TUCSON COMMUNITY CENTER PLANNED AREA DEVELOPMENT

CITY OF TUCSON
PLANNING DEPARTMENT

AUGUST 1987

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Adopted by Mayor and Council - August 3, 1987 - Resolution 14130

FORMAL ACTION

Mayor and Council:
August 3, 1987 - Resolution No. 14130 (Adoption)
December 15, 2009 – Ordinance No. 10743 (Amendment)

HEARINGS

Mayor and Council	Planning Commission	Zoning Examiner
August 3, 1987	July 3, 1987	
December 15, 2009		November 19, 2009

Planned Area Developments were originally adopted as "Specific Plans" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The terms "Specific Plan (SP)" and "Specific Planned (SP) Districts" were changed to "Planned Area Development (PAD)" and "Planned Area Development (PAD) Districts" by Ordinance 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.

TUCSON COMMUNITY CENTER PLANNED AREA DEVELOPMENT

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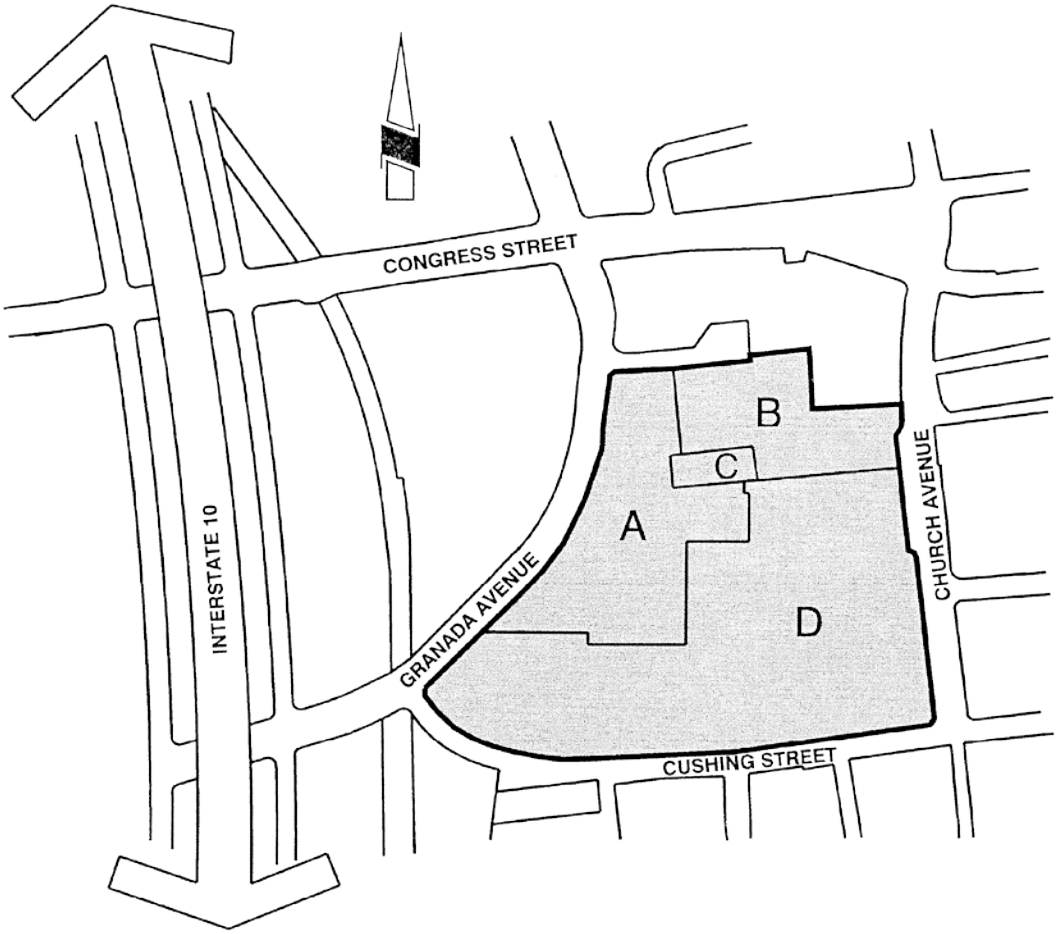


Planned Area Development Areas and Primary Uses

A. **Hotel**

B. **Music Hall and Theatre**

C. **Historic Landmark (Fremont House)**

D. **Convention Facility**

Tucson Community Center
Planned Area Development

Subdivision Block Numbers
and Location Map

Profile

The *Tucson Community Center* (TCC) consists of approximately 33 acres located between Granada Avenue and Church Avenue and between Cushing Street and Congress Street.

Purpose

The *TCC Planned Area Development* is an updated development guide designed to reflect the changing condition in market, convention trends, and economic development goals all of which have necessitated the future expansion of the *Community Center*.

Plan Background

There is a long history of planning efforts that have taken place in the Central Business District (CBD). While these efforts encompassed land parcels in the CBD, the primary objective of most of the efforts was to provide a physical land use and a functionally supportive link throughout the CBD.

Following are several of these efforts:

- *Urban Renewal Plan*
- *Pueblo Center Redevelopment Project* (1965)
- *Tucson Community Center Planned Area Development* (1987)
- *Rio Nuevo Redevelopment Plan* (1999)

In sorting these efforts in order, an *Urban Renewal Plan* was adopted and covered the CBD area. An *Urban Renewal Plan* was the necessary management and regulatory tool to serve as an umbrella, whereby "Project" plans were prepared to create significant redevelopment opportunities and address issues unique to specific areas targeted for redevelopment.

One of the significant "Projects" undertaken was the *Pueblo Center Redevelopment Project*. It covered parcels east of the Interstate between Washington Street and Cushing Street (14th) and between Stone/Convent and Granada Avenues. Its primary focus was the development of the Governmental Complexes at Alameda Street and Main Avenue and at Cushing Street and Convent Avenue and construction of the *Tucson Convention* (*Community*) *Center* (*TCC*). The *TCC* was conceived in 1965, when the City of Tucson commissioned a land utilization/marketability study, which recommended the construction of a music hall, arena, and exhibition hall.

Pueblo Center provided the essential development guidelines, facilitating the near build-out of the area through its 20-year operative period until it expired in 1985. Completion of the area occurred as a result of the *Plan* with the construction of the Fire/Police Building and expansion of the *Convention Center*.

As demand for use of the *Center* spread to the regional district, a market analysis supported expansion of the *Center*. The *Tucson Community Center Planned Area Development* was then drafted to detail a two-phase concept for the expansion emphasizing project design, landscaping, pedestrian linkages through the project as well as connections to the Central Business District, adjacent neighborhoods and the proposed Arts District. Since the *Center* began attracting the broader market and providing for multi-purpose events, the name was changed from "*Community*" *Center* to "*Convention*" *Center*.

In 2009, the City Council made the expansion of the *Convention Center* and construction of a new hotel and parking garage a top priority in the City's efforts to revitalize downtown. The City's larger goal through the development of this catalytic project is to provide a positive economic impact for downtown and the Central Business District and contribute to the City's long-term economic growth.

I

INTRODUCTION

The *Tucson Community Center Planned Area Development*, hereinafter is referred to as the "*Plan*", and is prepared in accordance with the City of Tucson *Land Use Code (LUC).*

A. Location

The *Plan* area was originally included in the *Pueblo Center Redevelopment Project*, adopted November 8, 1965, which was later amended and superseded by the *Rio Nuevo - Downtown West Component*), adopted September 10, 1979. The *Tucson Community Center Planned Area Development* is not intended to supersede the *Rio Nuevo - Downtown West Component*, but is rather an updated development guide that reflects changing conditions. Changes in the market, convention trends, and economic development goals have necessitated the current and future expansion of the *Community Center* as provided for in the *Planned Area Development*.

B. Goals and Objectives

Several objectives have been defined to guide future developments of the area and create a mix of land uses which will be harmonious in their setting and, at the same time, meet standards of open space, circulation, intensity of use, and development character. In addition to creating an activity center, the project objectives include the following:

1. Land Use Objectives

   a. Utilize presently vacant and/or underutilized land and existing infrastructure located at the gateway to the downtown area along I-10.

   b. Develop transit-oriented land uses logically on the property (considering clustering, massing, and intensity), and orient to a pedestrian scale by providing outdoor plazas/assembly areas, connectivity to the streetcar line, and linkages to achieve continuity of design and establish a sense of identity.

   c. Establish a distinct urban character by employing a variety of architectural treatments while maintaining a consistent overall design theme, and by assuring continuity through coordinated landscaping, signage, street furniture, and lighting.

   d. Assure compatibility of new development with the existing historic barrios, historic district neighborhoods, and the Downtown Arts District by using setbacks, variations in building height, compatible land uses, and by providing visual and pedestrian linkages.

   e. Enhance the economic base of the City of Tucson with the expansion of *Tucson Community Center*.

f. Create a functionally and aesthetically integrated development that enhances the image of the City.

g. Encourage sustainable design practices by incorporating a holistic approach, which encompasses site-related issues, water use reduction, optimized energy performance, recycled and renewable materials, indoor environmental quality, and innovation in the design, construction, and operation of the project.

