

PRIMAVERA FOUNDATION

DRB APPLICATION
JUNE 03, 2020

Table of contents

	Page number
Application form	1-3
Project statement	4
Proposed site and landscape plans	5-8
Proposed elevations	9
Renderings	10
Proposed materials	11
Zoning review comments and responses	12-18
Documentation of neighborhood meeting	19-23
Aerial photograph	24
Photograph of existing conditions and surrounding areas	25-29
Assessor's record map	30



SPECIAL DISTRICTS APPLICATION FORM

Special Districts Review Process Overview: A project may be subject to various reviews and criteria depending on the scope of work, location and relevant sections of the Unified Development Code (UDC). Please note that your projects may not be subject to review by all review authorities used in the table below. The Special Districts review processes at Planning and Development Services Department (PDSD) include:

Review Process	Review Authorities	PDSD Planning Contact
Rio Nuevo Area [UDC Section 5.12.7]	1. Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS) 2. Design Review Board (DRB)	María Gayosso – (520) 837-6972 Michael Taku – (520) 837-4963
Historic Preservation Zone (HPZ) [UDC Section 5.8]	1. Neighborhood Historic Advisory Board 2. Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS)	Michael Taku – (520) 837-4963 Jodie Brown – (520) 837-6968
Infill Incentive District (IID) [UDC Section 5.12]	1. Design Professional 2. Neighborhood Historic Advisory Board 3. Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS) 4. Design Review Committee (IID-DRC)	María Gayosso – (520) 837-6972 Nick Ross – (520) 837-4029 Koren Manning – (520) 837-4028
Main Gate District (MGD) Design [MGD Ordinance]	1. Neighborhood Historic Advisory Board 2. Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS) 3. Main Gate District Design Review Committee (MGD-DRC)	María Gayosso – (520) 837-6972 Koren Manning – (520) 837-4028
Neighborhood Preservation Zone (NPZ) [UDC Section 5.10]	1. Design Professional	Nick Ross – (520) 837-4029 María Gayosso – (520) 837-6972
Grant Road Investment District (GRID) Urban Overlay [GRID Ordinance]	1. Design Review Board	María Gayosso – (520) 837-6972 Nick Ross – (520) 837-4029
Individual Parking Plan (IPP) [UDC Section 7.4.5.A]	1. Planning and Development Services, Tucson Department of Transportation, and other agencies as needed	Mark Castro – (520) 837-4979

INSTRUCTIONS:

1. Complete Application form and compile submittal requirements
2. Submit pdf of all materials through the PDSD Filedrop Portal, at www.tucsonaz.gov/file-upload-PDSD
3. Staff will schedule your pre-application meeting (if needed, typically required for major reviews)
4. At the pre-application meeting, staff will advise applicants on any additional UDC requirements to complete the application package to initiate the review process



SPECIAL DISTRICTS APPLICATION

Application Stage: Pre-application [] Application [X]

Permit Activity Number: T20SA00161 Case Number: DRB-20-02 Date Accepted: 6/7/2020

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): Primavera Emergency Services Building

Property Address: 702 S. Sixth Avenue

Pima County Tax Parcel Number/s: 117-07-1920, 117-07-2090

Current Zoning: C-3

Applicable Overlay/ [X] Infill Incentive District (greater) [] Rio Nuevo Area

Special Districts: [] Main Gate Overlay District [] Grant Road Overlay District

[] Neighborhood Preservation Zone [] Historic Preservation Zone

Neighborhood Association (if any): Armory Park

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

Description of Proposed Use: demolish existing building, build new office building - no change of use

Number of Buildings and Stories/Height of Proposed Structure(s): one building, 2 stories

Site Area (sq ft): 13,995 SF Area of Proposed Building (sq ft): 10,205 SF

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List: Armory Park National Register District Please List: Armory Park

Site is/includes: [] A contributing structure [X] Non-contributing structure [] Is adjacent to a contributing structure [] Vacant

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

APPLICANT NAME: Charles Pifer

ROLE: [] Property owner [X] Architect [] Engineer [] Attorney [] Developer Other: _____

EMAIL: cpifer@pmm.design PHONE: 520.409.9638

ADDRESS: 317 N. Court Ave

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): Primavera Foundation - Brian McGrath

PHONE: 317 N. Court Ave

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

SIGNATURE OF OWNER/APPLICANT* [Signature] 6.3.20 Date

*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization



Planning & Development Services Department
201 N. Stone Avenue
PO Box 27210
Tucson, AZ 85726
(520) 791-5550

Letter of Agency/Authorization

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: _____

To:
City of Tucson
Planning & Development Services Department
Zoning Administration Division
PO Box 27210
Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant:

Phone: _____

Applicant's Address:

To submit a Design Review Board application on my behalf

The subject property located at:
Assessor's Parcel Number:
Printed Name of Owner of Record:
Address of Owner of Record:
Phone Number of Owner of Record:
Signature of Owner of Record: (must be original signature)

Rosy Hutchinson

Project Statement

The project will demolish the existing two-story Emergency Services Center building located on parcel 117-07-1920, and replace it with a new 2-story, 10,210 square foot office building with a maximum height of 26'-5". The first-floor footprint will be 6,120 SF. Primavera Foundation has purchased the parcel immediately to the west (117-07-2090) and is pursuing a lot combo process. The combined lot square footage is 13,374 SF (11,796 for 117-07-1920 + 1,578 for 117-07-2090).

The proposed use of the building is the same as the existing building which it will replace, providing emergency services to homeless clientele. Remote groups of employees will also be relocated to this larger facility, bringing additional Primavera staff to this location so they can better serve their clientele.

The proposed building is designed to meet all applicable building and zoning codes save for the two specific variances here requested.

This building, like the one it is replacing has a very specific program serving some of society's most vulnerable. This population is centered around this area, so it is crucial to maintain these operations at this exact location. Thousands of people depend on being able to access this building easily by foot or by adjacent bus routes to receive their mail and access other services which are key to their health and survival.

The community has come to depend on these services at this exact location and the existing building is aging and needs to be replaced.

Proposed Variations:

Landscape Buffer:

The subject parcel, once combined will be bounded by streets on the North, West, and East owing to the convergence of 6th avenue and Stone. This odd shaped lot imposes the landscape border requirement along a longer than average percentage of the parcel perimeter. The landscape border per code requires 26% of the site area.

The project will install a considerably greater quantity of landscaping than currently exists on the parcel, and will provide 10' worth of landscape around the entire perimeter, though some will be within the right of way rather than on the property. The new building will replace an existing building in poor condition and several storage units and ramadas, the project will beautify the area.

The proposed variance is the minimum possible modification. the project team has negotiated with TDOT, and will be providing a landscape buffer split between the property and the right of way which exceeds the requirements of the UDC.

All required sidewalks are provided, and 10' of landscape border is still provided, though some of that amount is within the right-of-way

Parking Variance:

Per the attached operational statement from Primavera Foundation, the use of the building is remaining substantially the same as it is at present. The homeless usergroup of the building generally do not own vehicles, and thus cannot congest roads or parking areas. The few additional employees coming to the site will not cause an impact.

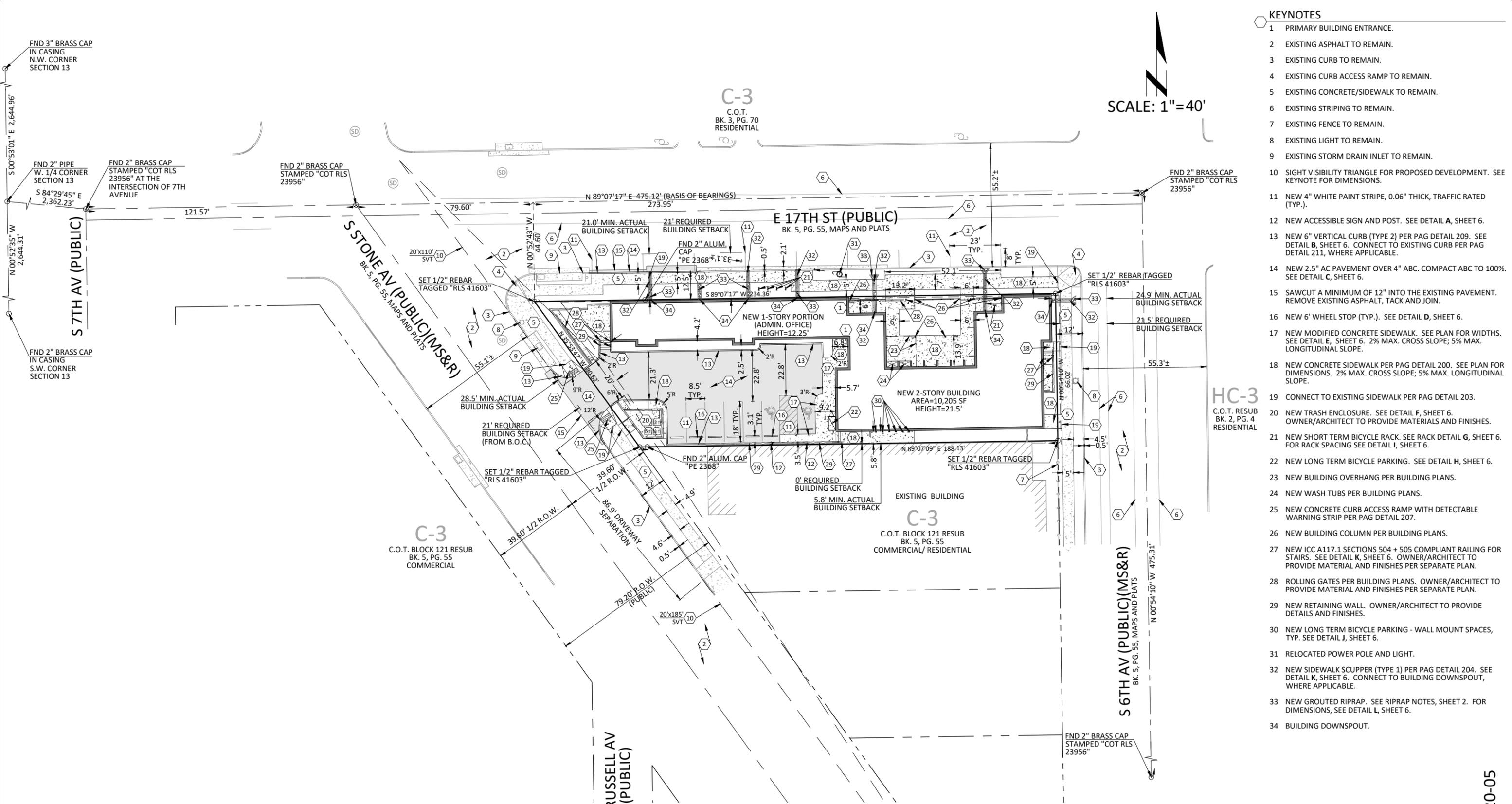
Given the constraints of the site, every effort was taken to maximize efficiency of the building within budget, and to maximize parking on-site. Primavera foundation is undertaking a company program to curtail use of personal automobiles by their employees which will further reduce the amount of parking which is required by this building.

