



Main Gate Overlay - Design Review Package Submittal

Zoning Administration

APPLICATION

Case Number **MGD-19-01 (T19SA00088)**

Date Accepted: 2/28/19

**PROPERTY LOCATION INFORMATION**

Property Development (Project) Name (IF APPLICABLE): Aspire Tucson - Phase II

Property Address: 947 N. Park Ave.

Applicable Area/Neighborhood/Overlay: Main Gate Overlay District

Zoning: C-1 & Main Gate Overlay Historic Status: Not in a historic district/HPZ.

Legal Description: Parcel 1: NELSON BLOCK AMENDED E2 LOT 1 EXC S60'  
Parcel 2: NELSON BLOCK AMENDED E10.64' W2 LOT 1

Pima County Tax Parcel Number/s: Parcel 1: 124-04-098A  
Parcel 2: 124-04-097D

Site and Building Area (sq ft): Site Area: +/- 35,418 sq. ft.; Building Area: +/- 265,000 sq. ft.

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

APPLICANT NAME: Lazarus, Silvyn & Bangs PC (c/o Din/Cal 4, Inc.)

EMAIL: rjuneman@lsblandlaw.com

PHONE: ( 520 ) 207-4464 FAX: ( )

ADDRESS: 5983 E. Grant Rd., Ste. 290, Tucson, AZ 85712-2365

PROPERTY OWNER NAME (If ownership in escrow, please note): Din/Cal 4, Inc. (in escrow with JPMorgan Chase)

PHONE: ( 858 ) 847-9311 FAX: ( )

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

Related Permitted Activity Number(s):

DESCRIPTION OF USE: Mixed Use - Group Dwelling with ground floor commercial.

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

SIGNATURE OF OWNER/APPLICANT

2/19/2018

Date



### SUBMITTAL REQUIREMENTS

**PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:**

X	1. <b>Application</b> form (signed by the Property Owner or Authorized Agent – include letter of authorization).
N/A	2. Written <b>summary</b> of neighborhood meeting with sign in sheet and agenda (if applicable).
X	3. Project <b>statement</b> outlining scope of work.
N/A	4. UDC compliance review <b>comments</b> (obtained at the 1 <sup>st</sup> floor). <b>DP to be submitted 3/1/19</b>
X	5. Pima county assessor’s record parcel <b>detail</b> and record map.
X	6. Color aerial <b>photograph</b> of subject property (if applicable).
X	7. Color, labeled <b>photographs</b> of project site existing conditions (north, south, east and west elevations of all structures on the property) and surrounding area (if applicable).
X	8. Color <b>photographs</b> of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable).
X	9. Site <b>Plan</b> (and landscape plan and floor plans if applicable) drawn to scale at 11”x17”, folded*, prepared in accordance to Section 2-06.0.0, in the Administrative Manual.
X	10. <b>Elevations</b> (and contextual elevations if applicable) drawn to scale at 11”x17”, folded*, dimensions, proposed materials (if applicable) prepared in accordance to Section 2-06.0.0.
X	11. <b>Samples</b> , cut sheets and/or photographs of the type, color and texture of the proposed materials (if applicable).
X	12. <b>PDF</b> of all above listed items (number of hard copies may be required).
X	13. Applicable <b>fees</b> (payable to City of Tucson).
	14. (Other)

\*For 11” X 17” format “z” 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.

Additional application materials may be required at the time of your meeting with staff.

Refer to Supplemental Information per review process for material instructions, etc.

