

Time Stamp _____

Activity Number _____



City of Tucson Planning & Development Services

REZONING APPLICATION

C9- 17-10 Name: TCC PAD - Hotel Date Accepted: 9/1/17

PART 1 PROPERTY INFORMATION:

1.1 Legal Description (Attach a separate sheet for long legals.) Blocks A, B, C & D Tucson Convention Center, Book 42, Page 10

1.2 Lot(s) _____ Block(s) A, B, C & D Subdivision Name Tucson Convention Center
260 S. Church Ave.; 275 S. Granada Ave.

1.3 Address (as assigned by Pima County Addressing): and 400 W. Cushing St.

1.4 Please provide the following information for each parcel in the rezoning site. If more than one zoning classification is requested, provide the acreage for each zone and show the dimensions of each zone on the preliminary development plan. Attach additional sheets if necessary.

Current Zoning	Proposed Zoning	Current Use	Area (sq. ft or acres)	Assessor Tax Code #
<u>PAD-5</u>	<u>Amendment</u>	<u>Community Center Facilities, including music hall and theatre, historic landmark, parking lots, and permitted hotel use on Block A</u>	<u>approx. 33 acres</u>	<u>117-20-029A</u> <u>117-20-029B</u> <u>117-20-026A</u> <u>117-20-0270</u> <u>117-20-0280</u>

1.5 Surrounding Zones: North OCR-2 South C-1, C-3, HR-2, HR-3, HC-3, HO-3 East C-3, O-3 West C-3
TPD &

1.6 Surrounding Land Uses: North La Placita South Residential East Commercial West Commercial

- 1.7 Note any applicable overlay zones: Hillside Scenic Corridor Major Streets and Routes
 Gateway Corridor Airport Environs Environmental Resource
 Neighborhood Preservation Historic District/Landmark

Phone _____ Fax _____ Email _____

PART 4 NEIGHBORHOOD MEETING

- 4.1 Have you offered to meet and discuss the proposed rezoning on a specified date and time with all property owners within 300 feet and all neighborhood associations within one (1) mile of the rezoning site? Please indicate meeting date. Yes No
8/30/2017
Meeting date
- 4.2 Attach neighborhood meeting documentation (at a minimum, a copy of the meeting invitation, mailing list, date of mailing, sign-in sheet, and summary notes from the meeting).
- 4.3 Provide the tracking number from your neighborhood meeting mailing labels: T 17PRE0064

PART 5 REZONING PRE-APPLICATION CONFERENCE INFORMATION

- 5.1 Have you attended a rezoning pre-application conference with staff? Yes No
- 5.2 Date of pre-application conference: August 2, 2017
- 5.3 Provide the tracking number from your Pre-application Conference Verification Sheet: T 17PRE0064

PART 6 PLANNING INFORMATION

In accordance with the *Unified Development Code (UDC)*(Section 3.5.3.D.3) all rezoning applications together with any supporting documentation, including the preliminary development package or development package, are reviewed for compliance with the City of Tucson *Plan Tucson*, as implemented by planned area developments, redevelopment plans, subregional plans, area plans, and neighborhood plans. This review shall occur within seven (7) business days of submittal. Rezoning requests that do not demonstrate compliance with the *Plan Tucson* cannot be accepted.

- 6.1 List any planned area developments, redevelopment plans, subregional plans, area plans, or neighborhood plans officially adopted by the City of Tucson, which apply to the rezoning site. Yes No
PAD-5; Downtown Redevelopment District, Rio Nuevo District, Downtown Core,
Name of Plan(s) Downtown Infill Incentive District
- 6.2 Is an Environmental Resource Report required by the area or neighborhood plan? Yes No
(Please see Administrative Manual 2-03.5.0.)
- 6.3 Is this rezoning being requested to correct a zoning violation? Yes No
- 6.4.1 Have you chosen "Direct Ordinance Adoption (*UDC* Section 3.5.3.J.3)? Yes No
- 6.5 Are there any billboards/signs located on the property? Yes No If yes, provide description:

Box office sign and directional signage

Orientation: All images must be correctly oriented and viewable without having to be rotated.

File Names: Files must be uniquely named. When naming the files, care should be taken to follow the format below:

- Name each document and plan set with a name that identifies the file as listed below: (application, drainage report, etc...).

Example 1:	Application & Attachments.pdf	(Application, Etc.)
Example 2:	Drainage Report.pdf	(Drainage Report)
Example 3:	Traffic Report.pdf	(Traffic Report)
Example 4:	Site Inventory & Design Compatibility Report.pdf	(Site Inventory)
Example 5:	Exhibits of Site Inventory.pdf	(11x17 of Site Inventory)
Example 6:	Date (year_month_day) PDP.pdf	(PDP)
Example 7:	Neighborhood Meeting.pdf	(Neighborhood Meeting Materials)

Media: All files should be submitted on a CD or DVD. Submitted materials will be retained by City of Tucson Planning and Development Services.

Call and make an appointment. All Rezoning Application Submittals are required to be received and reviewed for completeness by Rezoning Staff.

For questions please contact John Beall at (520) 837-6966 or john.beall@tucsonaz.gov

PART 8 SIGNATURES

I (We), the undersigned, request consideration to amend the present zoning boundaries as described in this application and supporting materials. I (We) represent that the information in this application and the supporting materials are true and accurate to the best of my (our) knowledge.

Rio Nuevo Multipurpose Facilities District

8.1. By: _____
Owner signature* Fletcher McCusker, Chairman of the Board

8/30/17
_____ date

8.2. _____
Applicant/Agent signature (if not owner)

_____ date

*An application not signed by the owner, must be accompanied by a separate, signed letter, from the owner, granting authority to the applicant/agent to act on his/her behalf.

EXHIBIT A

Tucson Convention Center PAD Amendment

I. PAD Amendment Request

Rio Nuevo, the revitalization district that owns the Tucson Convention Center (TCC), is requesting this PAD amendment to permit development of a limited-service hotel in Development Area D on the east side of the existing Exhibition Hall. All development standards, including transition heights, setbacks and overall height limits within Development Area D will be met.

A. Existing PAD

The PAD is comprised of four Development Areas: A, B, C and D. The primary uses in each area are as follows:

- Area A:** Hotel
- Area B:** Music Hall and Theatre
- Area C:** Historic Landmark (Fremont House)
- Area D:** Convention Center

Each Development Area has additional permitted uses. Most of the existing Convention Center is in Development Area D, which is located along the southern area of the PAD and encompasses approximately 19.7 acres. While the Convention Center is the primary use within Development Area D, other permitted uses include:

- Community Center Facilities
- Utilities
- Commercial
- Recreation and Entertainment Facilities
- Parking

Currently, a hotel is not listed within Development Area D. Development Area A lists its primary use as hotel along the west side of the Exhibition Hall. This hotel is permitted up to 300 feet in height and has been contemplated as a full-service convention center hotel. Plans to develop the hotel did not move forward because it was determined to be economically infeasible.

B. Proposal

Caliber, a real estate investment company and owner/manager of hotel properties, is interested in building an approximately 125-room limited-service hotel on the east side of the TCC. An amendment to the PAD is required to build the limited-service hotel in Development Area D. The PAD amendment request is to include "hotel" in the list of permitted uses in Development Area D. The desire is to maintain the potential for the full-service hotel within Development area A.

II. Design Compatibility

A. Development Standards

This proposal will abide by the existing PAD development standards within Development Area D, including the transitional height standards along the southern border. The maximum permitted building height in Development Area D is 75 feet. Within the "Transitional Buffer" along the southern boundary of the PAD (adjacent to Cushing Street and across from residential uses), height is limited to 25 feet. The minimum building setback is 30 feet. The new hotel will respect these height and transition requirements.

B. Design Interface with Adjacent Neighborhood

Rio Nuevo and Caliber approach this development as an opportunity to stimulate activity within the southern portion of the TCC PAD. The addition of the hotel presents an opportunity to create an enhanced interface between the TCC and the existing residential and office neighborhood to the south. Restaurant and/or coffeeshop amenities near the east TCC entrance will complement the new hotel as well as draw patrons from the adjacent downtown neighborhoods to the south side of the Convention Center.

Caliber is working with world-renowned architect, Sotirios Corp, paired with local architect Phil Swaim, to provide transition from the Barrio to the TCC by incorporating architectural materials and design elements that respect the Barrio's history. The proposed building will be scaled to provide an appropriate transition to the Barrio neighborhood on the south side of Cushing Street. In addition, Caliber and Rio Nuevo are working with Barrio leadership to discourage vehicular traffic along Cushing Street and encourage stronger pedestrian connections and amenities along the southern border.

C. Circulation

The proposed hotel will be located in the area south of the new TCC entrance to the Exhibition Hall. This location was selected because of the opportunity to improve and enhance the use of the east entrance, provide a better transition to the neighborhoods to the south, and minimize loss of existing parking.

In coordination with the City's Department of Transportation and Tucson Fire, Rio Nuevo and Caliber intend to limit access to the existing curb cut on Cushing Street, thereby directing hotel- and Convention Center-related traffic away from Cushing Street and Barrio Viejo to the south. The curb cut on Church Avenue will be modified to serve as the hotel's primary ingress and egress point as already shown in the PAD conceptual plans.

Rio Nuevo and Caliber are also working with Barrio neighborhood leaders to provide strong pedestrian connections between the Barrio and TCC. The desire is to include pedestrian amenities along with those connections, including gathering areas and shade.

D. Parking

The proposed hotel will have a minimum of 125 rooms with some limited service amenities. While Rio Nuevo acknowledges the need for additional parking within the TCC, this hotel project has been designed to ensure there is sufficient regulatory parking for the hotel. The hotel, once designed, will require less than 75 parking spaces based on the PAD. Rio Nuevo has committed to provide the hotel 75 spaces and has worked to reconfigure parking on the TCC campus to create 95 spaces. Therefore, this project results in a net gain of at least 20 spaces. Rio Nuevo is also working with the City to help mitigate traffic and parking issues within the adjacent neighborhoods.

E. Historic Preservation

Rio Nuevo and the Caliber project team are working with representatives of the historic preservation community to ensure the development of this hotel will not negatively impact the historic features of the Eckbo Plaza at the TCC or the character of the adjacent Barrio.

The bulk of the constructed features of Eckbo Plaza are located near the TCC Music Hall and Theatre in Development Area B. There are two berms associated with the plaza's historic landscape located along Church Avenue within Development Area D, although the existing conditions of neither of the berms appear to meet the original intent of the landscape drawings. Any impacts to these berms as a result of the proposed hotel development or related construction along Church Avenue will be reviewed and mitigated during the development package approval process.

F. Community Outreach

Rio Nuevo and Caliber have been meeting and will continue to meet with adjacent property owners and leaders about this project. Throughout the month of August, members of the project team have reached out to, spoken with and/or met with representatives of the five neighborhood associations in closest proximity to the project site (Barrio Viejo, Armory Park, Barrio Santa Rosa, El Presidio and Menlo Park). Additional efforts to meet with various stakeholders include:

- Individual City Council Members,
- Owners of surrounding businesses,
- Tucson Fire Department,
- SMG and the TCC Commission,
- Representatives of the Tucson Pima County Historical Commission, and
- Community leaders, who are active in the downtown area.

On August 30, 2017, the project team held a neighborhood meeting at the TCC. All property owners within 300 feet and neighborhood association representatives within one mile of the project site were invited to attend. (See Neighborhood Meeting Summary, submitted as part of this PAD amendment application, for details.)



LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

A PROFESSIONAL CORPORATION

TRANSMITTAL

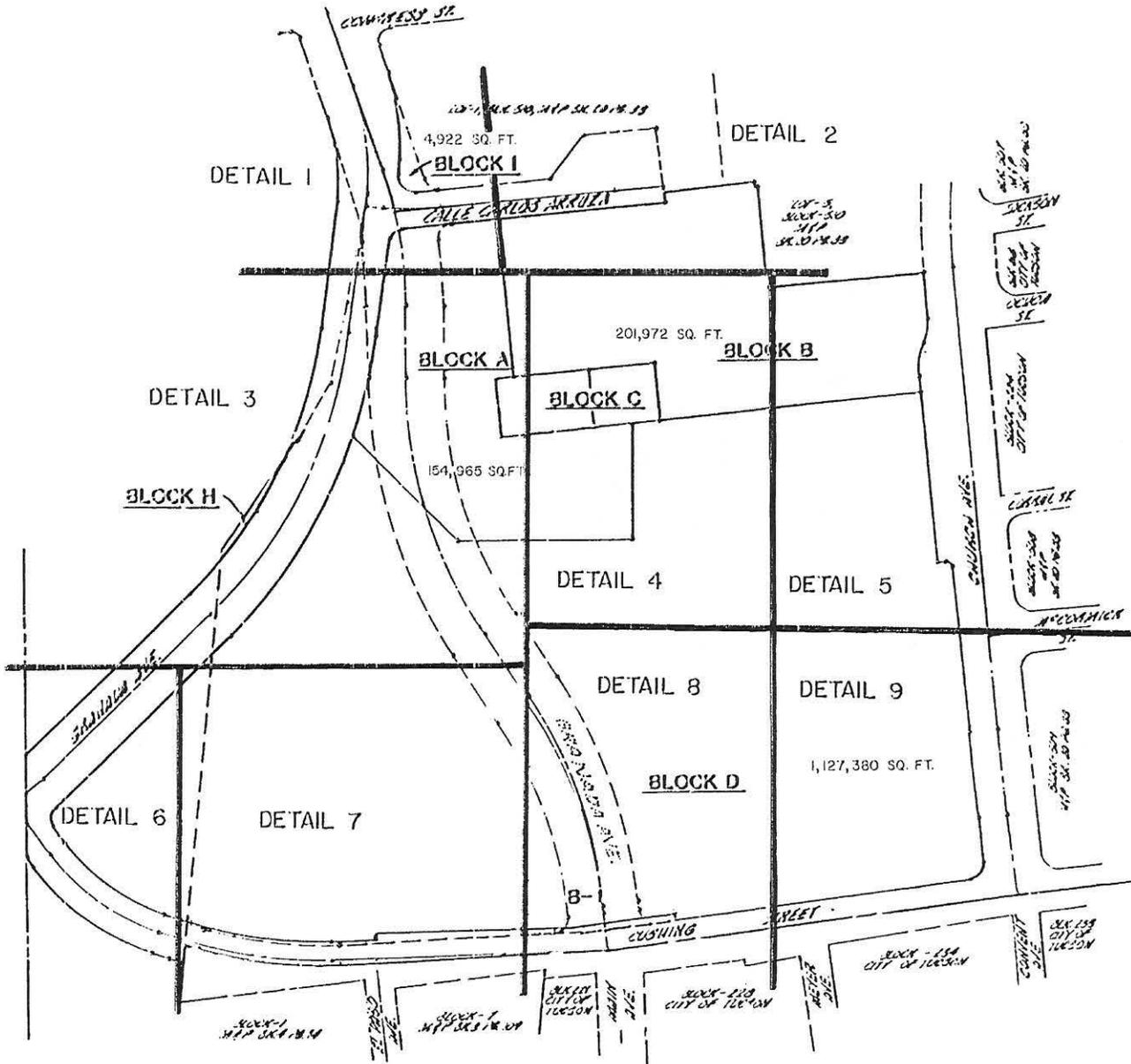
DATE: September 1, 2017
TO: John Beall, City of Tucson Planning & Development Services Department
FROM: Robin Large 
RE: **TCC PAD Submittal Materials**

The following items are included with this submittal:

- Signed Rezoning Application
- Pima County Assessor's maps (1 copy each)
- Pima County Assessor's printouts (1 copy each)
- Payment receipt for pre-application conference & mailing labels (1 copy)
- Pre-application conference verification sheets/staff comments (1 copy each)
- Documentation of neighborhood meeting (1 copy each), which includes:
 - Neighborhood mailing certification
 - Neighborhood meeting notice with map attachment
 - Mailing labels and associated maps provided by City of Tucson
 - Neighborhood meeting sign-in sheets
 - Neighborhood meeting summary
- Exhibit A to Rezoning Application (2 copies each), which includes:
 - Project summary/abbreviated Design Compatibility Report
 - Overall Site Plan
 - Hotel Site Plan
- Redlined pages from PAD (5 pages, 2 copies each)
- Amended TCC PAD, "clean" version of full document (2 copies)
- CD containing all of the above-listed materials as pdf files

ASSESSOR'S RECORD MAP
 TUCSON CONVENTION CENTER
 BLOCKS A, B, C, D, H & I
 LAYOUT

117-20



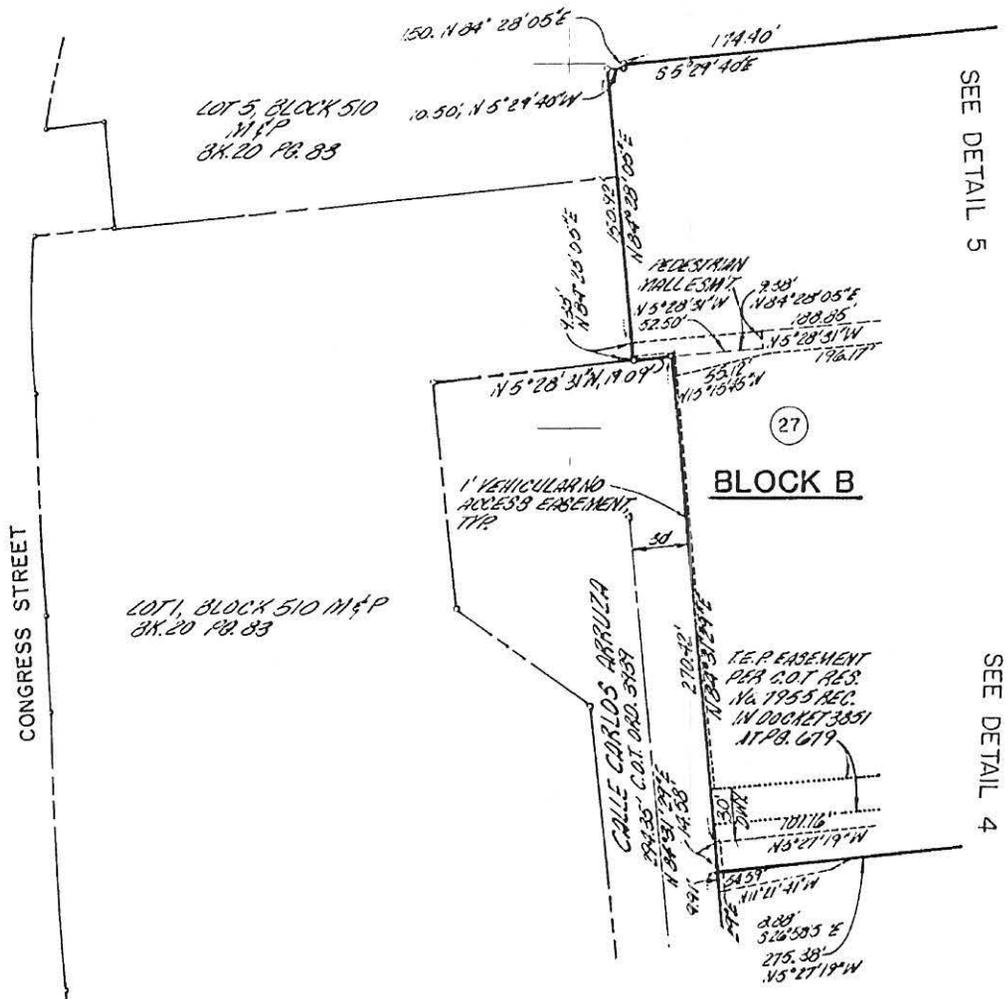
SCALE = NONE
 SEE BOOK 42 PAGE 10 M&P
 1989-1
 SEC. 13, T.14S., R.13E.

42010 CLF
 SCANNED

696 (3)

ASSESSOR'S RECORD MAP
 TUCSON CONVENTION CENTER
 BLOCKS A, B, C, D, H & I
 DETAIL 2

117-20



SEE DETAIL 1



SCALE 1" = 60'
 SEE BOOK 42 PAGE 10 M&P
 1989-1
 SEC. 13, T. 14S., R. 13E.

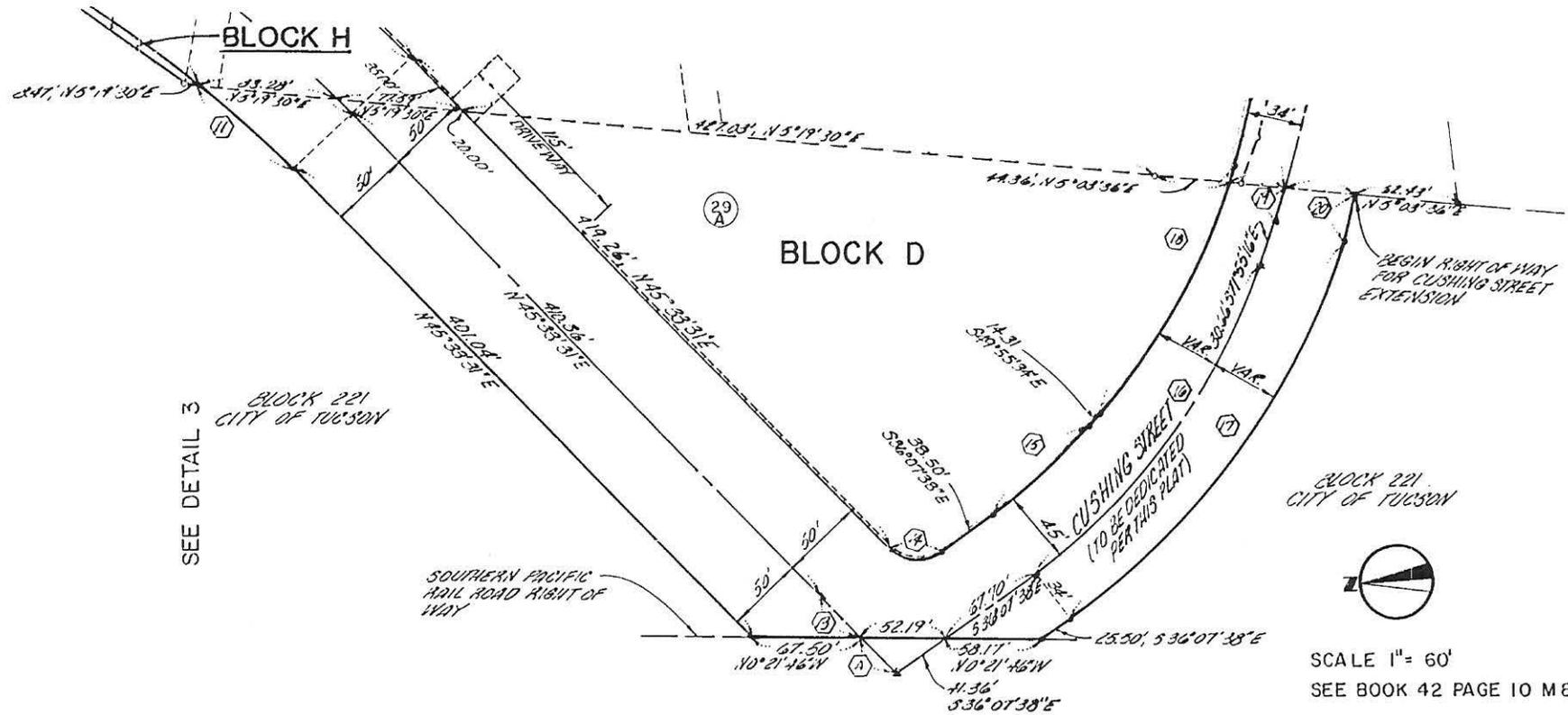
42010 002
 SCANNED

697 (1)

