



**APPLICATION**

Case Number T16SA00348 MGOD-16-12

Date Accepted: 8-5-2016

**PROPERTY LOCATION INFORMATION**

Property Development (Project) Name (IF APPLICABLE): Tyndall/First Student Housing

Property Address: SE corner of Tyndall/First (parcel not addressed)

Applicable Area/Neighborhood/Overlay: Main Gate Overlay District

Zoning: C-1 Historic Status: None

Legal Description: Nelson Block Amended W2 Lot 1 EXC S60'

Pima County Tax Parcel Number/s: APN 124-04-097A

Site and Building Area (sq ft): Site Area: 30,950 sq. ft. (.71 acres). Building Area: approx. 295,000 sq. ft.

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

APPLICANT NAME: Lazarus, Silvyn & Bangs PC, representing Din/Cal 3, Inc.

ADDRESS: 4733 E. Camp Lowell Dr., Tucson, AZ 85712

PHONE: ( 520 ) 207-4464 FAX: ( 520 ) 300-9662

EMAIL: ksilvyn@lsblandlaw.com

PROPERTY OWNER NAME (If ownership in escrow, please note): JP Morgan Chase Bank, which acquired title as the Valley National Bank of Phoenix (with Din/Cal 3, Inc. in escrow).

PHONE: ( 949 ) 206-7937 FAX: ( 949 ) 581-1283

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

Related Permitted Activity Number(s): N/A

DESCRIPTION OF USE: Student Housing, potentially with a financial services or retail use on ground floor.

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

*Kari Silvyn*  
SIGNATURE OF OWNER/APPLICANT  
8/5/16  
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.
*1	4. UDC compliance review <b>comments</b> (obtained at the 1 <sup>st</sup> floor). *1- Concurrent DP Review
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). * No structures on Property
X	8. Color <b>photographs</b> of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable). (See Design Package (“DnP”) pp. 15-17).
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. (DnP pp. 5, 39-45)
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. (DnP pp. 6-14, 18-30)
X	11. <b>Samples</b> , cut sheets and/or photographs of the type, color and texture of the proposed materials (if applicable). (DnP pp. 31-35, Materials Board to be provided at DRC Meeting)
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.*



## **Project Statement: Tyndall & First Student Housing**

Din/Cal 3, Inc. Design Package Submission

Main Gate Overlay District

August 5, 2016

Din/Cal 3, Inc. (“Din/Cal”) is proposing an exciting new student housing complex (the “Project”), located in the heart of the Main Gate entertainment district just feet from the University of Arizona and the modern street car. The Project will be located on the current Chase Bank parking lot at the southeast corner of First St. and Tyndall Ave., Pima County Assessor’s No. 124-04-097A (the “Property”).<sup>1</sup> 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.

The enclosed MGO Design Package (the “Design Package”) details the Project’s exterior design and shows its compliance with the MGO’s design and development standards. Below is additional background on Din/Cal, the Project’s design, and Din/Cal’s commitment to communication and good management throughout construction and beyond.

### ***A. Din/Cal and the Dinerstein Companies***

Din/Cal is an entity of the Dinerstein Companies (“Dinerstein”). Dinerstein is a third-generation, family owned company that is one of the nation’s largest developers of multi-family and student housing communities. It is vertically integrated with both a construction and management division under the Dinerstein umbrella. Dinerstein, which is based in Houston, has built 52,000 apartment units, including 35,000 student housing beds, in 26 states. For the Project, Din/Cal has assembled an experienced, mostly local consultant team. The Project’s architect is Gensler, an international architecture firm that has worked with Din/Cal on several other multi-family and student housing projects. The Gensler team will be based from its Houston and Phoenix offices. The remaining team is local, including The Planning Center (landscape architect), RICK Engineering (civil engineer), and Lazarus, Silvyn & Bangs (land use attorney).

### ***B. Design Package***

The Design Package fully illustrates the Project’s exterior design and compliance with the MGO. The Project’s 10-story design complies with the MGO’s allowed height, which is appropriate for a student housing complex in this area. The Project is also consistent with the heights and densities of three nearby student housing complexes. The Project uses a variety of materials, colors, bulk reductions, and fenestrations for a design unique to the area. This design meets, and likely exceeds the environmentally conscious design requirements of the MGO. The Project will have approximately 148 dwelling units and 502 beds. There are 130 parking spaces on two levels below grade. The Property also will encourage multi-modal transportation by being within walking distance of the University, within 700 ft. of two streetcar stops, and by meeting the MGO’s requirements for short- and long-term bike spaces at ground level.

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<sup>1</sup> The Chase Bank will remain on Parcel No. 124-04-098A, and Chase will retain a small strip of Parcel No. 124-04-097A to provide parking for the branch.

Din/Cal's building design stresses safety for both residents and those near the building. The Project has no balconies, and Din/Cal has designed the roof pool area 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 the surrounding buildings and Main Gate parking garage insulate it from the nearby residential areas. The roof's occupiable space is surrounded by raised mechanical areas, noise barriers, and planters intended to deflect noise from the residential areas to the west and north.

The Project's streetscape will enhance the Tyndall pedestrian corridor, a major thoroughfare between the student housing complexes and Main Gate Square. It will be landscaped, and expanded in several areas, including the Tyndall/First corner, to allow for easier pedestrian movement adjacent to the Project.

### *C. Communication and Management*

Din/Cal knows the importance of good communication and management for this type of student housing project. Din/Cal will soon begin reaching out to the neighboring residents and businesses to establish those relationships. During construction, it will inform neighbors of construction schedules and any potential construction impacts well before they occur. Post construction, Din/Cal will provide neighbors local management contacts in order to maintain open communication and good relationships. It also will incorporate best practices from its other student housing complexes to effectively manage resident and guest behavior. Din/Cal is committed to putting the people and processes in place to maintain good relationships with its neighboring businesses and the surrounding residents.



## Pima County Geographic Information Systems

# Parcel 124-04-097A

Read the [Disclaimer](#). Information on this page is **unofficial**.

### Mail name and address

124-04-097A  
 VALLEY NATIONAL BANK OF PHOENIX  
 ATTN: INDUSTRY CONSULTING GROUP INC  
 PO BOX 8265  
 WICHITA FALLS TX 76307-8265

### Legal description

NELSON BLOCK AMENDED W2 LOT 1 EXC S60'

### Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal City	Zip Code
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There is no situs address information.

### Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **12404097A** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
  - [Recorded Document](#) for Docket 1437, Page 480.
  - **Voter Precinct and Districts** are not available because there is no parcel situs address information.
- [Subdivision Plat Map](#) for Book 6, Page 88.
- Pima County [Sanitary Sewer Connection Search](#) and [Connection Records Overview](#).
- **Permits** from [Pima County Development Services](#).
  - [Permit Database Search](#)
  - [Historical Permit Cards](#) - Prior to about 1998
- City of Tucson Development Activity Records are not available because there is no parcel situs address information.
- [Section Information and Maps](#) for Township 14S, Range 14E, Section 7.  
 This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information:**
  - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.

- City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.
- ZoomTucson is not available because there is no parcel situs address information.

### Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).

<a href="#">Airports</a> <a href="#">Associations</a> <a href="#">Census</a> <a href="#">Comprehensive Plan-Pima Prospers</a> <a href="#">Development</a> <a href="#">Floodplain-Defined by Pima County RFCD</a> <a href="#">Floodplain-FEMA</a> <a href="#">Governmental Districts and Areas</a>	<a href="#">Grids</a> <a href="#">Incentive Zones</a> <a href="#">Jurisdictions</a> <a href="#">Landscape Classifications</a> <a href="#">Miscellaneous</a> <a href="#">Other Regulatory Areas</a> <a href="#">Public Safety</a> <a href="#">Schools</a>	<a href="#">Sonoran Desert Conservation Plan</a> <a href="#">Transportation</a> <a href="#">Utilities</a> <a href="#">Zoning</a>
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### Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

<b>Parcel centroid coordinates</b>	Approximately 32.233912 degrees latitude, -110.957635 degrees longitude.
<b>Parcel area</b>	<p><b>This is only an estimate from GIS data.</b>                  The <a href="#">Subdivision Plat Map</a> may also specify parcel area. See <a href="#">Finding Parcel Areas</a>.</p> <hr/> Approximately 0.72 acres or 31,537 square feet.