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*For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. If you feel the Land Use Code (LUC) should apply, please consult with Zoning review staff. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact us at (520) 791-5550.*

*By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.*



**CASE INFORMATION**

*(To be completed by PDSD staff at pre-application meeting)*

**CASE INFORMATION**

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Case Number (E.g. HPZ-14-11, IID-15-01):

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Related Permitted Activity Number(s):

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Review Process (E.g. HPZ, DDO, IID – Major/Minor):

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Applicable Fees:

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Pre-Application Accepted by:

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Pre-Application Meeting scheduled for:

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Additional Notes:

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Next Steps (E.g neighborhood meeting, recommendation from T-PCHC PRS, Design Professional, etc.):

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**Park & First Mixed-use Development  
Main Gate Overlay Design Package  
Project Statement  
February 19, 2019**

Din/Cal 4, Inc. (“Din/Cal”), is proposing an exciting new mixed-use student housing development (the “Project”) located in the heart of the Main Gate entertainment district and adjacent to the University of Arizona (“University”) and the modern street car. The Project will be located on the current Chase Bank site at the southwest corner of Park Ave. and First St., Pima County Assessor’s Nos. 124-04-098A and -097D (the “Property”). The Property is zoned C-1 and in the Main Gate Overlay District (“MGO”). Din/Cal will use the MGO zoning option, as it encourages the heights and density appropriate for student housing near the University.

This MGO Design Package details the Project’s exterior design that complies with the MGO’s design and development standards. Below is additional background on Din/Cal and its initial design for the Project.

***A. Din/Cal Overview***

Din/Cal is a third-generation, family owned company that is one of the nation’s largest developers of multi-family and student housing communities. Din/Cal, which is based in Houston, has built 52,000 apartment units, including 35,000 student housing beds, in 26 states. The company is vertically integrated with both a construction and management division under the Din/Cal umbrella.

Here, Din/Cal will build the Project, and once open will be the property manager. Din/Cal is also currently building the residential project directly west of the Property, branded Aspire Tucson and set to open in August 2019. While both this Project and Aspire share similar design elements, materials and colors, the Project has a unique design that is illustrated in the design package. Din/Cal is using the same consultant team it used to design and build Aspire. The Project’s architect is Gensler, an international architecture firm whose team is from its Houston and Phoenix offices. The remaining team is local, including J Studios (landscape architect), RICK Engineering (civil engineer), and Lazarus, Silvyn & Bangs (land use attorney).

***B. Design Package***

The Design Package accompanying this application details the Project’s exterior design. The Project will be eight-stories including two mezzanine levels, which complies with the MGO’s allowed height of 96 feet. This height is appropriate for a student housing complex in this area and consistent with the heights and densities of the other nearby developments. The Project uses a variety of materials, colors, bulk reductions, and fenestrations to create an interesting design that complies with the MGO. Of significance is the Project’s east side facing the University, where the design incorporates a series of vertical and horizontal articulations different from any other MGO project.

The Project will have approximately 129 dwelling units and 483 beds. There are approximately 147 parking spaces on two levels below grade. The Property also will encourage multi-modal transportation by being within walking distance of the University and two streetcar stops, and by meeting the MGO's requirements for short- and long-term bike spaces. A ride-share pick-up area will provide residents convenient access to ride-share vehicles while not blocking traffic along Park or 1<sup>st</sup> St. The Project's design will also meet the environmentally conscious design requirements of the MGO, and Din/Cal's goal for the Project is a silver LEED certification.

Din/Cal's building design stresses safety for both residents and those near the building. The Project has no balconies, and the roof pool design will work to limit access to the building's edge. These design elements create a safer environment for both residents and the pedestrians below. The Project's location helps mitigate noise from the Property, as Aspire and the other surrounding buildings insulate it from the nearby residential areas.

The Project's streetscape will enhance the Park Ave. pedestrian corridor, a major thoroughfare between the student housing complexes, the University, and Main Gate Square. It will be landscaped and provide ample sidewalk space to allow for easier pedestrian movement adjacent to the Project. This streetscape design will also use planters and benches to help direct pedestrians to the appropriate crosswalks with the intent of discouraging jaywalking across Park Ave.

