ON JUNE 18 1872. A CERTIFIED COPY OF WHICH MAP IS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA IN BOOK 3 OF MAPS AND PLATS AT PAGE 70	biltform architecture group, inc. 11460 North Cave Creek Rd. suite 6 phoenix, arizona 85020 Phone 602.285.9200 Fax 602.285.9229
DEVELOPMENT PACKAGE for 7TH AVENUE COMMONS 58 EAST 5TH STREET SHADE STUDY PLAN		DP16-0144 IID-16-03



biltform architecture group, LLC.

11400 north cave creek road, suite 11  
phoenix, arizona 85020  
Phone 602.286.6200 Fax 602.286.6229



7th Ave. Commons - North Elevation



7th Ave. Commons - North (Street Side) Parking Garage Elevation

EXPIRES 9/30/16

**7th AVENUE COMMONS**

Apartment Homes  
58 EAST FIFTH STREET, TUSCON, ARIZONA

**GARDNER CAPITAL DEVELOPMENT, LLC.**

8000 Maryland Avenue, Suite 910, Clayton, MO. 63105  
PHONE: 314-981-9900 FAX: 314-983-9965

REVISIONS:

- △ -
- △ -
- △ -
- △ -
- △ -

JOB NO: 15-027

DATE: AUGUST 28, 2016

SCALE:

SHEET NO:

**A3.0**



7th Ave. Commons - West Elevation



7th Ave. Commons - East Elevation



7th Ave. Commons - South Elevation



biltform architecture  
group, LLC.

11400 North Cave Creek Road, Suite 11  
Phoenix, Arizona 85020  
Phone 602.286.9200 Fax 602.286.9229

EXPIRES 9/30/16

**7th AVENUE COMMONS**  
Apartment Homes  
58 EAST FIFTH STREET, TUSCON, ARIZONA  
**GARDNER CAPITAL DEVELOPMENT, LLC.**  
8000 Maryland Avenue, Suite 910, Clayton, MO. 63105  
PHONE: 314-961-9900 FAX: 314-963-9965

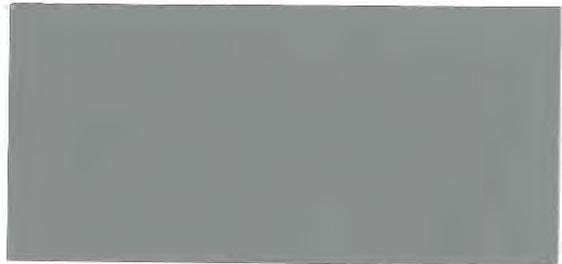
REVISIONS:	
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△	-
△	-
△	-

JOB NO: 15-027  
DATE: AUGUST 28, 2016  
SCALE:  
SHEET NO:

**A3.1**



Stucco Base  
Dunn Edwards  
DE6372 "Lace Veil"



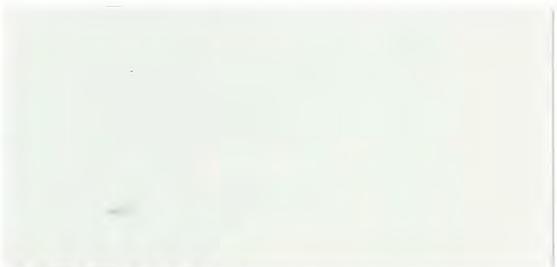
Accent Stucco and Fascia  
Dunn Edwards  
DE6376 "Looking Glass"



Corrugate Metal Siding and  
Roof – Zinc Color



Metalwork  
Dunn Edwards  
DET440 Russet Leather



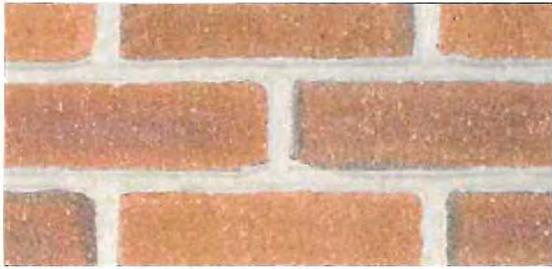
Shake Siding  
Dunn Edwards DE6275 "Silver Creek"



Lap Siding  
Dunn Edwards DE6277 "Pebble Walk"



Building Materials and  
Color Exhibit  
7<sup>th</sup> Avenue Commons



Brick  
Phoenix Thin Brick  
450 DATBC "Cimmaron"



Stone  
Coronado Stone  
Minnesota Fieldstone "Huron"



Building Materials and  
Color Exhibit  
7<sup>th</sup> Avenue Commons

## **DEVELOPMENT REGULATIONS AND MODIFICATION REQUESTS (PAGE 1 OF 2)**

PERMITTED LAND USE TYPE: FAMILY DWELLING (FOR FAMILY DWELLING USES, ONLY MULTIFAMILY DWELLING DEVELOPMENTS ARE ALLOWED) UDC 5.12.11 TABLE 5.12-DLS-1, STANDARD 5.12.11.D.28