2. Relationship of the Plan to Local Objectives

a. Conformance with the *General Plan* and Major Streets and Routes Plan* for the City of Tucson with respect to land use and thoroughfares.

b. Conformance to and furtherance of the policies of the *Inner City Revitalization Study*, adopted 1974, *Plan for Downtown Tucson*, 1978, *Old Pueblo South Community Plan*, 1979, and *Rio Nuevo-Downtown West Component*, 1979.

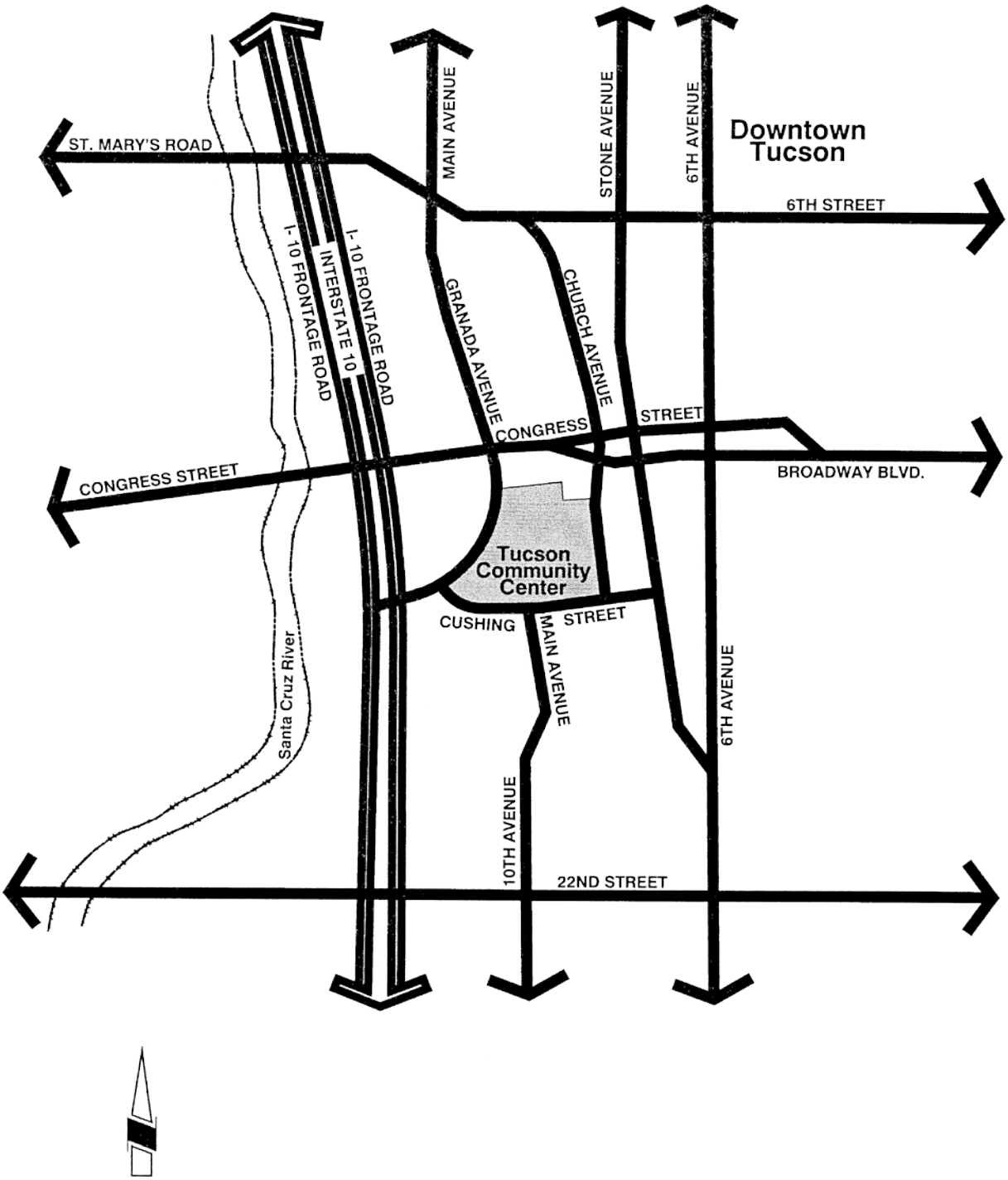


Exhibit A

Location Map

C. Purpose and Intent

The most suitable control mechanism to implement development in the *Tucson Community Center* is the *Planned Area Development*, which serves both a planning function and a regulatory function. The *Planned Area Development*, as a result, becomes an implementation tool of the City's adopted *General Plan Land Use Element*.

The *Tucson Community Center Planned Area Development* establishes the type, location, intensity and character of development to take place. It functions as a general blueprint for future development, a site-specific document focusing on the physical characteristics of the site and the development standards which will guide development within the *Plan* area.

The primary objective of the *Tucson Community Center Planned Area Development* is to implement the City's *General Plan* through the translation of the City's broader development policies into design concepts and development controls tailored to the *Plan* area. All City policies, standards, criteria and procedures are incorporated by reference into this *Planned Area Development*, except where deviations are warranted to improve design quality, flexibility, or harmony as specified in this document.

D. Definitions

The terms and definitions used in this *Plan* shall mean those defined in the City of Tucson *Land Use Code (LUC)*, with the following exceptions:

Building. Any structure or building for the support, shelter, or enclosure of persons, or property of any kind, including accessory/maintenance facility.

City. The City of Tucson, Arizona.

Commercial. A classification including restaurant, alcoholic beverage service, personal and business services, financial institution, office, retail sales, entertainment, recreational, and cultural uses.

Community Center Facilities. A public gathering place where conventions, consumer/trade shows, meetings and banquets, catering, alcoholic beverage service, community activities, indoor/outdoor public assemblies, ~~and~~ entertainment, sporting activities/practices and spectator events can occur.

Developer. An individual or entity who acquires or leases development areas in the *Tucson Community Center* Project for the purpose of developing in accordance with the *Plan*.

Development Areas. Development parcels "A through D" as described on the *Land Use Plan* to which specific land uses and regulations, including other applicable City codes, governing their development have been applied.

Development Plan. A document which shall provide the information necessary for City of Tucson review and approval and shall include plans for the location of buildings, energy conservation, parking areas, traffic circulation, landscaping, elevations, areas and treatment of refuse collection, fire hydrant locations, site drainage and utility easements. The site plan shall conform in all basic aspects to the *Planned Area Development*, and, when approved, shall authorize the development of the site. Applications of City permits shall be reviewed for appropriate City code compliance, including but not limited to building permits, sign permits, grading permits, road and parking lot permits and certificates of occupancy shall be issued by the City if the application conforms to the approved site plan.

Entertainment. An activity which offers amusement or diversion, such as live or recorded performing arts, and typically can be found in a nightclub or lounge.

Floor Area. The sum of the gross horizontal areas of the several floors of all buildings, including accessory buildings on a lot measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, and shall include elevator shafts and enclosed stairwells at each story, floor space with structural head-room of six feet, six inches or more used for mechanical equipment, penthouses, attic space, interior balconies, mezzanines and enclosed porches, but shall not include any interior space used for parking, loading, lobbies, galleries, atriums, service areas, or cafeteria/kitchens.

Floor Area Ratio. The result of dividing the floor area of a building (in square feet) by the square footage of the development area or parcel on which it is to be constructed.

General Plan. The City of Tucson *General Plan*.

Hotel. An establishment that provides primarily lodging and which may contain convention, conference, meeting, and ballroom facilities, dining, entertainment, specialty retail, recreational facilities, athletic club, spa, and personal services for the public.

Owner. Any individual or entity owning real property within the *Tucson Community Center Project*.

Parking. May include surface and/or garage parking located on or off-site.

Plan. The *Planned Area Development* for the *Tucson Community Center Project*.

Project. The *Tucson Community Center Project*.

Restaurant. A public eating place, indoors or outdoors, which may allow service of alcoholic beverages and provides entertainment.

Site Area. The land area in acres or square feet within the boundaries of a development area or parcel.

II

SPECIFIC DEVELOPMENT PLAN

A. Development Concept

1. Land Use

The *Tucson Community Center*, as shown on Exhibits B and C, *Land Use Concept Plan* and *Illustrative Site Plan*, includes numerous uses which are oriented to the expansion of the Community Center. The *Plan* specifies the integration of these uses into an "activity block" where conventions, consumer fairs, meeting/banquet facilities, hotel uses, community activities, indoor/outdoor public assembly and entertainment uses can be accommodated.