### ***C. Project Communications***

Din/Cal understands the importance of communicating with stakeholders and neighboring properties before, during and after construction. In leading up to this submittal, Din/Cal and its representatives have held meetings with the following stakeholders to discuss the Project and solicit feedback:

- Pre-application with City staff to introduce the Project.
- Held individual meetings with all of the MGO Design Review Committee members.
- Presented to the West University Neighborhood Association Development Review Committee.
- Met with leadership of the Arizona History Museum, located adjacent to the Project.
- Reached out to the Islamic Center of Tucson with Project information.
- Met with the Ward 6 and Ward 3 City Council Offices.

For communication moving forward, Din/Cal will implement the following communication measures:

- Construction Notice – Prior to commencing construction, Din/Cal will send a letter to all surrounding property owners within 300 ft. of the Property letting them know the date construction will begin. The letter will also provide contact information for the onsite Project superintendent (or other project manager) and the Din/Cal Project manager.

- Move-in Coordination – Din/Cal will coordinate with the other nearby private and University student housing complexes to ensure that construction activity does not negatively impact Fall student move-in dates.
- Closure Notifications – Din/Cal will work with other nearby projects to develop a protocol during construction to notify via email the surrounding neighbors, the University, and the Marshall Foundation of road closures necessary for these construction sites.
- Night Concrete Pours - In the event that the Project requires night concrete pours, Din/Cal will follow the City's required process for exceptions to the noise ordinance. This process includes notifying surrounding properties, which Din/Cal will comply with.
- Operation Notice – Once the Project is complete, Din/Cal will send a letter to all surrounding property owners within 300 ft. of the Property letting them know the date the Project will open. This notice will include the contact information for the Project's onsite property manager.

Parcel Number: 124-04-098A

## Property Address

Street Number	Street Direction	Street Name	Location
947	N	PARK AV	Tucson

## Contact Information

Property Owner Information:	Property Description:
JPMORGAN CHASE BANK ATTN: INDUSTRY CONSULTING GROUP INC PO BOX 8265 WICHITA FALLS TX 76307-8265	NELSON BLOCK AMENDED E2 LOT 1 EXC S60'

## Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$1,447,690	\$1,447,690	\$260,584
2019	COMMERCIAL (1)	18.0	\$1,348,894	\$1,348,894	\$242,801

## Property Information

Township:	14.0	Section:	7	Range:	14.0E
Map & Plat:	6/88	Block:	0	Tract:	
Rule B District:	2	Land Measure:	33,177.00F	Lot:	00001
Census Tract:	500	File Id:	1	Group Code:	000
Use Code:	1610 (BANK)			Date of Last Change:	12/15/2016

## Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
60	6	UN_RINCON_HTS	05006301	13

## Recording Information (2)

Sequence No.	Docket	Page	Date Recorded	Type
20162140491	0	0	8/1/2016	WTDEED
0	411	3	12/31/1752	

## Commercial Characteristics

Property Appraiser: Bill Boren Phone: (520) 724-3096

### Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	8,390	\$917,261	\$0	\$0

### Commercial Detail

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1969	162/3	\$1,464,423	\$694,576	BRANCH BANK
001-002	1969	162/3	\$378,319	\$179,437	BRANCH BANK
002-001	1980	101/3	\$7,487	\$3,198	COMMERCIAL YARD IMPROVEMENTS
003-001	2017	290/3	\$45,454	\$40,050	PARKING LOT

### Petition Information (1)

Tax Year	Owner's Estimate	Petition	Work Up
2005	\$600,000		

### Permits (4)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T16CM07023	CADD ~ FINAL	01/26/2017	04/28/2017	TUC	\$7,636	100	6/*	02/01/2017	02/01/2017		100
<b>Description:</b> DRIVE THRU/ CANOPY											
T16CM07023	CADD ~ FINAL	01/26/2017	04/28/2017	TUC	\$7,636	100	6/*	02/01/2017	02/10/2017		40
<b>Description:</b> DRIVE THRU/ CANOPY											
T16CM07023	CADD ~ FINAL	01/26/2017	04/28/2017	TUC	\$7,636	100	6/*	02/01/2017	02/24/2017		40
<b>Description:</b> DRIVE THRU/ CANOPY											
T16CM07023	CADD ~ FINAL	01/26/2017	04/28/2017	TUC	\$7,636	100	6/*	02/01/2017	03/29/2017		100
<b>Description:</b> DRIVE THRU/ CANOPY											