ASSESSOR'S RECORD MAP
 TUCSON CONVENTION CENTER
 BLOCKS A, B, C, D, H & I
 DETAIL 6

117-20

SEE DETAIL 7



SEE DETAIL 3

BLOCK 221
CITY OF TUCSON

BLOCK 221
CITY OF TUCSON

SCALE 1" = 60'
 SEE BOOK 42 PAGE 10 M & P

SEC. 13, T.14S., R.13E.
 2002-1

42010 0012
 SCANNED

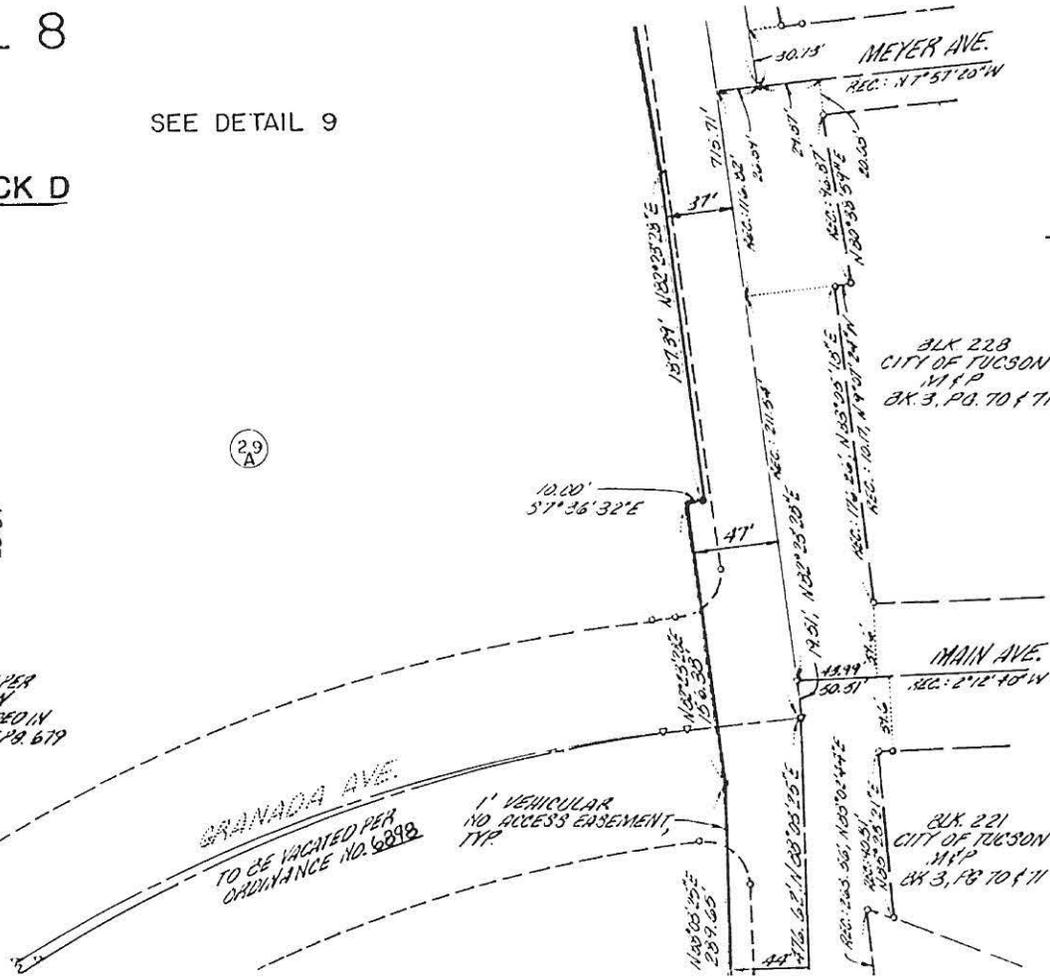
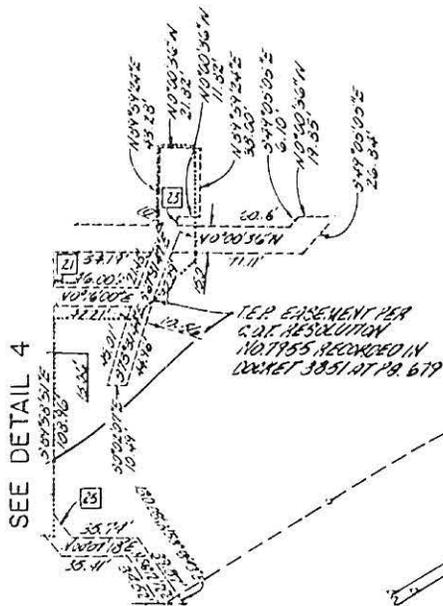
697 (3)

ASSESSOR'S RECORD MAP
 TUCSON CONVENTION CENTER
 BLOCKS A,B,C,D,H&I
 DETAIL 8

117-20

SEE DETAIL 9

BLOCK D



SEE DETAIL 7



BEARING & DISTANCE TABLE

NO.	BEARING	DIST.
1	N 12° 28' 37" W	29.05'
2	S 85° 18' 15" W	6.57'
3	N 86° 38' 47" E	6.80'
4	N 0° 00' 00" E	10.00'
5	N 86° 38' 47" E	6.49'
6	N 85° 18' 15" E	3.66'
7	N 85° 18' 15" E	3.43'
8	N 54° 50' 01" W	53.82'
9	N 5° 33' 03" W	8.76'
10	N 84° 26' 57" E	9.60'
11	N 87° 02' 12" E	17.11'
12	N 0° 00' 36" W	15.00'
13	S 89° 59' 24" W	8.64'
14	N 87° 28' 20" E	15.15'
15	N 88° 56' 47" W	10.55'
16	N 0° 00' 36" W	7.70'
17	N 86° 30' 18" E	29.12'
18	N 1° 03' 13" E	6.48'
19	N 54° 49' 38" E	20.16'
20	N 0° 00' 36" W	20.57'
21	N 89° 58' 51" W	19.58'
22	N 89° 58' 51" W	19.60'
23	N 89° 59' 24" E	5.28'
24	N 81° 28' 20" E	8.15'
25	N 53° 15' 05" E	21.77'
26	N 0° 01' 09" E	32.29'
27	N 53° 15' 05" E	12.50'
28	N 2° 49' 50" E	25.08'

SCALE 1" = 60'

SEE BOOK 42 PAGE 10 M&P

SEC. 13, T. 14S., R. 13E.
 2002-1

42010 COB
 SCANNED

697 (5)

Book-Map-Parcel: 117-20-026A

[Oblique Image](#)

Tax Year: 2018

Tax Area: 0150

Property Address:

Taxpayer Information:

CITY OF TUCSON

Property Description:

TUCSON CONVENTION CENTER BLK A
EXC PCL 27.40' X 55.17' FOR RD

00000- 0000

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2017	Vacant/Ag/Golf (2)	15.0	\$2,306,399	\$128,024	\$2,434,423	\$2,434,423	\$365,163
2018	Vacant/Ag/Golf (2)	15.0	\$1,534,530	\$123,488	\$1,658,018	\$1,658,018	\$248,703

Property Information:

Section: 13
 Town: 14.0
 Range: 13.0E
 Map & Plat: 42/10
 Block: 00A
 Tract:
 Rule B District: 1
 Land Measure: 153453.00F
 Group Code:
 Census Tract: 100
 Use Code: 9720 (MUNICIPAL COMMERCIAL PROPERTY)
 File Id: 1
 Date of Last Change: 3/6/2013

Commercial Characteristics:

Property Appraiser: Kevin Bower Phone: 520-724-7403

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	0	\$123,488		\$0

Commercial Detail

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1990	290/3	0000000	0	\$319,090	\$123,488	PARKING LOT

Valuation Area:

Condo Market: 60
 DOR Market: 31
 MFR Neighborhood: CB_DOWNTOWN
 SFR Neighborhood: 01020201
 SFR District: 30

Supervisor District:

(2) RAMON VALADEZ

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20130110322	0	0	1/11/2013	SCRIVENORS ERROR
20123260357	0	0	11/21/2012	DEED
20020690470	11775	1259	4/10/2002	WARRANTY DEED
0	8250	2195	3/24/1988	

Parcel Note: Click to see/expand 7 note(s)

Book-Map-Parcel: 117-20-029B

[Oblique Image](#)

Tax Year: 2018

Tax Area: 0163

Property Address:

Street No	Street Direction	Street Name	Location
265	S	GRANADA AV	Tucson

Taxpayer Information:

CITY OF TUCSON

Property Description:

TUCSON CONVENTION CENTER BLK D
N CNTRL PTN

00000- 0000

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2017	Vacant/Ag/Golf (2)	15.0	\$594,600	\$0	\$594,600	\$594,600	\$89,190
2018	Vacant/Ag/Golf (2)	15.0	\$58,000	\$0	\$58,000	\$58,000	\$8,700

Property Information:

Section: 13
Town: 14.0
Range: 13.0E
Map & Plat: 42/10
Block: 00D
Tract:
Rule B District: 1
Land Measure: 39640.00F
Group Code: 000
Census Tract: 100
Use Code: 9720 (MUNICIPAL COMMERCIAL PROPERTY)
File Id: 1
Date of Last Change: 7/12/2005

Valuation Area:

Condo Market: 60
DOR Market: 31
MFR Neighborhood: CB_DOWNTOWN
SFR Neighborhood: 01020201
SFR District: 30

Supervisor District:

(2) RAMON VALADEZ

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20020690470	11775	1259	4/10/2002	
0	8250	2199	3/24/1988	

Parcel Note: Click to see/expand 2 note(s)

Book-Map-Parcel: 117-20-0280

[Oblique Image](#)

Tax Year: 2018

Tax Area: 0150

Property Address:

Street No	Street Direction	Street Name	Location
151	S	GRANADA AV	Tucson

Taxpayer Information:

STATE OF ARIZONA
HISTORIAL SOCIETY

Property Description:

TUCSON CONVENTION CENTER BLK C

00000- 0000

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2017	Vacant/Ag/Golf (2)	15.0	\$414,828	\$129,450	\$544,278	\$544,278	\$81,642
2018	Vacant/Ag/Golf (2)	15.0	\$50,000	\$127,348	\$177,348	\$177,348	\$26,602

Property Information:

Section: 13
Town: 14.0
Range: 13.0E
Map & Plat: 42/10
Block: 00C
Tract:
Rule B District: 1
Land Measure: 27600.00F
Group Code: 000
Census Tract: 100
Use Code: 9520 (STATE COMMERCIAL PROPERTY)
File Id: 1
Date of Last Change: 2/4/2008

Commercial Characteristics:

Property Appraiser: Kevin Bower Phone: 520-724-7403

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	2,277	\$127,348	\$0	\$0

Commercial Detail

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1870	010/3	0000000	2,277	\$228,222	\$127,348	SINGLE FAMILY DWELLING

Valuation Area:

Condo Market: 60
DOR Market: 31
MFR Neighborhood: CB_DOWNTOWN
SFR Neighborhood: 01020201
SFR District: 30

Supervisor District:

(2) RAMON VALADEZ

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
0	4453	297	2/28/1973	

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



PLANNING & DEVELOPMENT SERVICES
 201 N. Stone Avenue, 1st Floor Tucson, AZ 85701
 Phone: 791-5550 Fax: 791-4340

RECEIPT

ACTIVITY #: T17PRE0064

FEES RECEIPT #: R1709369

Title: Rezoning Pre Submittal
 Date: 07/26/2017

Online Trans #:
 Time: 05:16 PM

Address: 260 S CHURCH AV TUC

Legal: TUCSON CONVENTION CENTER BLK D EXC N CNTRL PTN - 42010

Square Footage: 0
 Composition Type: PREAPPLY
 Activity Description:

Valuation: \$0.00
 Construction Type:

Applicant: RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT
 MARK COLLINS
 1 S CHURCH AVENUE, SUITE 2130 85701
 520-628-7070

PAID BY:

Type	Method	Description	Amount
Payment	Check	3388	220.00
Payment	Check	3387	100.00

Notation: Rezoning Pre Submittal

FEES PAID:

ACCOUNT CODE	DESCRIPTION	CURRENT PMTS
001-174-8602-01	PLAN - PUB NOTIFICATION	220.00
001-174-8602-40	PLAN - REZONING	100.00

Issued by: SMONTES1

TOTAL: 320.00

APA BALANCE:

CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES
REZONING/SPECIAL EXCEPTION
PRESUBMITTAL REVIEW – Land Use Plan Compliance

CASE NUMBER: 08-02-17 260 S. Church Ave
(MO-DAY-YEAR - Address)

APPLICANT NAME: RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT C/O MARK COLLINS ESQ.
ADDRESS: 1 S. CHURCH AVE. SUITE 2130 CITY: TUCSON STATE: AZ ZIP: 85701

EXISTING AND PROPOSED USE

EXISTING ZONE: PAD-5
EXISTING USE: COMMUNITY CENTER FACILITIES/PARKING
PROPOSED USE HOTEL USE WITHIN DEVELOPMENT AREA D
PROPOSED HEIGHT 75 FEET # OF STORIES 6 FLOOR AREA OF NON-RES. DEV. ?

PROJECT LOCATION

ADDRESS (IF ASSIGNED): 260 S. CHURCH AVE.
LOCATION (MAJOR CROSS STREETS): CHURCH AND CUSHING
PARCEL NUMBER: 117-20-029A TOWNSHIP 14S RANGE 13E SECTION 13 PROPERTY SIZE IN ACRES ~23 AC.

PLAN DIRECTION

ADOPTED PLAN (S): Plan Tucson and Tucson Community Center (PAD-5)

PLAN AMENDMENT REQUIRED BASED ON CONCEPT PRESENTED (SEE NOTES BELOW)

YES NO TO BE CONFIRMED LATER

PLAN SUPPORT BASED ON CONCEPT PRESENTED (SEE NOTES BELOW):

YES NO WILL DEPEND ON DESIGN

DESIGN COMPATIBILITY ENVIRONMENTAL RESOURCE REPORT
(abbreviated report)

REVIEWED BY: TC
DATE: 08/01/17

Susan Montes - Re: Rezoning Pre-submittal 8/2/17

From: Zelin Canchola
To: Alexandra Hines; John Beall; Kelly Lee; Loren Makus; Manny Padilla; ...
Date: 07/31/2017 4:37 PM
Subject: Re: Rezoning Pre-submittal 8/2/17
Cc: John Beall

No comments or concerns.

Zelin Canchola
TDOT Engineering Review

>>> Susan Montes 07/26/2017 5:36 PM >>>

Attached is an additional Rezoning Pre-Submittal for **Wednesday, August 2, 2017**. Please review and send your comments to TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov **by Tuesday , August 1, 2017**. Thank you.

Patrician, Alex, Kelly: We did not send you the first 2 cases because they are for Cell Towers. We will need comments from your section on this case only. Thank you.