Summary:

The proposed development of the subject parcel is not out of character with the neighborhood. The building matches the prevailing setback of sixth avenue and aligns with one of the two prevailing setbacks along 17th street. Every effort is being made to provide a landscape border along these streets, and the proposed landscape border will match or exceed the general level of landscaping in the area. The neighborhood developed prior to the enactment of the zoning code, with buildings closer to the property lines, tighter landscaped areas and on-street parking. The proposed development will be in character with these characteristics.

In summary, it would require 26% of the developable area of the site to install a compliant landscape border. To fully park the project onsite would require 9,180 SF - this is 69% of the site area if developed at grade. These requirements when taken together render the parcel undevelopable for this building, which is crucial to develop at this size in this location.

Urban design was carefully considered in the design of this building and its location on the site. Rather than exercising maximum zoning allowable height, the building is designed to conform to the general one and two story rhythm of the area. The western portion of the building is located along the street such that parking can be tucked back behind, preventing yet another corner parking lot.



SCALE: 1"=40'

- KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE.
 - 2 EXISTING ASPHALT TO REMAIN.
 - 3 EXISTING CURB TO REMAIN.
 - 4 EXISTING CURB ACCESS RAMP TO REMAIN.
 - 5 EXISTING CONCRETE/SIDEWALK TO REMAIN.
 - 6 EXISTING STRIPING TO REMAIN.
 - 7 EXISTING FENCE TO REMAIN.
 - 8 EXISTING LIGHT TO REMAIN.
 - 9 EXISTING STORM DRAIN INLET TO REMAIN.
 - 10 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
 - 11 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
 - 12 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL A, SHEET 6.
 - 13 NEW 6" VERTICAL CURB (TYPE 2) PER PAG DETAIL 209. SEE DETAIL B, SHEET 6. CONNECT TO EXISTING CURB PER PAG DETAIL 211, WHERE APPLICABLE.
 - 14 NEW 2.5" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL C, SHEET 6.
 - 15 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
 - 16 NEW 6" WHEEL STOP (TYP.). SEE DETAIL D, SHEET 6.
 - 17 NEW MODIFIED CONCRETE SIDEWALK. SEE PLAN FOR WIDTHS. SEE DETAIL E, SHEET 6. 2% MAX. CROSS SLOPE; 5% MAX. LONGITUDINAL SLOPE.
 - 18 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS. 2% MAX. CROSS SLOPE; 5% MAX. LONGITUDINAL SLOPE.
 - 19 CONNECT TO EXISTING SIDEWALK PER PAG DETAIL 203.
 - 20 NEW TRASH ENCLOSURE. SEE DETAIL F, SHEET 6. OWNER/ARCHITECT TO PROVIDE MATERIALS AND FINISHES.
 - 21 NEW SHORT TERM BICYCLE RACK. SEE RACK DETAIL G, SHEET 6. FOR RACK SPACING SEE DETAIL I, SHEET 6.
 - 22 NEW LONG TERM BICYCLE PARKING. SEE DETAIL H, SHEET 6.
 - 23 NEW BUILDING OVERHANG PER BUILDING PLANS.
 - 24 NEW WASH TUBS PER BUILDING PLANS.
 - 25 NEW CONCRETE CURB ACCESS RAMP WITH DETECTABLE WARNING STRIP PER PAG DETAIL 207.
 - 26 NEW BUILDING COLUMN PER BUILDING PLANS.
 - 27 NEW ICC A117.1 SECTIONS 504 + 505 COMPLIANT RAILING FOR STAIRS. SEE DETAIL K, SHEET 6. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.
 - 28 ROLLING GATES PER BUILDING PLANS. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.
 - 29 NEW RETAINING WALL. OWNER/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
 - 30 NEW LONG TERM BICYCLE PARKING - WALL MOUNT SPACES, TYP. SEE DETAIL J, SHEET 6.
 - 31 RELOCATED POWER POLE AND LIGHT.
 - 32 NEW SIDEWALK SCUPPER (TYPE 1) PER PAG DETAIL 204. SEE DETAIL K, SHEET 6. CONNECT TO BUILDING DOWNSPOUT, WHERE APPLICABLE.
 - 33 NEW GROUTED RIPRAP. SEE RIPRAP NOTES, SHEET 2. FOR DIMENSIONS, SEE DETAIL L, SHEET 6.
 - 34 BUILDING DOWNSPOUT.

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				PRIMAVERA FOUNDATION, INC. 151 WEST 40TH STREET TUCSON, ARIZONA 85713 ATTN: PEGGY HUTCHISON PH: (520) 308-3096 E: phutchison@primavera.org
				SITE ADDRESS 703 SOUTH 6TH AVENUE TUCSON, ARIZONA 85701

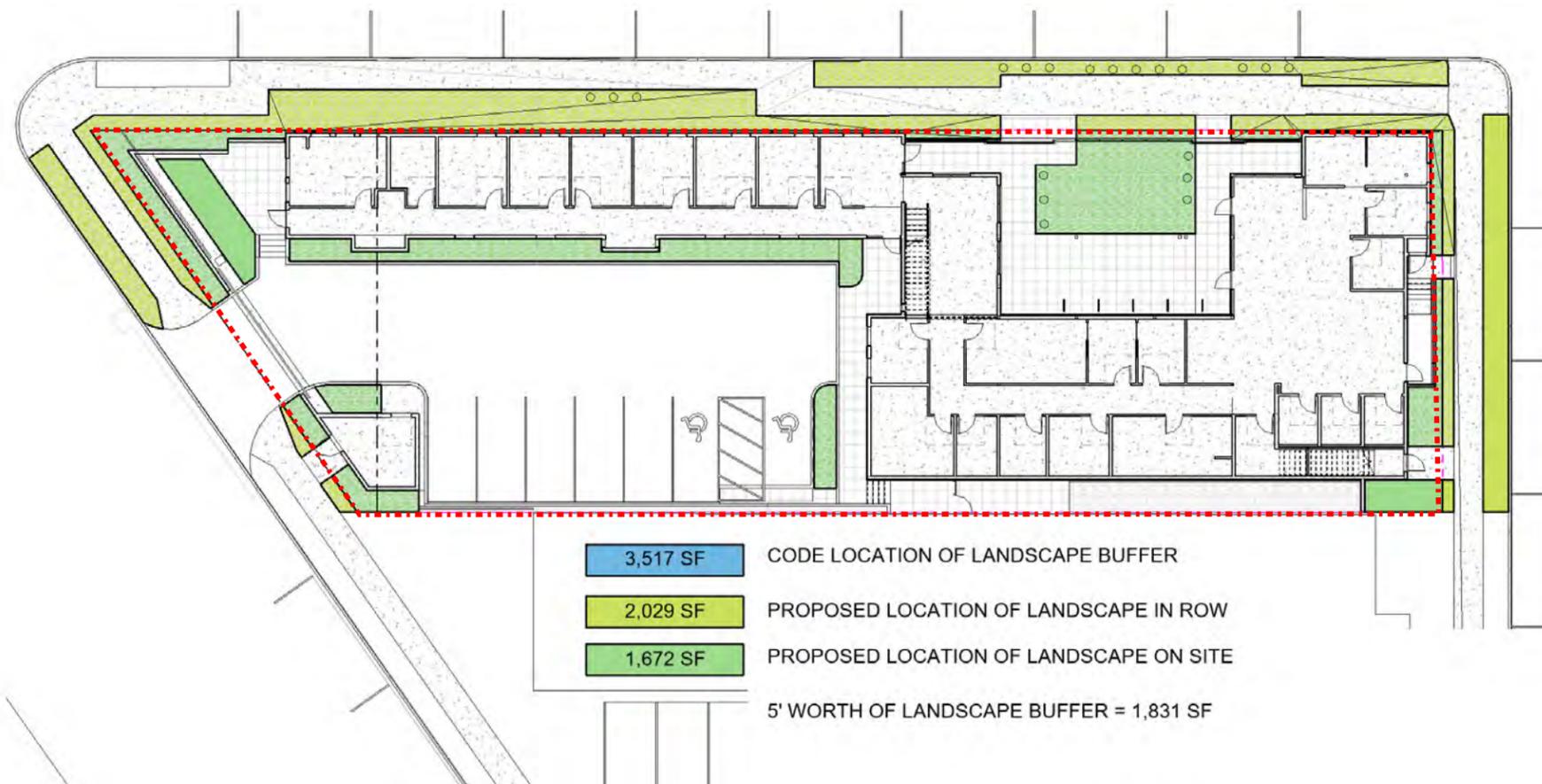
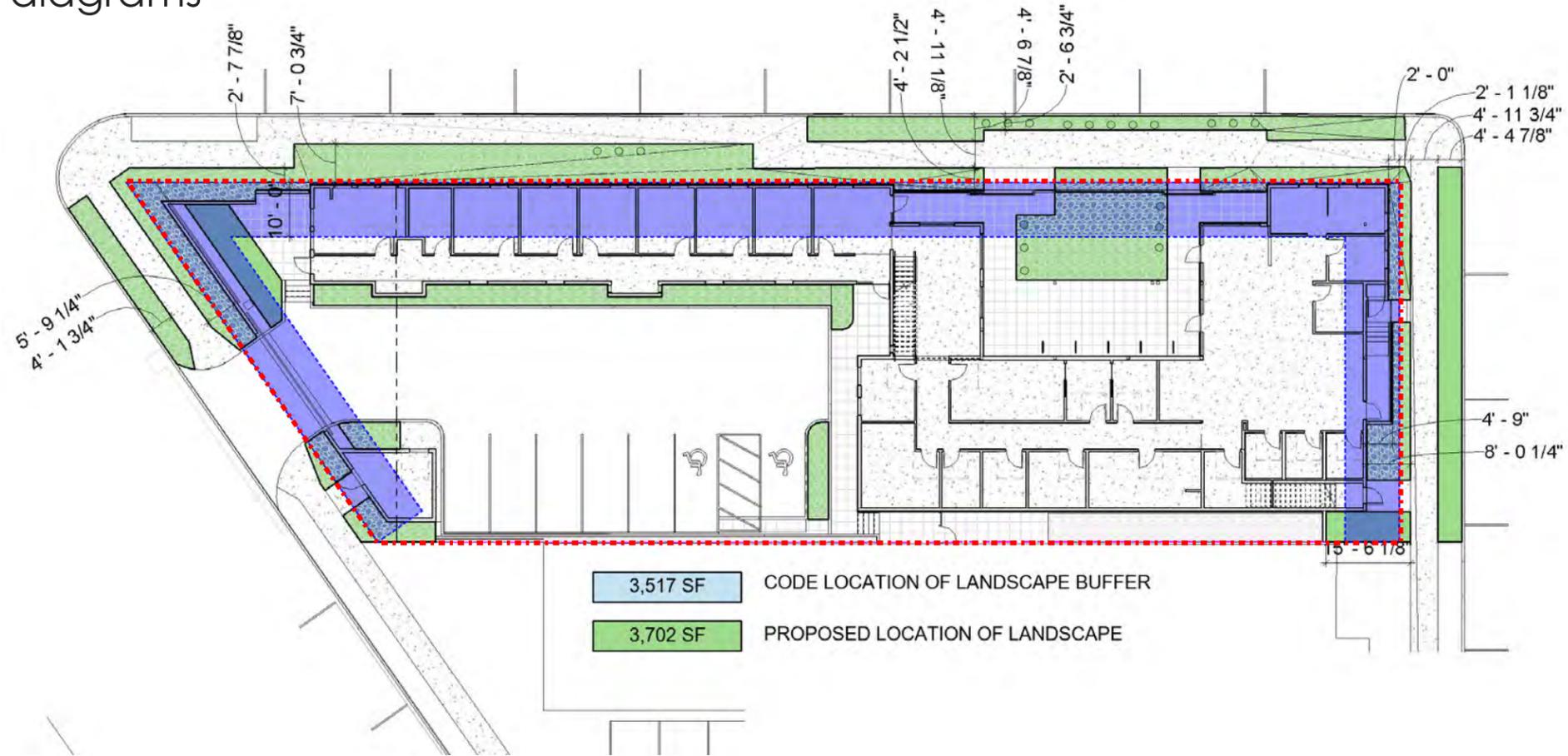
LOT 1 AND LOT 13, BLOCK 121 OF "TUCSON", AS RECORDED IN BOOK 5, PAGE 55, MAPS & PLATS, PIMA COUNTY RECORDS, LOCATED IN THE S 1/2 OF SECTION 13, T.14S., R.13E., G.&S.R.M., PIMA COUNTY, ARIZONA