### Notes (4)

<b>Created:</b> 3/29/2017 <b>Modified:</b> 3/29/2017	2019N- No change to Use Code 1610, no change to Land/IMP class 1/0. Update CCS IMP 001 from 8701 to 8390 SF and IMP 003 (paving) due to partial demo. Update Apex/photos in Bookmap.
<b>Created:</b> 8/29/2016 <b>Modified:</b> 12/13/2016	SQ20162140491 Deed referenced merger between Valley National Bank of Phx and JP Morgan Chase Bank
<b>Created:</b> 9/1/2011 <b>Modified:</b> 9/1/2011	UPDATE CCS, REMOVE VAULT COMPONENTS. 2013N
<b>Created:</b> 8/2/2004 <b>Modified:</b> 8/2/2004	BANK ONE. CONVERTED TO CCS. NC 4DUC, RATIOS OR CLASS. APEXED. REMODELED. EAGE CALC INT .192 + H/C .091 +PLUM .064 +ELECT .105 +OTHER .015 = .467 X 1990 = 929.33 PLUS .533 X 1951 = 1039.88 TOTAL 1969. USED WITH 097A.

Parcel Number: 124-04-097D

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
<b>Property Owner Information:</b>	<b>Property Description:</b>
JP MORGAN CHASE BANK ATTN: INDUSTRY CONSULTING GROUP INC PO BOX 8265 WICHITA FALLS TX 76307-8265	NELSON BLOCK AMENDED E10.64' W2 LOT 1 EXC S60'

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$29,975	\$26,708	\$4,807
2019	COMMERCIAL (1)	18.0	\$29,980	\$28,043	\$5,048

Property Information					
<b>Township:</b>	14.0	<b>Section:</b>	7	<b>Range:</b>	14.0E
<b>Map &amp; Plat:</b>	6/88	<b>Block:</b>	0	<b>Tract:</b>	
<b>Rule B District:</b>	2	<b>Land Measure:</b>	2,247.00F	<b>Lot:</b>	00001
<b>Census Tract:</b>	500	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	1610 (BANK )			<b>Date of Last Change:</b>	12/15/2016

Valuation Area				
<b>District Supervisor:</b>	<b>District No:</b>			
<b>Condo Market</b>	<b>DOR Market</b>	<b>MFR Neighborhood</b>	<b>SFR Neighborhood</b>	<b>SFR District</b>
60	6	UN_RINCON_HTS	05006301	13

Recording Information (2)				
Sequence No.	Docket	Page	Date Recorded	Type
20162140491	0	0	8/1/2016	WTDEED
0	1437	480	12/31/1752	

## Commercial Characteristics

Property Appraiser: Bill Boren Phone: (520) 724-3096

### Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	0	\$747	\$0	\$0

### Commercial Detail

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1973	290/3	\$2,098	\$747	PARKING LOT