Susan Montes - Re: Rezoning Pre-submittal 8/2/17

From: Loren Makus
To: Alexandra Hines; John Beall; Kelly Lee; Manny Padilla; Patricia Gehl...
Date: 07/31/2017 4:48 PM
Subject: Re: Rezoning Pre-submittal 8/2/17

The Engineering section has no special considerations for this project.
Thank you

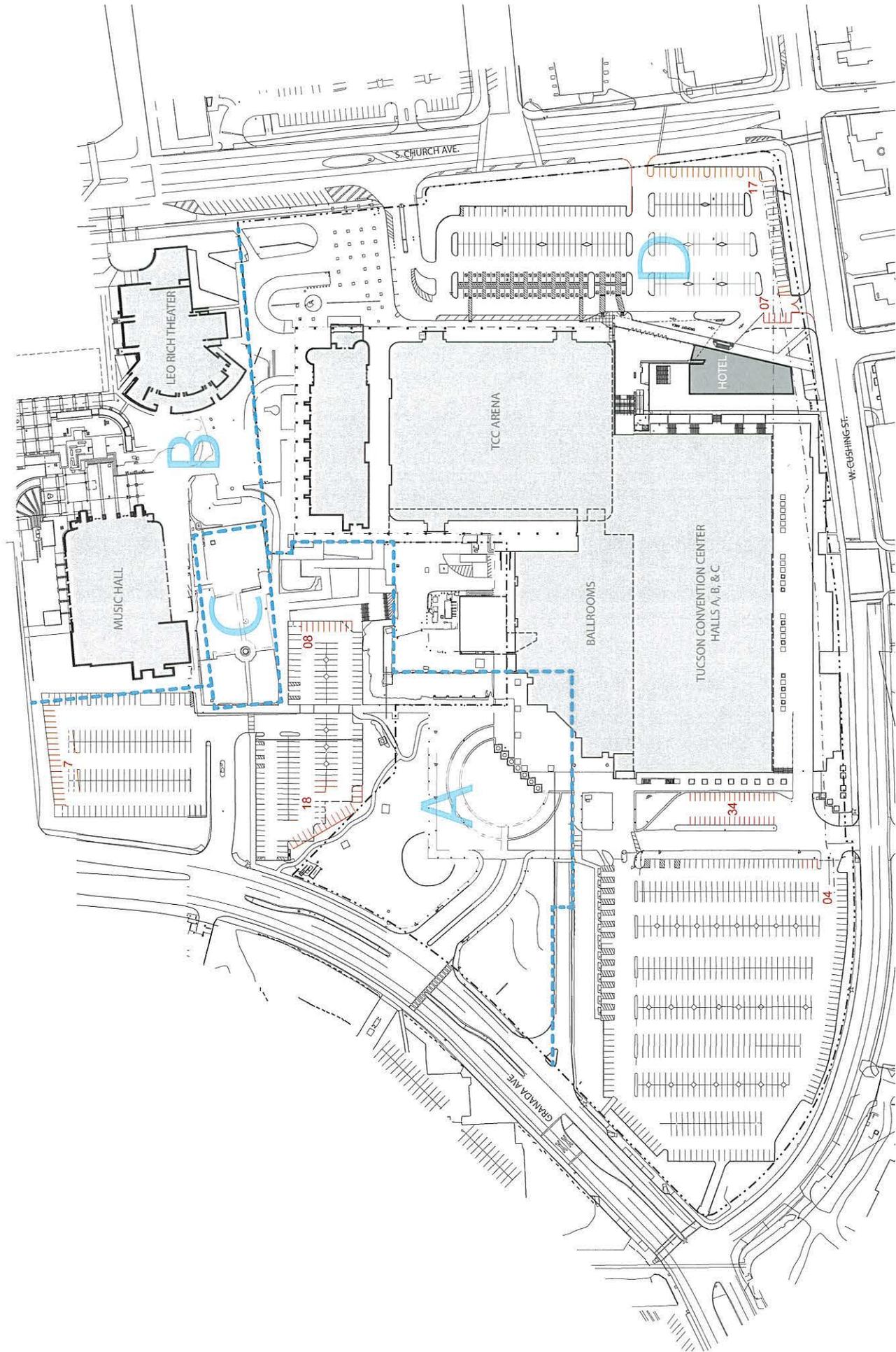
Loren Makus

Engineering Division
Planning and Development Services Department
City of Tucson
520.837.4927

>>> Susan Montes 07/26/2017 5:36 PM >>>

Attached is an additional Rezoning Pre-Submittal for **Wednesday, August 2, 2017**. Please review and send your comments to TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov **by Tuesday , August 1, 2017**. Thank you.

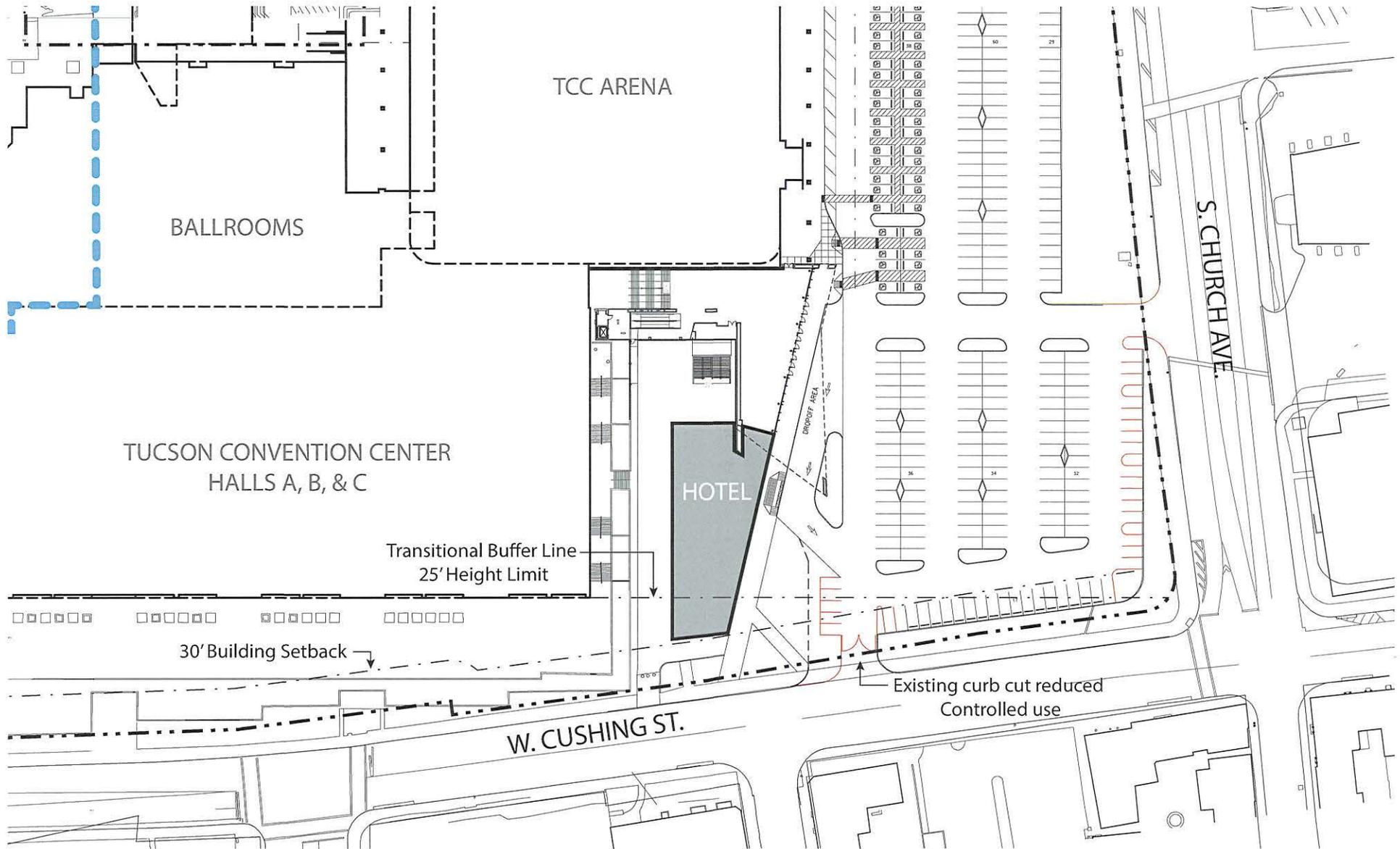
Patrician, Alex, Kelly: We did not send you the first 2 cases because they are for Cell Towers. We will need comments from your section on this case only. Thank you.



1 Overall site plan

1/8" = 1' - 0"





TCC ARENA

BALLROOMS

TUCSON CONVENTION CENTER
HALLS A, B, & C

HOTEL

Transitional Buffer Line
25' Height Limit

30' Building Setback

W. CUSHING ST.

S. CHURCH AVE.

Existing curb cut reduced
Controlled use





August 28, 2017

City of Tucson
Attn: Zoning Examiner
255 W. Alameda
Tucson, AZ 85701

RE: Tucson Convention Center Rezoning Request

Dear Zoning Examiner:

At the August 10, 2017 Tucson Convention Center Commission meeting, Fletcher McCusker, Chairman of the Rio Nuevo Board presented the limited-service Caliber Hotel project. The commission voted 4-0 to support Rio Nuevo's request to amend the existing TCC Planned Area Development (PAD).

An onsite hotel would significantly improve the Tucson Convention Center's ability to attract conferences and conventions to the convention center for their functions.

Please accept this letter as the commission's support of the amendment to the existing PAD.

On behalf of the Tucson Convention Center Commission,

A handwritten signature in black ink, appearing to read "R. Small". The signature is written in a cursive style.

Richard Small, Chair
Tucson Convention Center Commission

File: 8/



RIO
NUEVO

August 4, 2017

Scott Clark
Director of Planning and Development Services
City of Tucson
201 N. Stone Ave., 3rd Floor north
Tucson, AZ 85701

Re: Amendment of PAD-5 – Tucson Convention Center

Dear Mr. Clark:

I am writing in connection with the Application by the Rio Nuevo Multipurpose Facilities District (“District”) to amend the Planned Area Development (“PAD”) which governs the development of the Tucson Convention Center (“TCC”) and its surrounding property.

As you may be aware, the District is “... a tax levying public improvement district and a political taxing subdivision of this state...” A.R.S. §48-4202(I). As such, it uses the TIF proceeds it receives from the State of Arizona to strategically invest in public and public/private projects to stimulate the marketplace and support new private sector development, primarily in the downtown area.

The District is seeking to amend PAD-5 to allow for the construction of a hotel on the TCC property. While the PAD currently permits hotels, it does not allow a hotel on the specific site where development is being sought. While the District’s request for modification to the PAD is considered a “major amendment,” the substance of the amendment involves only minor revisions to the current PAD language and the substitution of a few exhibits.

Since the District is a governmental entity utilizing public funds in an effort to foster development and create opportunities in downtown Tucson, the District respectfully requests that the City of Tucson waive its \$20,000+ in filing fees for the Application for Rezoning (Amendment of PAD).

Please let us know if you require any additional information or have any questions regarding the District’s request.

Sincerely,

Mark L. Collins
Rio Nuevo Legal Counsel

cc: John Beall

DATE:

City of Tucson
Planning & Development Services
Rezoning Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: *T17PRE0064*

PROJECT LOCATION: *260 S. Church Ave.*

This serves to place on record the fact that on *08-18-17*, *Robin Largo*,
(date) (name)
mailed notice of the *08-30-17* neighborhood meeting such that the notice was
(date of meeting)
received at least ten (10) days prior to the date of the meeting.

Signature: *[Handwritten Signature]* Date: *08-18-17*

Attachment: copy of mailing labels



Dear Neighbor:

As you may have heard Rio Nuevo, the revitalization district that owns the Tucson Convention Center (TCC), is interested in helping to launch a limited service hospitality/hotel on the east side of the existing Exhibition Hall. (See attached location map.) The TCC zoning and permissible uses is governed by a Planned Area Development (PAD). While this PAD permits a much larger hotel on the west side of the exhibition hall, the PAD requires an amendment to permit this proposed limited service hotel on the east side.

You will remember, the full-service convention center hotel on the west side of the exhibition hall was not approved for construction because of issues with the cost and questions concerning its potential success. The Caliber Group, a very well-known hotel operator with another project in the Tucson region, now has offered to build an approximately 125-room limited service hotel in the southeastern location to provide a more effective entrance in this area. This proposal will abide by the PAD development standards along the southern border of the TCC, including the transitional height standards. No changes to the already approved height or setback will be requested. Caliber intends to design the hotel to architecturally blend with and respect Tucson's legacy Barrio neighborhoods.

As you can see from the attached map, the proposed limited service hotel will be located on the gravel space south of the new TCC entrance to the exhibition hall. This location was selected because of the opportunity to improve and enhance the use of the east entrance, provide a better transition to the neighborhoods to the south, and minimize loss of existing parking. Rio Nuevo is also working to create additional parking spaces within the TCC and to close the southern exit onto Cushing Street from the east parking lot to minimize traffic into the Barrio. Finally, Rio Nuevo will work with the City to help mitigate traffic and parking.

