



9/1/2017

RIO NUEVO DISTRICT REVIEW (RND) APPLICATION

Date Submitted: 8/4/2017. PSDS Activity Number: T178A00326 4 T17CM03439 RND Number: 17-13

PROPERTY LOCATION INFORMATION

Property Development Name: Wig-O-Rama Rehabilitation

Property Address: 98, 100, 108 & 110 E. Congress Street Zone: RND IID, OCR-2.

Pima County Parcel Number/s: 117150050

APPLICANT INFORMATION

APPLICANT NAME: Chris Leighton

ADDRESS: 44 E. Broadway, #300, Tucson, AZ 85701

PHONE: (520) 798 - 3331 x103 FAX: (520) 798 - 1288

EMAIL: Chris @ peachprops.com

PROPERTY OWNER NAME: 100 E. Congress L.L.C.

PHONE: (520) 798 - 3331 FAX: (520) 798 - 1288

DESCRIPTION OF USE (IF COMMERCIAL) Retail/Office

SIGNATURE OF OWNER Date

SIGNATURE OF APPLICANT (if not owner) Date

PROPOSED NEW CONSTRUCTION / ALTERATION

Remove existing stucco and expose original façade (make repairs as necessary). Add 2 floors to a portion of the building

PROPOSED ALTERATIONS

EXPLAIN IN DETAIL THE PROPOSED MATERIAL, COLOR, SIZE, STYLE, LOCATION, QUANTITY AND FINISH SPECIFICATIONS FOR ALL THAT APPLY AND INCLUDE LIST IN DEVELOPMENT PACKAGE:

EXAMPLE:

WINDOWS

Replacement of 4 existing painted (white) double hung wood windows on the south elevation of the primary structure (see exhibit B-2 for photos of exiting windows) with 4 painted (white) Milgard double hung wooden windows (see sheet A-1 of elevation plans for specifications / attached product specification sheets)

PLEASE PROVIDE COMPLETE DESCRIPTIONS FOR ALL ALTERATIONS THAT APPLY

WINDOWS

Add new windows to match existing windows on Scott Avenue frontage. Bring windows forward in 110 E Congress to match original façade plane.

DOORS

Add new doors to match existing along Scott Avenue frontage. Bring doors forward in 110 E Congress to match original façade plane.

ROOF TYPE

N/A

WALL / FENCE / GATE

N/A

SURFACE TEXTURE REPAIR

Remove existing stucco and lathe. Expose original brick façade and architectural details. Repair as necessary. Installation of new store front as necessary with windows/doors to match existing

OTHER (SIGNAGE, LANDSCAPING ETC.)

Add 7' awning over new/rehabilitated storefront on Scott Avenue façade

RND DESIGN STANDARDS TO INCLUDE IN DEVELOPMENT PACKAGE, SCOPE OF WORK AND PRESENTATION WHERE APPLICABLE

GENERAL: Proposed alterations of any design elements listed below must comply with UDC section 5.8.6 DESIGN STANDARDS; 5.11.4 BUILDING DESIGN STANDARDS AND 5.11.5 SITE DESIGN STANDARDS. Please describe how the project complies with the following. Refer UDC sections for specific details.

BUILDING DESIGN STANDARDS - UDC Section 5.11.4.

Development within the RND is required to comply with the following building design standards. Compliance with these standards will ensure that development complies with the design principles set forth in UDC Section 5.11.1.B. Please describe how the project complies with each of the following (write N/A if design standard is not applicable to the project):

- A. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights;

N/A – existing structure

- B. All new construction shall maintain the prevailing setback existing within its development zone;

N/A –existing structure

- C. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies;

N/A – existing structure

- D. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features;

The existing building already meets this requirement; however, we will be adding windows and doors to the Scott Avenue façade where it was enclosed in a previous remodel.