### Zoom to maps of the parcel's area

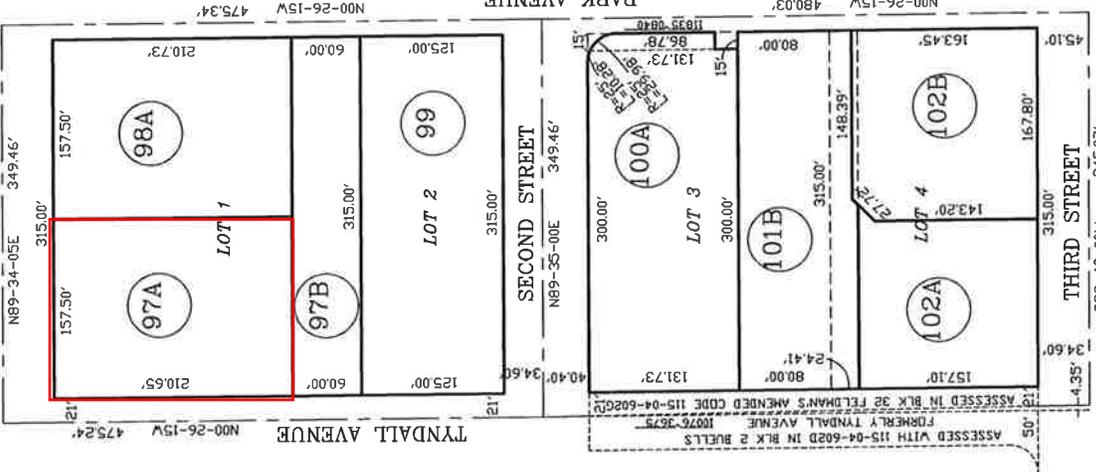
<p><b>PimaMaps</b></p> <ul style="list-style-type: none"> <li>◦ <a href="#">Main map</a></li> </ul> <p><b>Autodesk MapGuide</b></p> <ul style="list-style-type: none"> <li>◦ <a href="#">Main map</a></li> <li>◦ <a href="#">Orthophoto map</a></li> </ul>	<p><b>Oblique Aerial Photos</b></p> <hr/> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <p> <b>Pictometry Photos</b>  <a href="#">( Legacy Internet Explorer Viewer )</a>  <a href="#">Learn more</a></p> <hr/> <p> <b>Bing Maps Photos</b>                  If you don't see the oblique photo, pick "Bird's Eye".</p>	<p> <a href="#">Area Map</a></p> <p> <a href="#">Area Map</a></p> <p> <a href="#">Area Map</a></p> <p> <a href="#">Area Map</a></p>
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ASSESSOR'S RECORD MAP  
 124-04  
 NELSON BLOCK  
 LOTS 001-004

(RESUB 04/012 M&P)

FELDMAN'S ADDITION  
 BOOK 02, PAGE 035 M&P

FIRST STREET



FELDMAN'S ADDITION  
 BDK 02, PAGE 035 M&P

UNIVERSITY OF ARIZONA

CCS

BOOK 01, PAGE 004 M&P

SEE BDDK 06 PAGE 088 M&P  
 2013-1

S07,114S,R14E

\MP05\06088- 06/05/13



ANNOTATED  
COPY

Note the undersigned hereby certify that he and the sole owners of and are interested in the property shown herein and that we are the legal heirs to said land, and we consent to making this street and other shown herein

*John H. Farley*  
John H. Farley

My Commission expires January 1, 1933

*Louise F. Marshall*  
Louise F. Marshall

My Commission Expires Oct 22, 1932

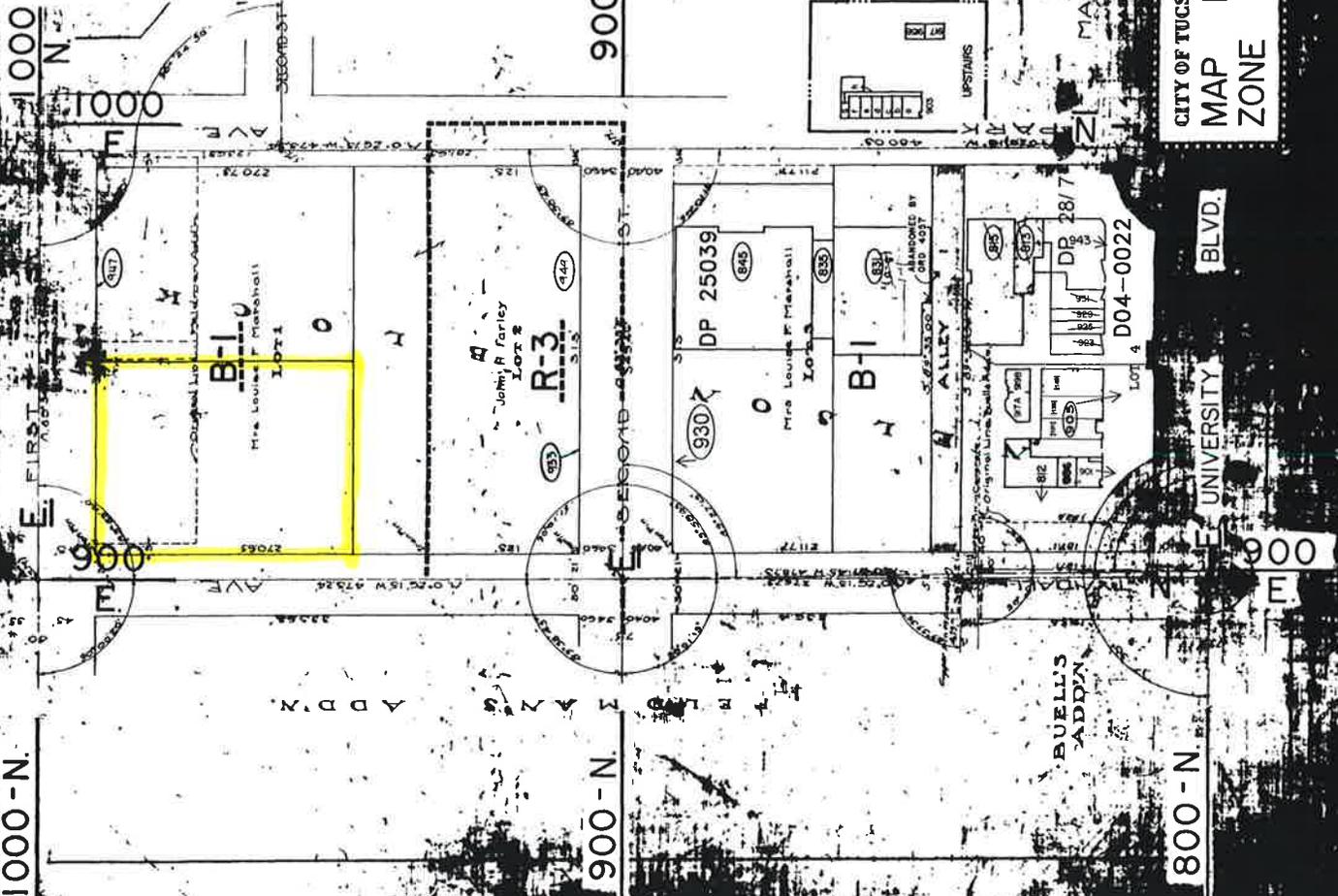
*Frank C. Kelton*  
Frank C. Kelton  
City Engineer

*John H. Farley*  
John H. Farley  
City Engineer

*John H. Farley*  
John H. Farley  
City Engineer

**NELSON BLOCK**  
AN APPLIED MAP CORRECTING  
MAP OF THE LOCATION OF ALSO A BLOCK  
IN THE BLOCK OF BUELL'S ADDITION.

CITY OF TUCSON  
MAP I  
ZONE B-1, R-3



Hub I

Islamic Center of Tucson

OneAZ Credit Union

First St.

Chase Bank

Tyndall Ave.

Park Ave.

University of Arizona  
(Marshall Foundation)

University of Arizona

Arizona Historical Society

## **Tyndall/First Student Housing Communications Reference**

**Purpose:** As part Din/Cal 3, Inc.'s Main Gate Overlay District Design Package, we have been asked to produce a Communications Reference ("Reference") to identify development and operations contacts for adjacent neighbors and associations. The Reference will be updated as the project proceeds. The goal is to provide neighbors with direct contacts who can timely address questions or concerns.