We are excited about this proposed project, and will be holding a neighborhood meeting to discuss the PAD amendment to permit the limited service hotel in this location.

Neighborhood Meeting

August 30, 2017

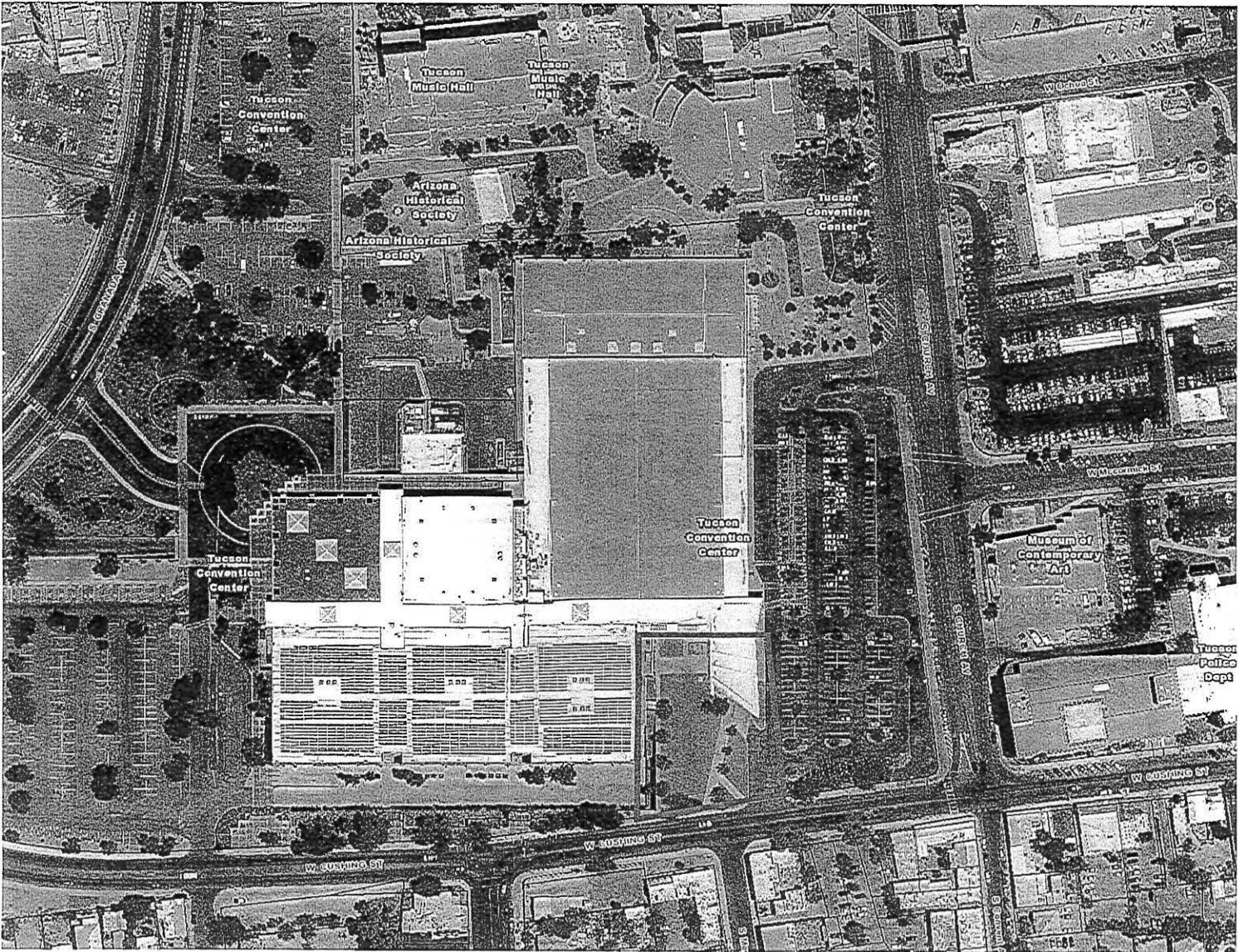
6 PM

Apache Meeting Room, TCC

Park in Parking Lot "A"

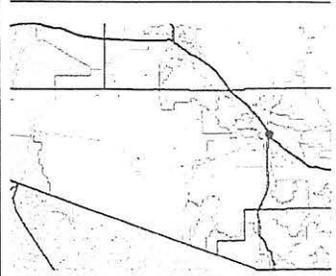
In addition to Rio Nuevo representatives, Caliber and their team will be available to answer questions and discuss any concerns/input from neighbors. If for some reason you cannot attend this meeting but would like more information and/or have any questions, please contact the Rio Nuevo office at 623-7336. You may also provide written comments to Planning and Development Services, c/o Mr. John Beall, 201 N. Stone Avenue, 3rd Floor, Tucson, Arizona 85701. Shortly after this meeting, Rio Nuevo will be filing the PAD amendment to permit this use. There will be opportunities to provide further written comments or to speak at the Zoning Examiner Public Hearing, which is expected to be scheduled by end of September/early October. You will receive notice of the Zoning Examiner hearing once it is scheduled.

PimaMaps Print



Legend

Parcels



Notes:

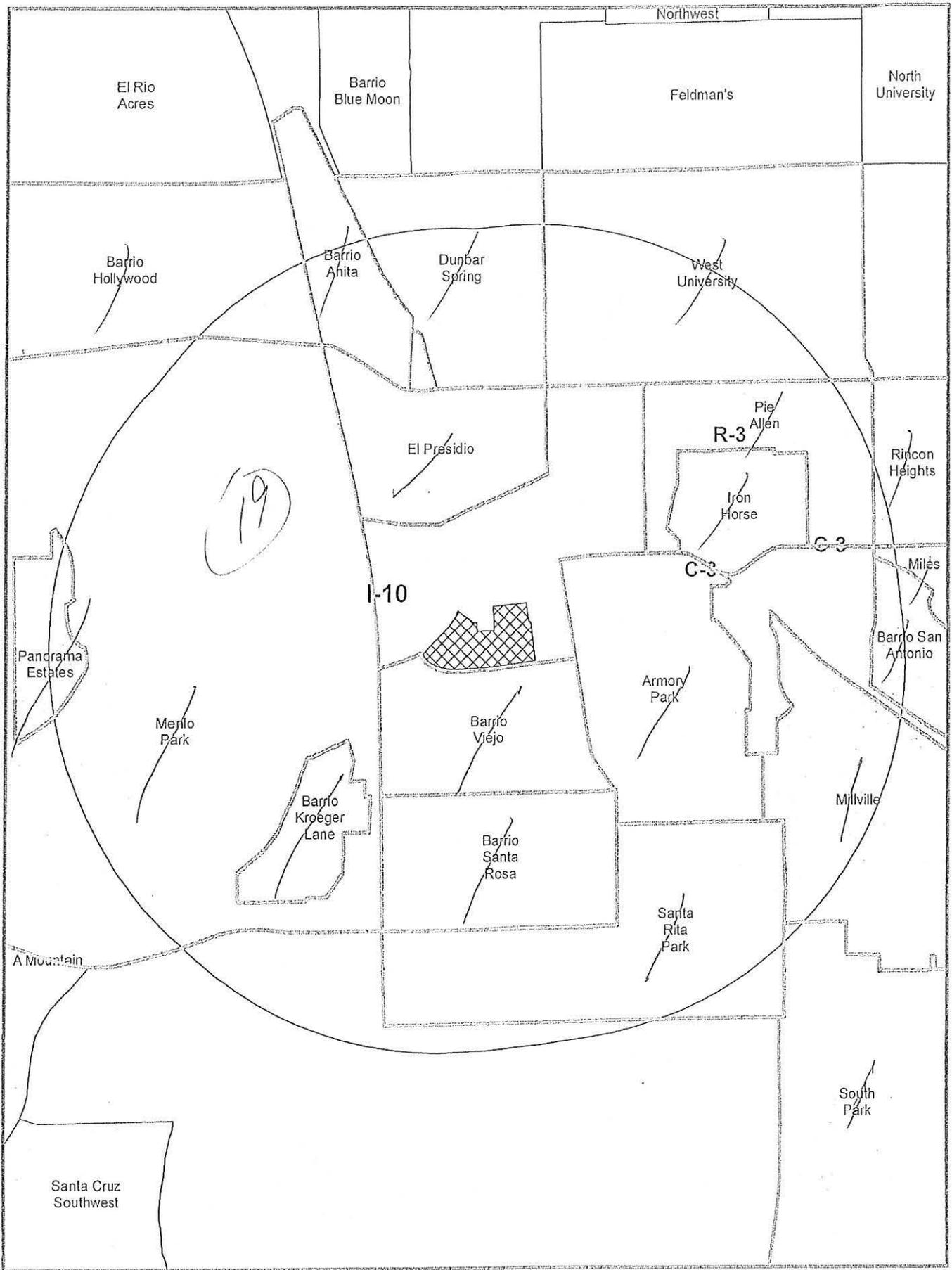
416.7 0 208.33

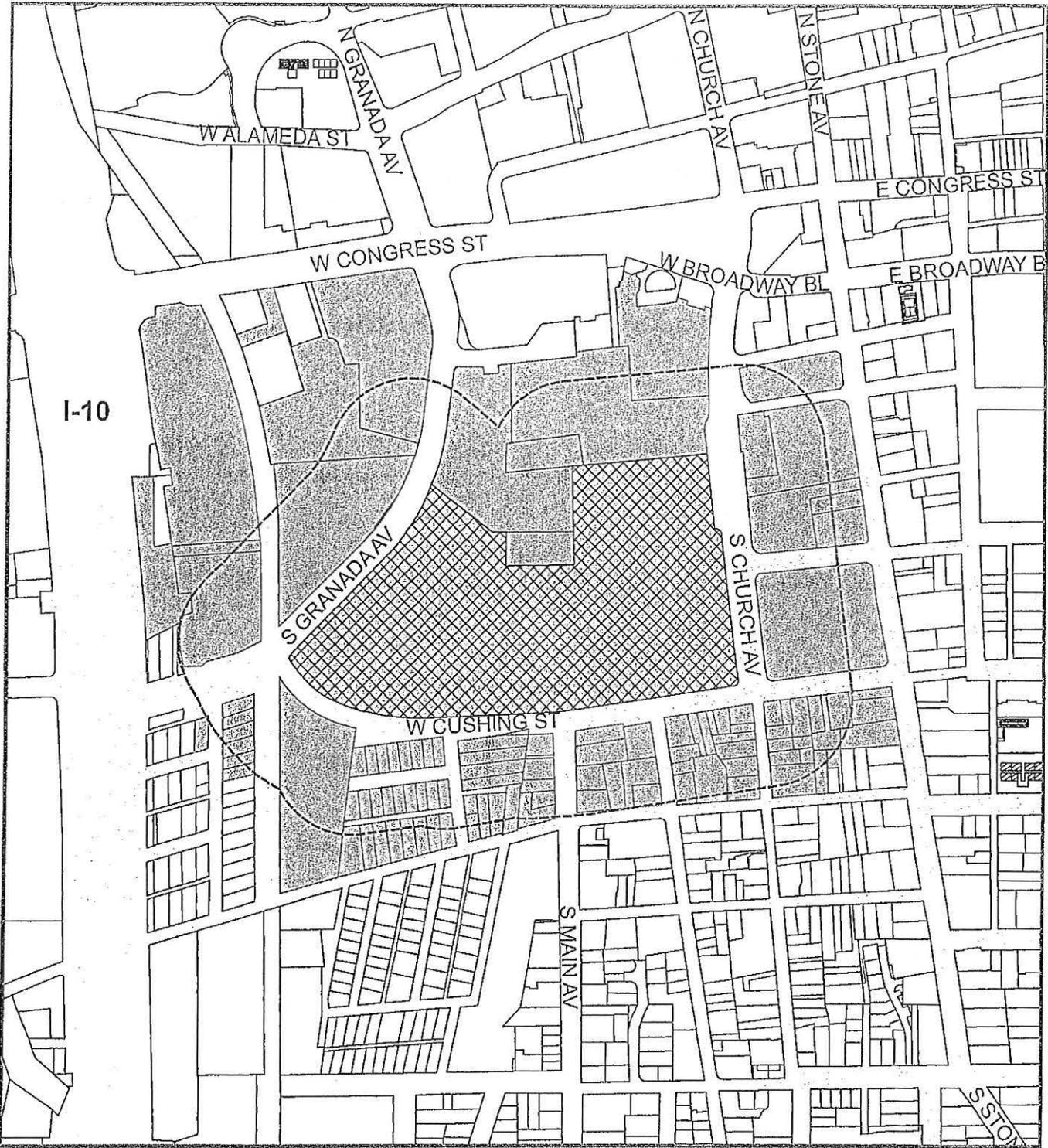
Feet



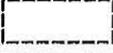
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