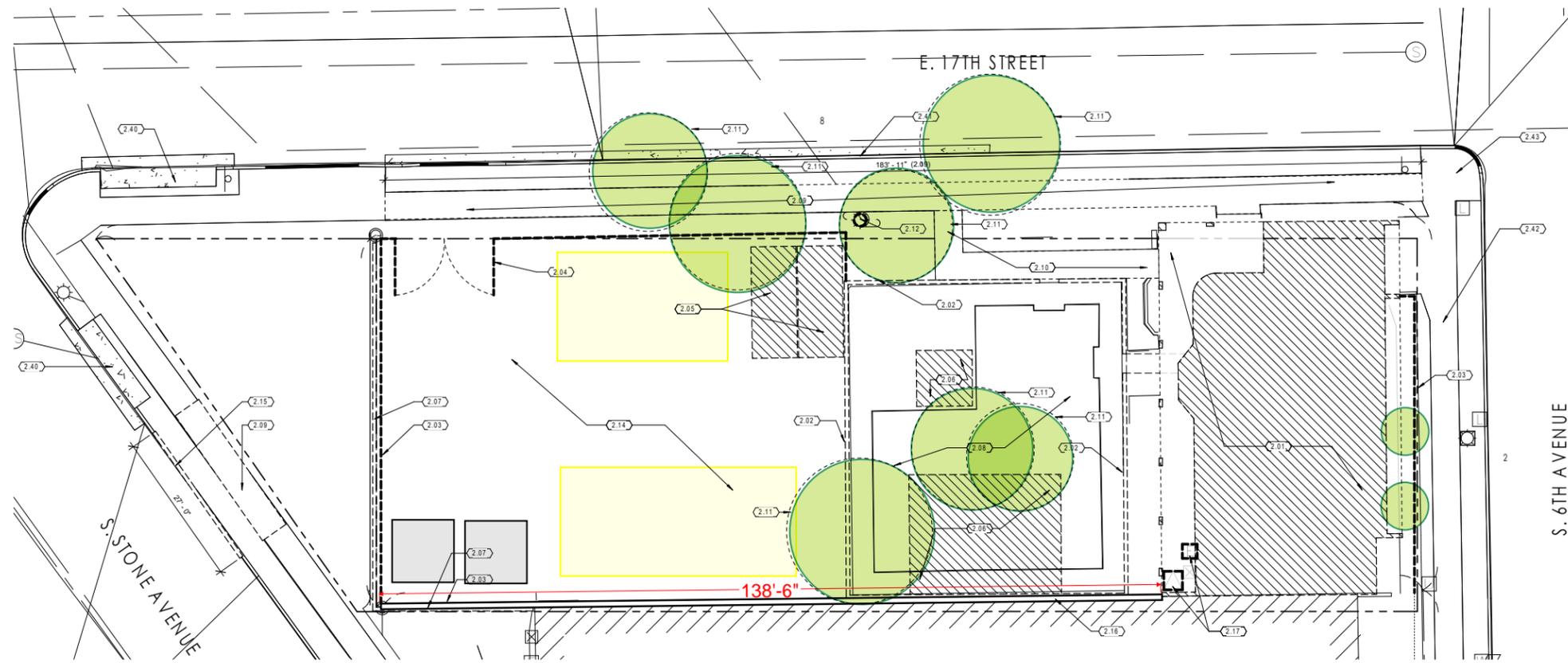
**DEVELOPMENT PACKAGE for
PRIMAVERA 17TH STREET
site plan**