**Where to Find:** Prior to construction commencement, the Reference will be published on a website and be distributed to neighboring businesses and neighborhood associations.

### **Construction Contacts:**

- **Onsite Project Manager (TBD)**
  - Name:
  - Company:
  - Phone Number:
  - Email:
- **Dinerstein Project Contact (TBD)**
  - Name:
  - Title:
  - Phone Number:
  - Email:
- **After-hours Contact (TBD, and only if different than above)**
  - Name:
  - Title:
  - Phone Number:
  - Email:

### **Property Management Contact (post-construction):**

- **Onsite Property Manager (TBD)**
  - Name:
  - Title:
  - Phone Number:
  - Email:
- **After-hours Contact (TBD, and only if different than above)**
  - Name:
  - Title:
  - Phone Number:
  - Email:



## **Development Team**

- The Din/Cal Development Team
- The Dinerstein Companies Property Management Team

## **Zoning Attorney**

- Lazarus, Silvyn & Bangs PC

## **Architect**

- Gensler

## **Landscape Architect**

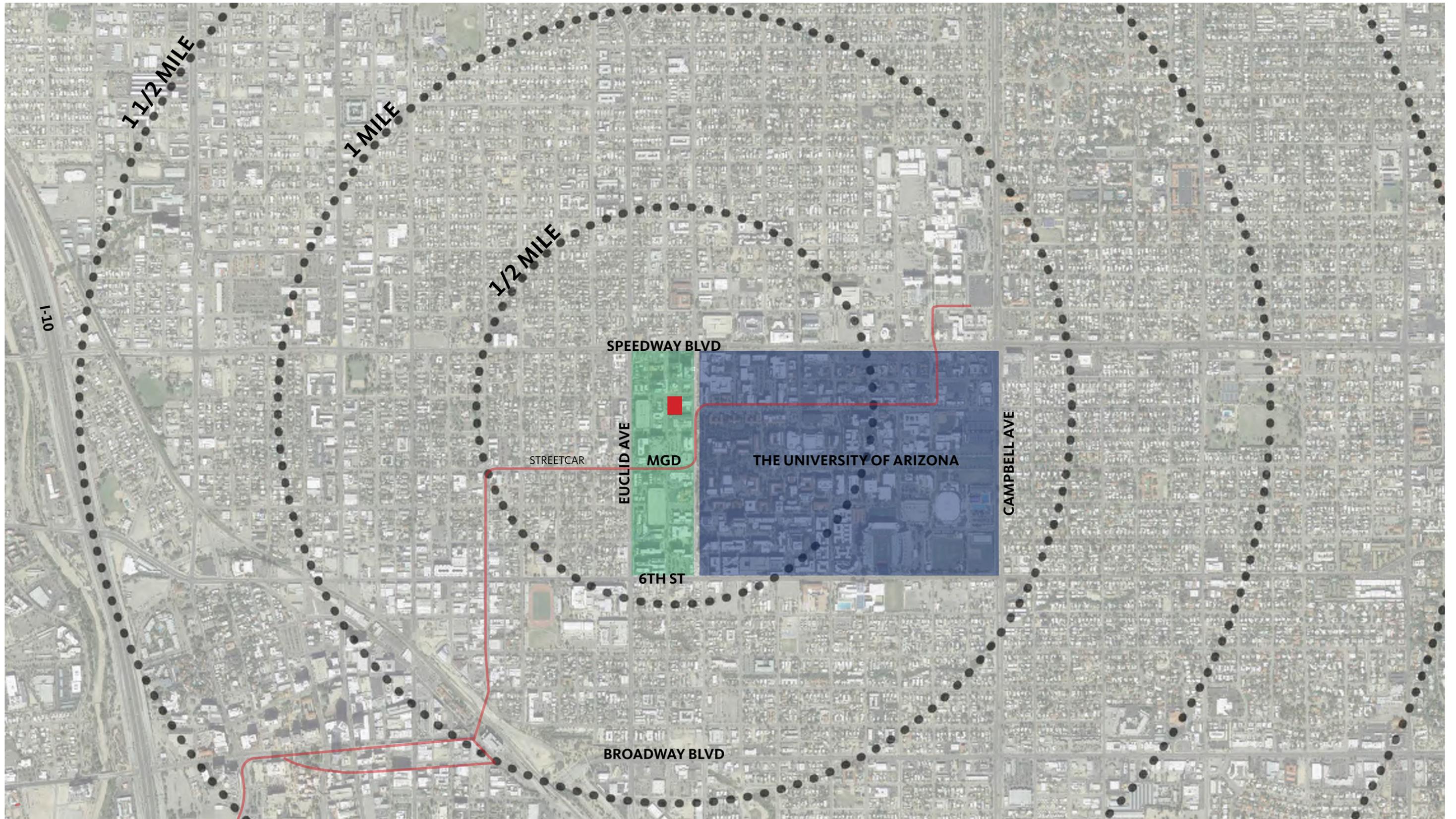
- The Planning Center

## **Civil Engineer**

- Rick Engineering Company

# DRC Member Meetings – Feedback

- Architecture & Design
- Roof & Pool Design, Safety
- Project's Physical Relationship with Neighborhood
- Landscaping & Streetscapes
- Circulation & Access: Vehicles, Bikes & Pedestrians
- Shade Studies
- Management: Construction & Operations
- Stakeholder Outreach





