



POSTER
FROST
MIRTO

ARCHITECTURE
PLANNING
PRESERVATION



CYPRESS
CIVIL DEVELOPMENT

October 7th, 2016

ADDENDUM NO 1

Case No: IID-15-10
Re: The Marist on Cathedral Square – 111 S. Church Ave.
From: Poster Frost Mirto
To: City of Tucson Zoning Administration

This project was awarded funding by the Arizona Department of Housing in June, 2016 and is moving forward. Since then, it has undergone minor design elaboration and modification since the public meeting held on November 16th, 2015, and the notice of Director's decision dated February 9th, 2016.

This addendum serves as an update to the original IID Design Package dated November 25th, 2015, revised February 16th, 2016 in an effort of providing reviewers with the most current proposal.

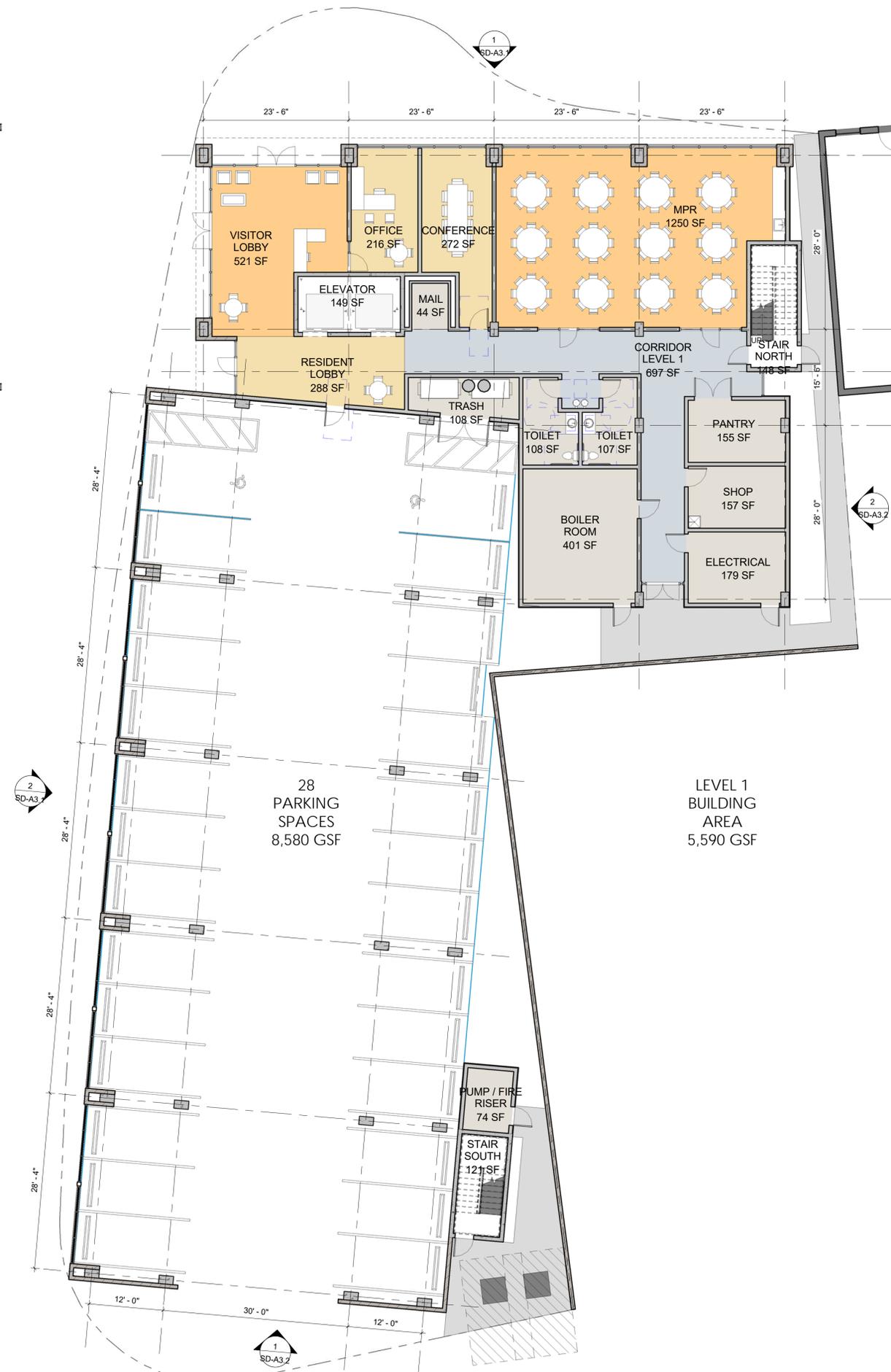
The goal of the project remains the same and aims to develop approximately 75, 1 and 2 bedroom units, available as senior housing, on the site of the existing Roman Catholic Diocese Office Building. Revised plans, elevations, and renderings are attached, along with the slides presented at the public meeting on October 3rd, 2016.