DP 19-0315, DS20-05
3 OF 10

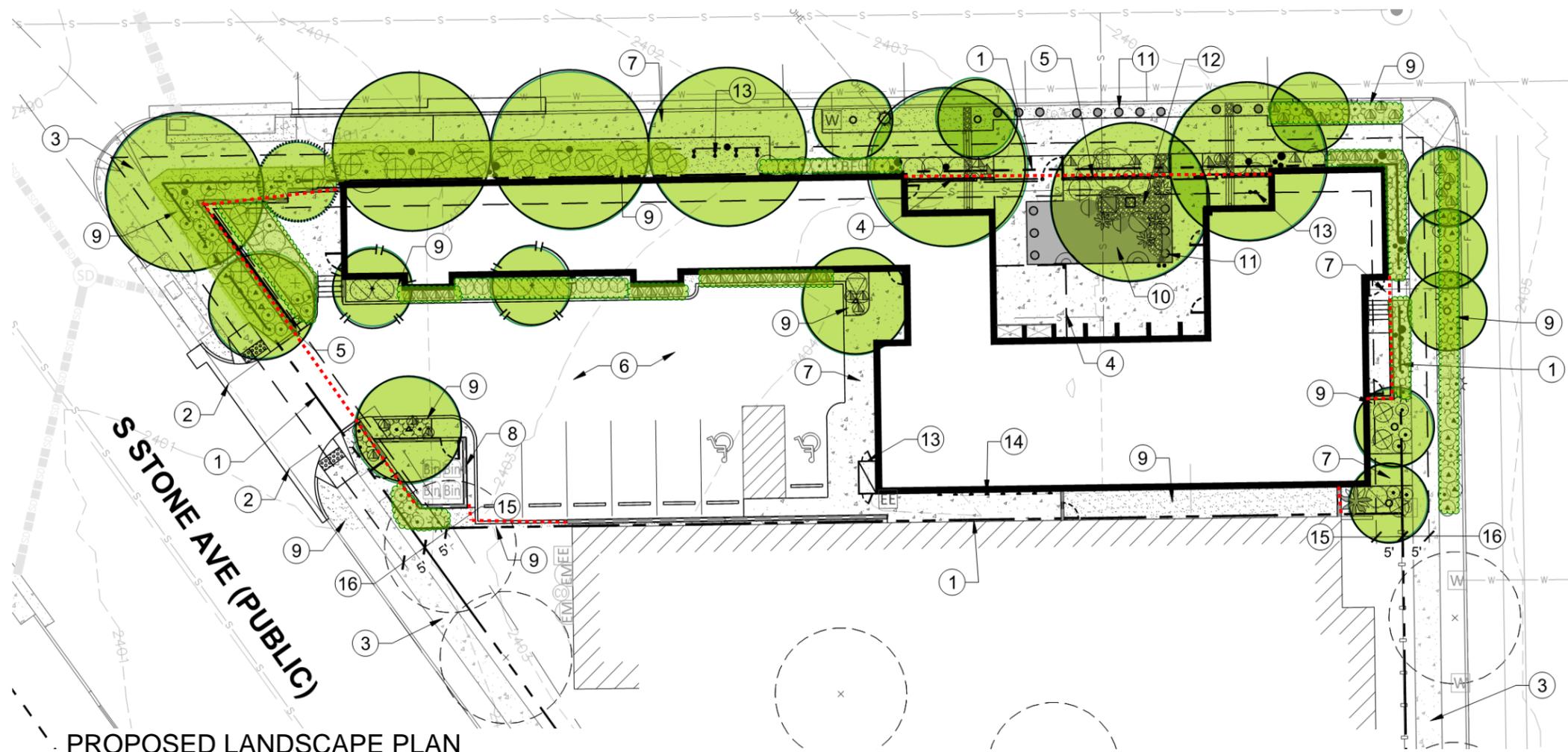


Landscape buffer diagrams

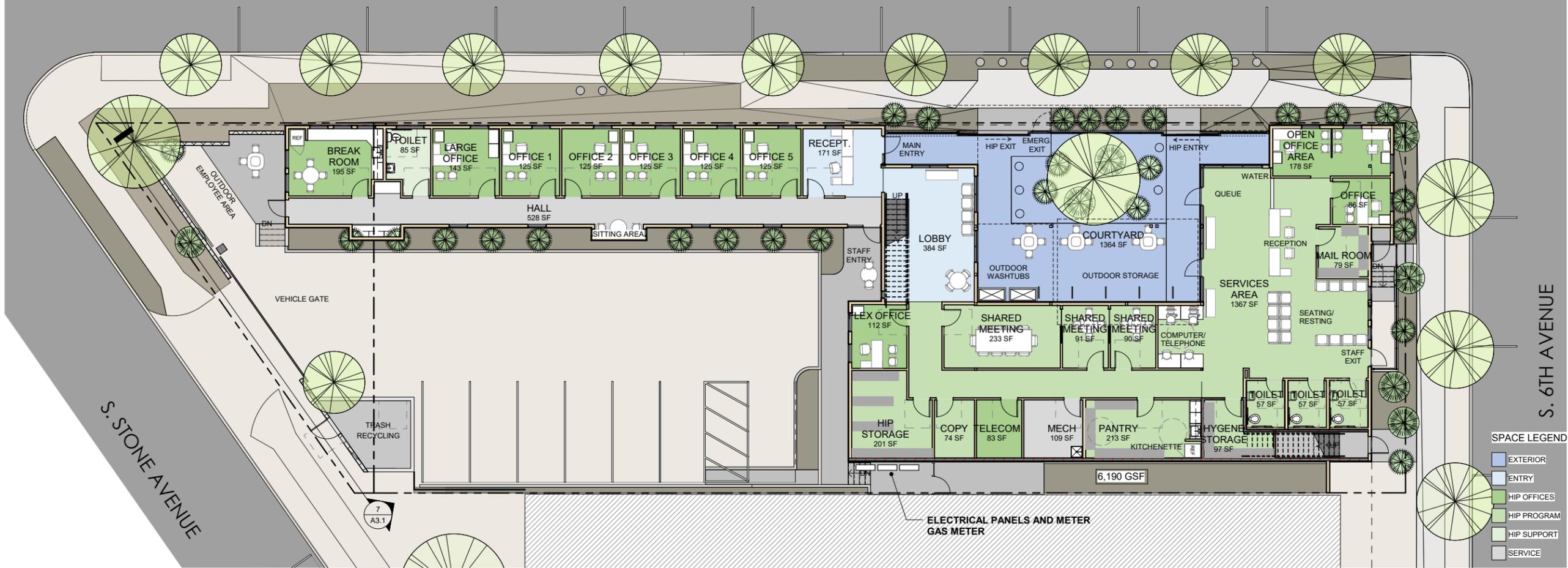




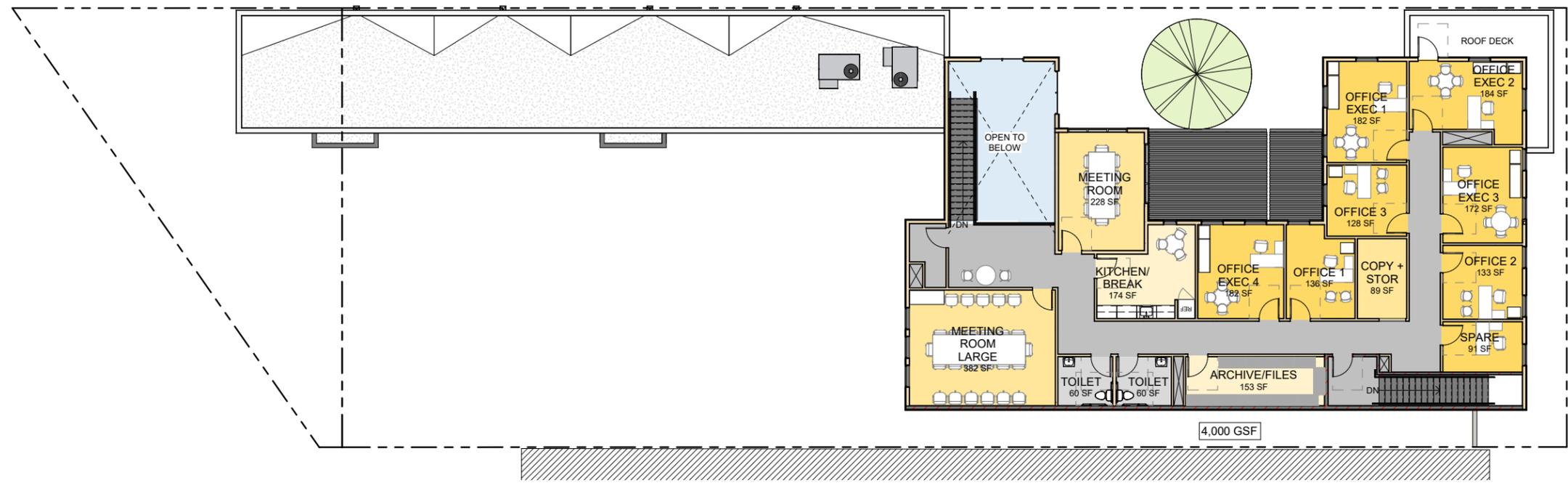
EXISTING LANDSCAPE PLAN



PROPOSED LANDSCAPE PLAN



1 LEVEL 1 FLOOR PLAN PRESENTATION
SCALE: 1" = 20'-0"



2 LEVEL 2 FLOOR PLAN PRESENTATION
SCALE: 1" = 20'-0"

NOT FOR
CONSTRUCTION

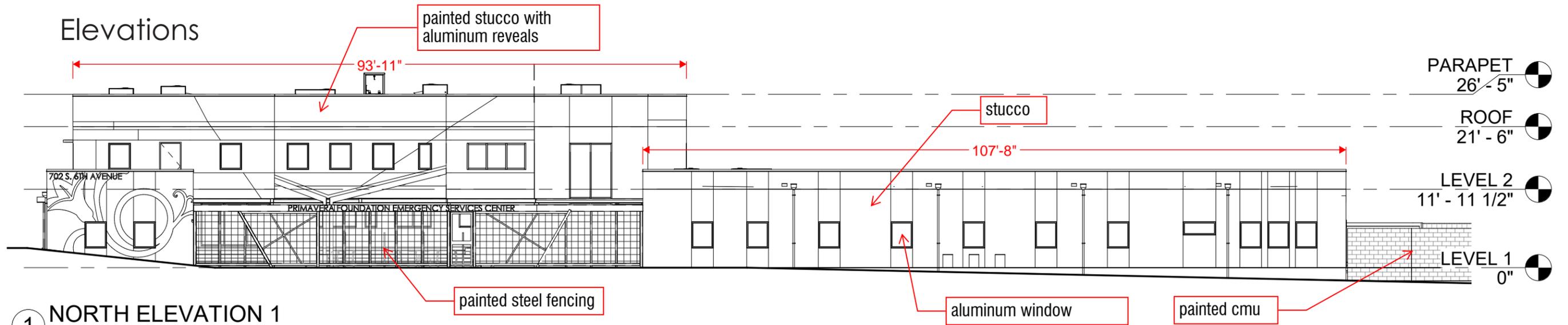
PRIMAVERA FOUNDATION
EMERGENCY SERVICES CENTER