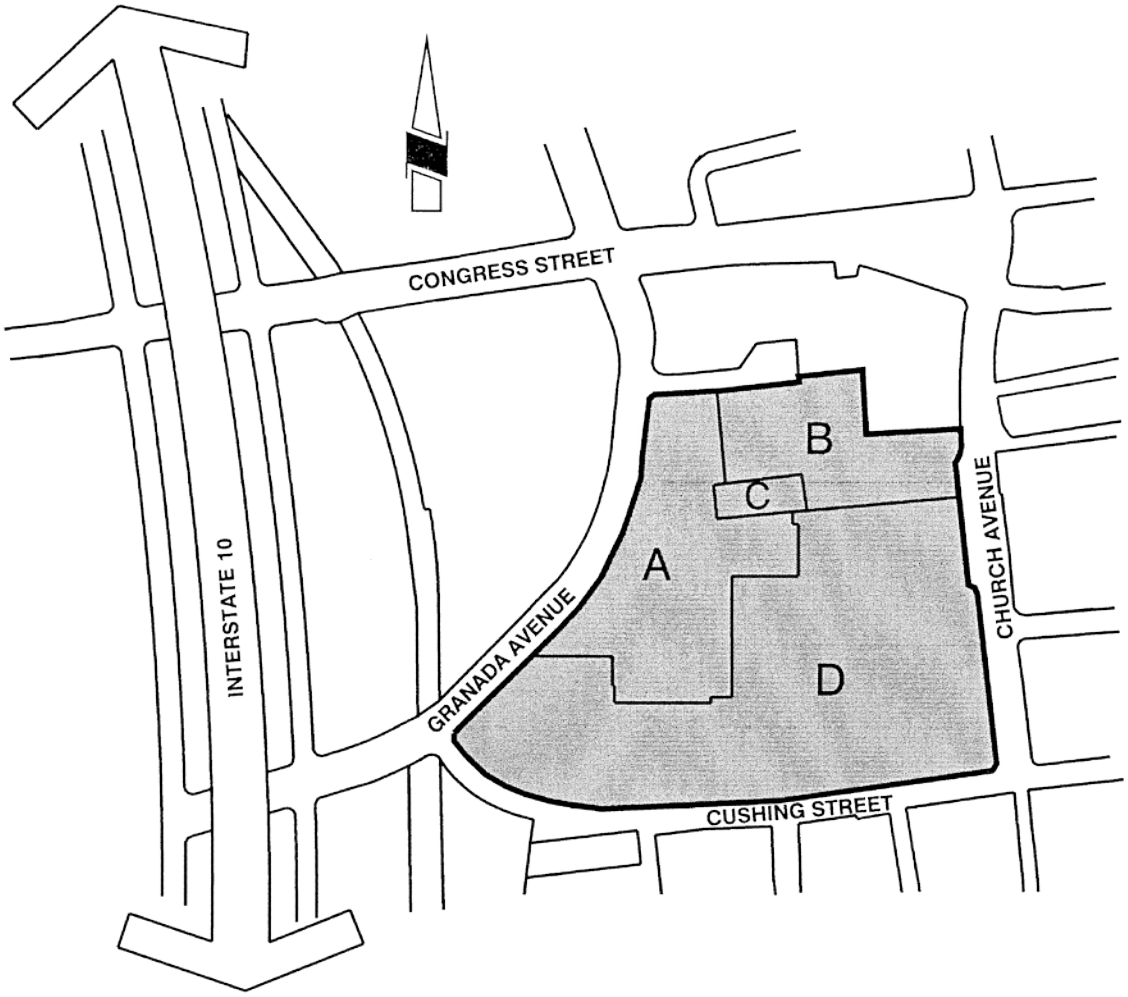
- Development Area A includes a hotel with associated restaurants and entertainment facilities, retail shops, and parking.
- Development Area B includes the continuance of a Music Hall, Theatre, and landscape plaza uses.
- Development Area C includes the preservation of the Fremont House and grounds for historical purposes, including additional historical exhibits.
- Development Area D includes a convention/exhibit hall, banquet/meeting rooms and necessary service facilities, hotel and parking.

All development areas are subject to site development design guidelines and performance criteria, per Section IIB.

2. Access/Circulation

Numerous arterial and collector streets presently access the *TCC* site. Most importantly is Congress Street (120-foot right-of-way arterial), which serves as the gateway to downtown from I-10. Granada Avenue (120-foot right-of-way collector) serves as a major entry point on the west side of the project. Cushing Street (64-foot right-of-way collector) and Church Street (85-foot right-of-way arterial) serve as a major access point on the eastern side of the project (Exhibit D). The Plan reflects the connection of Cushing Street with the Clark Street underpass at I-10. The above rights-of-way are the minimum established by the *Major Streets and Routes Plan (MS&RP).* Intersection widenings may be required after review of detailed site plans. Dedication or verification of existence of the right-of-way may be required per the MS&RP, or as otherwise required by Tucson Department of Transportation (TDOT) along the abutting roadway frontages.

A traffic study (included in the Impact Analysis) projects estimated traffic volumes and patterns of the phased completion of the *TCC*, and documents that the circulation system (Exhibit D) has been designed to accommodate traffic volumes expected to result from ultimate development of the *TCC PAD*.



Planned Area Development Areas and Primary Uses

A. Hotel

B. Music Hall and Theatre

C. Historic Landmark (Fremont House)

D. Convention Facility

Exhibit B

Land Use Concept Plan

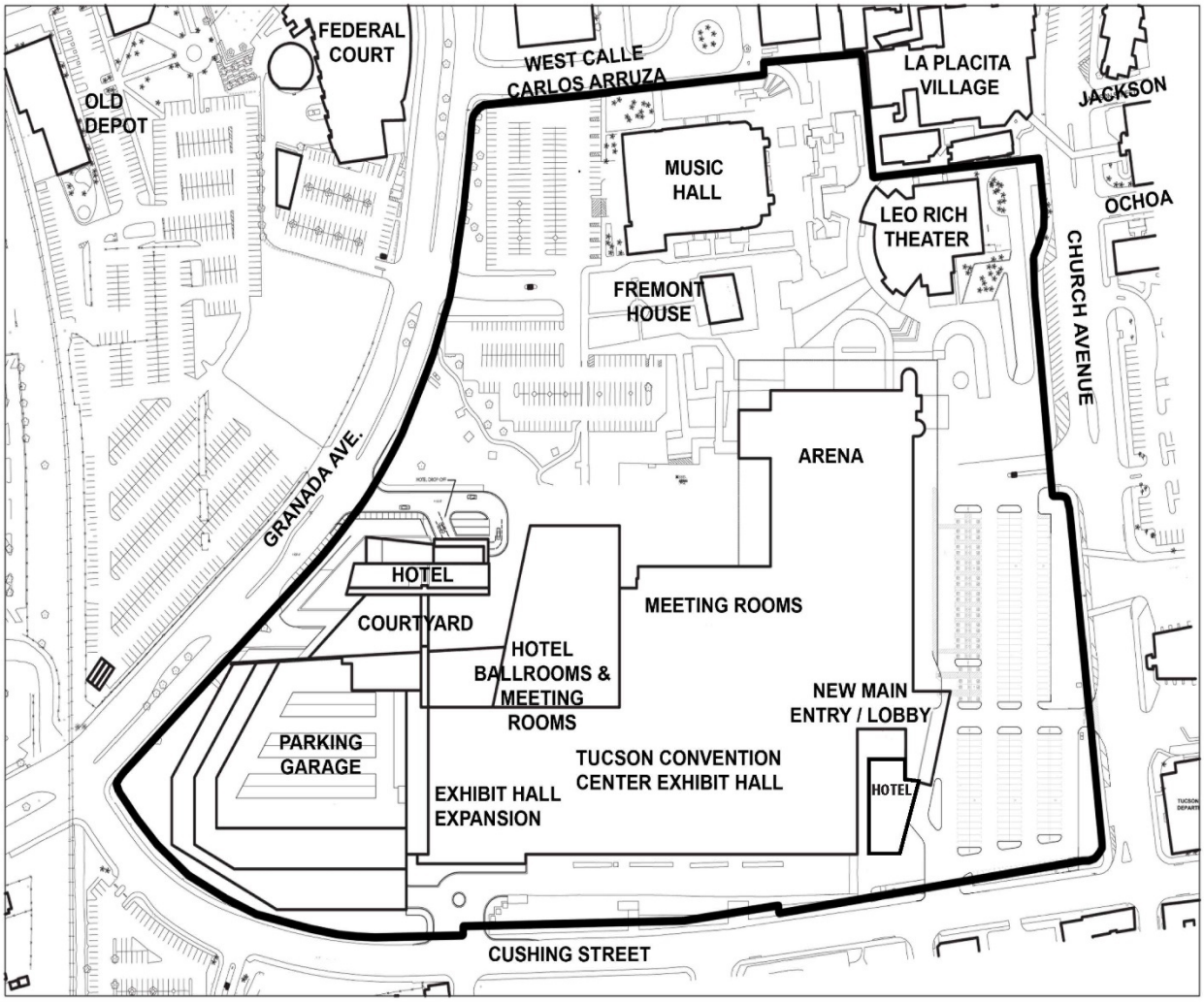


Exhibit C
Conceptual Site Plan

3. Landscape Concept

The *Landscape Concept Plan for TCC* (Exhibit E) establishes the overall landscape character for this "activity block" by identifying various landscape plazas and pedestrian linkages. Landscaping, signage, street furniture and lighting will be coordinated to enhance the major architectural design elements of the *TCC* and ensure a continuity of design.