We look forward to presenting the project and responding to questions and comments. Please let us know when the hearing is scheduled.

Sincerely,

Corky Poster
Architect and Principal Planner
Poster Frost Mirto
(520) 882-6310
cposter@posterfrostmirto.com

SCHEMATIC DESIGN



2 WORKING LEVEL 2 FLOOR PLAN
SCALE: 1" = 10'-0"

1 WORKING LEVEL 1 FLOOR PLAN
SCALE: 1" = 10'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

MARIST ON CATHEDRAL SQUARE
BUILDING 235
111 SOUTH CHURCH AVENUE
TUCSON, ARIZONA 85701

SD-A1. 1 LEVELS 1 & 2 FLOOR PLANS

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

© DATE: 09.19.2016
PROJECT NO: 1275

C:\Users\Savarnash\Documents\1275 Marist Medline - SD_Savarnash.rvt
9/20/2016 10:01:21 AM

SCHEMATIC DESIGN



2 WORKING LEVEL 7 FLOOR PLAN
SCALE: 1" = 10'-0"

1 WORKING LEVEL 3-6 FLOOR PLAN
SCALE: 1" = 10'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

MARIST ON CATHEDRAL SQUARE
BUILDING 235
111 SOUTH CHURCH AVENUE
TUCSON, ARIZONA 85701

**SD-A1.2 LEVELS 3-7 FLOOR
PLANS**

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









NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

OCTOBER 3, 2016

INFILL INCENTIVE DISTRICT - PUBLIC MEETING NO. 2
DESIGN REFINEMENT AND ELABORATION

FOUNDATION FOR SENIOR LIVING
POSTER FROST MIRTO
CYPRESS CIVIL DEVELOPMENT

THE MARIST ON CATHEDRAL SQUARE

111 S. Church, IID-15-10

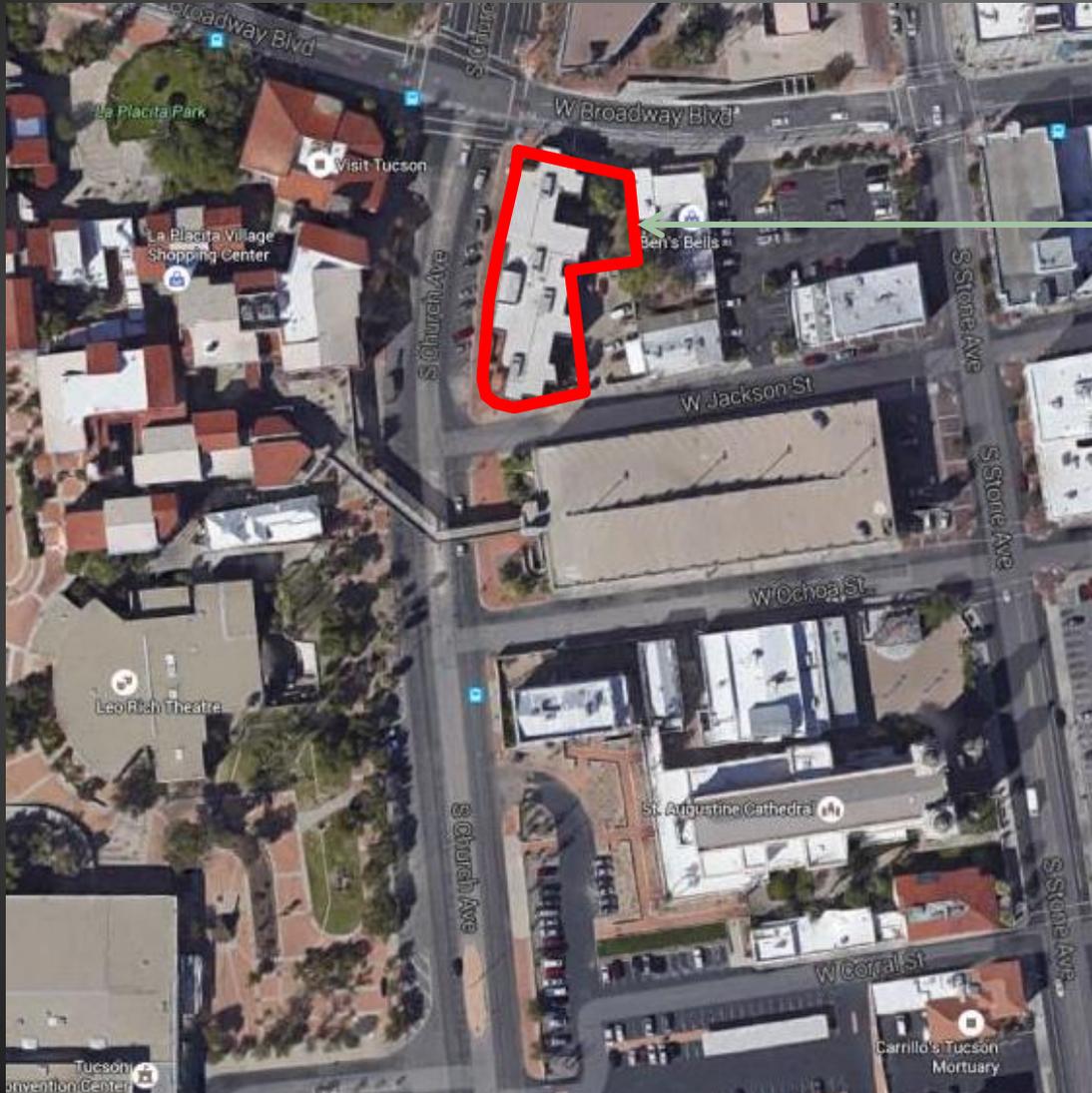
PRESENTATION OUTLINE

- ⦿ Introductions
- ⦿ Infill Incentive District Overview
 - IID & DCS
 - Requested Modifications
- ⦿ Architectural Renderings - 2.16 Submittal
- ⦿ Architectural Renderings - 10.16 Public Meeting
- ⦿ Question & Answer

INTRODUCTION / TIMELINE

- ◎ February of 2016 – Infill Incentive District and Development Plan approvals
- ◎ June of 2016 - Project was funded by the Arizona Department of Housing and is moving forward
- ◎ October 2016 – Conceptual design changes made subsequent to the approval of funding must return for review by PDSD Staff, **Neighborhood Meeting**, Design Review Professional, TPCHC, and IID DRC
- ◎ January 2017 – 100% plans
- ◎ March 2017 – Start of construction