702 S. SIXTH AVENUE, TUCSON AZ 85701

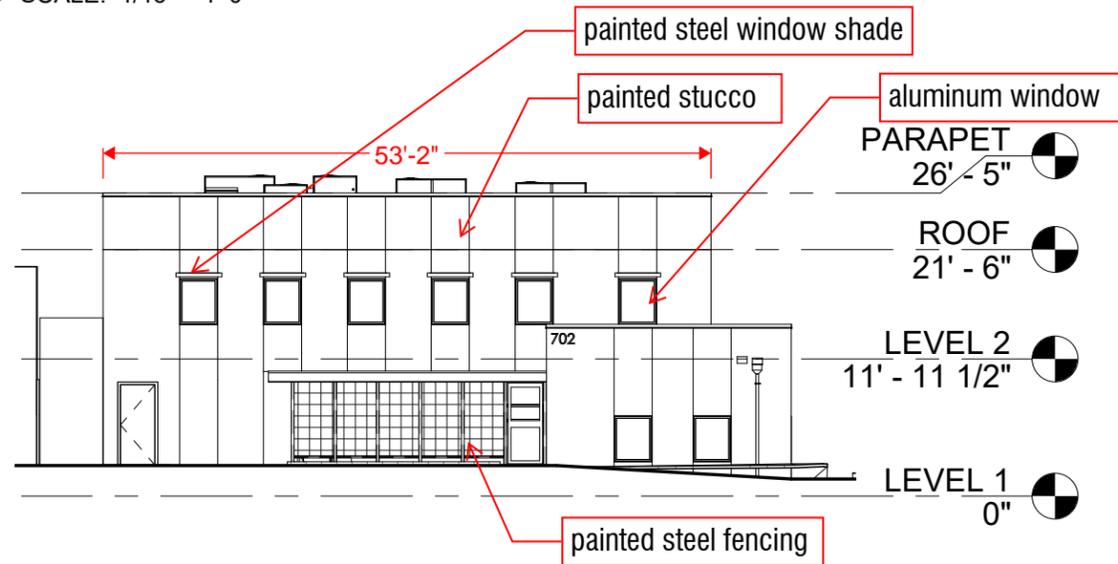
PRES1.1 PRESENTATION
FLOOR PLANS

DRAWN BY: SGM REVISIONS
CHECKED BY: CMP NO. DATE ISSUE

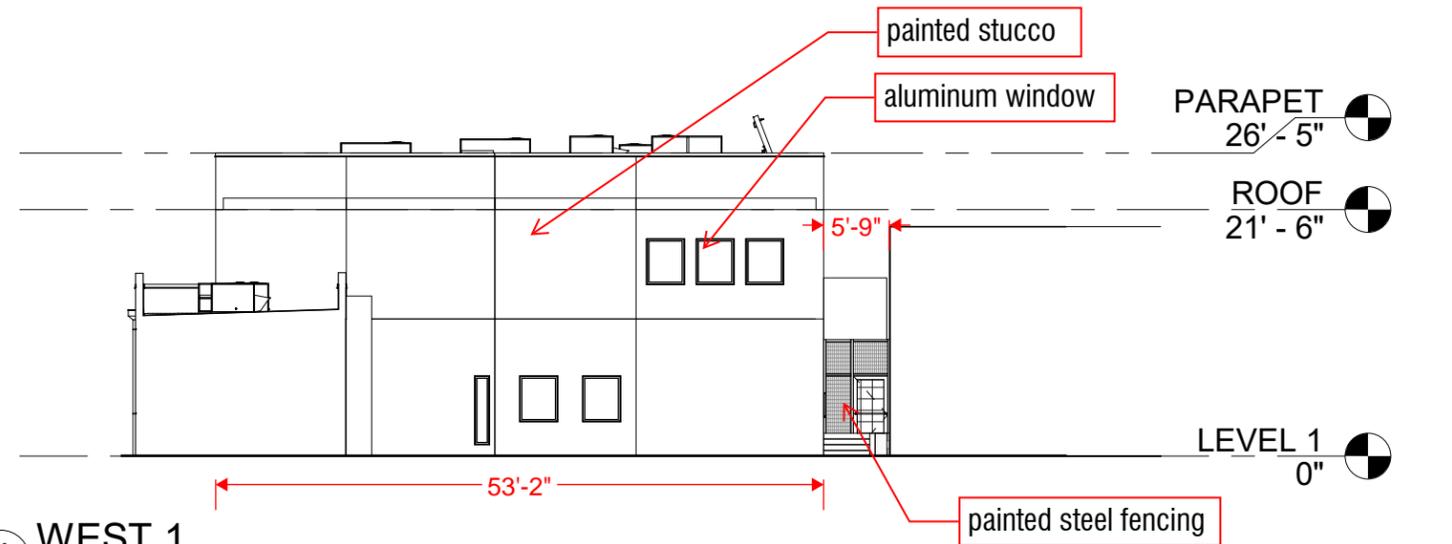
Elevations



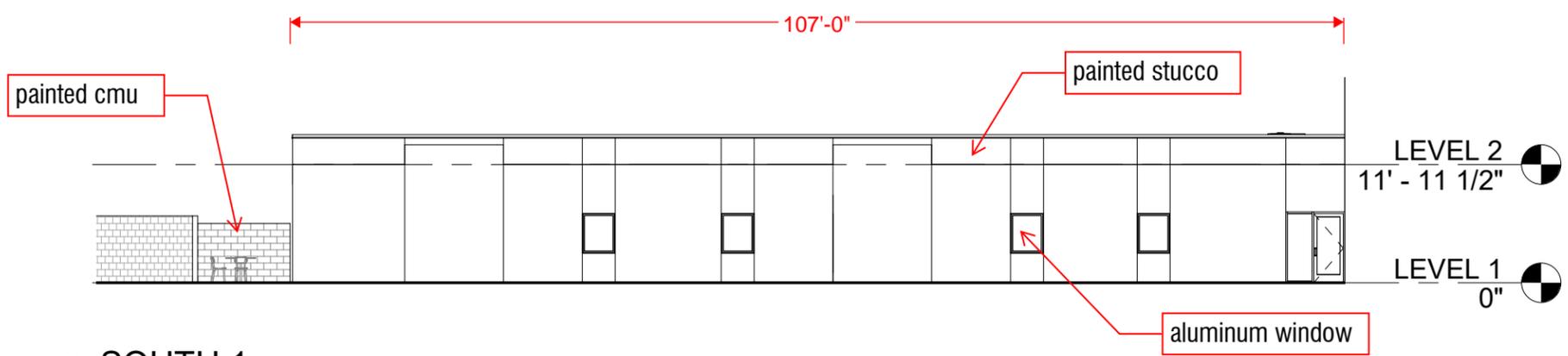
1 NORTH ELEVATION 1
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION 1
SCALE: 1/16" = 1'-0"



4 WEST 1
SCALE: 1/16" = 1'-0"



3 SOUTH 1
SCALE: 1/16" = 1'-0"



3 A - NW CORNER VIEW
SCALE:



1 A - NE CORNER VIEW
NOT TO SCALE



4 A - COURTYARD VIEW
SCALE:



2 A - COURTYARD FROM STREET
NOT TO SCALE



5 NORTH PRESENTATION ELEVATION
SCALE:

NOT FOR
CONSTRUCTION

PRIMAVERA FOUNDATION
EMERGENCY SERVICES CENTER

702 S. SIXTH AVENUE, TUCSON AZ 85701

PRES1.2 PRESENTATION
PERSPECTIVES

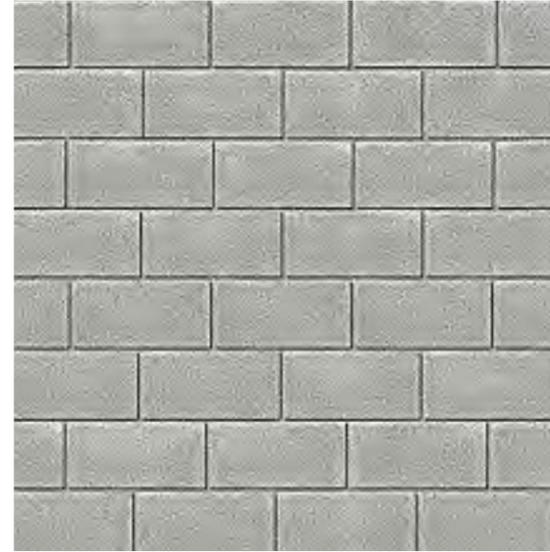
DRAWN BY: CJP REVISIONS
CHECKED BY: SGM NO. DATE ISSUE

© DATE: 3.9.20
PROJECT NO: 1459

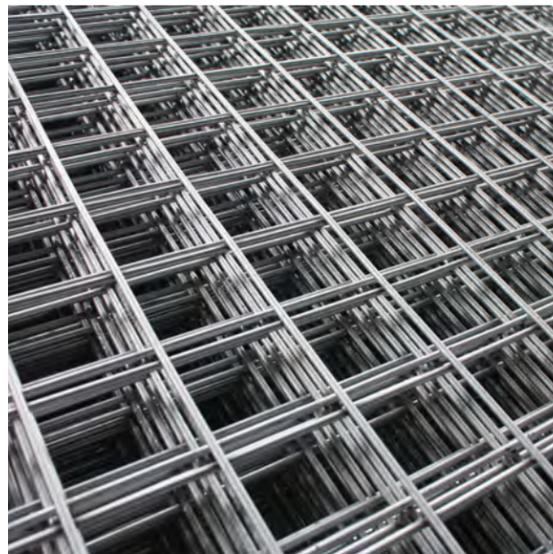
Proposed materials



Dark painted steel



CMU, painted



Welded wire fabric



Stucco

Permit Review Details

Permit: DP19-0315
Parcel: 117071920

Review Details

Addresses:
702 S 6TH AV
710 S STONE AV
703 S STONE AV

Review Status: **Completed**

Show entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/27/2020	SBEASLE1	START	PLANS SUBMITTED	Completed	None
4/13/2020	ROBERT SHERRY	PLUMBING-COMMERCIAL	REVIEW	Reqs Change	The revised drawing shows all of the building sewers flowing through the backwater valve. Floors discharging from above 2405.92' shall not discharge through the backwater valve. [Initial comment: The rim elevation of the next upstream sanitary manhole (#9864-23, 2404.92') is higher than the first floor elevation (2403.00'). Provide a note on the plans requiring the installation of a backwater valve when future plumbing activities take place. Note: floors discharging from above that reference point shall not discharge through the backwater valve. Reference: Section 714.1, IPC 2018, as amended by the City of Tucson.]
4/22/2020	STEVE SHIELDS	ZONING	REVIEW	Reqs Change	CDRC TRANSMITTAL TO: Development Services Department Plans Coordination Office FROM: Steve Shields

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>Section Manager</p> <p>PROJECT: Primavera 17TH Street - Commercial Use Group / Administrative Office Development Package (1st Review) - 702 S. 6th Avenue DP19-0315 - C-3 Zoning</p> <p>TRANSMITTAL DATE: April 22, 2020 DUE DATE: April 23, 2020</p> <p>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.</p> <p>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 December 26, 2020.</p> <p>SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS)</p> <p>2-06.3.0 FORMAT REQUIREMENTS</p> <p>CONTENT REQUIREMENTS</p> <p>Previous comment 6. This comment was not addressed. COMMENT: 2-06.4.8.A - This project is to be developed over two parcels. Prior to approval of the DP a Pima County Tax Parcel Combo must be processed.</p> <p>Previous comment 7. The PDMR will need to be submitted and approved. If approved provide the PDMR case number adjacent to the title block on all sheets. Also provide a general note stating the PDMR case number, date of approval, what was modified and if applicable any conditions of approval. COMMENT: 2-06.4.9.H.5 - The PAAL width does not meet the minimum of 24 feet. A request for a PDMR can only be for 5% reduction of the PAAL. The proposed PAAL is 10% less than is required. A variance approval through Board of Adjustment process will be required.</p> <p>Previous comment 8. The Board of Adjustment must be approved prior to</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>approval of this DP. If approved provide the Board of Adjustment case number adjacent to the title block on all sheets. Also provide a general note stating the Board of Adjustment case number, date of approval, what was modified and if applicable any conditions of approval. COMMENT: 2-06.4.9.H.5.a - A total of 34 parking spaces are required for this development. Seven (7) spaces have been provided on site. A board of adjustment variance to reduce the number of spaces by 27 will be required.</p> <p>Previous comment 9. Your response to comment 9 states that "Added offsite parking not of DCS (Downtown Core Subdistrict) to general not 18. The note you added references UDC Article 5.12.10.C. 5.10.12.C only applies if you are using the IID and your response to comment 5 state "This is not an IID proposal" Are you using the IID or not? COMMENT: 2-06.4.9.H.5.b - Provide the information if off-site parking is applicable for this development.</p> <p>Previous comment 12. Per TSM Section 7-01.4.1.B A sidewalk is required adjacent and parallel to any access lane or PAAL on the side where buildings are located (See Figure 1); Provide the required sidewalk. The TSMR will need to be submitted and approved. If approved provide the TSMR case number adjacent to the title block on all sheets. Also provide a general note stating the TSMR case number, date of approval, what was modified and if applicable any conditions of approval. COMMENT: 2-06.4.9.R - A minimum 4-foot wide sidewalk is required between the south side of the 1-story building and the PAAL (T.S. 7.4.1.B). In addition the sidewalk must be extended out the Stone Avenue right of way and connect to the existing sidewalk.</p> <p>***For additional information on the any standard presented in this memo, please refer to the City of Tucson "Unified Development Code" - Administrative Manual Section 2-06 or Technical Standards noted in the comments. https://www.tucsonaz.gov/pdsd/all-codes-plans-determinations</p> <p>If you have any questions about this transmittal, please Steve Shields, (520) 837-4956 or Steve.Shields@tucsonaz.gov</p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
4/23/2020	JENNIFER STEPHENS	PIMA COUNTY	ADDRESSING	Approved	<p>DP19-0315, Primavera 2nd submittal, is Approved by Pima County Addressing.</p> <p>Lot Consolidation must be completed with the Pima County Assessor to combine parcels 117-07-2090 and 117-07-1920.</p> <p>New Building will be addressed as 703 S Stone Ave.</p> <p>Robin Freiman, Addressing Official Pima County Development Services Dept, (520) 724-7570</p>
4/23/2020	PETER MCLAUGHLIN	LANDSCAPE	REVIEW	Reqs Change	<p>On Landscape Plan (sheet 7 of 10) revise Right-of-Way note #1 to cite City of Tucson Technical Standards Manual Sections 5-01.7 and 10-01.5 instead of referncng the Land Use Code (LUC)</p> <p>Peter McLaughlin peter.mclaughlin@tucsonaz.gov</p>
4/27/2020	LOREN MAKUS	ENGINEERING	REVIEW	Reqs Change	<p>Include TSMR case number and conditions, if any, on the plan sheets. Loren Makus, EIT loren.makus@tucsonaz.gov</p>
4/28/2020	SBEASLE1	ZONING- DECISION LETTER	REVIEW	Reqs Change	<p>RETURNED FOR CORRECTIONS NOTICE Your Next Steps: 1. Payment 2. Resubmittal of documents</p> <p>DESCRIPTION: SITE/GRADING - Primavera 17th Street. PERMIT: DP19-0315 PROJECT MANAGER: Mallory.Ress@tucsonaz.gov</p> <p>FEES DUE: \$ 676.50 (TSMR fees) Note: A payment is required before we can accept your resubmittal.</p> <p>PAYMENT OPTIONS Please pay the total fees (or Review Fees at a minimum) 1. Online Payment</p> <p>Online Payment https://www.tucsonaz.gov/pdsd/online-resources-fees-maps-records 1. NOTE: It may take 1-2 days for complete permit information to be available online 2. Visa, MC, Discover, American Express or pay by checking account 3. Not case-sensitive but a hyphen is needed, for example: dp19-2000 4. Enter your Permit Nbr 5. Business/Individual Name: Leave blank 6. Click the blue Continue tab 7. If any issues, try using the browser Internet Explorer</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>SEE REVIEWER'S COMMENTS and your submitted documents on PRO: www.tucsonaz.gov/pro (If information is not available, check back later after data transfers to PRO.)</p> <ul style="list-style-type: none"> - Home page, left side, Activity Search, enter the Activity Number - Permits section, click on blue tab - Reviews section, click on Review Details - Documents section, click on blue icon to the right of each document <p>YOUR NEXT STEPS: Submit the following items to the Filedrop - https://www.tucsonaz.gov/file-upload-pdsd</p> <ol style="list-style-type: none"> 1) Comment Response Letter (your response to the reviewer's Requires Change comments) 2) Plan Set (all pages, full set, even if no changes were made) 3) Any other documents requested by review staff <p>- Name your 3rd submittal documents to start with the submittal number, for example: 3_Plan_Set</p> <p>Thank you. Sharon Beasley, Permit Specialist</p> <p>City of Tucson Planning and Development Services email: COTDSDPermits@TucsonAz.gov</p>