Several landscape areas, which require special design consideration, are highlighted in the *Landscape Concept Plan*, including:

- Project entries/streetscape
- Landscape plaza areas
- Major pedestrian linkages
- Streetcar stop entry/exit areas and adjacent sidewalk pedestrian areas

In addition to these elements, general landscape design guidelines are included in Section IIIA.

4. Infrastructure

The *Plan* area is currently served by the following utilities, located in the right-of-way of Granada Avenue, Cushing Street, and Church Avenue:

- Water: Various size mains to a maximum of 16 inches serving the *Plan* area and facilities to the north and south.

- Sanitary Sewer: Various size lines to a maximum of 18 inches servicing the *Plan* area and residential/commercial to the southeast.

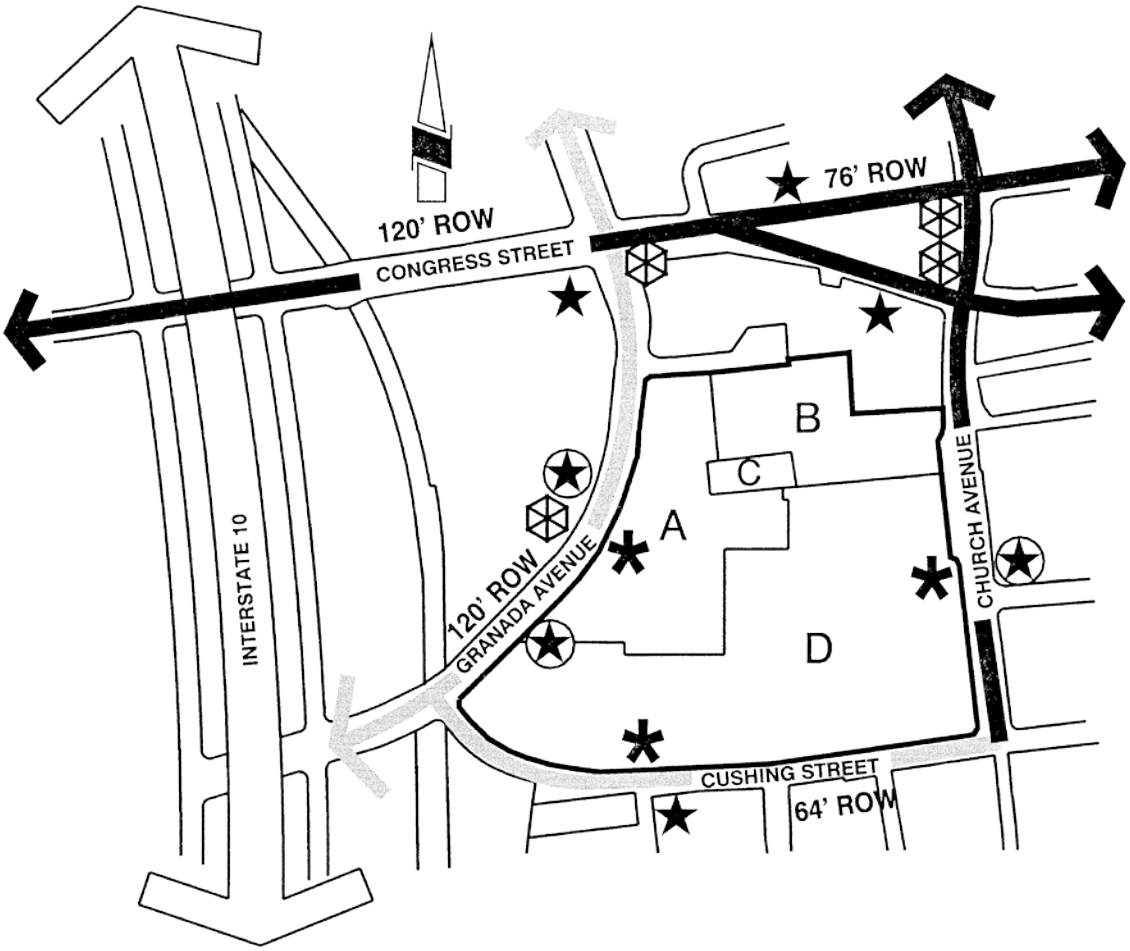
- Power: 15 KV circuit in duct bank with main service to *TCC*, circuit is part of downtown grid.

- Natural Gas: A four-inch gas line within Granada Avenue, Cushing Street, and Church Avenue serve the *Plan* area and adjacent areas.

- Storm Sewer: Collection system for local street drainage plus *TCC* on-site drainage.

- Telephone: Conduit is available on the west side of Granada Avenue and west side of Church Avenue.

- Fiber Optic: Enters the *Plan* area from the west side of Church Avenue.