## Notes (6)

<b>Created:</b> 7/5/2017 <b>Modified:</b> 7/5/2017	TRCNo 1701773: re parcel child per batch #23802
<b>Created:</b> 3/1/2017 <b>Modified:</b> 3/1/2017	2017 Reparcel TRC 2017 Batch 23802 Back from section
<b>Created:</b> 12/20/2016 <b>Modified:</b> 12/20/2016	2018N- No change to Use Code 1610. No change to Land/IMP class 1/0. Parcel 124-04-097A becomes 097C and 097D. Moved all IMPs to 097C and created IMP 001 (paving) for 097D. Update photos in Bookmap.
<b>Created:</b> 12/13/2016 <b>Modified:</b> 12/13/2016	Split 2017 release to sections batch 23802
<b>Created:</b> 8/29/2016 <b>Modified:</b> 12/13/2016	SQ20162140491 Deed referenced merger between Valley National Bank of Phx and JP Morgan Chase Bank
<b>Created:</b> 12/9/2016 <b>Modified:</b> 12/9/2016	2017 reparcel 124-04-097A to 097D after sq20162140490 batch 23802 area calc w:\travcad\sq20162140490.dwg (2,247sf)

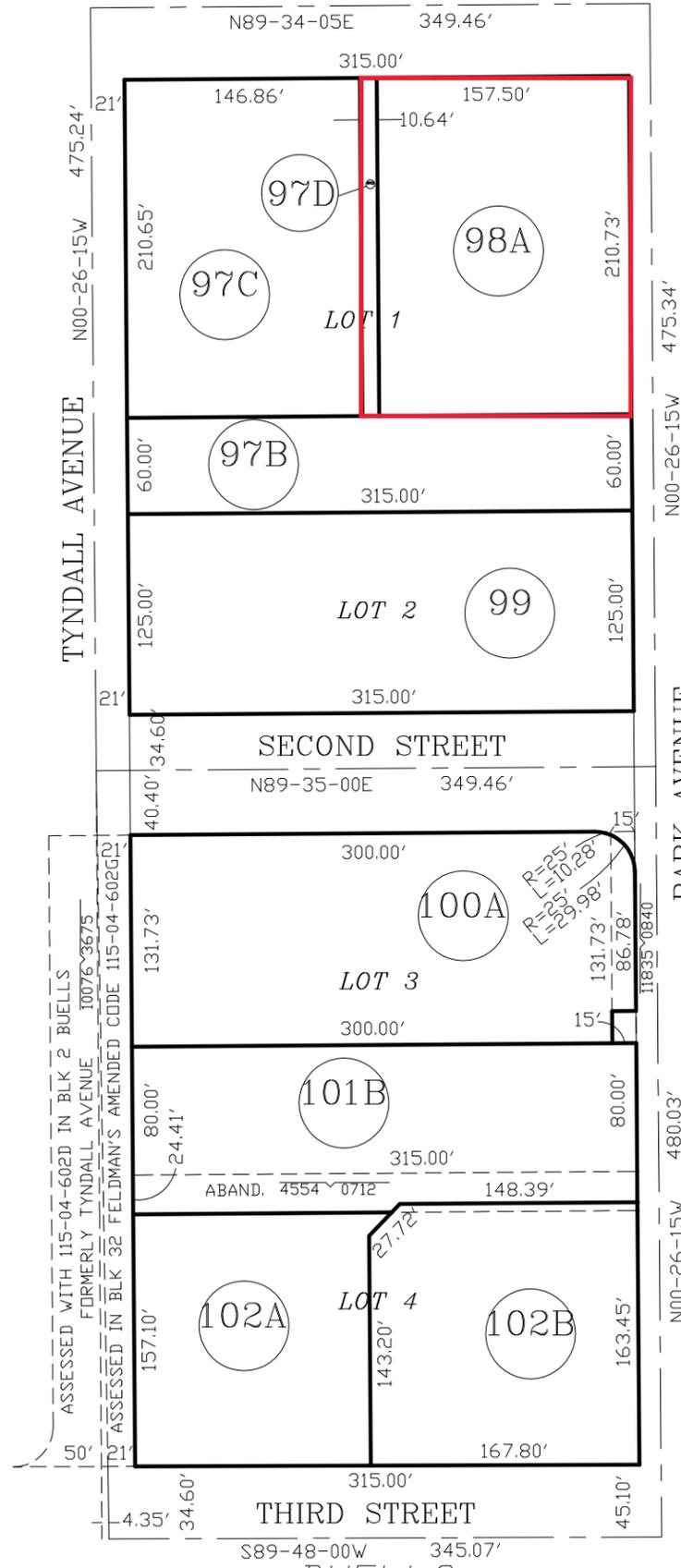
ASSESSOR'S RECORD MAP  
NELSON BLOCK  
LOTS 001-004