Showing 1 to 7 of 7 entries

Previous 1 Next

Final Status

Show 10 entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description
4/28/2020	SBEASLE1	OUT TO CUSTOMER	Completed
4/28/2020	SBEASLE1	OUT TO CUSTOMER	Completed

Showing 1 to 2 of 2 entries

Previous 1 Next

21 May 2020

City of Tucson Planning & Development Services
201 South Stone Avenue
Tucson, Arizona 85701

RE: Responses to Comments for Primavera 17th St – Development Package – 2nd Submittal – DP19-0315

Cypress Civil Development has compiled the following responses to the various comment letters received from City of Tucson staff reviewers for the above mentioned project. The responses are listed by heading below:

Comments dated April 13, 2020 from Robert Sherry – Plumbing – Commercial

Comment 1 – Complied. A note has been added to the Utility Sheet.

Comments dated April 22, 2020 from Steve Shields – Zoning

Comment 1 – Acknowledged. This is in process.

Comment 2 – Complied. The TSMR and PDMR information is shown on the cover sheet.

Comment 3 – Acknowledged. The BOA review is in process.

Comment 4 – Complied. A TSMR has been approved (DS20-05). Please note there are no south facing doors on the building along 17th St.

Comments dated April 23, 2020 from Peter McLaughlin – Landscape

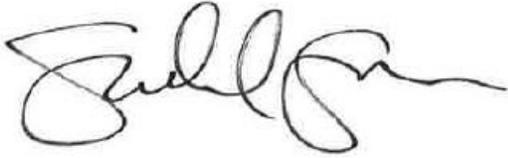
Please see attached response from ARC Studios.

Comments dated April 27, 2020 from Loren Makus – Engineering

Comment 1 – Complied. The TSMR case number (DS20-05) has been added to the plan sheets.

These comments addressed are the only comments received by CYPRESS for this project as of the date of this letter. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,
Cypress Civil Development

A handwritten signature in black ink, appearing to read "Richard G. Macias". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Richard G. Macias, PE
Principal

COMMUNITY MEETING MINUTES

Informational Meeting on Primavera Foundation Application for Zoning Variance

Thursday, May 14, 2020 – 6:00 PM

Digital Meeting on GoToMeeting #821929253

Attendees:

Corky Poster, PMM	Peggy Hutchinson, CEO Primavera Foundation	David Bachman-Williams, President Armory Park	Sloan Haywood, Neighborhood Rep
Charles Pifer, PMM	Brian McGrath, Chief Asset Manager	Martha McClements	Steve Kozachik, Ward 6
Daniela Nunez, PMM	Beth Carey, Chief Operating Office	Meghan Heddings, Family Housing Resources	

Presentation:

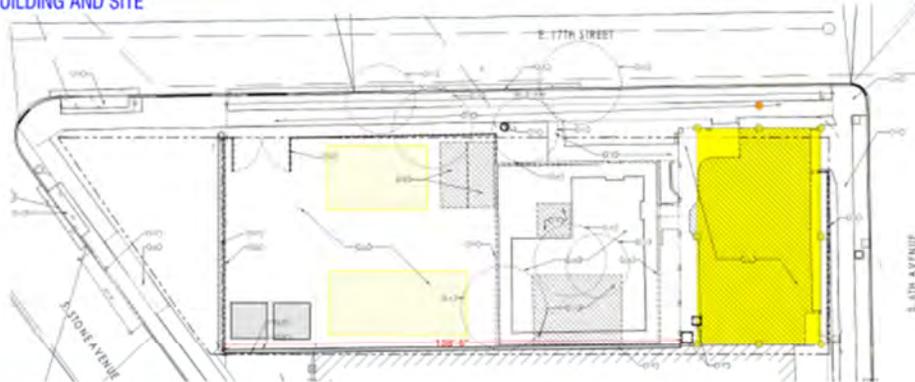
1. Corky Poster (CPoster) explains how PMM has been helping to develop the new Primavera building, the Emergency Services Center. PMM is seeking a zoning variance on two issues. This meeting is in preparation for that meeting. Any further comments and questions, after this meeting, can be sent to cposter@pmm.design.
2. Peggy Hutchinson (PG) introduces herself and the Primavera staff. Primavera’s mission is to build community engagement, as well as to be a resource for the neighborhood. The building they are currently in is an “eyesore” and they wish to add value to the neighborhood, via programs and/or their properties. The Emergency Services Center is a touch point for the community, anyone that is experiencing homelessness can go to that building and get access to housing, as well as other programs. “We also provide free mail and message services, hygiene kits, short-term and long-term rent assistance, we help families that need housing and ensure they do not need to keep moving around. We also refer them to other programs that we provide.” - PH
 - a. VIDEO PLAYS
 - i. The role of PMM is to preserve old buildings as well as making sure they maintain a connection to Tucson’s landscape with their designs and architecture.
 - ii. Primavera explains their mission statement of helping the homeless by providing aid and programs. Testimonials from the homeless community and various volunteers send a clear message of Primavera’s positive impact.
 - iii. PMM explains the significance of the building, highlight areas that will require extra design attention, and express the overall importance that this design brings dignity and respect to the community it serves.

3. David Bachman-Williams: “Armory Park met Tuesday night via Zoom. This project was unanimously supported, everyone is enthusiastically in favor, and they believe that it will have a positive impact.”
4. CPoster continues with a diagrammatic Site Plan. The yellow rectangle at the corner of 17th St and 6th Ave represents the existing building.



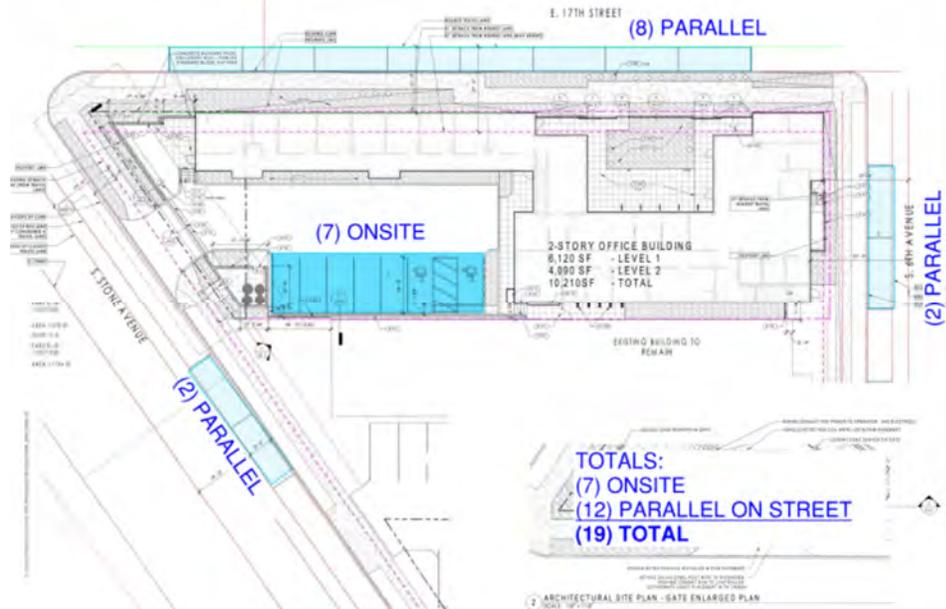
5. CPoster explains the existing conditions of the site. Showing views of the surrounding neighborhood, and a perspective image of the current building.