5/16/2017





I-10

-  Subject Property
-  300-foot Notification Area
-  Properties Notified

Address: 260 S. Church Ave.
Base Maps: Twp.14S Range13E Sec. 13
Ward: 6



11713061Q

117141070
MOLLY RICCI BUILDING LLC
58 W CUSHING ST
TUCSON AZ 85701-2218

117180820
MYERS WILLIAM F & ANGELIQUE G
& MYERS WILLIAM A ALL JT/RS
5207 S SIOUX AVE
SIERRA VISTA AZ 85650-9644

116201350
NOR-DEVELOPMENT LLC
411 W CONGRESS ST
TUCSON AZ 85701-1310

117141100
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

117141320
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

117200270

117141220
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

117180810
JADE BOSSERT LTD PROFIT SHARI
NG PLAN
3151 W CAMINO ALTO
TUCSON AZ 85742-8784

11713156B
SAINT AUGUSTINE CATHEDRAL ROM
AN CATHOLIC PARISH-TUCSON ATT
PO BOX 31
TUCSON AZ 85702-0031

117141310
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

117141060
ARIZONA TERRITORIAL LANDS LLC
373 S MEYER AVE
TUCSON AZ 85701-2231

11720029B

117140240
RAMIREZ MARY C & RAMIREZ JOE
MANUEL & TORRES VERONICA & TOR
3311 CORAN LN
LAS VEGAS NV 89106-1115

11718055A
DAY SUSAN M
4729 E SUNRISE DR PMB 168
TUCSON AZ 85718-4534

11720024A
SAINT AUGUSTINE CATHEDRAL ROM
AN CATHOLIC PARISH TUCSON
PO BOX 31
TUCSON AZ 85702-0031

117141280
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

117180560
ORTIZ DENNIS S
1394 CRESTVIEW DR
BROWNSVILLE TX 78520-8214

117200300

117180860
JACOBS HERMELINDA Y & JACOBS
LETICIA L & JACOBS MARIA ISOLA
400 S EL PASO AVE APT 1
TUCSON AZ 85701-2281

117180790
SANCHEZ FRANK M III
448 W ROSALES ST
TUCSON AZ 85701-2238

11620136A
NOR-DEVELOPMENT LLC
411 W CONGRESS ST
TUCSON AZ 85701-1310

11714112A
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

117141130
TWW INVESTMENTS LLC 20% & DAS
HOLDINGS LLC 20% & CALICO VEN
70 W CUSHING ST
TUCSON AZ 85701-2218

117200250

117140230
DAY PATRICK N
361 S MAIN AVE
TUCSON AZ 85701-0000

117141360
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

116201400
LBS SERVICE & ENTERPRISES LLC
331 S SENTINEL AVE
TUCSON AZ 85701-8241

117180830
KHAWAM YVES JEAN & ANGELIQUE
THERESA CP/RS
414 W ROSALES ST
TUCSON AZ 85701-2238

117180570
CRISTO FAMILY REVOC TR ATTN:
ANTHONY D & YOLANDA D CRISTO T
2802 W HOLLADAY ST
TUCSON AZ 85746-3057

117140190
NORMAR LLC
ATTN: HECKER PHIL
LIPS & ZEEB
PO BOX 85280
TUCSON AZ 85754-5280

117141270
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

11714108C
TWW INVESTMENTS LLC 20% & DAS
HOLDINGS LLC 20% & CALICO VEN
70 W CUSHING ST
TUCSON AZ 85701-2218

116200820
OSOLLO ROSE N
115 N MELROSE AVE
TUCSON AZ 85745-2954

117141050
OBERLICK ALEXANDER J
335 N MAIN AVE
TUCSON AZ 85701-8221

117141260
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

116200810
OSOLLO ROSE N
115 N MELROSE AVE
TUCSON AZ 85745-2954

117141030
FIRST FEDERAL CREDIT UNION
25 S ARIZONA PL STE 111
CHANDLER AZ 85225-5537

116200780
HERNANDEZ ROGELIO SIMON
PO BOX 78011
TUCSON AZ 85703-8011

117180680
GUERRERO THERESA L & WOODRUFF
TONI HERMAN
5121 E ROSEWOOD ST
TUCSON AZ 85711-1325

11620041B

117180850
MUZALL DEIRDRE
1322 W PLACITA PLATA
TUCSON AZ 85745-2723

117180940
SAINT AUGUSTINE CATHEDRAL ROM
AN CATHOLIC PARISH-TUCSON
ATTN: PO BOX 31
TUCSON AZ 85702-0031

11713044B
MIVI LA PLACITA PARKING LLC
ATTN: HSL LA PLACITA LLC
3901 E BROADWAY BLVD
TUCSON AZ 85711-3452

117180800
SANCHEZ FRANK M
448 W ROSALES ST
TUCSON AZ 85701-2238

117180920
SAY REAL ESTATE HOLDING LLC
3027 W CALLE LEONIDO
TUCSON AZ 85746-2188

11713061R
NOR-GEN LAND TRUST UA
411 W CONGRESS ST
TUCSON AZ 85701-1310

117141160
MC DONOUGH KATHLEEN
63 W SIMPSON ST
TUCSON AZ 85701-2241

11713072B
DENBOER BRADLEY S
357 W SIMPSON ST
TUCSON AZ 85701-2256

11713156C
SAINT AUGUSTINE CATHEDRAL ROM
AN CATHOLIC PARISH-TUCSON
ATTN: PO BOX 31
TUCSON AZ 85702-0031

11714138A
ARIZONA TERRITORIAL LANDS LLC
373 S MEYER AVE
TUCSON AZ 85701-2231

117180880
HASTINGS NORA LEE
409 W ROSALES ST
TUCSON AZ 85701-2237

11720029A
RIO NUEVO MULTIPURPOSE FACILI
TIES DISTRICT
ATTN: PROPERTY M
PO BOX 27210
TUCSON AZ 85726-7210

117140150
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

117130980

117131830
CARRILLO REALTY INVESTMENTS L
LC
ATTN: LOIS CARRILLO
410 N JOESLER CT
TUCSON AZ 85716-5246

117141340
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

11714117B
JENNINGS DONALD P & VAN GELDE
R CASSIE J JT/RS
932 W ALAMEDA ST
TUCSON AZ 85745-2932

11713182A
CARRILLO REALTY INVESTMENTS L
LC
ATTN: LOIS CARRILLO
410 N JOESLER CT
TUCSON AZ 85716-5246

11714114A
OBERLICK ALEXANDER J
335 N MAIN AVE
TUCSON AZ 85701-8221

117180910
YBAVE SOLEDAD A
3027 W CALLE LEONIDO
TUCSON AZ 85746-2188

11718054A

11620139A
NOR-DEVELOPMENT LLC
411 W CONGRESS ST
TUCSON AZ 85701-1310

11620042B

11713095A
SHAAR ROSALVA
2141 W RAINBOW RIDGE RD
TUCSON AZ 85745-1829

11713069E

11620044B

117140170
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-0000

116200790
HERNANDEZ DAVID D II & HERNAN
DEZnROGELIO S JT/RS
5615 S MIDVALE AVE
TUCSON AZ 85746-0000

117141040
ARIZONA TERRITORIAL LANDS LLC
373 S MEYER AVE
TUCSON AZ 85701-2231

11720016G
HSL LA PLACITA LLCnATTN: OMA
R MIRELES
3901 E BROADWAY BLVD
TUCSON AZ 85711-3452

11714014A
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

117141350
ARIZONA TERRITORIAL LANDS LLC
373 S MEYER AVE
TUCSON AZ 85701-2231

117141020
FIRST CREDIT UNION
25 S ARIZONA PL #111
CHANDLER AZ 85225-5533

117141110
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-0000

117180580
ORTIZ DENNIS S 1/2 & ORTIZ RO
NALD S 1/4 &nORTIZ MARIA LOUIS
1623 E EDISON ST
TUCSON AZ 85719-3719

117180630
VINIK DANIEL H & BRAZIL MARY
ANN JT/RS
350 W SIMPSON ST
TUCSON AZ 85701-2247

11713095B
SHAAR ROSALVA
2141 W RAINBOW RIDGE RD
TUCSON AZ 85745-0000

117141410
ARIZONA TERRITORIAL LANDS LLC
373 S MEYER AVE
TUCSON AZ 85701-2231

117130990

116200800
ROMO HORTENCIA M & ROMO DESIR
EE JT/RS
421 S SENTINEL AVE
TUCSON AZ 85701-8243

117180870
MIRANDA JOSEPH
442 S EL PASO AVE
TUCSON AZ 85701-2274

117180610
VINIK DANIEL H & BRAZIL MARY
ANN CP/RS
350 W SIMPSON ST
TUCSON AZ 85701-2247

117180840
GRANILLO SANDRA L
439 S OTERO AVE
TUCSON AZ 85701-0000

117180900
COX WILLIAM WESLEY
427 W ROSALES ST APT A
TUCSON AZ 85701-2292

11720026A

117180700
HEALY WILLIAM T JR & STEPHANI
E B CP/RS
3719 N CAMPBELL AVE
TUCSON AZ 85719-1541

117141290
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

11713061S
NOR-GEN LAND TRUST UA
411 W CONGRESS ST
TUCSON AZ 85701-1310

11714114B
ARIZONA TERRITORIAL LANDS LLC
373 S MEYER AVE
TUCSON AZ 85701-2231

117130970
SHAAR ROSALVA
2141 W RAINBOW RIDGE RD
TUCSON AZ 85745-1829

11713100A

117180660
TURMAN JEFFREY T & SMITH LIZA
O JT/RS
438 W SIMPSON ST
TUCSON AZ 85701-2249

117140220
KOPBJO PLLC
190 W MAGEE RD STE 182
ORO VALLEY AZ 85704-6486

117141090
TWW INVESTMENTS LLC 20% & DAS
HOLDINGSnLLC 20% & CALICO VEN
70 W CUSHING ST
TUCSON AZ 85701-2218

117180670
SMITH LIZA O & TURMAN JEFFREY
T CP/RS
438 W SIMPSON ST
TUCSON AZ 85701-2249

117180690
MUZALL DEIRDRE
1322 W PLACITA PLATA
TUCSON AZ 85745-2723

117141250
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

117180930
WILBUR KEVIN & ROSEN TAMMY R
JT/RS
3079 W AVENIDA CRESTA
TUCSON AZ 85745-1023

117180650
ZARAGOZA RAMONA B
440 W SIMPSON ST
TUCSON AZ 85701-2249

117141370
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

11620023L

117180640
SAINT AUGUSTINE CATHEDRAL ROM
ANnCATHOLIC PARISH-TUCSONnATT
PO BOX 31
TUCSON AZ 85702-0031

11620043B

117141300
BACON INDUSTRIES INC
373 S MEYER AVE
TUCSON AZ 85701-2231

117180890
ASTRO FINICIAL INVESTMENTS LL
C 1/2 & MATZ
5634 N CAMINO DEL SOL
TUCSON AZ 85718-4406

11714112B
TWW INVESTMENTS LLC 20% & DAS
HOLDINGSnLLC 20% & CALICO VEN
70 W CUSHING ST
TUCSON AZ 85701-2218

117140200
DICKSON TAMMY
319 W SIMPSON ST
TUCSON AZ 85701-2256

117180710
AGUIRRE MARGARET
402 W SIMPSON ST
TUCSON AZ 85701-2275

116200460
LEYVA LUIS A & ROSE JT/RS
3500 S CAROL AVE
TUCSON AZ 85735-9132

117180950
BUSINESS DEVELOPMENT FINANCE
CORPn(MUNICIPAL LEASE)
345 E TOOLE AVE STE 300
TUCSON AZ 85701-1823

11718060A
DELGADO ADAM & DELGADO SARA W
ITH CYNTHIA\nDELGADO GUARDIAN
565 E CRESCENT MOON DR
TUCSON AZ 85755-4770

117200280

117180620
POTTER JENNIFER GREGG
421 S EL PASO AVE
TUCSON AZ 85701-0000

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

Tod E. Santee
N.A.-Armory Park
619 S 3rd Ave
Tucson, AZ 85701

Anne Cooper
N.A.-Armory Park
P.O. Box 2132
Tucson, AZ 85712

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

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

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

Steve Leal
N.A.-Barrio Hollywood
1455 W Delaware
Tucson, AZ 85745

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

Katherine M. Medberry
N.A.-Barrio Hollywood
1204 W Ontario St
Tucson, AZ 85745

Brian Taraz (Chair)
N.A.-Barrio Kroeger Lane
860 W. 20th St.
Tucson, AZ 85745

Margaret Ward
N.A.-Barrio Kroeger Lane
870 W 19th St
Tucson, AZ 85745

Shirley Roman (Co-Chair)
N.A.-Barrio Kroeger Lane
906 W. 21st St.
Tucson, AZ 85745

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

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

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

Angela M. Quiroz
N.A.-Barrio Santa Rita Park-West Ochoa
448 E 22nd St
Tucson, AZ 85713

Ernie Lujan
N.A.-Barrio Santa Rita Park-West Ochoa
1445 S 4th Ave
Tucson, AZ 85713