Collector

Arterial

Major Entry

Existing Bus Stop

Proposed Bus Stop

Proposed Streetcar Stop

Exhibit D
Circulation Map

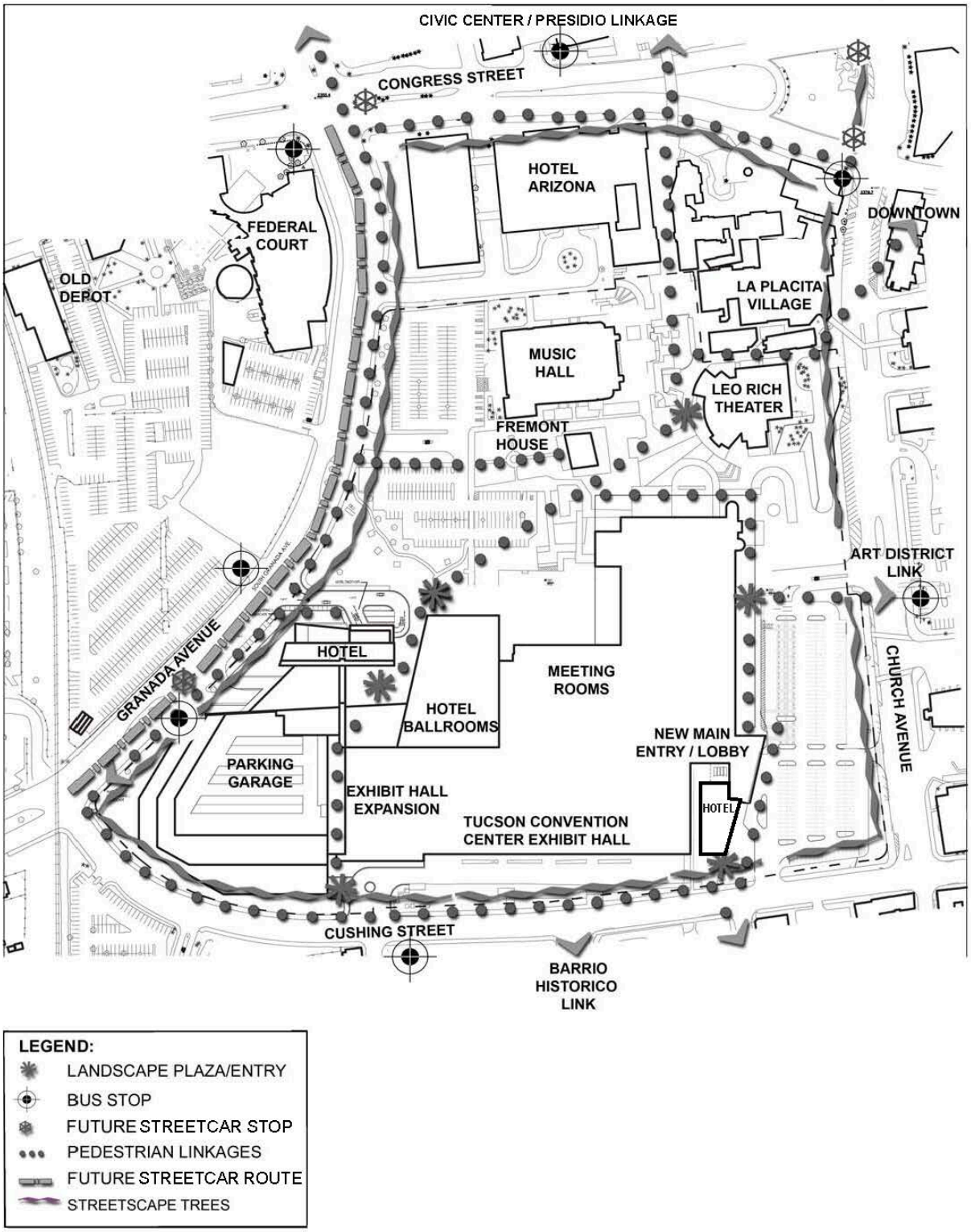


Exhibit E
Landscape/Pedestrian Concept Plan

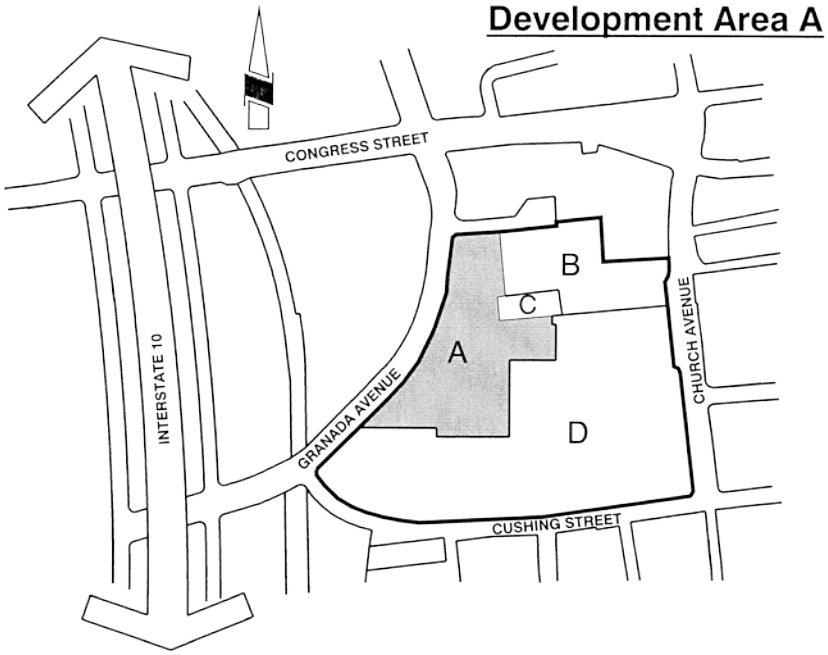
All utilities constructed shall be placed underground to promote health, safety and an uncluttered appearance.

Development and infrastructure facilities will be constructed to City, DOT, Pima County Regional Wastewater Reclamation Department, and other applicable building, health and safety standards.

5. Phasing

Phasing of development of the *TCC* shall reflect a number of conditions and factors influencing project implementation and is expected to occur over several years.

II.B.
SITE-SPECIFIC PERFORMANCE/DEVELOPMENT STANDARDS



DEVELOPMENT AREA A **8 acres**

Primary Uses Permitted: Hotel, Commercial

Alternate Uses Permitted: Community Center Facilities, Parking

General Development Standards:

a) Minimum building setback from public streets: None

b) Maximum floor area ratio: 5.0

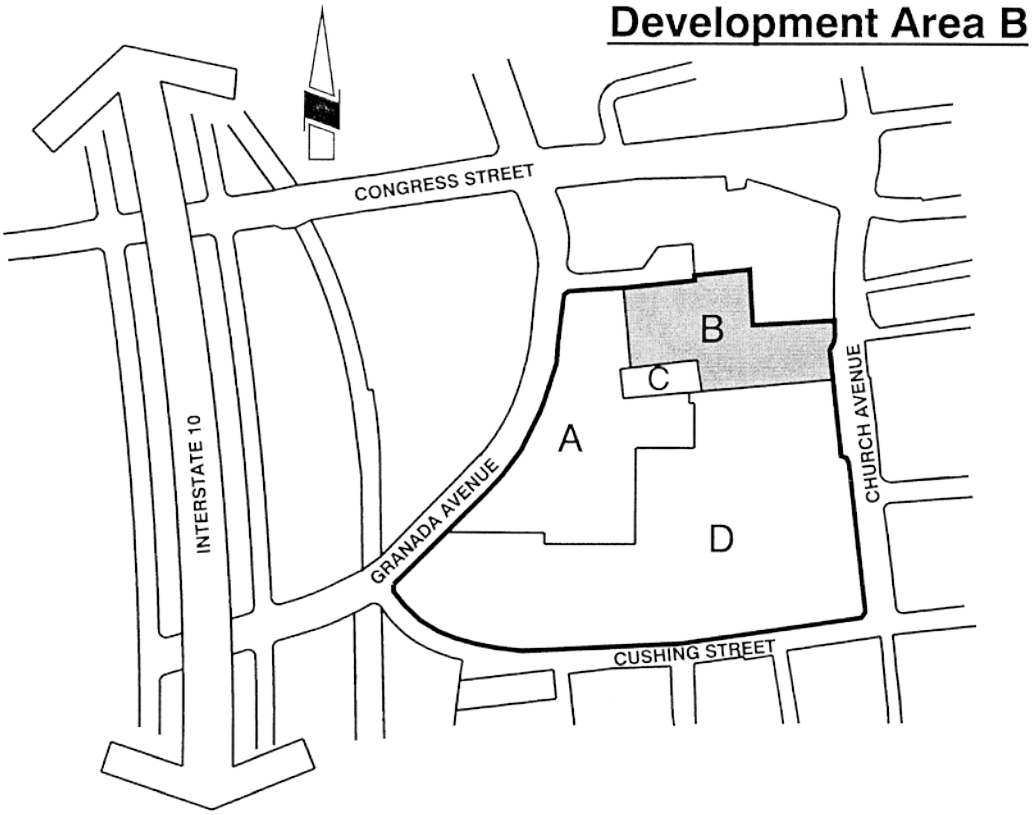
c) Maximum building height: 300'

d) Minimum landscape requirements: 9% of gross site area, in addition to any street landscape borders or parking lot screening required by City codes for vehicular parking areas.

e) Parking requirements: Per design guidelines, Section IIIA

f) Loading: Per design guidelines, Section IIIA.3.f

g) Maintain existing view corridor from the Fremont House (Development Area C) to Granada Avenue



DEVELOPMENT AREA B **4.5 acres**

Primary Uses Permitted: Music Hall and Theatre

Alternate Uses Permitted: Community Center Facilities

General Development Standards:

a) Minimum building setback from public streets: 10'

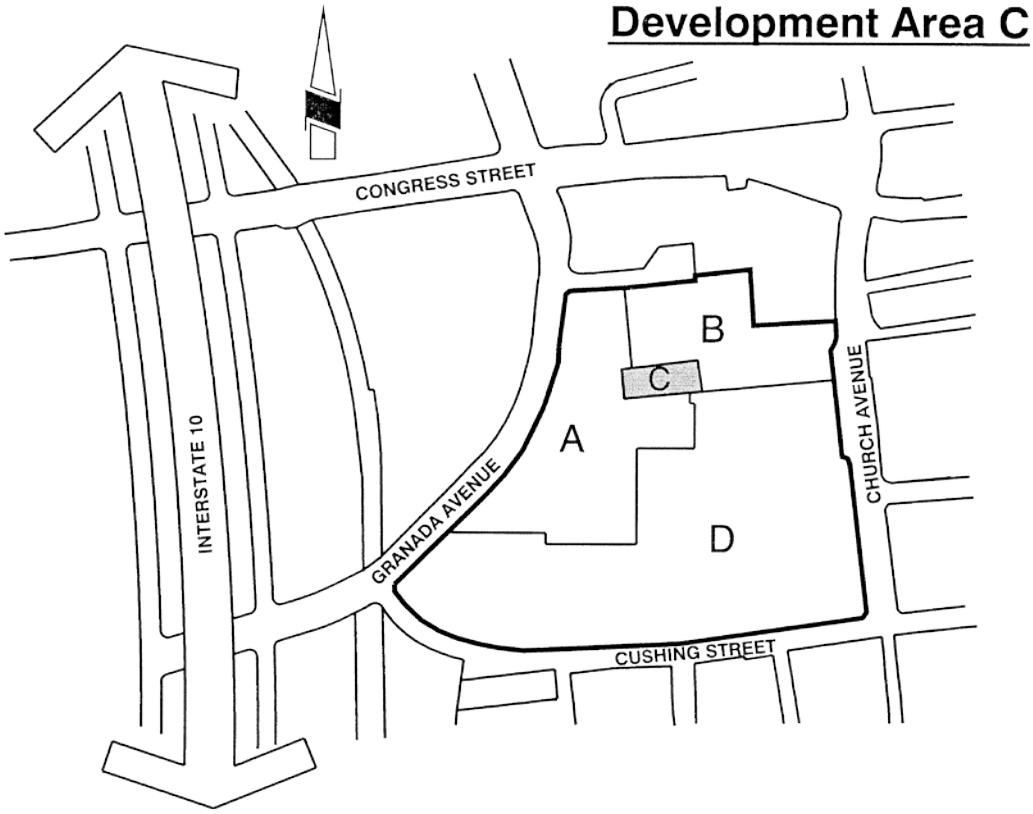
b) Maximum floor area ratio: 1.0

c) Maximum building height: 75'

d) Minimum landscape requirements: 10% of gross site area, in addition to any street landscape borders or parking lot screening required by City codes for vehicular parking areas.

e) Parking requirements: Per design guidelines, Section IIIA

f) Loading: Per design guidelines, Section IIIA.3.f.