EXISTING BUILDING AND SITE



6. PARKING VARIANCE

- a. PMM plans to go to Board of Adjustments due to the issue of parking
- b. PMM is proposing:



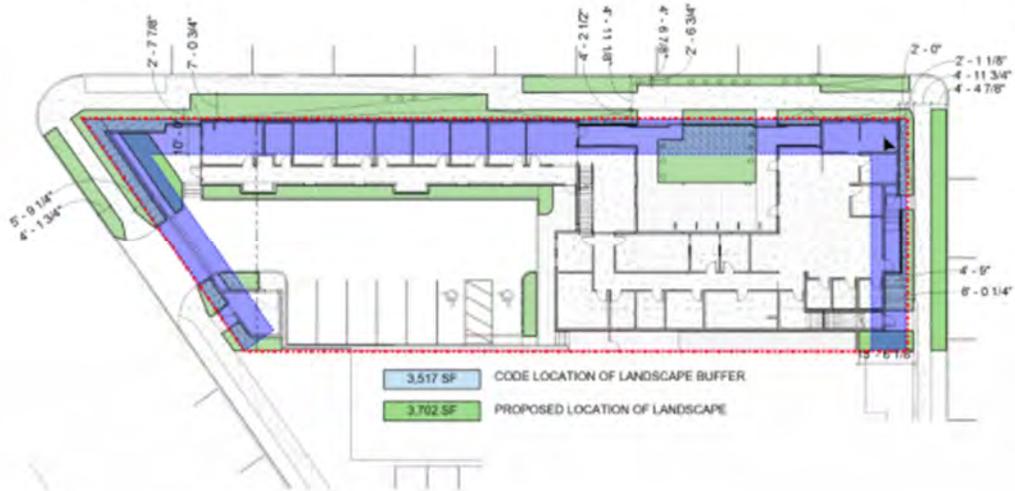
- i. 7 on site parking, 2 of them are ADA
 - ii. 12 parallel on the street, on three sides of the site
 - iii. Total of 19 parking spaces
- c. Due to the continued use of the building , PMM is to proposing alternative parking. Primavera says that, on average, they will have 12 workers on site (not counting an average of 5 volunteers). Primavera currently parks on-site (7 spaces) and on the street, which, she acknowledged, may make some neighbors unhappy.
- d. CPoster informs the meeting of a conversation he had with Donovan where he asked several questions:
 - i. What is the demand of parking in this area? Can the neighbors have reserved parking in front of their homes?
 - 1. Currently ParkTucson feels that it is not an issue because the demand is low for many spaces, but residents have the opportunity to apply for reserved parking. If ParkTucson determines there is a problem, they can grant a resident an NPP for \$48/year 8-5, or \$74/year for 24/7.
 - ii. Do businesses in the area have the same right to apply for reserved parking?
 - 1. Businesses have to show proof of hardship, that the pressure of parking is a problem. They also have the opportunity to apply to reserved parking for their business, although it would be much more expensive. For now, the streets are public, available for parking, and unrestricted. Everyone has the right to use parking any time and way they please.

7. LANDSCAPE VARIANCE:

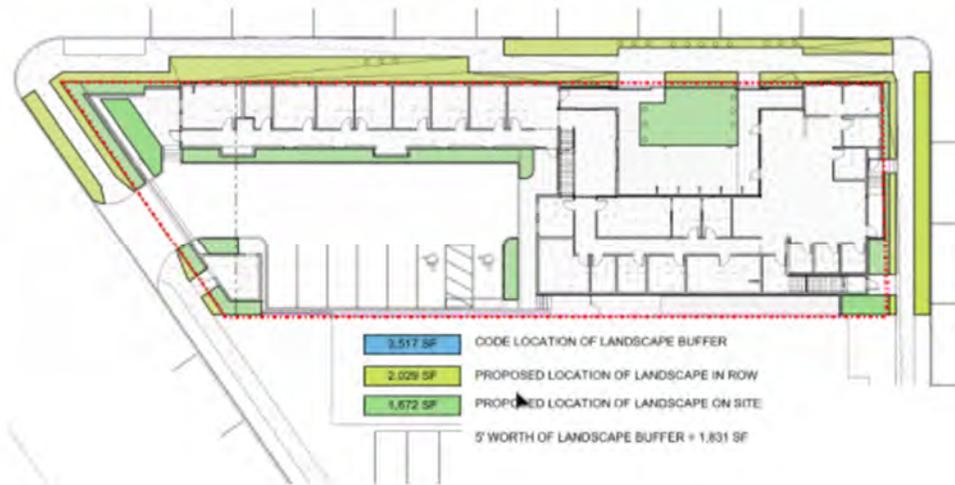
- a. Charles Pifer (CPifer) explained that projects in this zone are required to have a street landscape border – 10’ wide as measured from the street landscape line. Street

landscape borders normally have to be within the property line – unless a 5’/5’ split (half on property/half in R/W) is approved by the City.

- b. CPifer shows the traditional 10’ landscape buffer in blue, at the project boundaries in red. “PMM has prioritized the building on the site. We show our desired landscaping in green; notice that a portion is within our site, as well as in the right-of-way.



- c. CPifer shows another landscape diagram, further explaining the area amounts of landscaping that is on the site and in the right-of-way. Code would require the design to provide 3,517 SF of landscape buffer. PMM is providing 3,702 SF of landscape, it is simply distributed differently.



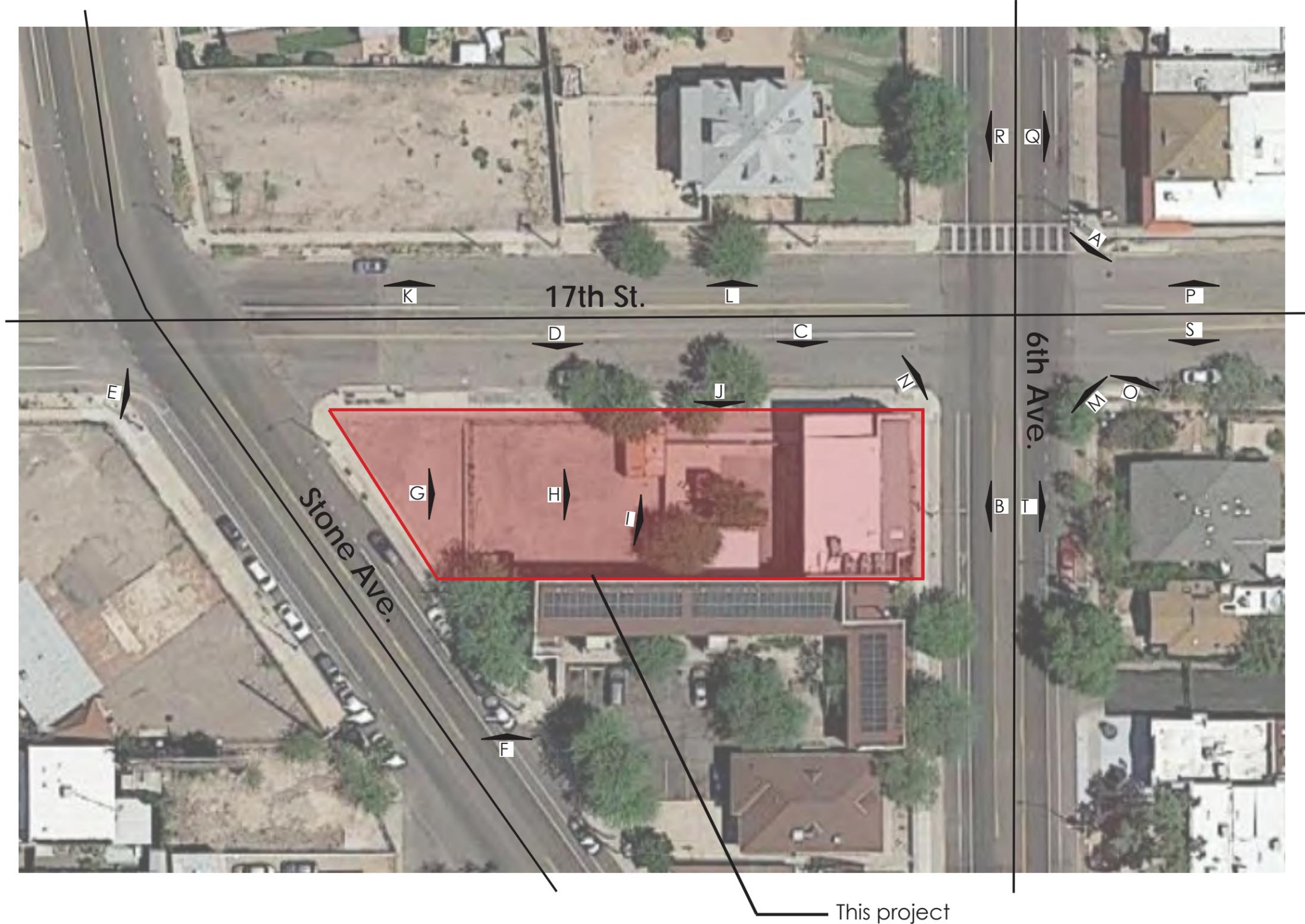
- d. CPifer show the existing trees on the site, then continues by showing PMM’s landscaping plan that illustrates many more trees and vegetation. The intent is to plant vegetation in thoughtful locations, providing much needed shade, and making the site more appealing walkable.

8. QUESTIONS & COMMENTS

- a. Steve Kozachik: I want to say thank you for getting us together and thank you for bringing more respect to this building and neighborhood.