Yolanda Quiroz
N.A.-Barrio Santa Rita Park-West Ocho
440 E 22nd St
Tucson, AZ 85713

Nicole Gonzales
N.A.-Barrio Santa Rosa
323 W. 19th Street
Tucson, AZ 85701

Art Munoz
N.A.-Barrio Santa Rosa
Tucson, AZ

Yolanda Gonzales
N.A.-Barrio Santa Rosa
826 S. Rubio
Tucson, AZ 85701

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

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

Natasha Winnik
N.A.-Dunbar Spring
Tucson, AZ

Karen Greene
N.A.-Dunbar Spring
1023 N Perry Ave
Tucson, AZ 85705

Joanna Williams
N.A.-Dunbar Spring
938 N Perry Ave
Tucson, AZ 85705

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

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

Stephen M. Rebro
N.A.-El Presidio
426 N Court Ave
Tucson, AZ 85701

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

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

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

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

Wendy Sterner
N.A.-Menlo Park
1039 W Congress
Tucson, AZ 85745

Adalberto Ballesteros III
N.A.-Menlo Park
402 S Melwood Av
Tucson, AZ 85745

Andrew Hayes
N.A.-Miles
Tucson, AZ

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

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

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

Mary Jo Ghory
N.A.-Panorama Estates
PO Box 85549
Tucson, AZ 85754

C. Jill Hofer
N.A.-Panorama Estates
P.O. Box 85549
Tucson, AZ 85754

Jane A. Shovlin
N.A.-Panorama Estates
P.O. Box 85549
Tucson, AZ 85754

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

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

Deb Dedon
N.A.-Rincon Heights
1327 E 10th St
Tucson, AZ 85719

Melody Peters
N.A.-Rincon Heights
1416 E. 10th St.
Tucson, AZ 85719

Stacey Plassman
N.A.-Rincon Heights
1803 E 9th St
Tucson, AZ 85719

Sara L. O'Neil (1st Co-Chair)
N.A.-South Park
P.O. Box 26302
Tucson, AZ 85726

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

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

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

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

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

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

TCC PAD Amendment Meeting

Tucson Community Center

Wednesday August 30, 2017

	Name	Last Name	Address	Neighborhood	Email
1	HRIS GA	CRAS	130 E. UNIVERSITY	WYNA	
2	Fletcher	McCluskey	3233 E. Vagabond Way	COHINA GULANA	-
3	Ramon Bucaro	Quirao	521. S. ELIAS	Bonny Jaja	
4	Telaoun Molla	Molla	410 W. Simpson		-
5	Diana Amado	Amado		Ward 6 Council Office	diana.amado@Tucsonaz.gov
6	ELaine Richardson	BETHEMER	CITY HALL	COT	Elaine.Bethemer@tucsonaz.gov
7	Ann	Charles	WARD 6		ann.charles@tucsonaz.gov
8	John	Burr	PO Box 2132 85702	APWA	
9	Cene	Ein Frank	111 S. AVENIDA DEL SEMBRAN	MPNA	gene.einfrank@gmail.com
10	Betsy Rollins		198 W. Cushing	BV	betsyrollins@att.net
11	Donna Durband			COT/ADOT/Park Tucson	
12	Roy Bade	Bade			
13	LOGAN PHILLIPS	PHILLIPS	664 S. MAIN AVE	BARRIO VIEJO	lphillips@SpokenFutures.org
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Completion of the sign-in sheet is completely voluntary, and helps the project team keep an accurate record of meeting attendees. Under State law, any identifying information provided above will become part of the public record, and as such, must be released to any individual upon request.

TCC PAD Amendment Meeting

Tucson Community Center

Wednesday August 30, 2017

	Name	Last Name	Address	Neighborhood	Email
1	Pedro M. Gonzales	Gonzales	423 S. Elias Ave	Barrio Viejo	In person
2	Donald Rollings	Rollings	373 S. Meyer Ave.	Barrio Viejo	elovebarrioviejo.com
3	Rahul Shyam	SHYAM	7250 S. GRANVILLE		RSHYAM@SHYAMAD.COM
4	Enrique Gonzalez		209 W Simpson St	Barrio Viejo	lignegonzalezbarrio@gnac.org
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Completion of the sign-in sheet is completely voluntary, and helps the project team keep an accurate record of meeting attendees. Under State law, any identifying information provided above will become part of the public record, and as such, must be released to any individual upon request.

Agenda for July 26, 2017 meeting

TCC Plan Amendment

1. Show intended development in Development Area D of the TCC. (Site Plan)
 - a. Compliance with all Development Area D development standards
 - b. Parking Solution
 - c. Access closed onto Cushing Street

2. Plan Amendment – approach.
 - a. Amend Definitions (“Hotel,” “Commercial”); or
 - b. Amend uses in Development Area D.

3. Plan Amendment Process – Goal is 3 ½ -4 months
 - a. Pre-Application Meeting **Can this 7.26.2017 meeting count?**
 - b. Neighborhood Meeting:
 - i. Request for mailing labels filed (Rio Nuevo turn in at meeting) **7.26.2017**
 - ii. Send notification of neighborhood meeting out second week of August.
 - iii. Neighborhood meeting last week in August.
 - c. Application Submitted: **Target Sept. 1, 2017**
 - i. Redlined version of PAD
 - ii. Updated Site Plan needed?
 - iii. Other documents?
 - d. PDS Review and recommendation: **September 30, 2017**
 - i. Normally 20 working days; with this limited text amendment, does PDS need full 20 days?
 - e. ZE Public Hearing: **October 5, 2017**
 - f. Mayor and Council: **November 8, 2017**
 - i. Need to double-notice ZE and Council.

Tucson Convention Center Planned Area Development Amendment

Neighborhood Meeting Summary

August 30, 2017

6:00 p.m.

Apache Meeting Room, TCC

In attendance:

- Approximately 10 neighbors, including representatives from Barrio Viejo, Armory Park, Menlo Park and West University neighborhoods (see attached sign-in sheets);
- City of Tucson (“City”) representatives: Elaine Becherer (City Manager’s Office); Ann Charles and Diana Amado (Ward 6 Council Office); Donovan Durband (Park Tucson); Glenn Grabski (SMG)
- Project Team: Fletcher McCusker (Rio Nuevo Multi-Purpose Facilities District); Roy Bade (Caliber); Keri Silvyn and Robin Large (Lazarus, Silvyn & Bangs, P.C.); Phil Swaim (Swaim Associates Architects); Rick Kaneen & Adriana Ruiz (Kaneen Communications)

Presentation Synopsis:

Fletcher McCusker welcomed attendees and provided background information with an overview of the proposal:

In 2009, the City and Rio Nuevo Board (“RN”) proposed a 525-bed hotel on the west side of the convention center. The proposal was abandoned with the recession. Today, RN is interested in a more modest project. As with most of RN’s current projects, RN is partnering with a private entity—Caliber. RN recently executed an agreement with Caliber to build an approximately 125-room limited-service hotel on the east side of the convention center in Development Area “D.”

The only requested PAD amendment is to permit the hotel at this location in Development Area D. The project will respect setbacks and transitional building heights along the southern boundary. The goal is to create a more walkable and pedestrian-friendly area along the southern edge connecting to the Barrio. If the use is approved, Caliber will coordinate information about the design as it progresses with the surrounding neighbors.

Fletcher acknowledged there are parking and traffic concerns. RN has agreed to provide 75 parking spaces immediately east of the proposed hotel project. As part of the site plan update, RN will be able to create approximately 95 parking spaces within the TCC campus to alleviate the immediate parking impact for this hotel project.

There have been conversations with the neighbors about the proposal to close the south exit onto Cushing and add a curb cut on Church for the primary ingress and egress for the hotel. At the request of some of the neighbors, the project team met with Tucson Fire regarding the closure of the southern access. Tucson Fire has requested the southern access remain as a secondary, limited access for fire and other limited hotel use. At this point, the limitations of that southern access have not been determined. The project team will work with Tucson Fire during the Development Package process on this issue.

In addition, RN is working with the City to try to enforce parking limitations in the Barrio neighborhood. This solution will require coordination between RN, the City and Barrio neighbors.

Keri Silvyn spoke about the PAD amendment process:

The first step in the PAD amendment process is this neighborhood meeting to engage with the stakeholders. The next steps include staff review, a public hearing with the City Zoning Examiner (targeted for late September/early October), and then Mayor and Council consideration targeted for early November.

If the attendees received notice for this meeting, they will receive notice from the City for upcoming public meetings. Property owners within 300 feet and neighborhood associations within one mile should have received notice. The City provided the mailing list based on assessor's records. If anyone did not receive a notice for this meeting and would like to be on the list, they should put an asterisk by their name on the sign-in sheet. The project team will make sure those people receive future notices.¹ Any interested party may also contact the City directly with questions or comments about this project; contact information for that input was included in the neighborhood meeting notice and can be provided this evening.

Questions/Comments & Responses:

1. Parking

Parking on the TCC campus and spill-over into the Barrio neighborhood and northern part of Armory Park was the major issue during the meeting. The concern was not related to this hotel proposal, but rather their ongoing concerns about parking spillover and lack of enforcement of parking violations in the neighborhood. The concerns included lack of sufficient parking at the TCC to accommodate larger events, the cost of parking during smaller events when there is free parking around the TCC, including events in the neighborhoods, and lack of enforcement for illegal parking. Some of the ideas to solve these problems from the neighbors included free parking at the TCC, construction of a parking garage on the western lot, enforcement of "no event parking" and help subsidizing the residential permit program for the immediate neighbors.

***Response (Fletcher McCusker):** Fletcher has met with Council Members Kozachik and Fimbres, the Tucson City Manager, Supervisor Valadez and Donovan Durband with Park Tucson. In all of the meetings, the existing parking concerns have been discussed. Free parking is not a solution because the City continues to subsidize the TCC so all revenue sources are needed to offset the subsidy.*

This hotel project is important to the City, and RN has worked to ensure that more parking will be available at the TCC as part of this immediate project. The parking concerns that exist today ultimately require the City, RN and surrounding neighborhoods working together to resolve. Fletcher encouraged the neighbors to voice their concerns to the City Council during this PAD amendment process to help continue the conversation and resolution of this issue.

¹ No asterisks were identified on the sign-in sheet after the meeting.

2. Landscaping & Eckbo Plaza

More trees and landscaping would make this area more approachable and encourage walking. A good example is Scott Avenue: it was transformed by the new curbs and trees. Landscaping in the center of Church would make it more approachable for pedestrians.

Response: Our goal is to make the interface between this project and the neighborhood more pedestrian-friendly. Our plan is to cut through the southern berm and maintain the northern berm at Eckbo Plaza. We have not gotten into landscape design yet.

Can the project team clarify what vegetation will be removed in order to accommodate the new parking spaces and entrance along Church? How does this effect the Eckbo landscape buffer?

Response: The additional parking spaces will not remove the mature trees at the western edge of the TCC. There will be reconfiguration of the Eckbo landscape buffer to accommodate the new parking spaces and entrance along Church Avenue. This will be accomplished through the appropriate processes during the Development Plan approval.

3. Local architecture, contractors & materials

We would like to see local sub-contractors used for construction and local-sourced materials, such as furniture, for the project. We also recommend using local architecture styles ("Tucson flavor") and naming the hotel to reflect the history of the area. These were hot buttons from the last (big) hotel proposal.

Response (Roy Bade): Caliber is the developer of this project and is also working on the renovations of the Hilton East in Tucson. Hiring of local sub-contractors is a priority and has been on the other project. As to the specific architecture and naming of the hotel, the brand has not yet been chosen, and that hotel brand will have a strong voice in the external architecture and naming. Caliber will work closely with that hotel brand to ensure the architecture and scale complements the neighborhood to the south.

4. Building Height

What is the proposed building height?

Response: The PAD limits height along Cushing Street in the transition area to 25 feet. The maximum height north of the transition area is 75 feet, or about 6 stories. A café or other use that creates a pedestrian-friendly, walkable area could be planned for the transition area.

5. Design Process

Will you continue to have meetings with neighbors throughout the design process?

Response: Although design review is not required during the Development Package process, Caliber will continue to keep the surrounding neighbors updated and informed throughout the design process.

EXHIBIT A

Tucson Convention Center PAD Amendment

I. PAD Amendment Request

Rio Nuevo, the revitalization district that owns the Tucson Convention Center (TCC), is requesting this PAD amendment to permit development of a limited-service hotel in Development Area D on the east side of the existing Exhibition Hall. All development standards, including transition heights, setbacks and overall height limits within Development Area D will be met.

A. Existing PAD

The PAD is comprised of four Development Areas: A, B, C and D. The primary uses in each area are as follows:

- Area A: Hotel
- Area B: Music Hall and Theatre
- Area C: Historic Landmark (Fremont House)
- Area D: Convention Center

Each Development Area has additional permitted uses. Most of the existing Convention Center is in Development Area D, which is located along the southern area of the PAD and encompasses approximately 19.7 acres. While the Convention Center is the primary use within Development Area D, other permitted uses include:

- Community Center Facilities
- Utilities
- Commercial
- Recreation and Entertainment Facilities
- Parking

Currently, a hotel is not listed within Development Area D. Development Area A lists its primary use as hotel along the west side of the Exhibition Hall. This hotel is permitted up to 300 feet in height and has been contemplated as a full-service convention center hotel. Plans to develop the hotel did not move forward because it was determined to be economically infeasible.