DEVELOPMENT AREA C **0.6 acre**

Primary Uses Permitted: Historic Landmark

Alternate Uses Permitted: Open Space/Landscape Plaza

General Development Standards:

a) Minimum building setback from public streets: Not applicable

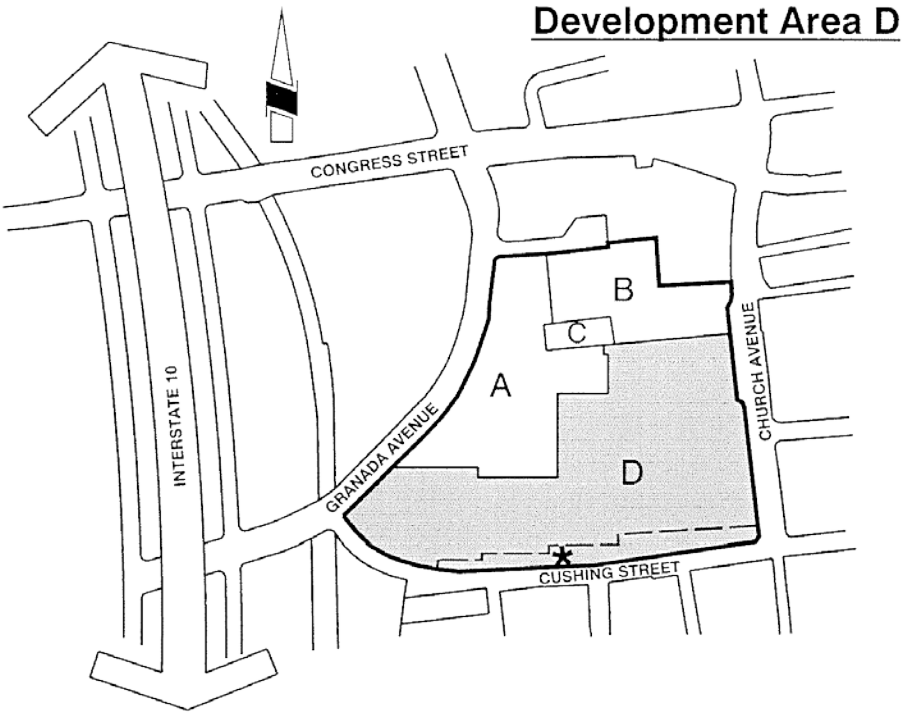
b) Maximum floor area ratio: 0.5

c) Maximum building height: 30'

d) Minimum landscape requirements: 10% of gross site area.

e) Parking requirements: per design guidelines, Section IIIA

f) Loading: Per design guidelines, Section IIIA.3.f



DEVELOPMENT AREA D **19.7 acres**

Primary Uses Permitted: Community Center Facilities, Utilities

Alternate Uses Permitted: Commercial, Sports, Recreation and Entertainment Facilities, Hotel, Parking

General Development Standards:

a) Minimum building setback from public streets: 10' except as noted below for transitional buffer

b) Maximum floor area ratio: 2.0

c) Maximum building height: 75'

d) Minimum landscape requirements: 9% of gross site area, in addition to any street landscape borders or parking lot screening required by City codes for vehicular parking areas. (see Section IIIA for Cushing Street edge treatment)

e) Parking requirements: Per design guidelines, Section IIIA

f) Loading: Per design guidelines, Section IIIA.3.f

* Transitional buffer

- maximum building height: 25'
- minimum building setback: 30'

III

PLANNING AREA IMPLEMENTATION

A. Design Guidelines

The following design guidelines are provided for *Planned Area Development* Areas, per Exhibit B, as statements of intent which are flexible in order to promote good design and encourage creativity and quality development. The guidelines are intended to direct site specific development planning and should be used in conjunction with the development standards outlined in Section IIB. The guidelines are grouped into generic design areas as follows:

1. Circulation

   a. Street layout and design shall consider:

      - natural contours of the land
      - soil types
      - geologic conditions
      - drainage patterns
      - storm water
      - developments adjacent to *Tucson Community Center*
      - safety features
      - economy of construction
      - convenience and economy of use
      - archaeological features
      - streetcar infrastructure, stop location, and pedestrian access to streetcar stop
      - accommodation of streetcar tracks and stops within roadways

   b. Pedestrian circulation shall be integrated with the street system, on-site plazas, and adjacent neighborhoods where possible.

   c. Circulation design shall provide for:

      - a safe and adequate means of ingress and egress of vehicular and pedestrian traffic to and within the project

      - access of emergency vehicles necessary to serve the project area

   d. Access design along Granada Avenue shall consider that adequate traffic flows are maintained.

   e. Loading areas and dumpsters shall be located away from existing residential uses.

2. Infrastructure

   a. Storm drainage facilities shall ensure the acceptance and disposal of storm runoff without damage to streets or adjacent properties.

   b. Utility easements shall be provided as required to facilitate an appropriate service network within the project area.

   c. Utility facilities (i.e. electrical transformers) shall be visually screened through undergrounding or appropriate screening.

   d. Development will not contaminate groundwater resources.

   e. Inclusion of best management practice principles of on-site stormwater harvesting applications to reduce excessive stormwater runoff onto adjacent streets or properties.

3. Site Development

   a. Setbacks

      Architectural design will avoid long linear vistas and building edges within the development envelope and along the streetscape through variations in setbacks.

      Random setbacks of buildings and landscaping are encouraged.

   b. Parking

      Parking shall be provided in accordance with the City of Tucson *Land Use Code (LUC)*, except as modified below. Parking areas shall be designed to facilitate both vehicular and pedestrian movements and be located anywhere within the *TCC Planned Area Development* (PAD) area.

      The required parking for the *Convention Center* activities will be provided per the following table. These quantities will provide sufficient parking to accommodate daytime parking needs for all types of consumer, trade or association events. Adequate evening parking will be available within 4 blocks of the PAD area.

      The parking requirements summarized in the following table shall be based on the floor area as defined in Section I.D: Definitions.

PARKING CALCULATIONS FOR THE
TUCSON COMMUNITY CENTER PLANNED AREA DEVELOPMENT

LAND USE*	PARKING RATIO
HOTEL	1 space/3 rooms
ALCOHOLIC BEVERAGE SERVICE**	1 space/500 sq. ft.
FOOD SERVICE	1 space/500 sq. ft.
ATHLETIC CLUB	1 space/500 sq. ft.
HEALTH SPA	1 space/500 sq. ft.
HOTEL BANQUET HALL	1 space/500 sq. ft.
HOTEL MEETING ROOM	1 space/500 sq. ft.
HOTEL BALLROOM	1 space/500 sq. ft.
HOTEL COURTYARD	1 space/500 sq. ft.
HOTEL POOL	1 space/500 sq. ft.
MUSIC HALL***	1 space/5 seats
THEATER***	1 space/5 seats
FREMONT HOUSE	10 spaces
TCC EXHIBIT HALL	1 space/250 sq. ft.
TCC MEETING ROOM	1 space/250 sq. ft.
TCC BALLROOM	1 space/250 sq. ft.
TCC ARENA***	1 space/5 seats
RETAIL	1 space/500 sq. ft.
FINANCIAL INSTITUTION	1 space/500 sq. ft.
OFFICE	1 space/500 sq. ft.

* 30% vehicle parking reduction may be applied to the Land Use Code (LUC) requirements for all uses not listed on this table.
** Alcoholic Beverage Service may be applied to all Hotel and Convention Center uses.
*** Evening high demand uses.