PROPOSED LAND USE TYPE: FAMILY DWELLING, 50 DWELLING UNIT MULTIFAMILY DEVELOPMENT

MODIFICATION REQUEST: NONE

PERMITTED LAND USE TYPE: PARKING (NO SURFACE PARKING LOTS. VEHICLE PARKING MUST BE LOCATED IN A STRUCTURE) UCD 5.12.11 TABLE 5.12-DLS-1, STANDARD 5.12.11.D.12

PROPOSED LAND USE TYPE: PARKING, 34 PARKING SPACES PROVIDED IN A 2-LEVEL PARKING STRUCTURE

MODIFICATION REQUEST: NONE

PERMITTED BUILDING HEIGHT: 2 STORIES WITH A MAX. OF 25' FOR THE FIRST 25' PAST THE SETBACK LINE, 4 STORIES WITH A MAX. OF 50' TO THE NEXT PROPERTY LINE UDC 5.12.16.B.3 FIGURE 5.12-SSS-B AND TABLE 5.12-SSS-2

PROPOSED BUILDING HEIGHT: 2 STORIES WITH A MAX. OF 27' FOR THE FIRST 34' PAST THE SETBACK LINE, 3 STORIES WITH A MAX. OF 42' TO THE NEXT PROPERTY LINE

MODIFICATION REQUEST: VARIANCE FOR 2' TO TOP OF GABLE ROOF

PERMITTED PERIMETER YARD: CONSISTENT WITH PREVAILING 5<sup>TH</sup> STREET, 0' ALONG 7<sup>TH</sup> AVENUE, 0' ALONG ALLEY SIDE, 0' ALONG SIDE YARD/6<sup>TH</sup> STREET 5.12.16.B.2 FIGURE 5.12-SSS-A AND TABLE 5.12-SSS-1

PROPOSED PERIMETER YARD: 10' ALONG 5<sup>TH</sup> STREET, 4'-6" ALONG 7<sup>TH</sup> AVENUE, EXISTING 6' ALONG ALLEY SIDE, 3' MIN. ALONG SIDE YARD

MODIFICATION REQUEST: NONE

PERMITTED LOT COVERAGE, OPEN SPACE: MAXIMUM LOT COVERAGE=100%, OPEN SPACE AT MULTI-UNIT DWELLINGS@30 S.F./D.U. OR 20% OF LOT AREA (WHICHEVER IS GREATER)=7,850 S.F. UDC 5.12.16.B.4 FIGURE 5.12-SSS-D AND TABLE 5.12-SSS-3

PROPOSED LOT COVERAGE, OPEN SPACE: LOT COVERAGE=70%, OPEN SPACE=12,034 S.F.

MODIFICATION REQUEST: NONE

## **DEVELOPMENT REGULATIONS AND MODIFICATION REQUESTS (PAGE 2 OF 2)**

PERMITTED OFF-STREET VEHICLE PARKING: NON-RESIDENTIAL=0 SPACES,  
RESIDENTIAL @1/D.U.=50 SPACES UDC 5.12.11.I FIGURE 5.12.E AND TABLE 5.12-DLS-5

PROPOSED OFF-STREET VEHICLE PARKING: 34 SPACES IN PARKING STRUCTURE TO  
INCLUDE THE REQUIRED NUMBER OF ACCESSIBLE PARKING

MODIFICATION REQUEST: VARIANCE FOR 16 PARKING SPACES

PERMITTED BICYCLE PARKING: SHORT TERM@89 BEDROOMS x 0.1=9 SPACES, LONG  
TERM@89 BEDROOMS x 0.5=45 SPACES UDC 7.4.8.B.1 TABLE 7.4.8-1

PROPOSED BICYCLE PARKING: SHORT TERM=9 SPACES, LONG TERM=50 SPACES@1/  
D.U.

MODIFICATION REQUEST: NONE

PERMITTED OFF-STREET LOADING: OVER 25,000 S.F. GFA=ONE TYPE A SPACE@12' x  
35' UDC 7.5.5 TABLE 7.5.5-A

PROPOSED OFF-STREET LOADING: ONE TYPE A SPACE ON THE EAST SIDE OF THE  
PARKING STRUCTURE

MODIFICATION REQUEST: NONE

PERMITTED SOLID WASTE COLLECTION: PER TECHNICAL STANDARDS MANUAL  
SECTION 8-01.5.0 REQUIRE ENCLOSURE WITH GATES, LEAK PROOF CONTAINERS TO  
BE STORED IN THE ENCLOSURE, STATIONARY COMPACTOR UNIT SHALL BE  
SCREENED FROM ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY UDC 7.15

PROPOSED SOLID WASTE COLLECTION: ENCLOSURE WITH GATES, LEAK PROOF  
ROLL-AWAY CONTAINERST TO BE STORED IN THE ENCLOSURE PROVIDED,  
STATIONARY COMPACTOR UNIT WILL BE SCREENED FROM ADJACENT PROPERTIES  
AND PUBLIC RIGHT-OF-WAY

MODIFICATION REQUEST: NONE

PERMITTED LANDSCAPING AND SCREENING: PER UDC 7.6

PROPOSED LANDSCAPING AND SCREENING: TO COMPLY WITH UDC 7.6

MODIFICATION REQUEST: NONE