- E. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades;

N/A - existing structure that meets this requirement

- F. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting;

N/A - existing building meets this requirement

- G. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies;

All front doors abut existing public sidewalk

- H. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade;

This is the primary purpose of this project

- I. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;

N/A

- J. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;

N/A

- K. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson;

See shade analysis

- L. Colors may conform to the overall color palette and context of the Downtown area or subarea or may be used expressly to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plansubmittal;

Original color palette will be restored – primarily red brick

- M. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area or subarea;

N/A

- N. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building; and,

Ground floor will be retail

- O. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

All primary entries access public sidewalk

SITE DESIGN STANDARDS - UDC Section 5.11.5 - N/A - Existing structure

- A. Circulation and Parking including street hierarchy, pedestrian pathways, vehicular circulation and parking, and pavement of sidewalks, crosswalks and streets.
- B. Plazas and Open Space including plazas and pedestrian nodes, view shed corridors, and linkages (physical and visual).
- C. Streetscape including public art, seating and furnishings, and lighting and utilities.
- D. Signage including Downtown destination signage.
- E. Resource Conservation including energy conservation and sustainable energy standard.

GENERAL RESTRICTIONS - UDC SECTION 5.11.6

The following restrictions apply to all uses and development in the RND:

- A. New drive-in or drive-through facilities are not permitted, except for businesses located adjacent to the freeway, or as approved through the development review process; and,
- B. Uses shall be accommodated without altering the historic character-defining features of structures on or eligible for designation on the National Register. (See the Technical Manual for a list of all such structures within the RND.)

SUBMITTAL REQUIREMENTS FOR HISTORIC REVIEW APPLICATION

****REQUIRED FOR MAJOR AND MINOR RND REVIEW***

- Fee
- 1 copy of the completed and signed RND application
- 1 copy of the **Final UDC** compliance review comments as issued by PDSD Review Staff (If project has been submitted for plan review.)
- Description, samples and photos (color copies required) of the type, color, and texture of the proposed materials
- Brief statement of proposal outlining the scope of work addressing applicable Design Guidelines listed in UDC section 5.8.6 Design Standards; 5.11.4 Building Design Standards; 5.11.5 Site Design Standards.
- 1 copy of an aerial photograph of the property
- I (We) understand and have inspected the Development Zone for this proposal and understand the physical characteristics to achieve design and compatibility requirements.
- I (We) understand and have inspected the Development Zone for this proposal and understand the physical characteristics to achieve design and compatibility requirements.
- 1 copy of the Project Compliance with Building Design Standards per UDC 5.11.4. A.-O.

****REQUIRED FOR MAJOR RND REVIEW***

- 18 sets of photographs of the project site, surrounding area and building elevations (views to the north, south, east, and west) - color copies required. Please label.
- 18 copies of the site plan drawn to scale at 11"x17", folded*, plus 1 large size, folded to city standard (SEE PAGE 3 FOR SITE PLAN INSTRUCTIONS)
- 18 copies of the elevation drawings at 11"x17", folded* plus 1 full-size copy, folded to city standard

****REQUIRED FOR MINOR RND REVIEW***

- 9 sets of photographs of the project site, surrounding area and building elevations (views to the north, south, east, and west) - color copies required. Please label.
- 11 copies of the site plan drawn to scale at 11"x17", folded*, plus 1 large size, folded to city standard (SEE PAGE 3 FOR SITE PLAN INSTRUCTIONS)
- 11 copies of the elevation drawings at 11"x17", folded* plus 1 full-size copy, folded to city standard

***For 11" X 17" format fold as follows: With plan face up bring right side to left side (text to text), align edges and crease right edge. Bring top corner of open edge (top panel only) down to center of right folded edge (creates a diagonal edge on left), align and crease.**

SITE PLAN INSTRUCTIONS

The proposed layout of all structures and other improvements including: driveway, pedestrian ways, existing landscape feature, proposed landscape areas, wall, off-street parking and loading areas.

The development plans shall indicate the location of property lines, public right-of-ways, property entrances and exists, direction of traffic flow in and out of the off-street parking and loading areas, location of each parking space, each loading berth, and areas for turning and maneuvering vehicles.

Architectural drawings or sketches, drawn to scale, including typical floor plan in sufficient detail to permit computation of the Unified Development Code yard requirements and showing all elevation of the proposed structure or other improvements as they will appear upon completion of the construction.

Specifications as to type, color and texture of exterior of proposed structures.

For exterior signs, a sign plan, drawn to scale showing the location, size design, materials, color, lettering and methods of attachment and illumination.