Required parking can be met within 1500 feet of the *Planned Area Development* area boundary on the same or another block, based on the following criteria:

1) It does not necessitate demolition of structures listed on the National Register of Historic Places;

2) If it is within a designated historic district, prior review and comment of the Tucson/Pima County Historical Commission and appropriate advisory boards is required;

3) It must be consistent with adopted Mayor and Council plans and policies;

4) It is determined that any proposed parking will not significantly increase traffic volumes nor cause increased levels of traffic congestion;

5) It must have primary access to a major street;

6) It is determined that pedestrian access to and from the principal use is satisfactory in terms of:

   a) sidewalks
   b) pedestrian crossing signals
   c) lighting

c. Parking Area Access Lanes (PAAL)

A minimum of 20 feet shall be provided for two-way drives.

d. Pedestrian Circulation and Linkages

Minimum six (6) feet wide pedestrian paths shall be provided along public streets that abut the PAD area.

Onsite pedestrian linkages shall be a minimum of six feet in width; however, variation of width ranging between six feet to four feet may be allowed for any onsite physical obstructions, per approval by Planning and Development Service staff. Alternate paving materials such as asphalt and compacted decomposed granite may be used in addition to, or in lieu of, concrete. A minimum of one pedestrian path shall be provided to each street the PAD area abuts.

e. All new additions and existing modifications of the PAD District will comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) 1994 Edition and 2006 IBC, Chapter 11. All existing structures that are currently not ADAAG compliant will remain as is until the structure has been modified or renovated. The improvements to the PAD District, private property and public rights-of-ways will comply with the ADAAG standards for curb ramps, sidewalks, detectable warnings and marked crosswalks. The PAD District future development plans will include improvements in conformance with ADAAG requirements to the Church, Cushing, and Granada entrances and the interior pedestrian circulation system. Handicapped parking will also be provided in accordance with ADAAG requirements and 2006 IBC, Chapter 11. The handicapped parking will be located as per IBC Chapter 11 requirements. Accessible spaces and "Van Accessible" spaces will connect to the accessible route as required by the 2006 IBC, Chapter 11. This will include all new parking areas and modified parking areas. Newly constructed and modified sidewalks, detectable warnings and curb ramps will comply with accessibility requirements as required. Accessible crossing within new construction and modified areas will be marked in compliance with the code.

f. Loading

A minimum of 9 loading spaces for delivery vehicles ranging from 12 feet to 16 feet wide and 35 feet to 55 feet long, with a minimum 15 feet overhead clearance height, shall be provided for the PAD area at or within close proximity to the service entrances of the land use they serve. Locations of the loading spaces, and the maneuvering areas in and out of the loading spaces, shall be separated from motor vehicle traffic lanes and pedestrian areas. The sizes of the maneuvering areas shall comply with national standards for required backup space and turning radii of the various vehicle lengths that the loading spaces accommodate. Where the loading spaces serve land uses that have designated personnel to manage and control the loading area activities, the loading spaces may also be at other locations than the designated loading docks and striped loading areas.

g. Bicycle Parking

5% of the total number of vehicle parking spaces provided within the *Plan* area is required, of which 25% shall be Class I and 75% Class II. The bicycle parking spaces shall be evenly distributed throughout the *TCC PAD* area.

h. Landscaping/Screening

Landscape Design: Landscape materials shall enhance the major architectural design elements through the coordinated use of flower and leaf colors, tree forms, plant material masses, and lighting.

Grouped masses of plant material shall be designed to complement architectural elevations and rooflines through color, texture, density and form on both the vertical and horizontal planes.

Wherever feasible, native or adaptive, drought-tolerant plant material shall be used.

Appropriate plant materials shall be used to define space, create a visual image and separate differing land uses.

Landscaping shall consider solar rights of adjacent structures.

All landscaping shall comply with sight visibility triangles as established in the City of Tucson Street Development Standards.

Inclusion of landscape best management practices of rainwater harvesting applications as an additional plant irrigation resource

Project Entries/Streetscapes: Landscaping shall establish project identity and accentuate common entrance areas, as well as enhance the character and quality of the existing landscape and hardscape in the *Tucson Community Center*.

The *TCC* streetscape design shall be compatible with the guidelines in the *Downtown Comprehensive Street Tree Plan*.

Streetscape design shall incorporate a coordinated landscape palette that includes a mix of canopy trees, shrubs, and groundcover. Canopy trees shall be utilized to provide shade and promote unity in the streetscape. The streetscape design shall cover areas within street medians, parking areas visible from public streets, and, where appropriate, the street edges of each development area.

Landscaping shall be interspersed within parking areas and used to screen parking areas from public streets and adjacent residential neighborhoods. All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of any of the following: pedestrian arcades, occupied space, display space, vegetative screening, or berms.

The Cushing Street edge treatment shall be designed as a landscape promenade which encourages pedestrian movement and provides landscape plazas, where neighborhood activities such as craft fairs, can occur.

Preservation of the existing view corridor from the Fremont House to Granada Avenue for pedestrian access and public visibility shall be encouraged.

Landscaped Plazas: Plazas within the interior of the *Planned Area Development* area shall be designed to create an inviting atmosphere for outdoor congregation, with such features as canopy trees for shade, comfortable outdoor seating, where appropriate.

Pedestrian Linkages: Pedestrian corridors shall be designed to promote pedestrian movement through the *Planned Area Development* area, through the use of a coordinated landscape palette to visually link project entries, interior landscaped plazas, and streetcar stops.

Architectural elements, such as decorative paving, bollards, etc., and signage shall be utilized at project entries to direct pedestrians to adjacent areas such as the Downtown Arts District, the Civic Center, and downtown retail, restaurant, off-site parking, bus stops, and streetcar stops.

Screening: Landscaping, fences, walls, or a combination of these elements, shall be utilized to visually screen and/or physically enclose outdoor storage areas, loading docks and ramps, transformers, storage tanks, roof and ground-mounted equipment, and other appurtenant items of poor visual quality.

Screen walls and fences shall generally be as tall as those objects or areas they are intended to visually screen, but shall not exceed a maximum height of six feet. Canopy trees or hedge-type plant materials shall be used to screen those objects which exceed six feet in height.

Screen walls, fences, and other structural barriers shall be designed of similar materials, colors, and general style as the primary buildings within a development area.

Where screen walls or fences are of such length as to create a potentially monotonous appearance, they shall be designed with variations in wall alignment (such as jogs, curves, or notches), constructed with decorative materials or textured covering materials, or integrated with landscaping that includes canopy trees.

i. Lighting

Lights shall not be placed to cause glare or excessive light spillage on neighboring sites and residential neighborhoods.

Concealed light sources are recommended.

The design of light fixtures and their structural support shall be architecturally compatible with the surrounding buildings and street lighting.

All light standards within the public rights-of-way which will be maintained by the City will use lighting fixtures compatible with City specifications. Heights of poles are subject to the approval of the City Traffic Engineer.

All parking lot and driveway lighting should provide uniform illumination. Accent illumination is recommended at key points such as entrances, exits, loading zones, and drives.

j. Signage

Signs shall be used for the purpose of identification and direction. The design of permitted signs shall be architecturally integrated with the building design.

Plans for signs shall be reviewed as part of the architectural and design controls to ensure aesthetic treatment and compatibility with the other development areas and the surrounding neighborhood.

k. Solid Waste Disposal

For refuse storage, collection and pick-up services, provide a suitable number of spaces for high-volume trash collection dumpster containers, stationary compactors and collection vehicles. The clear approach to each service area for collection vehicles shall be no less than 14 ft. wide and 40 ft. long, with a minimum 25 ft. overhead clearance height above the dumpster container area and compactor collection areas.

Metal dumpster containers shall be adequately sized for the land uses they serve, be approved by the Environmental Services Department, and be located on a concrete pad within a minimum 10 ft. by 10 ft. designated service area. Stationary compactors shall include self- contained compactors for wet waste and recyclable materials, as well as freestanding balers for bundling dry waste such as recycled cardboard. Concrete pads for wet compactors shall be 10 ft. wide, and 5 ft. longer than the combined length of compactor and container.

Solid waste disposal areas shall be provided for the PAD Development Areas at or within close proximity to the service entrances of the land use they serve. The waste disposal areas may be located on an adjacent Development Area through a recorded common use/access agreement between the property owners. Locations of the spaces for solid waste collection equipment, and the collection vehicle maneuvering areas in and out of the solid waste collection equipment spaces, shall be separated from motor vehicle traffic lanes, curbs and sidewalks, fire truck access and fire hydrants, pedestrian areas, and any area that would obstruct safe sight distances. The sizes of the maneuvering areas for the refuse collection vehicles shall comply with requirements for a maximum 40 ft. backup distance and minimum 36 ft inside and 50 ft. outside turning radii.

Where the solid waste collection spaces serve land uses that have designated personnel to manage and control the solid waste disposal activities, and have service areas at loading docks with less than a 25-ft. overhead clearance height, the refuse collection spaces may be located in designated collection areas remote from the loading docks, utilizing movable dumpster containers and remote compactors. All locations for dumpster containers and compactors shall not require the collection vehicle to backup into moving traffic.