INTRODUCTION

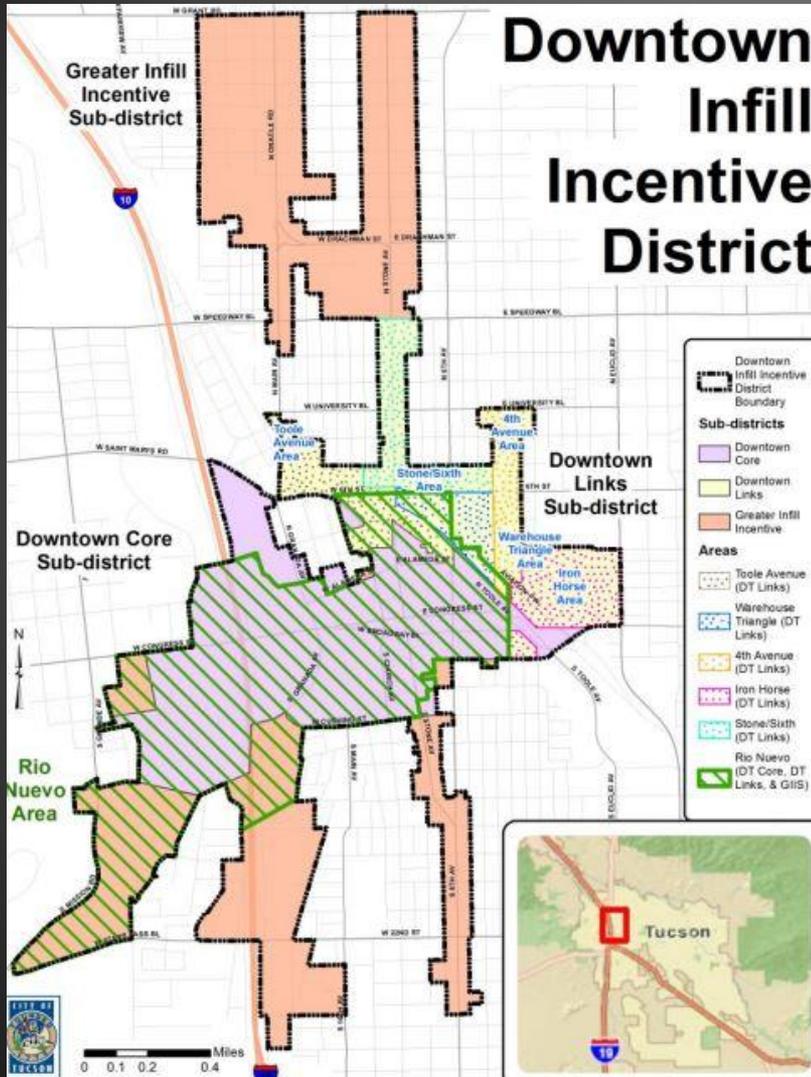


MARIST AT
CATHEDRAL SQUARE
IID-15-10



CYPRESS

INFILL INCENTIVE DISTRICT



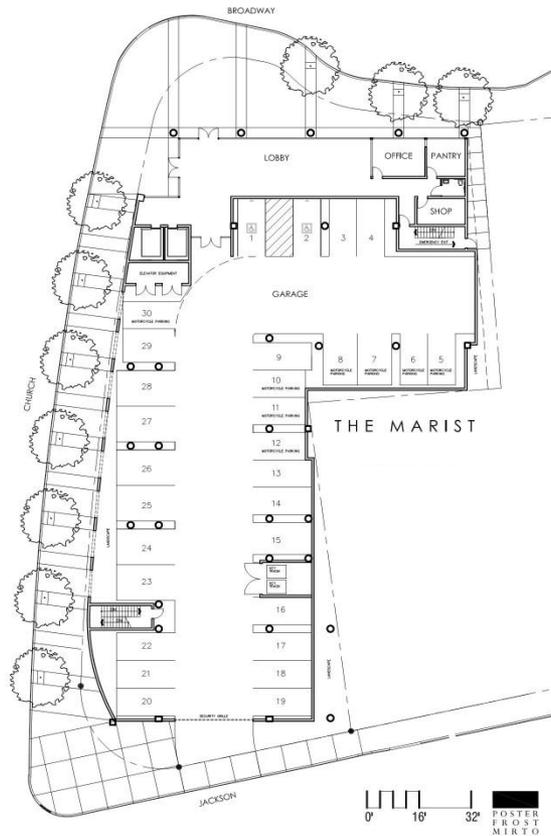
- INFILL INCENTIVE DISTRICT (IID)
An optional overlay zone that allows certain development regulations to be modified to encourage high density and transit-oriented development in urban core.
- DOWNTOWN CORE SUB-DISTRICT
Development is intended to take advantage of the Modern Street Car project, and promote high-density infill transit-oriented development.