Any additional information deemed necessary by the Planning & Development Services Department Director to properly review the site plan.

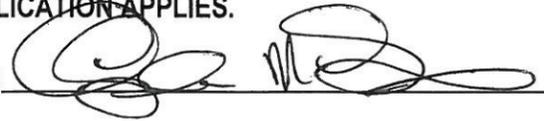
All projects must **FIRST** be submitted for site review at the PDS&D, 1st floor Information counter, 201 North Stone Avenue (791-5550). The UDC compliance comments for the project are generated by PDS&D staff after completing their review of the detailed site plan submitted for the project.

P&DSD Review Comments – Finalized (Permit Card/Sierra/CDRC).

Permit Application Card: Written PDS&D staff comments. For single-family/duplex projects, the P&DSD comments are provided on the permit application card.

CDRC Review Letter: For projects that require CDRC review by Rezoning, MHP, Annexation, Specific Plan, Subdivision, Block Pat processes, comments are by CDRC letter.

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I HAVE RECEIVED ALL RELATED DOCUMENTATION TO THIS "HISTORIC ZONE/RIO NUEVO DOWNTOWN" APPLICATION, SEC 5.8 OF THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE, TECHNICAL STANDARD 9-02 0.0 AND DESIGN REVIEW GUIDELINES FOR THE HPZ/RND TO WHICH THIS APPLICATION APPLIES.

Applicant:  Date: 8/4/17



98-110 East Congress, Central Block, Project Introduction

This site, most recently known as the old Wig-O-Rama, currently consists of 4 store fronts at 98, 100, 108 and 110 E. Congress Street in Tucson, Arizona. Originally constructed around the turn of the century, it is an adaptive reuse of an existing OCR-2 zoned structure. While assessor's records show the building as constructed in 1912, it appears on the 1901 Sanborn Map. The site is located on the southwest corner of Scott Avenue and Congress Street and is within the Rio Nuevo Sub-Area of the Downtown Infill Incentive District. The building and this project will be managed by Peach Properties.

Our proposed project is to rehabilitate the façade of the building to bring it back much closer to its original historic look by removing the existing stucco and lathe, repointing the original brick and making repairs or replacing brick in areas where needed. We do not propose a full restoration of the existing building's façade such that it would be eligible for the National Register, however, the work we are proposing will maintain the building's status as a contributing structure of the district. (Examples of the anticipated results, located at 50 E. Broadway and 403 N 6th Ave., are contained in the photos attached to this packet.)

Peach Properties manages several other successful projects in downtown Tucson and we look forward to continuing to rehabilitate and contribute to the vibrancy of this area. We welcome comments, questions and input as we finalize the design of this project. Please see the following pages for additional details.

Sincerely,

Chris Leighton
Project Manager



98-110 East Congress, Central Block, Sidewalk Shade Analysis

PER UNIFIED DEVELOPMENT CODE SECTION 5.12.6.A.2.A.: SHADE SHALL BE PROVIDED FOR AT LEAST 50 PERCENT OF ALL SIDEWALKS AND PEDESTRIAN ACCESS PATHS AS MEASURED AT 2:00PM ON JUNE 21ST WHEN THE SUN IS AT 82 DEGREES ABOVE THE HORIZON.

CONGRESS STREET SIDEWALK

SIDEWALK AREA = 900 S.F.

BUILDING SHADOW = 939 S.F. = 100% SHADE PROVIDED

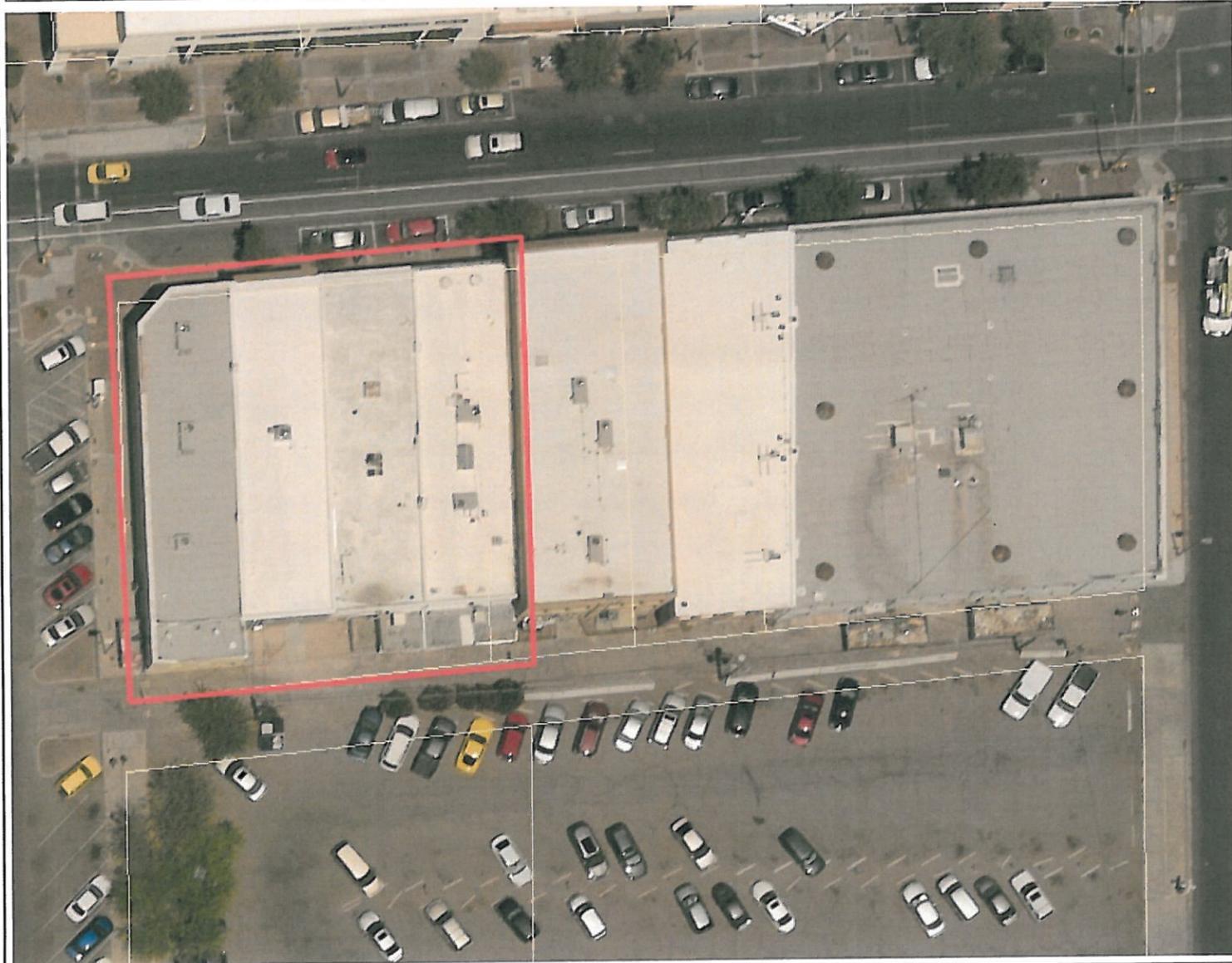
SCOTT AVENUE SIDEWALK

SIDEWALK AREA = 1212.68 S.F.

RETRACTABLE AWNING SHADE = 784 S.F.

TOTAL SHADE = 784 S.F. / 1212.68 S.F. = 64.7% SHADE PROVIDED





Legend

Parcels

Notes

Notes

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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 may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



CENTRAL BLOCK ORIGINAL FACADE



CENTRAL BLOCK ORIGINAL FACADE



EXISTING WEST FAÇADE
(98 E. CONGRESS)



EXISTING NORTH FAÇADE
(98 & 100 E. CONGRESS)



EXISTING NORTH FAÇADE
(108 & 110 E. CONGRESS)



EXISTING SOUTH FAÇADE
(98 & 100 E. CONGRESS)



EXISTING SOUTH FAÇADE
(98 & 100 E. CONGRESS)



EXISTING SOUTH FAÇADE
(108 & 110 E. CONGRESS)



NEIGHBORING BUILDINGS
(120 & 128 E. CONGRESS)