124-04

FELDMANS ADDITION  
BOOK 02, PAGE 035 M&P

(RESUB 04/012 M&P)

FELDMANS ADDITION  
BOOK 02, PAGE 035 M&P



UNIVERSITY OF ARIZONA

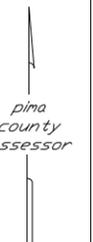


BUELLS  
BOOK 01, PAGE 004 M&P

SEE BOOK 06 PAGE 088 M&P  
2017-1

S07,T14S,R14E

\\MP06\06088-10/11/17 XAK DML





E 1ST ST

E 1ST ST

E 1ST ST

E 1ST ST

N TYNDALL AV

N TYNDALL AV

AV

Aspire  
Development  
Site

The Property

N PARK AV

N PARK AV

N PARK AV

E 2ND ST

University  
of Arizona

# Chase Bank East Facade



# Chase Bank South Facade

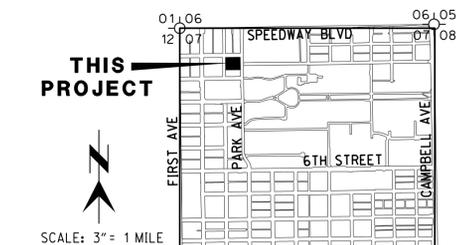
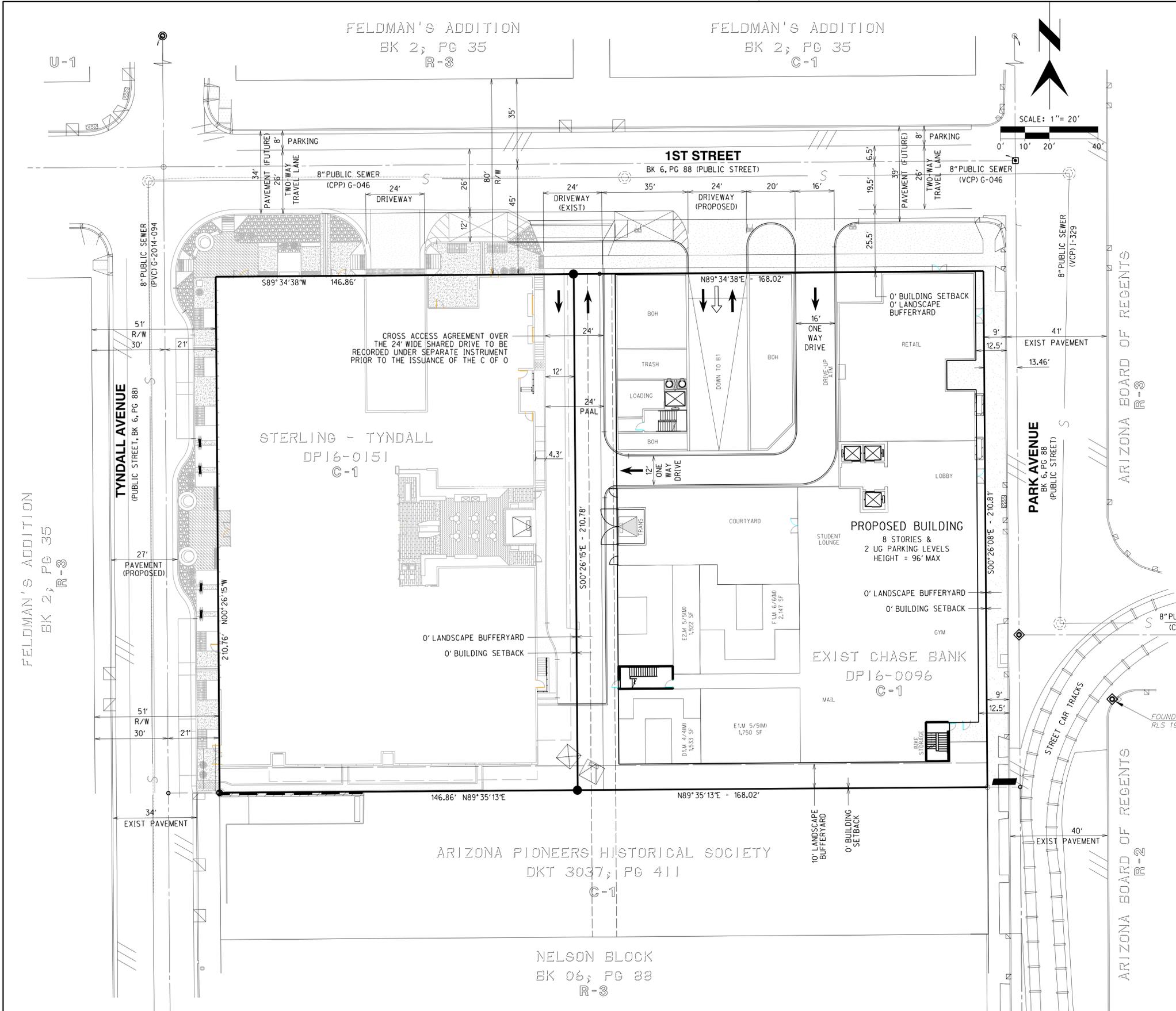