INFILL INCENTIVE DISTRICT

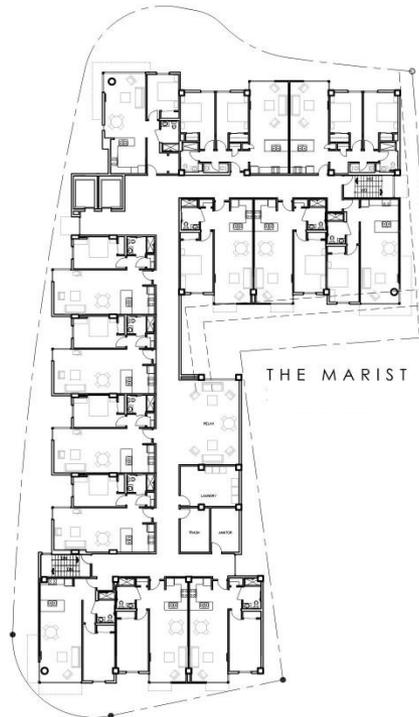
⦿ Approved modifications:

- Maximum Lot Coverage
- Motor Vehicle Parking
- Landscape / Screening
- MS+R Setback Zone
- Environmental Services
- Sight Visibility Triangle

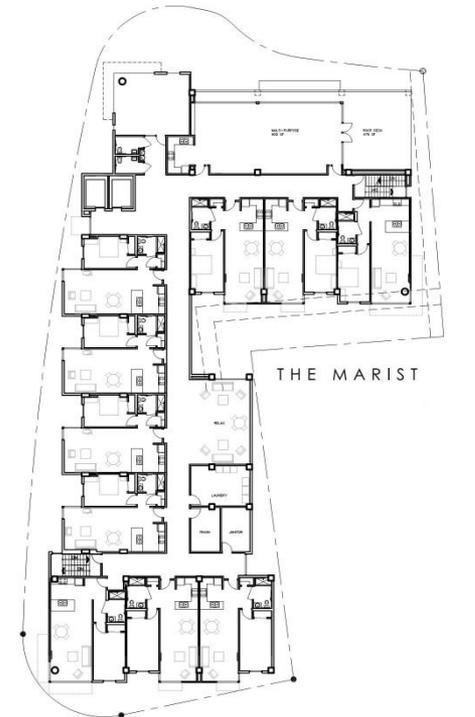
ARCHITECTURE – FEBRUARY 2016



GROUND FLOOR



FLOORS 2-6



FLOOR 7

SITE AND FLOOR PLANS

ARCHITECTURE – FEBRUARY 2016



VIEW FROM BROADWAY AND CHURCH

ARCHITECTURE – FEBRUARY 2016



VIEW FROM BROADWAY LOOKING WEST

ARCHITECTURE – FEBRUARY 2016



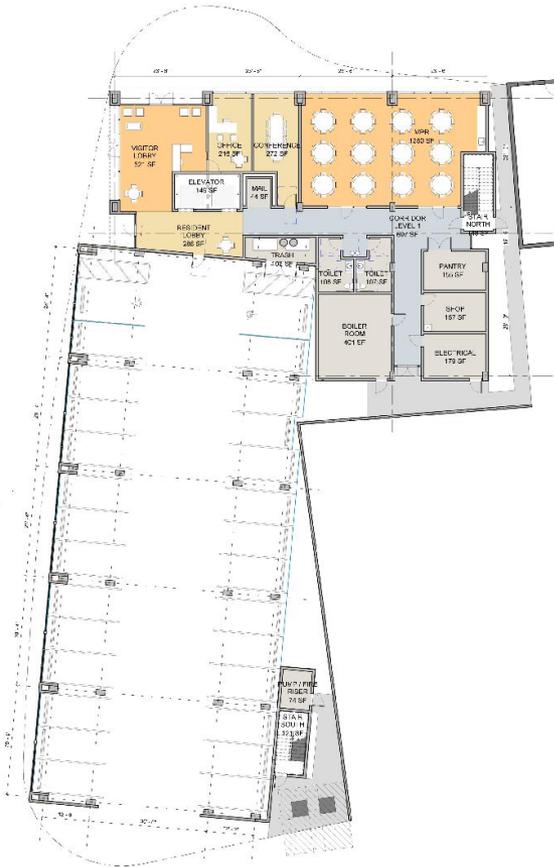
SOUTH ELEVATION

ARCHITECTURE – FEBRUARY 2016



EAST ELEVATION

OCTOBER 2016



GROUND FLOOR



FLOORS 2-6



FLOOR 7

SITE AND FLOOR PLANS