NORTHWEST CORNER
SCOTT & CONGRESS



SOUTHWEST CORNER
SCOTT & CONGRESS



ACROSS CONGRESS
(SEC CONGRESS & SCOTT)

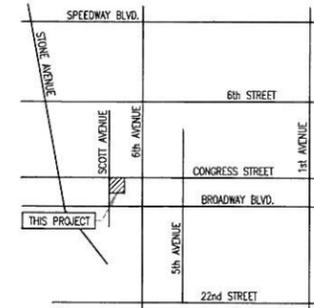


ANTICIPATED FINISH EXAMPLE
(PENCA @ 50 E. BROADWAY)

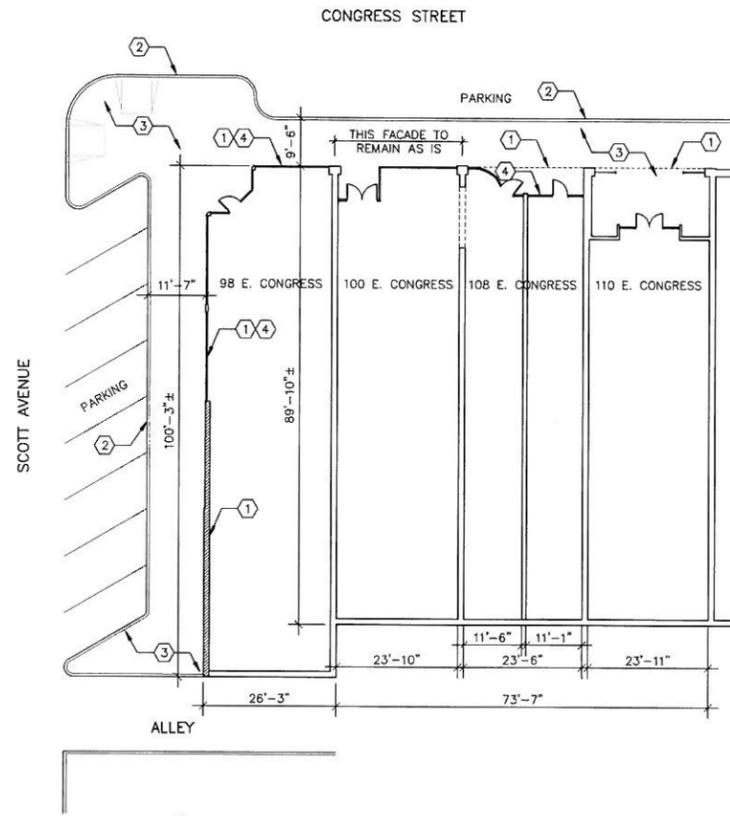


ANTICIPATED FINISH EXAMPLE
(MARKET INN @ 403 N 6TH AVE)

FACADE REHABILITATION FOR: EXISTING BUILDINGS @ 100 EAST CONGRESS STREET



LOCATION MAP
N.T.S.

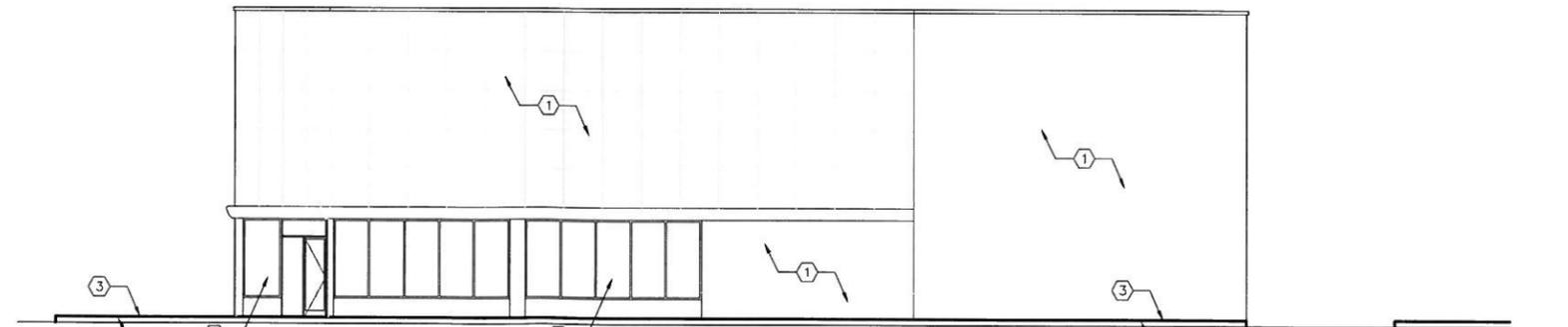


SITE PLAN
(DEMOLITION REFERENCE) 1"=20'-0"