# Chase Bank North Facade



# Chase Bank West Facade





**ZONING DVLPMNT CRITERIA**

- GROSS AREA: 0.813 AC (35,418 SF)
- EXISTING ZONING IS C-1, UC-1, MAIN GATE DISTRICT  
PROPOSED ZONING IS UC-1, MAIN GATE DISTRICT  
ZONING OPTION C9-12-01 REFERENCE PA-11-01  
WEST UNIVERSITY NEIGHBORHOOD PLAN AND UNIVERSITY  
AREA PLAN AMENDMENTS-WEST UNIVERSITY TRANSITION AREA,  
TRANSIT-ORIENTED DEVELOPMENT.
- PROPOSED USE: GROUP DWELLING
- THIS PROJECT IS DESIGNED TO MEET THE UNIVERSITY TRANSITION AREA URBAN  
OVERLAY ZONE CASE NUMBER C9-12-01.

**LOCATION MAP**

SECTION 7, T 14 S, R 14 E, G & SRM  
PIMA COUNTY, ARIZONA  
CITY OF TUCSON WARD #6  
PIMA COUNTY DATUM

**TABULATIONS**

BASED ON STANDARDS FOR MAIN GATE DISTRICT ZONING OPTION C9-12-01

1. BUILDING TABULATIONS:

LEVEL	GFA	NO. OF UNITS	NO. OF BEDS
LEVEL 1 - GROUND	13,640 SF	4	22
LEVEL 2	25,514 SF	17	62
LEVEL 3	25,514 SF	18	252
LEVEL 4	25,514 SF	18	252
LEVEL 5	25,514 SF	18	252
LEVEL 6	25,514 SF	18	252
LEVEL 7	25,900 SF	17	63
LEVEL 8	25,900 SF	18	88
MEZZANINE	6,010 SF		
ROOF AMENITY AREA	9,434 SF		
<b>TOTAL GFA</b>	<b>208,454 SF</b>	<b>128 UNITS</b>	<b>487 BEDS</b>
PARKING STRUCTURE			
LEVEL B1	27,327 SF		
LEVEL B2	29,125 SF		
<b>TOTAL GSF</b>	<b>264,906 SF</b>		