### Building Metrics

- 148 Dwelling Units
- 502 Beds
- 130 Parking spaces
- 102 Bike Parking















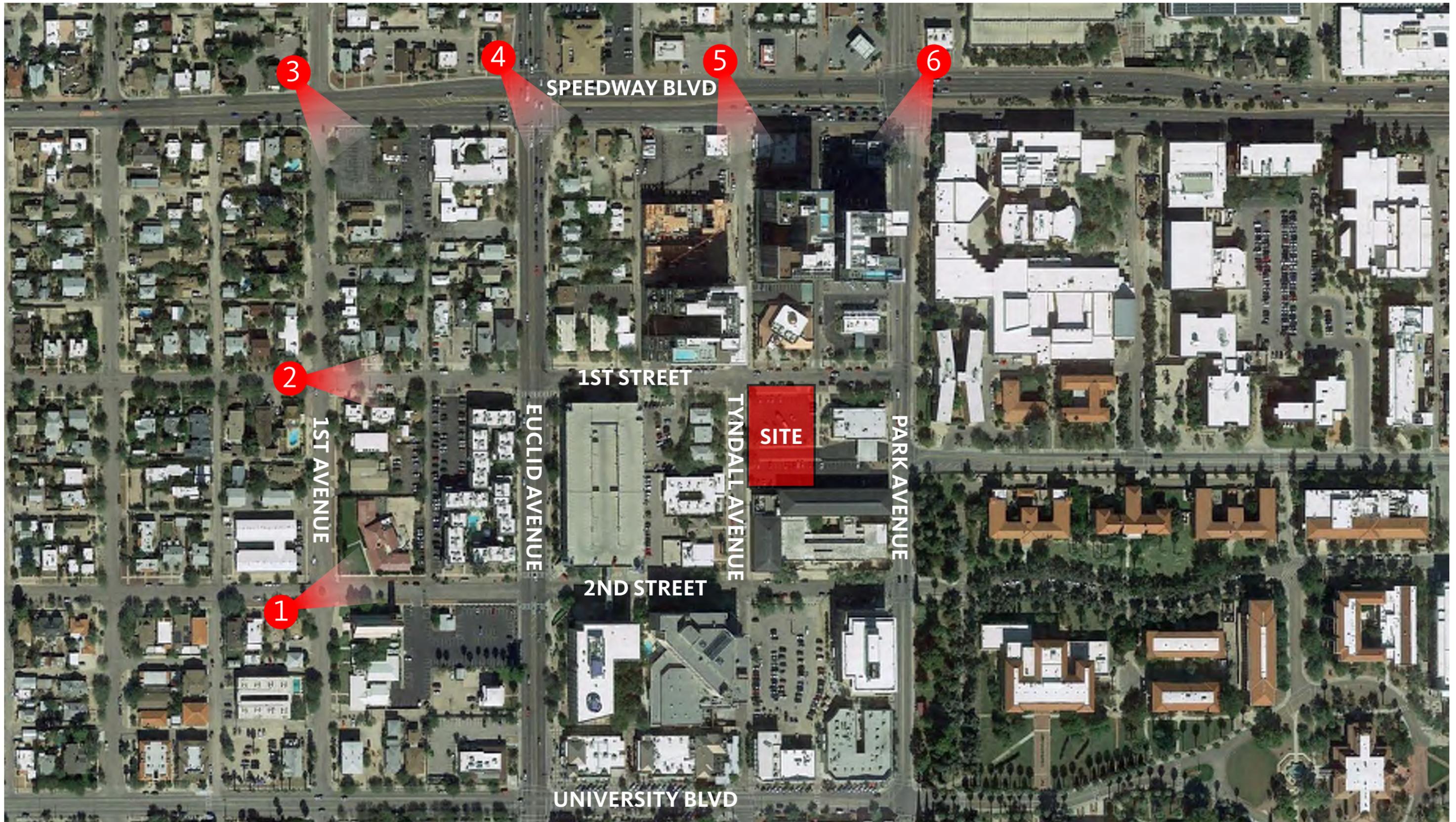


























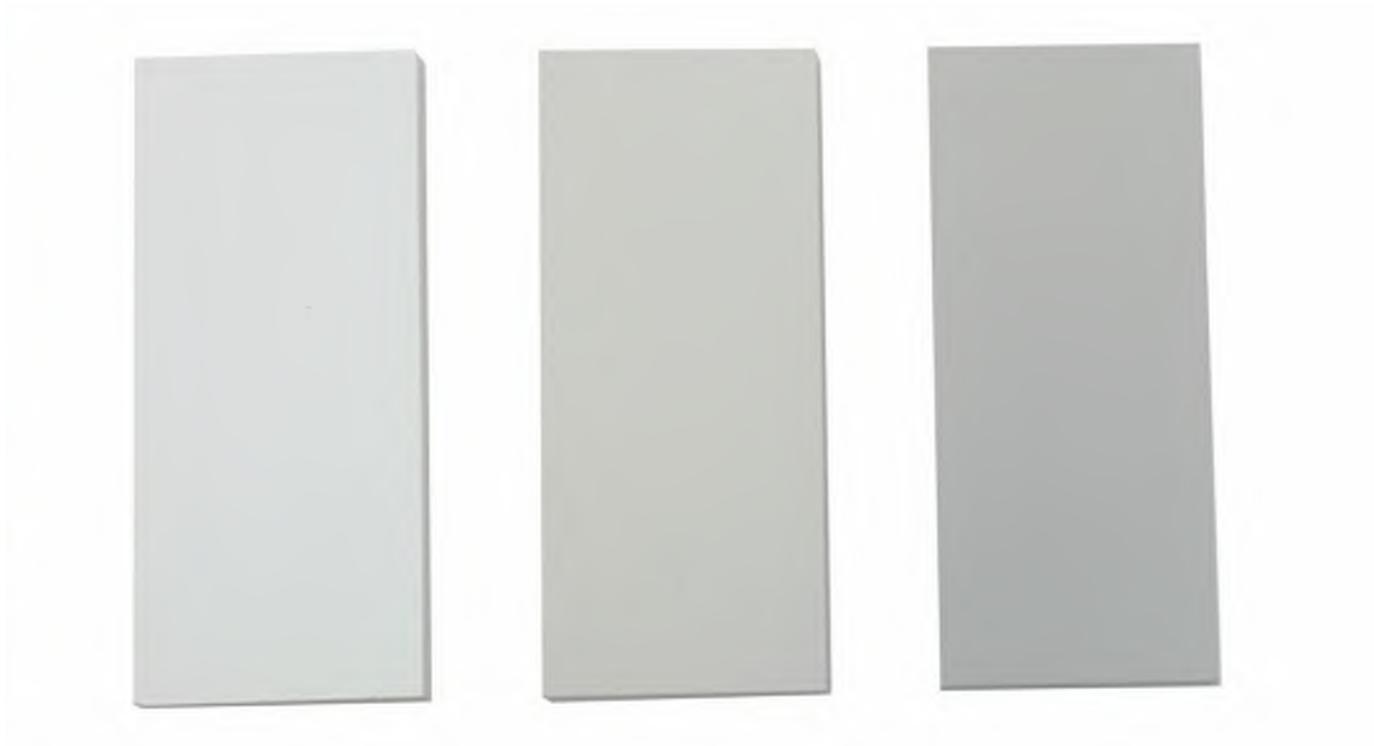












Swisspearl Exterior Cladding Colors



Exterior Stucco Colors: Red, Grey, and White



Grey Insulated Low-E Glass



Grey Insulated Spandrel Glass



Silver Aluminum Mullions

# Plant Material Options

Trees are required to be single trunk specimens.

Shrubs within the sight visibility triangles must be under 30" tall.

## Trees



*Bauhinia lunarioides*  
(Anacacho Orchid)



*Celtis reticulata*  
(Netleaf Hackberry)



*Chilopsis linearis* var.  
(Desert Willow)



*Parkinsonia preacox*  
(Palo Brea)



*Pistacia chinensis*  
(Chinese Pistache)



*Ungnadia speciosa*  
(Mexican Buckeye)

## Ground Covers



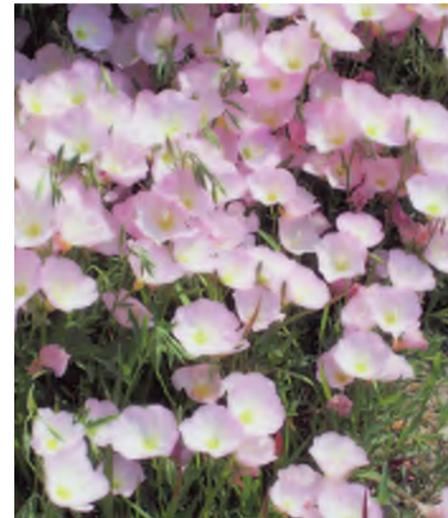
*Calylophus hartwegii* var.  
(Calylophus Sundrops)



*Glandularia gooddingii*  
(Goodding Verbena)



*Lantana montevidensis* var.  
(Trailing Lantana)



*Oenothera berlandieri*  
(Mexican Evening Primrose)



*Tetranueris acaulis*  
(Angelita Daisy)



*Verbena rigida*  
(Sandpaper Verbena)

# Plant Material Options

Trees are required to be single trunk specimens.

Shrubs within the sight visibility triangles must be under 30" tall.

## Accents



Agave desmetiana var.  
(Smooth Agave)



Agave parryii var.  
(Parry's Agave)



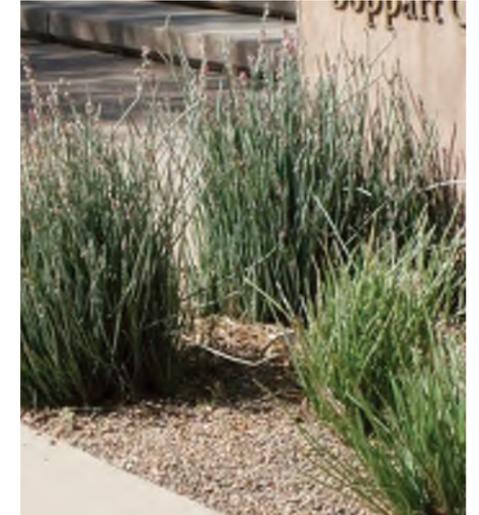
Asclepias subulata  
(Desert Milkweed)



Bulbine frutescens  
(Yellow Bulbine)



Echinocactus grusonii  
(Golden Barrel)



Euphorbia antisyphilitica  
(Candelilla)



Hesperaloe parviflora var.  
(Red Yucca)



Muhlenbergia capillaris  
(Purple Muhly Grass)



Nassella tenuisima  
(Mexican Feather Grass)



Pachycereus marginatus  
(Mexican Fence Post)



Pedilanthus Macrocarpus  
(Ladyslipper Plant)



Yucca sp.  
(Yucca Species)

# Plant Material Options

Trees are required to be single trunk specimens.

Shrubs within the sight visibility triangles must be under 30" tall.