- DEMOLITION KEY NOTES :
1. REMOVE EXISTING STUCCO TO EXPOSE ORIGINAL FACADE SURFACE
 2. EXISTING CONCRETE CURB TO REMAIN AS IS
 3. EXISTING SIDEWALK AREA TO REMAIN AS IS
 4. EXISTING STOREFRONT WINDOWS TO REMAIN AS IS



ELEVATION @ CONGRESS
(DEMOLITION REFERENCE) 1/8"=1'-0"



ELEVATION @ SCOTT
(DEMOLITION REFERENCE) 1/8"=1'-0"

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF REMOVING THE STUCCO FROM THE FACADE OF THE INDICATED BUILDINGS AND EXPOSING THE ORIGINAL MATERIALS AND FINISHES.

LEGAL DESCRIPTION:

TUCSON LOT 2 BLOCK 248
RECORDED IN BOOK 117 OF
MAPS & PLATS 15 PARCEL 0050-2
G.&S.R.M. PIMA COUNTY ARIZONA

OWNER:

100 E. CONGRESS, LLC
44 EAST BROADWAY BLVD.
TUCSON, ARIZONA 85701



GENERAL NOTES:

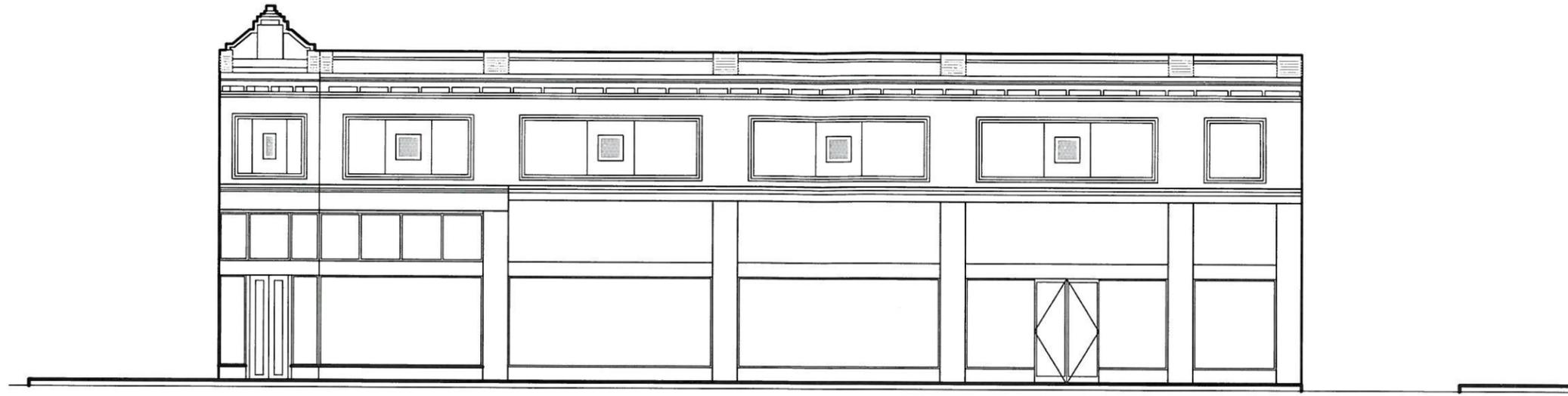
1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
4. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS, OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

NO.	DESCRIPTION	DATE

FACADE RESTORATION
100 E. CONGRESS
TUCSON, ARIZONA

DEMOLITION
PLAN & ELEV. A.1
Project No. D17-1959 Aug 2017





SCOTT FACADE



CONGRESS FACADE

98-108 EAST CONGRESS - CENTRAL BLOCK - PRELIM NOT FOR CONSTRUCTION - WORKER INC.