B. Proposal

Caliber, a real estate investment company and owner/manager of hotel properties, is interested in building an approximately 125-room limited-service hotel on the east side of the TCC. An amendment to the PAD is required to build the limited-service hotel in Development Area D. The PAD amendment request is to include "hotel" in the list of permitted uses in Development Area D. The desire is to maintain the potential for the full-service hotel within Development area A.

II. Design Compatibility

A. Development Standards

This proposal will abide by the existing PAD development standards within Development Area D, including the transitional height standards along the southern border. The maximum permitted building height in Development Area D is 75 feet. Within the “Transitional Buffer” along the southern boundary of the PAD (adjacent to Cushing Street and across from residential uses), height is limited to 25 feet. The minimum building setback is 30 feet. The new hotel will respect these height and transition requirements.

B. Design Interface with Adjacent Neighborhood

Rio Nuevo and Caliber approach this development as an opportunity to stimulate activity within the southern portion of the TCC PAD. The addition of the hotel presents an opportunity to create an enhanced interface between the TCC and the existing residential and office neighborhood to the south. Restaurant and/or coffeeshop amenities near the east TCC entrance will complement the new hotel as well as draw patrons from the adjacent downtown neighborhoods to the south side of the Convention Center.

Caliber is working with world-renowned architect, Sotirios Corp, paired with local architect Phil Swaim, to provide transition from the Barrio to the TCC by incorporating architectural materials and design elements that respect the Barrio’s history. The proposed building will be scaled to provide an appropriate transition to the Barrio neighborhood on the south side of Cushing Street. In addition, Caliber and Rio Nuevo are working with Barrio leadership to discourage vehicular traffic along Cushing Street and encourage stronger pedestrian connections and amenities along the southern border.

C. Circulation

The proposed hotel will be located in the area south of the new TCC entrance to the Exhibition Hall. This location was selected because of the opportunity to improve and enhance the use of the east entrance, provide a better transition to the neighborhoods to the south, and minimize loss of existing parking.

In coordination with the City’s Department of Transportation and Tucson Fire, Rio Nuevo and Caliber intend to limit access to the existing curb cut on Cushing Street, thereby directing hotel- and Convention Center-related traffic away from Cushing Street and Barrio Viejo to the south. The curb cut on Church Avenue will be modified to serve as the hotel’s primary ingress and egress point as already shown in the PAD conceptual plans.

Rio Nuevo and Caliber are also working with Barrio neighborhood leaders to provide strong pedestrian connections between the Barrio and TCC. The desire is to include pedestrian amenities along with those connections, including gathering areas and shade.

D. Parking

The proposed hotel will have a minimum of 125 rooms with some limited service amenities. While Rio Nuevo acknowledges the need for additional parking within the TCC, this hotel project has been designed to ensure there is sufficient regulatory parking for the hotel. The hotel, once designed, will require less than 75 parking spaces based on the PAD. Rio Nuevo has committed to provide the hotel 75 spaces and has worked to reconfigure parking on the TCC campus to create 95 spaces. Therefore, this project results in a net gain of at least 20 spaces. Rio Nuevo is also working with the City to help mitigate traffic and parking issues within the adjacent neighborhoods.

E. Historic Preservation

Rio Nuevo and the Caliber project team are working with representatives of the historic preservation community to ensure the development of this hotel will not negatively impact the historic features of the Eckbo Plaza at the TCC or the character of the adjacent Barrio.

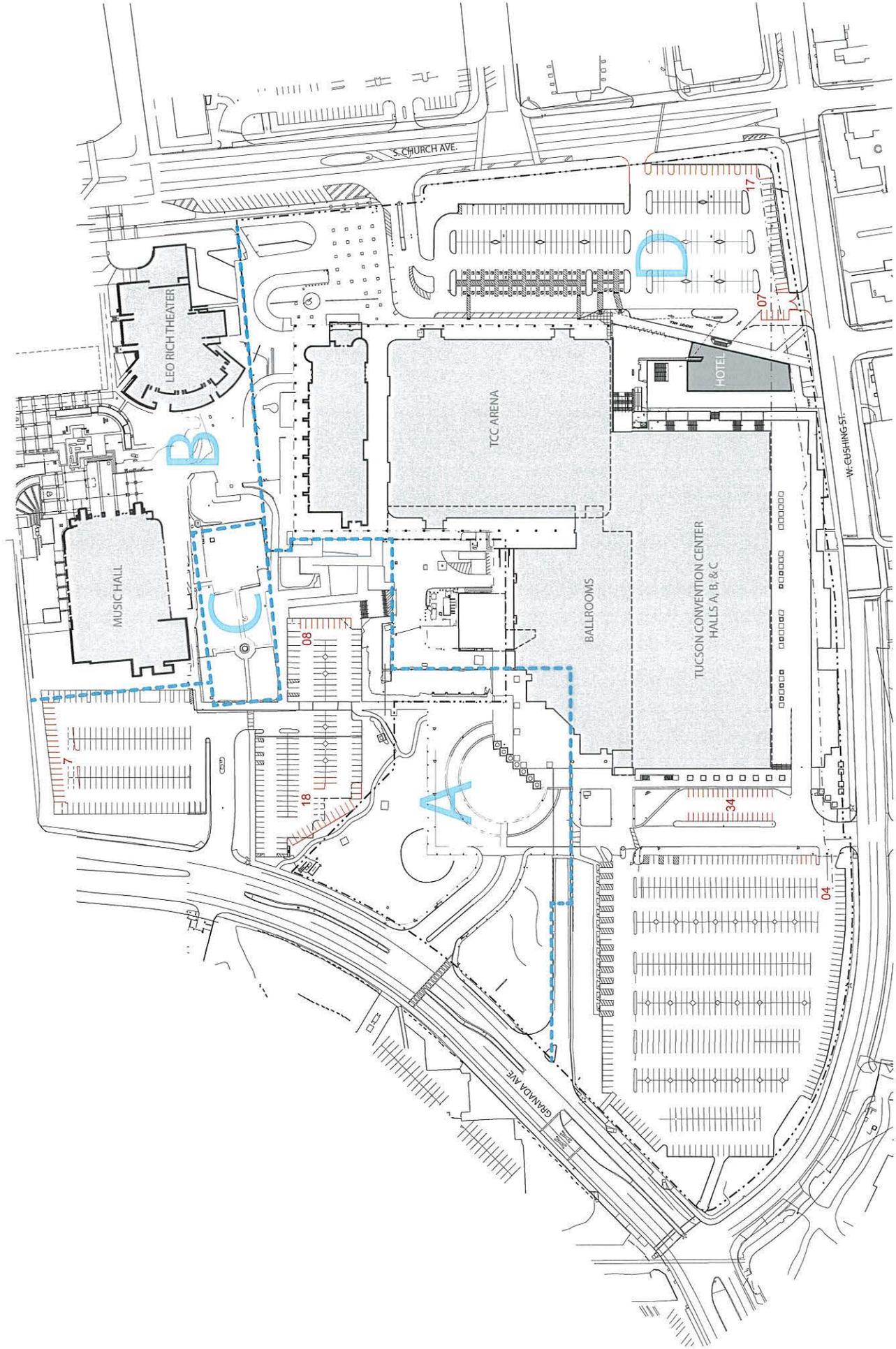
The bulk of the constructed features of Eckbo Plaza are located near the TCC Music Hall and Theatre in Development Area B. There are two berms associated with the plaza's historic landscape located along Church Avenue within Development Area D, although the existing conditions of neither of the berms appear to meet the original intent of the landscape drawings. Any impacts to these berms as a result of the proposed hotel development or related construction along Church Avenue will be reviewed and mitigated during the development package approval process.

F. Community Outreach

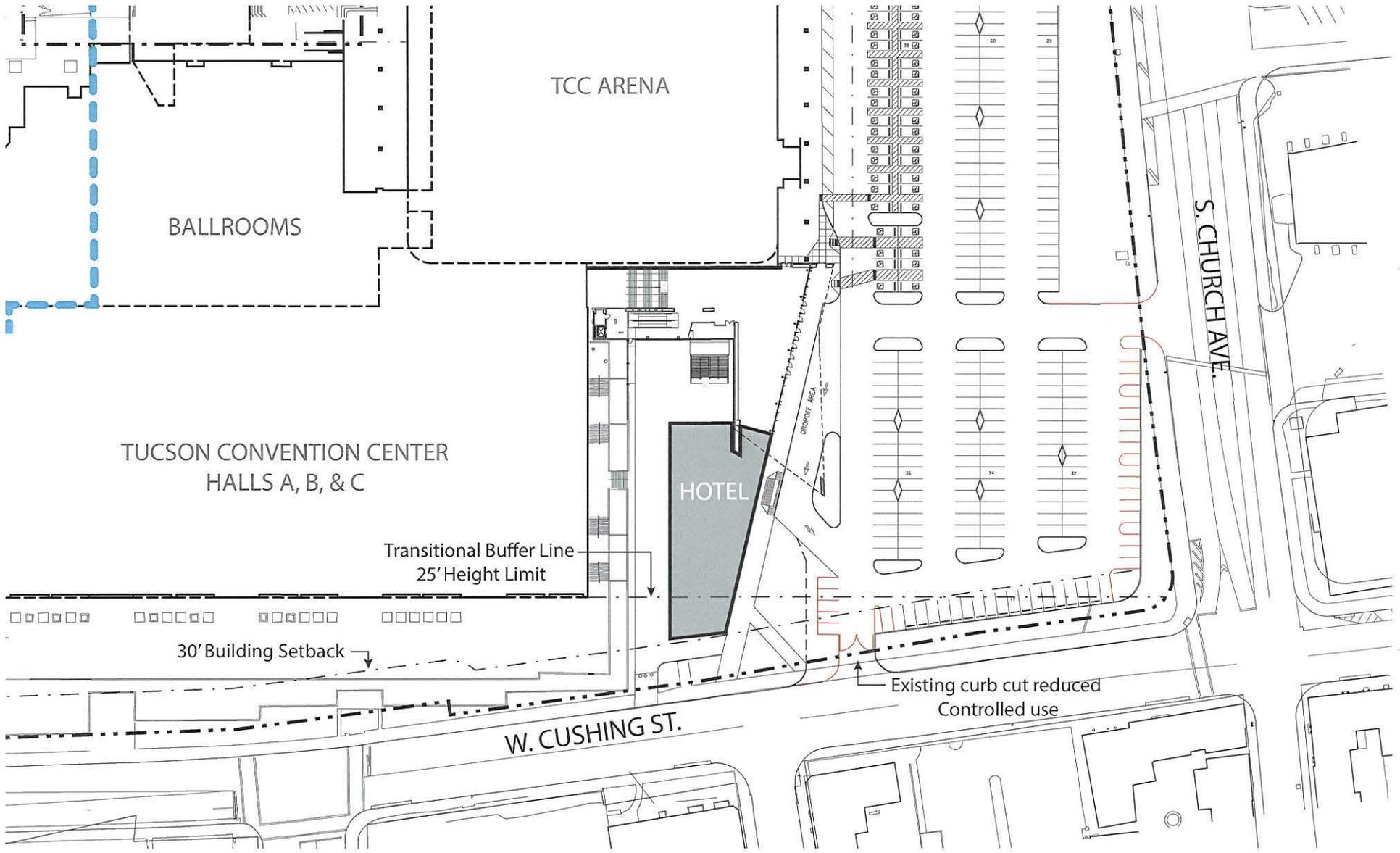
Rio Nuevo and Caliber have been meeting and will continue to meet with adjacent property owners and leaders about this project. Throughout the month of August, members of the project team have reached out to, spoken with and/or met with representatives of the five neighborhood associations in closest proximity to the project site (Barrio Viejo, Armory Park, Barrio Santa Rosa, El Presidio and Menlo Park). Additional efforts to meet with various stakeholders include:

- Individual City Council Members,
- Owners of surrounding businesses,
- Tucson Fire Department,
- SMG and the TCC Commission,
- Representatives of the Tucson Pima County Historical Commission, and
- Community leaders, who are active in the downtown area.

On August 30, 2017, the project team held a neighborhood meeting at the TCC. All property owners within 300 feet and neighborhood association representatives within one mile of the project site were invited to attend. (See Neighborhood Meeting Summary, submitted as part of this PAD amendment application, for details.)



1 Overall site plan
3/11 1" = 50'



TCC ARENA

BALLROOMS

TUCSON CONVENTION CENTER
HALLS A, B, & C

HOTEL

Transitional Buffer Line
25' Height Limit

30' Building Setback

DRIPROOF AREA

Existing curb cut reduced
Controlled use

W. CUSHING ST.

S. CHURCH AVE.