## Shrubs, Perennials, and Vines



*Anisacanthus quadrifidus wrightii*  
(Mexican Fire Anisacanthus)



*Berlandiera lyrata*  
(Chocolate Flower)



*Bougainvillea glabra*  
(Bougainvillea)



*Justicia spicigera*  
(Mexican Honeysuckle)



*Penstemon eatonii*  
(Firecracker Penstemon)



*Rosmarinus officinalis 'prostratus'*  
(Trailing Rosemary)



*Ruellia brittoniana*  
(Mexican Rueillia)



*Salvia sp.*  
(Salvia Species)



San Marcos Hibiscus  
(Parry's Agave)



*Tecoma stans var.*  
(Yellow Bells)



*Vaquelinia californica*  
(Arizona Rosewood)



*Vigna caracalla*  
(Snail Vine)

# Hardscape Material and Amenity Options For Streetscape



Primary Pavement (A)  
Ackerstone 6"x9" Pavers  
Color: Antique Red  
Pattern: Stacked Bond (Match Main Gate)



Concrete Bench (Backless)  
Quick Crete Products Corp, Agora Shear Bench  
Color: Argent White



Concrete Trash Receptacle  
Quick Crete Products Corp, Agora Shear Trash Receptacle  
Color: Slate Grey



Accent Pavement (B)  
Smooth Concrete Bands  
Color: Natural



Concrete Planter Ring / Bench  
Quick Crete Products Corp, Agora Shear Planter Ring  
Color: Argent White



Raised Metal Planter  
Color: Black



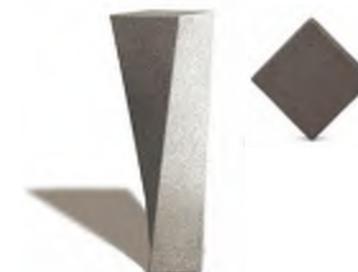
Accent Pavement (C)  
Shot Peened Concrete Slab, Dec Saw Cut  
Color : Davis Colors "Pewter"



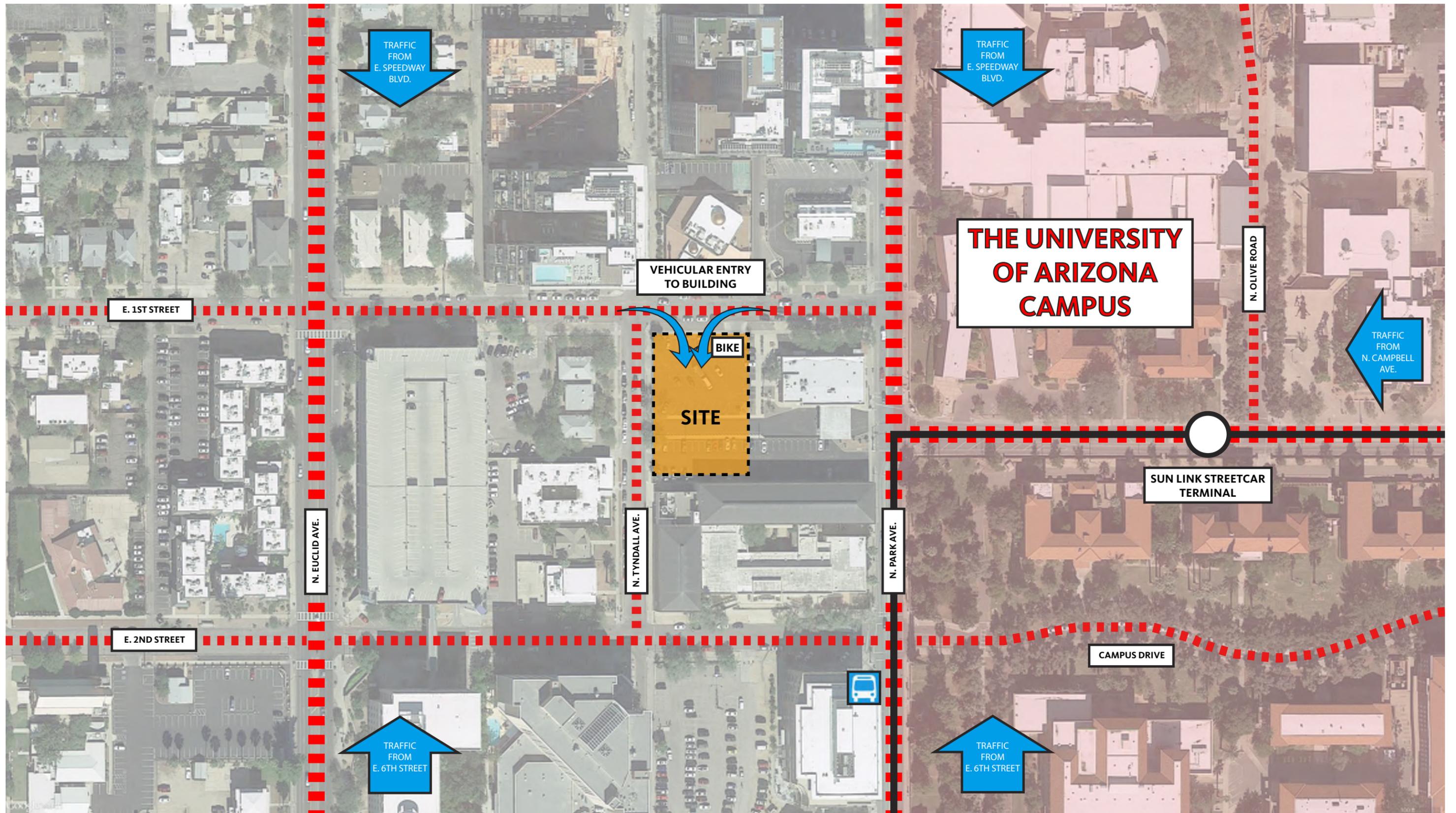
Concrete Planter  
Quick Crete Products Corp, Agora Shiness Planter  
Color: (TBD (To Match Accent Color on Building))