OCTOBER 2016



VIEW FROM NORTHWEST

ARCHITECTURE – OCTOBER 2016



NORTH ELEVATION

ARCHITECTURE – OCTOBER 2016



SOUTH ELEVATION

ARCHITECTURE – OCTOBER 2016



EAST ELEVATION

ARCHITECTURE – OCTOBER 2016



WEST ELEVATION

ARCHITECTURE – OCTOBER 2016



VIEW FROM SOUTHEAST

OCTOBER 2016



BROADWAY



ARCHITECTURE – OCTOBER 2016



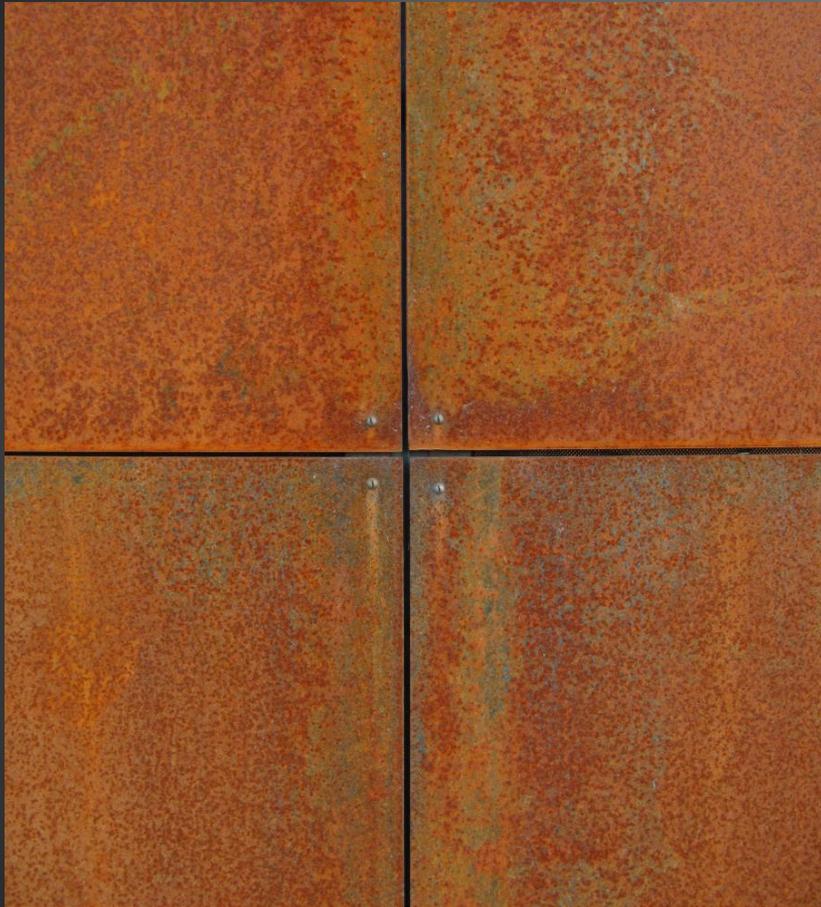
STUCCO (LITE SAND FINISH)

ARCHITECTURE – OCTOBER 2016



CONCEALED FASTENER METAL PANELS

ARCHITECTURE – OCTOBER 2016



WEATHERING STEEL (CORTEN)

ARCHITECTURE – OCTOBER 2016



STACKED BOND 4" HIGH CMU INTEGRAL COLOR

ARCHITECTURE – OCTOBER 2016



TUBE STEEL AND METAL DECK AWNINGS

QUESTIONS & ANSWERS

THANK YOU FOR COMING!



CYPRESS