- b. Where exactly is the landscape in the right-of-way, it was hard to see on the screen? And how big are the sidewalks? PMM: (Shows slide again, zooms in) On the eastern part of the site, there is landscape on either side of sidewalk until you get to the ramp. On west side - it is a similar condition, but it takes the car entrance into account. The north side has landscaping alternating on both sides of the path. The sidewalk is standard 5' width.
- c. Sloane Haywood (SH): There is very often no parking in front of my house, I live in the neighborhood, I am surprised that Donovan is saying that we cannot get resident parking in front of our house. PMM: He said people need to put in an application to have ParkTucson assess the need of reserved parking. The 'parking pressure' is clearly increasing, the only way for ParkTucson to see this area as under pressure is if you fill out application.
- d. SH: In a previous email it was said that the Primavera population does not require parking, but that is inaccurate because some homeless people live in their cars or have people that bring them to the building in cars – street parking needs to be taken into account.
- e. Margaret Heddings: Thank you to Primavera for all you do, this project is so important, and the design is very reasonable in its vision. Parking is an issue downtown, regardless of the area, and parking should not deter this project because the issue will not go away. It sounds like, even with the employee counts, the desire is to have a Monday-Friday work schedule. Primavera: Yes, Monday-Friday, but not in the evening. Most of our work and interactions are in the morning and are mainly done by 1 PM.
- f. Martha McClements: Thank you for parallel parking, and for not doing angled parking because angled parking is hideous! I really appreciate this design; I love the amount of vegetation – it might make it more tempting for people to hangout. How will you mitigate the open areas? Will the patio and working areas be available after hours? Primavera: No, the courtyard that exists now is gated/closed to people after hours. This new building will not only look better, but it will be designed in a way that will not allow access to the property after hours. The outside will be designed with no nooks and crannies, so people will not easily be able to hang out.
- g. SH: Even though I am focused on parking because I live in the neighborhood, I'm very happy this is happening. This a huge improvement for the homeless folks. I know Primavera has done everything in their power, but I think this new building will make things easier and safer.
- h. Steve Kozachik: Do you think the Board of Adjustments will move this through? CPoster: I have been told that two people from the Board of Adjustments refuse to participate virtually, we are told they are not meeting. We are waiting.
- i. Peggy Hutchinson: Thank you to everyone who has showed up to this meeting, thank you for supporting us and our vision. I want to express our gratitude and for caring!

Aerial picture - project location



Photographs of existing conditions and surrounding areas



A existing NE corner



B existing east elev.



C existing north elev.



D existing courtyard elev.



D existing parking elev.



E view of NW corner



F view of bldg to south



G existing west elev



H existing west elev



I existing ramada



J existing ramada



K vacant lot across 17th to north



L residence across 17th to north



M residence across 17th



N corner store across 17th



O corner store across 17th



P corner store across 17th



Q corner store across 17th



R residence across 17th



S residence across 6th



T residence across 6th



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10-_____ Activity Number: _____ Date Accepted: _____

PROPERTY LOCATION INFORMATION

Property Address: _____

Project Description: _____

Zoning: _____ Property Size (sqft): _____

Number of Existing Buildings: _____ Number of Stories: _____ Height: _____

Legal Description: _____

Pima County Tax Parcel Number/s: _____

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

APPLICANT: _____

ADDRESS: _____

PHONE: () _____ FAX: () _____ EMAIL: _____

PROPERTY OWNER (If ownership in escrow, please note): _____

ADDRESS: _____

PHONE: () _____ FAX: () _____ EMAIL: _____

PROJECT TYPE (check all that apply):	() Change of use to existing building
() New building on vacant land	() New building on developed land
() New addition to existing building	() Modification to wall/fence height
() Existing building needs permits	() Other _____
() Landscaping / Screening substitution	

Related Permitted Activity Number(s): _____

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

SIGNATURE OF OWNER/APPLICANT Date



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

The project will demolish the existing two-story Emergency Services Center building located on parcel 117-07-1920, and replace it with a new 2-story, 10,210 square foot office building with a maximum height of 26'-5". The first-floor footprint will be 6,120 SF. Primavera Foundation has purchased the parcel immediately to the west (117-07-2090) and will pursue a lot combo once the purchase is recorded. The combined lot square footage is 13,374 SF (11,796 for 117-07-1920 + 1,578 for 117-07-2090). The proposed use of the building is the same as the existing building which it will replace, providing emergency services to homeless clientele. Remote groups of employees will also be relocated to this larger facility, bringing additional Primavera staff to this location so they can better serve their clientele.

Case Number: C10- Activity Number: _____



APPLICANT’S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

Landscape Border Variance: UDC SECTION REFERENCE: 7.6.4. LANDSCAPE STANDARDS 2. *Street Landscape Borders* To enhance the visual appearance of the streetscape, a street landscape border is required in accordance with Table 7.6.4-1 along the street frontage of a site as follows, except as provided in Section 7.6.4.C.4, *Exceptions to the Landscape Border Standards*: a. *Minimum Width* Street landscape borders must be a minimum of ten feet wide as measured from the street property line. On streets designated as Major Streets and Routes (MS&R), the street landscape border must be measured from the future MS&R right-of-way line as determined by Section 5.4.4, *Establishment of MS&R Right-of-Way Lines and Gateway Routes*. c. *Located on Site* Street landscape borders must be located entirely on site, except that, if approved by the City Engineer or designee, up to five feet of the required ten foot width may be placed within the adjacent right-of-way area or within the Major Streets and Routes (MS&R) right-of-way area on MS&R streets. Requirement: 10' landscape border within the property measured from property line. Request: To modify and/or delete the street landscape border as shown on the attached plans. Note that we are proposing providing a 10'+ landscape border including landscape within right of way.

Parking Reduction Variance: UDC SECTION REFERENCE: 7.4.3. GENERAL PROVISIONS A. *Parking Required* 1. *Parking is required for every use unless otherwise specified in Section 7.4.4.B, Minimum Number of Motor Vehicle Spaces Required, or 7.4.8.B, Minimum Number of Bicycle Parking Spaces Required.* F. *Calculation of Required Motor Vehicle and Bicycle Parking Spaces* The minimum number of parking spaces required must be calculated based on the particular characteristics of the use. The following methods shall be used to calculate the required number of parking spaces. 4. *Based on Gross Floor Area (GFA)* Use the total GFA of all applicable land uses within the development site, plus the area of any outdoor areas necessary to provide the service to the public or conduct the activity, such as outdoor eating areas or outdoor areas used for sale of merchandise, to calculate the requirement. The calculation does not include vehicular use areas, automobile display areas, or other outdoor areas used for nonpublic purposes. Where such areas are identified on a development plan but are not defined, the Zoning Administrator shall determine the extent of the area. TABLE 7.4.4-1: MINIMUM NUMBER OF MOTOR VEHICLE SPACES REQUIRED COMMERCIAL SERVICES USE GROUP: 1 space per 300 sq. ft. GFA Requirement: 10,210 GSF building / 300SF= 34.03 on-site spaces required Providing: 7 on-site spaces provided. Adjacent street parking will be utilized if needed. Note, the IBC required (2) accessible parking spaces are provided on-site.

Case Number: C10- Activity Number: _____



BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

- 1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

This section applies to both the landscape border and parking variances:1a. The subject parcel, once combined will be bounded by streets on the North, West, and East owing to the convergence of 6th avenue and Stone. This odd shaped lot imposes the landscape border requirement along a longer than average percentage of the parcel perimeter. The landscape border per code requires 26% of the site area. 1b. The structure on the parcel immediately to the south is built on the southern property line. Without considerable cost and possible operational impacts on the adjacent building to underpin the foundations, it is necessary to construct our building 5' away, further reducing the developable portion of the parcel.

- 2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

This section applies to both the landscape border and parking variances:2a. The special circumstances are not self imposed. As described in findings 1 and 4, the peculiar lot size and shape limit development on this parcel significantly. To add, this building, like the one it is replacing has a very specific program serving some of society's most vulnerable. This population is centered around this area, so it is crucial to maintain these operations at this exact location. Thousands of people depend on being able to access this building easily by foot or by adjacent bus routes to receive their mail and access other services which are key to their health and survival. The community has come to depend on these services at this exact location and the existing building is aging and needs to be replaced.

- 3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

This section applies to both the landscape border and parking variances:The proposed development of the subject parcel is not out of character with the neighborhood. The building matches the prevailing setback of sixth avenue and aligns with one of the two prevailing setbacks along 17th street. Every effort is being made to provide a landscape border along these streets, and the proposed landscape border will match or exceed the general level of landscaping in the area. The neighborhood developed prior to the enactment of the zoning code, with buildings closer to the property lines, tighter landscaped areas and on-street parking. The proposed development will be in character with these characteristics.

-
- 4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

This section applies to both the landscape border and parking variances:4a. Reference finding #1 for additional information regarding the landscape border. in summary, it would require 28% of the developable area of the site to install a compliant landscape border. 4b. To fully park the project onsite would require 9,180 SF - this is 69% of the site area if developed at grade. These requirements when taken together render the parcel undevelopable for this building, which as described in finding 2 is crucial to develop at this size in this location.

Case Number: C10- Activity Number: _____



BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

- 5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

This section applies to both the landscape border and parking variances. This development will not be detrimental to public welfare or neighborhood improvements. 5a. The proposed building is designed to meet all applicable building and zoning codes save for the two specific variances here requested. 5b. All required sidewalks are provided, and 10' of landscape border is still provided, though some of that amount is within the right-of-way

- 6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

This development will not be detrimental to public welfare or neighborhood improvements. 6a. (Landscape buffer) the project will install a considerably greater quantity of landscaping than currently exists on the parcel, and will provide 10' worth of landscape around the entire perimeter, though some will be within the right of way rather than on the property. The new building will replace an existing building in poor condition and several storage units and ramadas, the project will beautify the area. 5b. (Parking) per the attached operational statement from Primavera Foundation, the use of the building is remaining substantially the same as it is at present. The homeless usergroup of the building generally do not own vehicles, and thus cannot congest roads or parking areas. The few additional employees coming to the site will not cause an impact.

- 7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

7a. (Landscape buffer) The proposed variance is the minimum possible modification. the project team has negotiated with TDOT, and will be providing a landscape buffer split between the property and the right of way which exceeds the requirements of the UDC. 7b. (Parking) Given the constraints of the site, every effort was taken to maximize efficiency of the building within budget, and to maximize parking on-site. Primavera foundation is undertaking a company program to curtail use of personal automobiles by their employees which will further reduce the amount of parking which is required by this building.

Case Number: C10- Activity Number: _____



Planning & Development Services Department
 201 N. Stone Avenue
 PO Box 27210
 Tucson, AZ 85726
 (520) 791-5550

Letter of Agency/Authorization

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: _____

To:
 City of Tucson
 Planning & Development Services Department
 Zoning Administration Division
 PO Box 27210
 Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant:

Phone: _____

Applicant's Address:

To submit a Board of Adjustment variance application on my behalf.

The subject property located at:	702 South Sixth Avenue
Assessor's Parcel Number:	117-07-1920
Printed Name of Owner of Record:	PRIMAVERA FOUNDATION INC
Address of Owner of Record:	151 W. 40th St, Tucson, AZ, 85713
Phone Number of Owner of Record:	520-882-5383
Signature of Owner of Record: (must be original signature)	<i>Peggy Hutchinson</i>

Case Number: C10- _____ Activity Number: _____