B. Implementation Plan and Procedures

1. Proposed Changes to *Land Use Code (LUC)* Ordinances and Building Codes

The project will not result directly in the modification or change of any existing building codes or other ordinances except portions of the applicable Zoning Map(s) (Building Zone Map(s)) of the City of Tucson, which will designate a *Planned Area Development* area. In the event of any conflicts with the *Land Use Code (LUC)*, the *Planned Area Development* will supersede the *Land Use Code (LUC)*.

2. Plat and Development Plans

Application for development approval after adoption of the *Planned Area Development* shall require development plan review and approval.

a. Development Plans:

Development Plans, construction documents, and specifications shall conform in all basic aspects to the requirements of this *Plan*, and when approved, shall authorize the development of land subject to applicable

codes of the City of Tucson. The *Conceptual Site Plan*, attached hereto as "Exhibit C", shows the use and building arrangement within the Development Areas. It should be understood that this exhibit, (Exhibit C), is illustrative and is intended only as a development guide.

Development Plans which vary from the *Conceptual Site Plan* may be approved, but in all cases must be in conformance with the uses and development standards specified in this *Plan*.

1) Time of Submittal

Conceptual site plans, in less detail than outlined below, showing primary building location and heights, parking layout, access and egress and landscaped areas are encouraged to be submitted for preliminary review and approval at any time prior to formal Development Plan submittal.

2) Contents

Development Plans shall be prepared by the Developer in accordance with the requirements of the *Land Use Code (LUC)* and Development Standards and may also include the following:

- Landscape and Maintenance Plan. A landscape and maintenance plan drawn at a scale sufficient to show the location, size and species of all plant material, the pedestrian circulation system and landscape plazas, and the proposed water or irrigation system to be used, along with a maintenance schedule;

- Floor Plans. Rough floor plans of the first floor and any basement or subsurface parking of all buildings sufficient to evaluate adequate circulation. The floor plans shall be dimensioned and uses indicated. Floor plans for other typical floors shall also be submitted;

- Elevation Renderings. Renderings, with dimensions, depicting elevation views of all sides of the proposed development, height of buildings and structures, dimensions of overhangs and other appropriate dimensions;

- Sign Concept Plans. A plan showing the location, size and lighting sources of all signs and other advertising devices;

- Lighting Plan. A lighting plan for all parking areas and vehicular and pedestrian circulation areas to indicate the

type and size of all lighting structures and illumination specifications;

- Drainage Plan. A site-specific drainage plan in agreement with the master drainage study to be approved by the City Engineer.
- Additional Information. Such other statistical or graphic information or material as may be desired by the Developer or reasonably required by the Planning Director or designee to depict unique characteristics of the site, its proposed development and use.

3. Site Improvements and Public Utility Requirements

Site improvements undertaken as project activities may include the following: Site preparation; closure of any unneeded existing curb cuts, subsurface storm drainage facilities, sewers, water lines and other utilities to directly serve development

Adequate gas, electrical, water, sewer and telephone services are available at project boundaries. Additional off-site facilities will be constructed as necessary to provide adequate fire flow capacities as approved by Tucson Water for the *Tucson Community Center* development.

Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the Public.

C. Consistency and Amendment Procedures

1. Consistency

All of the provisions of the *Tucson Community Center Planned Area Development*, as well as any land use authorized by the *Plan*, shall be consistent with the City *General Plan* and other adopted plans and policies. Consistency shall mean that the various land uses authorized by the *Tucson Community Center Planned Area Development* are compatible with the objectives, policies, general land uses, and programs specified in the *General Plan* and other adopted plans.

a. Adoption. The *Planned Area Development* shall be processed in accordance with the *Land Use Code (LUC)* and Development Standard 1-06.0 and may be amended from time to time in accordance with such provisions.

b. Conflict with City Statutes. In the event the terms of this *Plan* conflict with the *Land Use Code (LUC)* (except Floodplain Regulations) of the City of Tucson, the *Plan* shall govern.

c. Minor Changes. Minor or non-substantial changes to the PAD shall be approved pursuant to LUC Sec. 2.6.3.11.B.5. Minor changes do not include anything which alters allowable uses, building heights, floor area ratios, or landscaping. Any changes must conform to the goals and objectives of the *Plan*.

2. Amendments

Substantial changes are those defined in the LUC Sec. 2.6.3.11.B.3. The PAD amendment process for substantial changes shall conform to LUC Sec. 2.6.3.11.B.4.

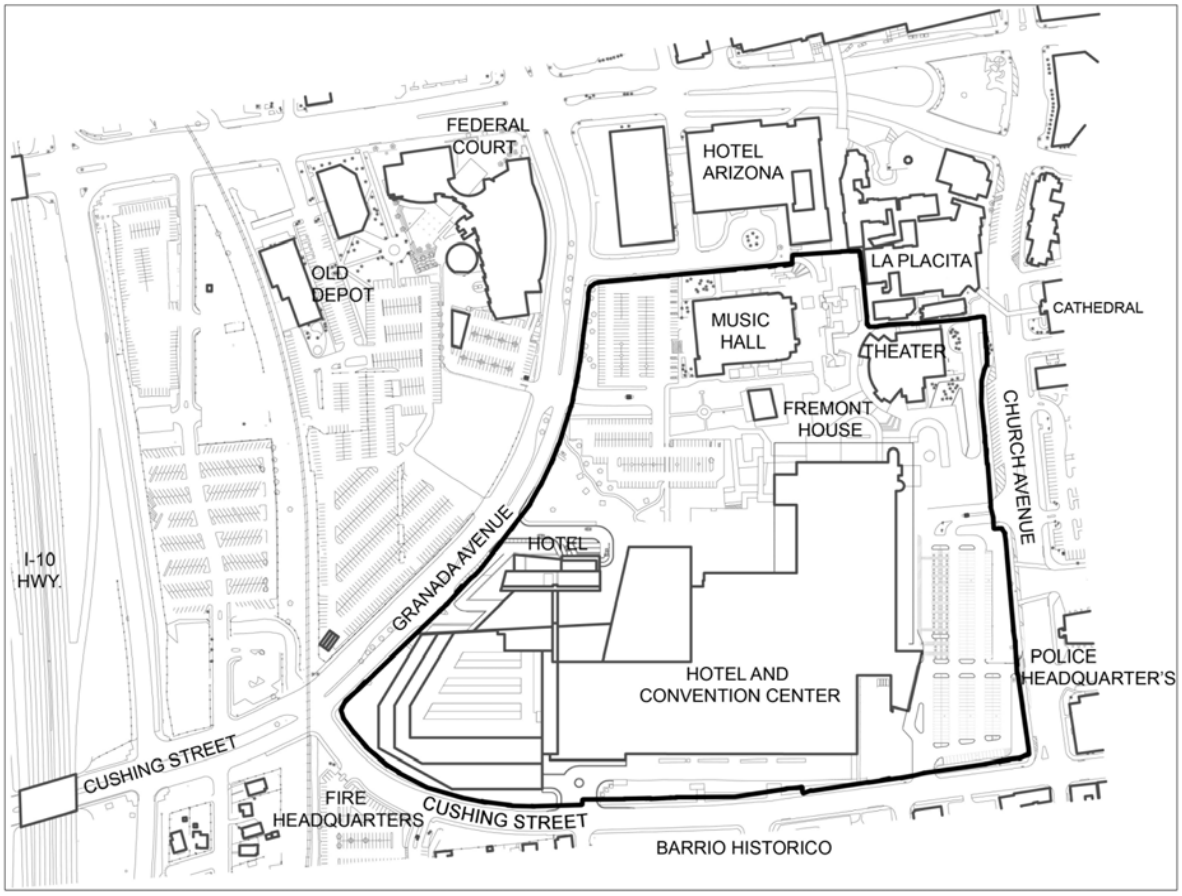
IV.

APPENDICES

A. Legal Description

B. Bibliography

~~APPENDIX A~~



~~Exhibit F~~
~~Development Area Context~~

APPENDIX ~~B~~A

LEGAL DESCRIPTION

Blocks A, B, C, and D, Tucson Convention Center, Book 42, Page 10 and Parcel 117-20-029B, a portion of Block D.

APPENDIX ~~C~~B

BIBLIOGRAPHY

1. Inner City Revitalization Study, adopted 1974

2. Plan for Downtown Tucson, 1978

3. Old Pueblo South Community Plan, 1979

4. Rio Nuevo-Downtown West Component, 1979

5. Downtown Tucson Planning and Development Guide. Prepared by Planning Department, City of Tucson, Arizona

6. Tucson Community Center Architectural Program. Prepared by Anderson DeBartolo Pan, Inc.

7. I-10 Study Phase 2: Analysis of Long Range Alternatives. Prepared by Pima Association of Governments

8. Downtown Comprehensive Street Tree Plan.