2. DIMENSION STANDARDS

	REQUIRED/ALLOWED	PROPOSED
MINIMUM LOT AREA	NONE	0.81 AC
MINIMUM LOT WIDTH	NONE	168'
MINIMUM BUILDING SEPARATION	NONE	N/A
MINIMUM LOT COVERAGE	NONE	
MAXIMUM FLOOR AREA RATIO	NONE	
MAXIMUM DENSITY	NONE	
MINIMUM SETBACK	NONE	
MAXIMUM SETBACK:		
NORTH - STREET FRONTAGE	15' MAX	0'
EAST - STREET FRONTAGE	15' MAX	0'
SOUTH	NONE	
WEST	NONE	
MINIMUM PERIMETER YARD WIDTH	NONE	
MAXIMUM BUILDING HEIGHT	8 STORIES	8 STORIES
	96' MAX	96' MAX
MINIMUM OPEN SPACE	25 SF/UNIT * 128 UNITS = 3,200 SF	3,200+ SF
MINIMUM LANDSCAPE AREA	25% OF 3,200 SF = 800 SF	800+ SF

3. PARKING REQUIREMENTS

	PARKING REQUIRED	PARKING PROVIDED
VEHICLE:		
GROUP DWELLING - DORMITORY		
0.5 SP/UNIT * 128 UNITS	= 64 SPACES	
RETAIL		
1 SP/2,000 SF * 5,690 SF	= 3 SPACES	
	67 SPACES	146 SPACES
		65 COMPACT (45%)
ADA PARKING PER TABLE 1106.1:		
BETWEEN 101 - 150	5 SPACES	6 SPACES
		ALL VAN ACCESSIBLE
BICYCLE:		
SHORT TERM		
GROUP DWELLING - DORMITORY		
0.3 SP/UNIT * 128 UNITS	= 38 SPACES	
RETAIL		
1 SP/5,000 SF * 5,690 SF	= 2 SPACES	
(2MIN)	40 SPACES	40 SPACES
LONG TERM		
GROUP DWELLING - DORMITORY		
0.3 SP/UNIT * 128 UNITS	= 38 SPACES	
RETAIL		
1 SP/12,000 SF * 5,690 SF	= 2 SPACES	
(2MIN)	40 SPACES	40 SPACES
LOADING:	1 SPACE	1 SPACE

**OWNER**

JPMORGAN CHASE BANK, NA  
24085 EL TORO ROAD, 2<sup>ND</sup> FLOOR  
LAGUNA HILLS, CA 92653  
PHONE (949) 458-1729  
ATTN: GREG COLEMAN  
Greg.coleman@chase.com

**DEVELOPER**

DIN/CAL 4, INC.  
3411 RICHMOND AVENUE, SUITE 200  
HOUSTON, TX 77046  
PHONE (832) 209-1203  
ATTN: JOSH VASBINDER  
Josh.Vasbinder@dc-properties.com

**CIVIL ENGINEER**

RICK ENGINEERING COMPANY, INC.  
3945 EAST FORT LOWELL ROAD, SUITE 111  
TUCSON, ARIZONA 85712  
PHONE (520) 795-1000  
ATTN: MR. PAUL IEZZI  
piezzi@rickengineering.com

**ADMINISTRATIVE ADDRESS**

947 NORTH PARK AVENUE  
TUCSON, ARIZONA 85719

**ASSESSOR PARCEL NUMBER**

124-04-098A

DATE: 12/14/2018

**CONCEPTUAL SITE PLAN FOR  
ASPIRE TUCSON 2**

LOT 1 OF NELSON BLOCK, EXCEPT THE WEST 146.86 FEET, AND EXCEPT THE SOUTH 60 FEET  
RECORDED IN M&P BOOK 6, PAGE 88, SECTION 7, TOWNSHIP 14 SOUTH, RANGE 14 EAST  
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA