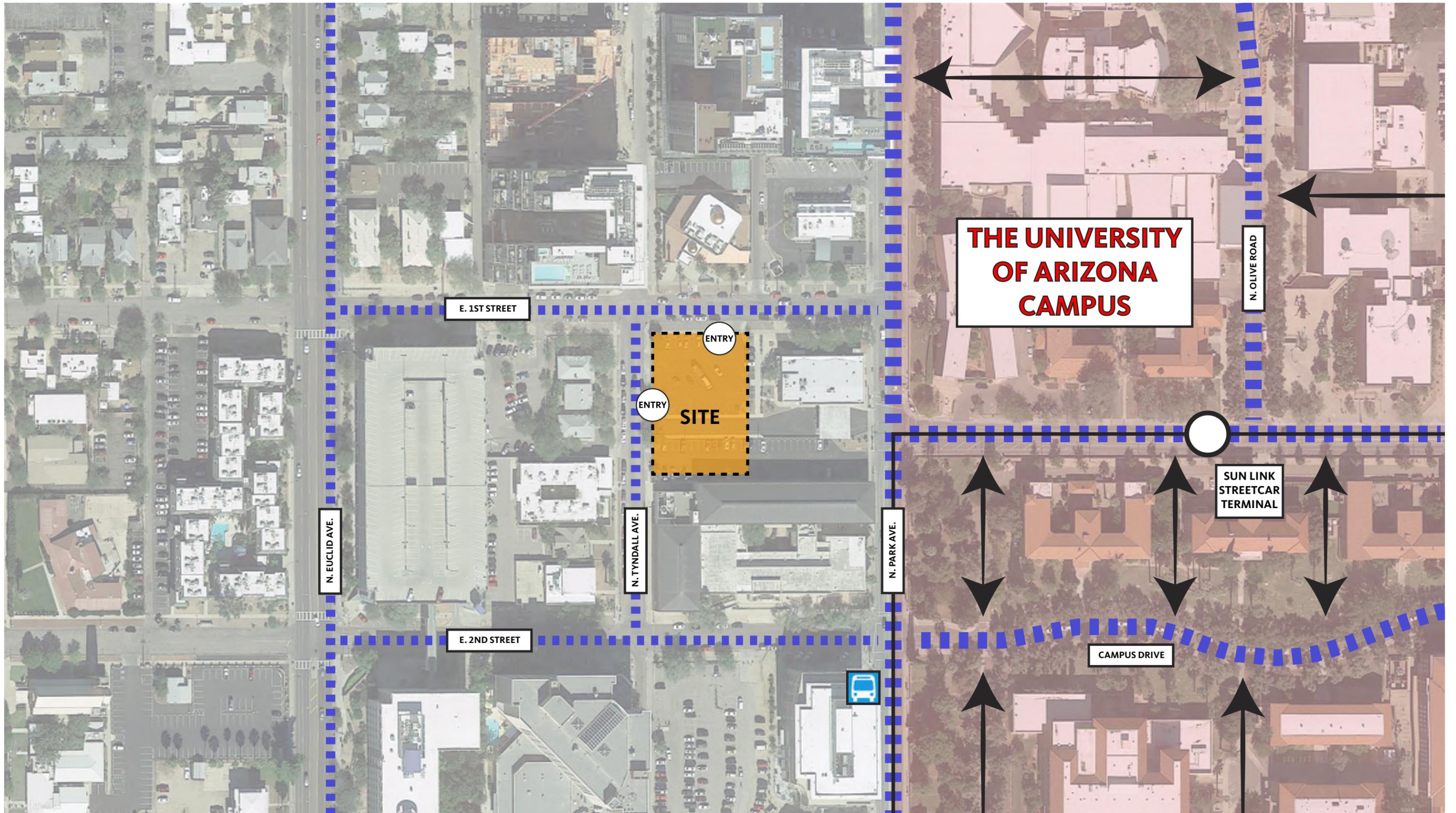


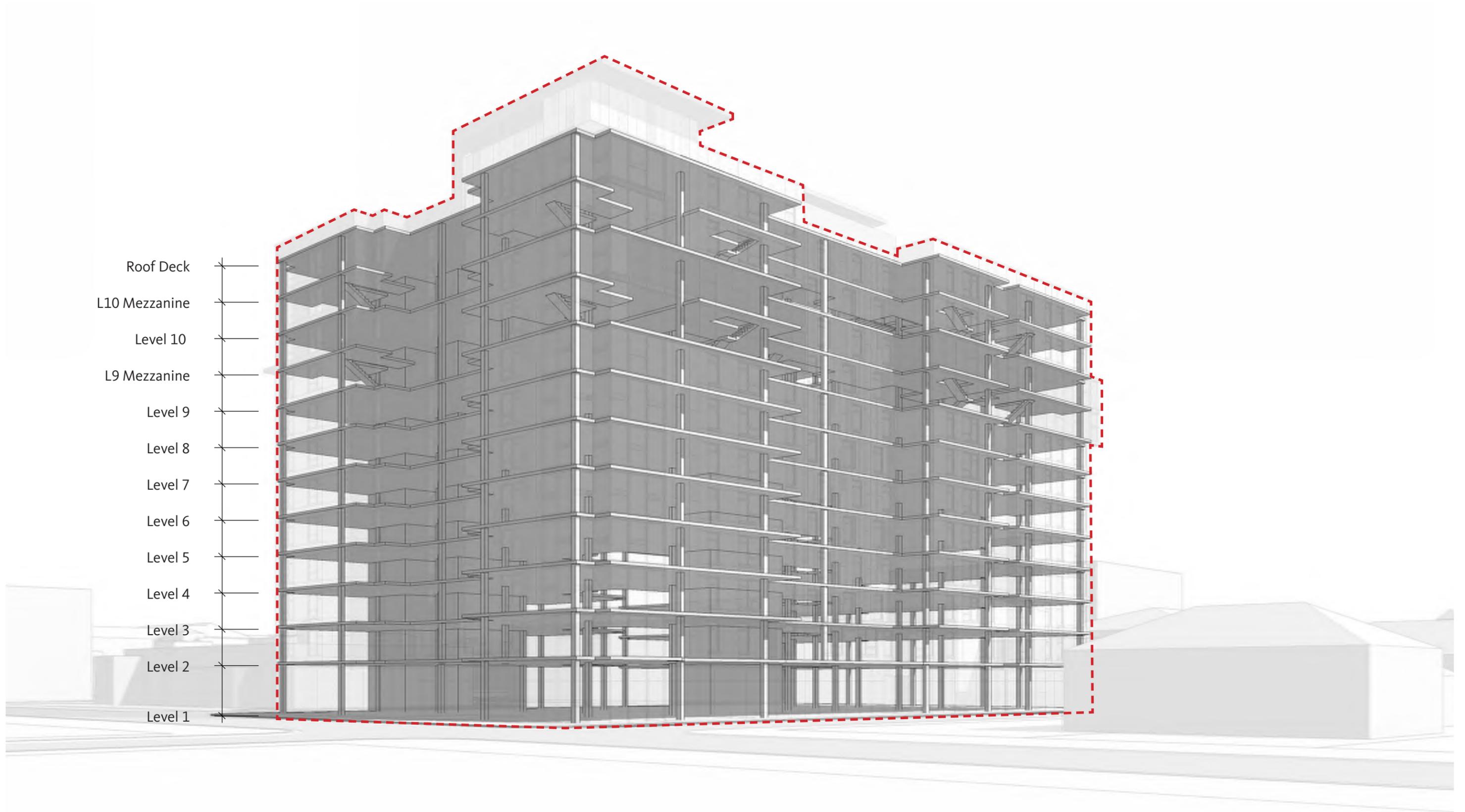
Bike Rack  
Anova Furnishings, Circular Metal  
Color: Black



Bollard  
Quick Crete Products Corp, Agora Shear Bollard  
Color: Slate Grey







Roof Deck

L10 Mezzanine

Level 10

L9 Mezzanine

Level 9

Level 8

Level 7

Level 6

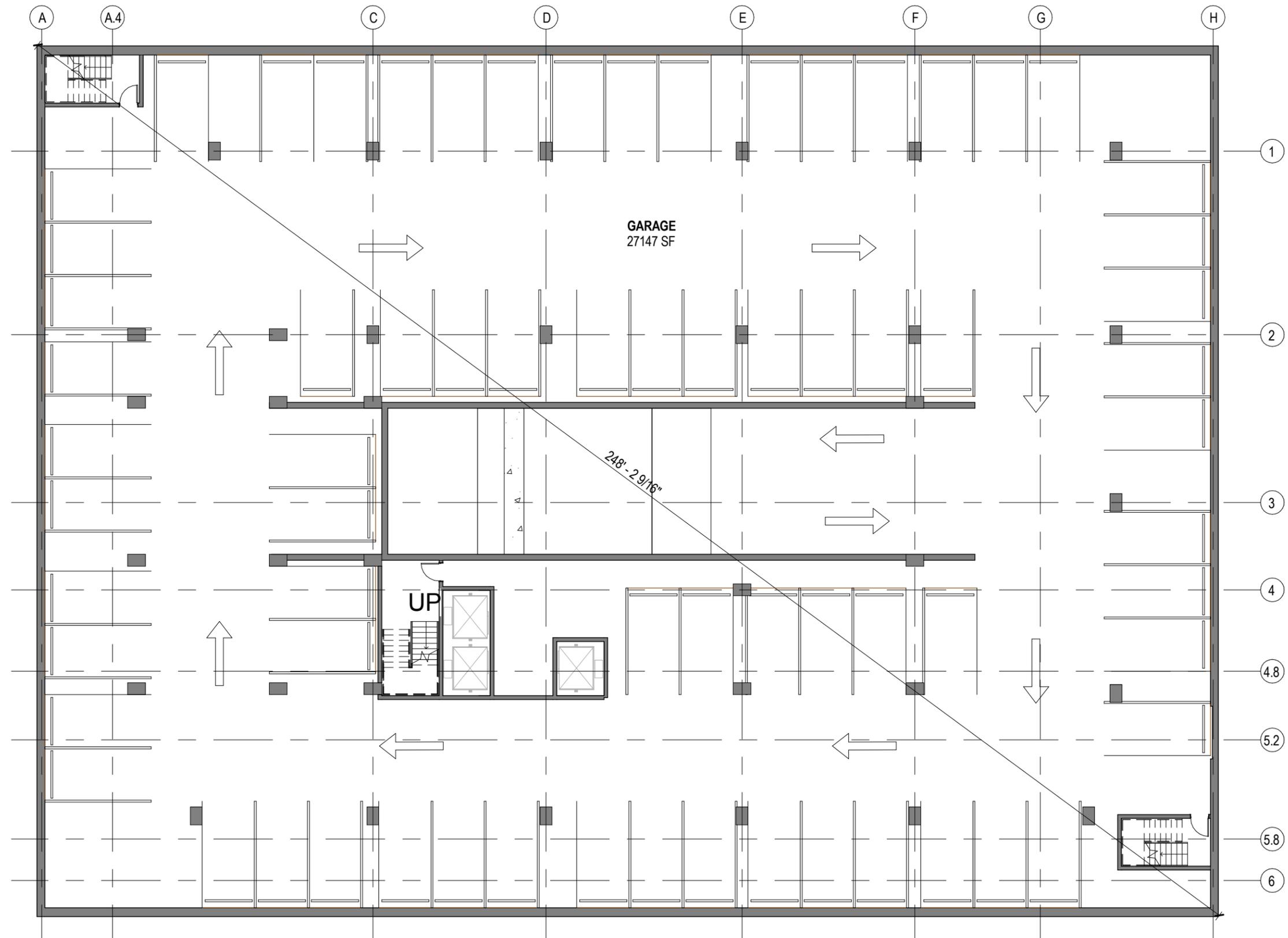
Level 5

Level 4

Level 3

Level 2

Level 1



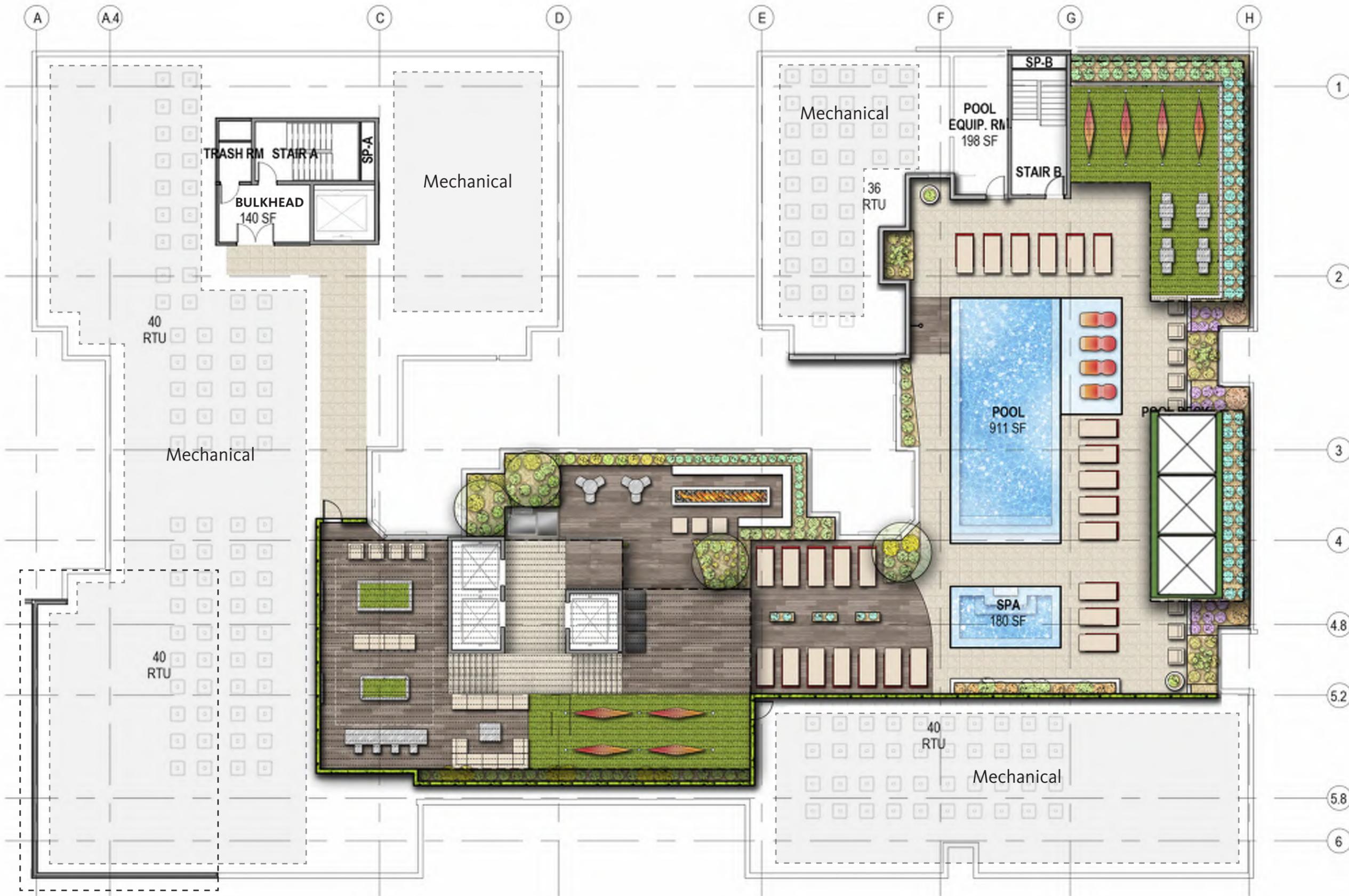


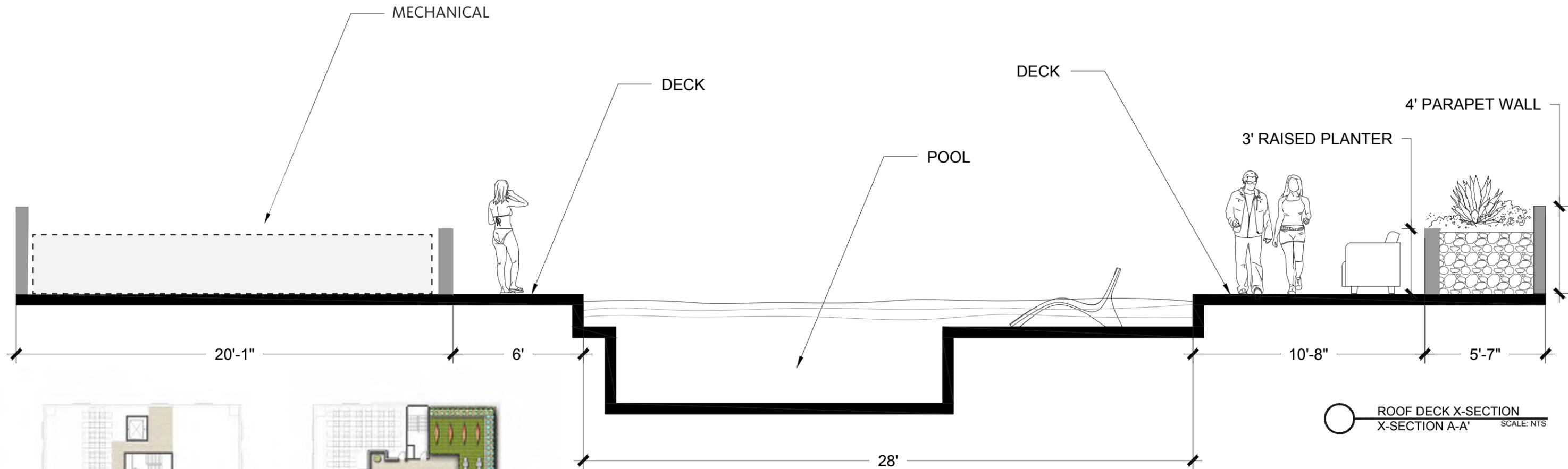




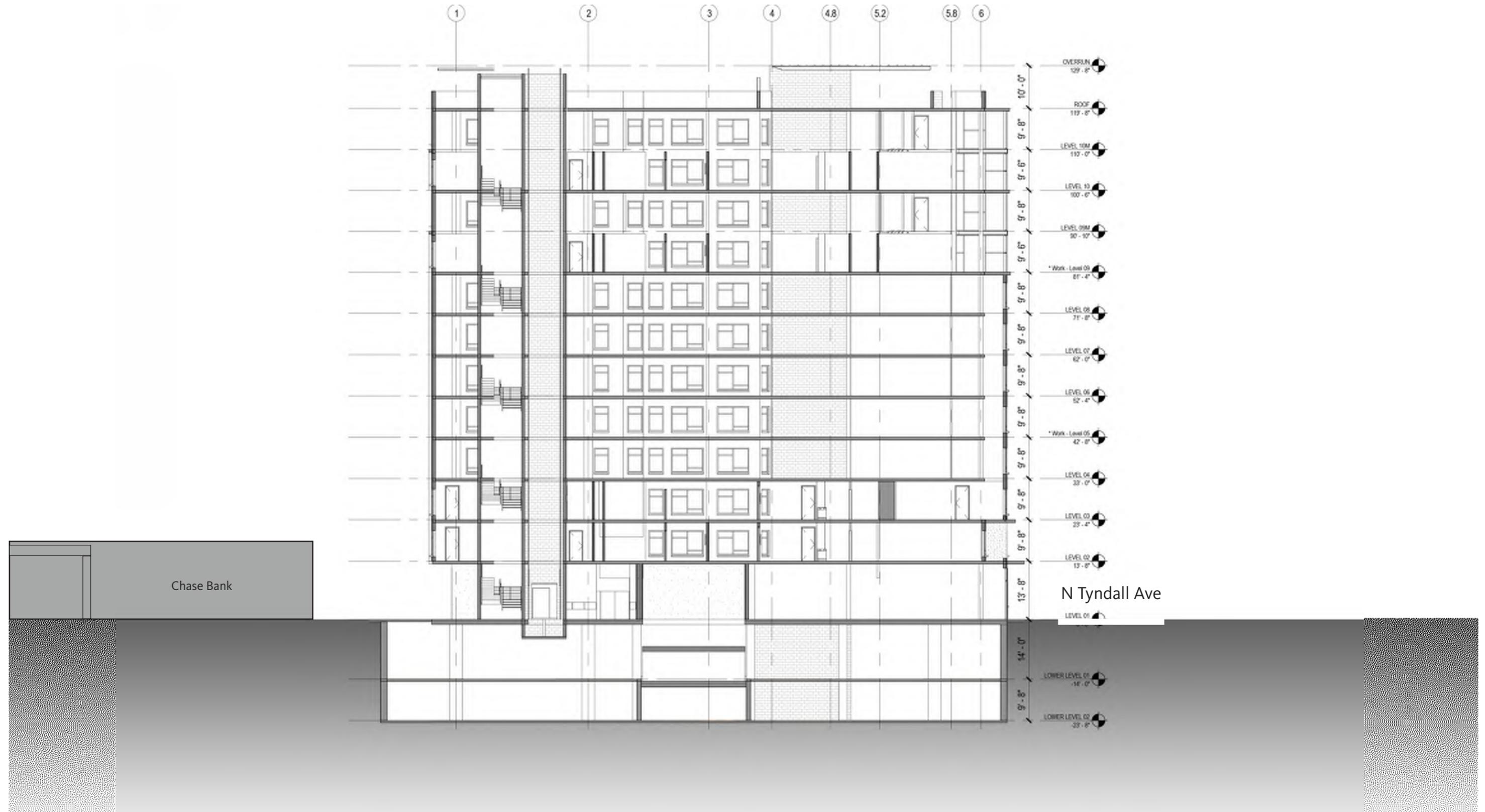


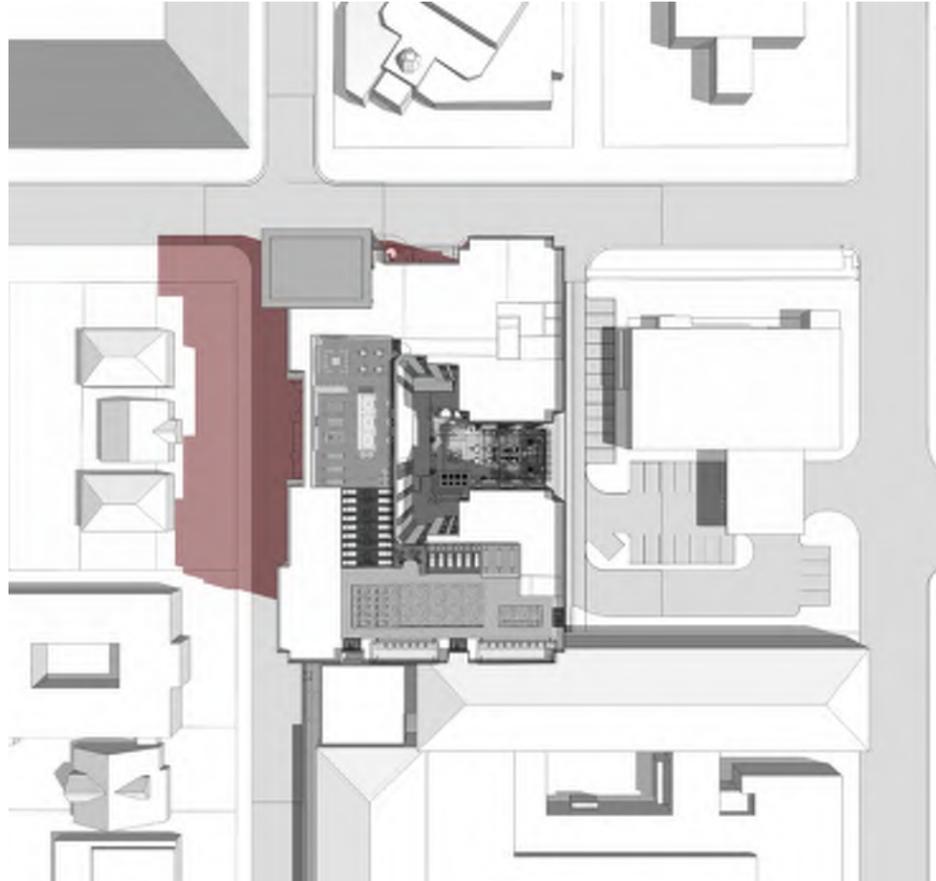




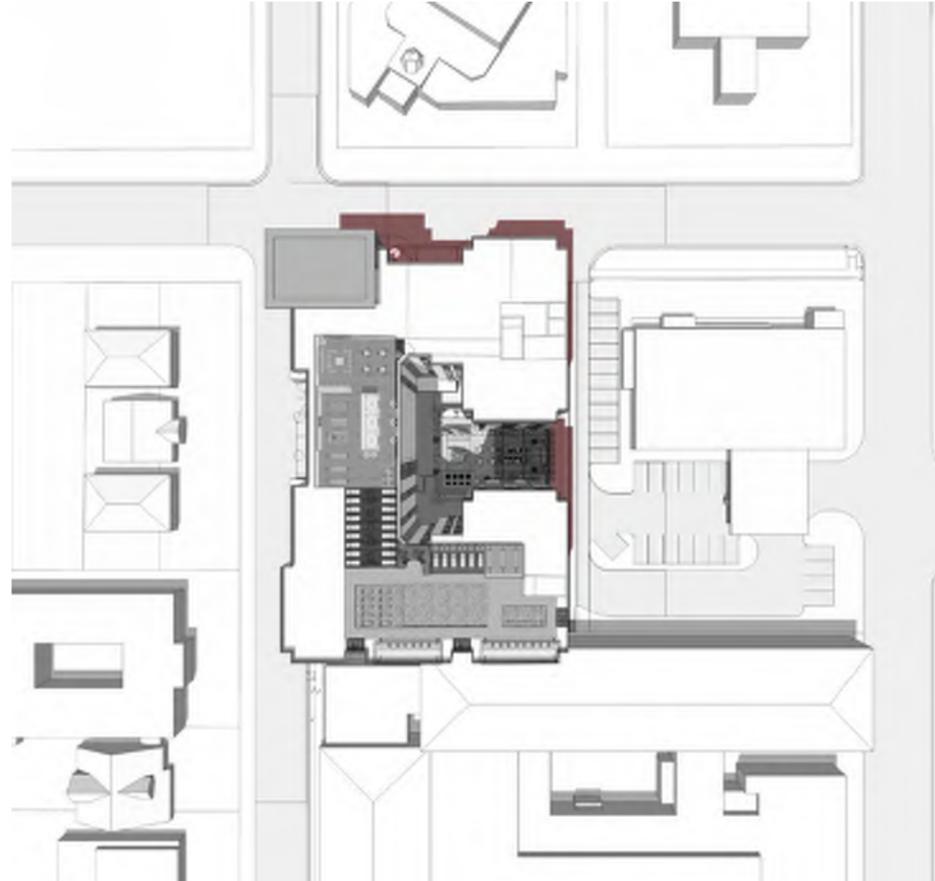




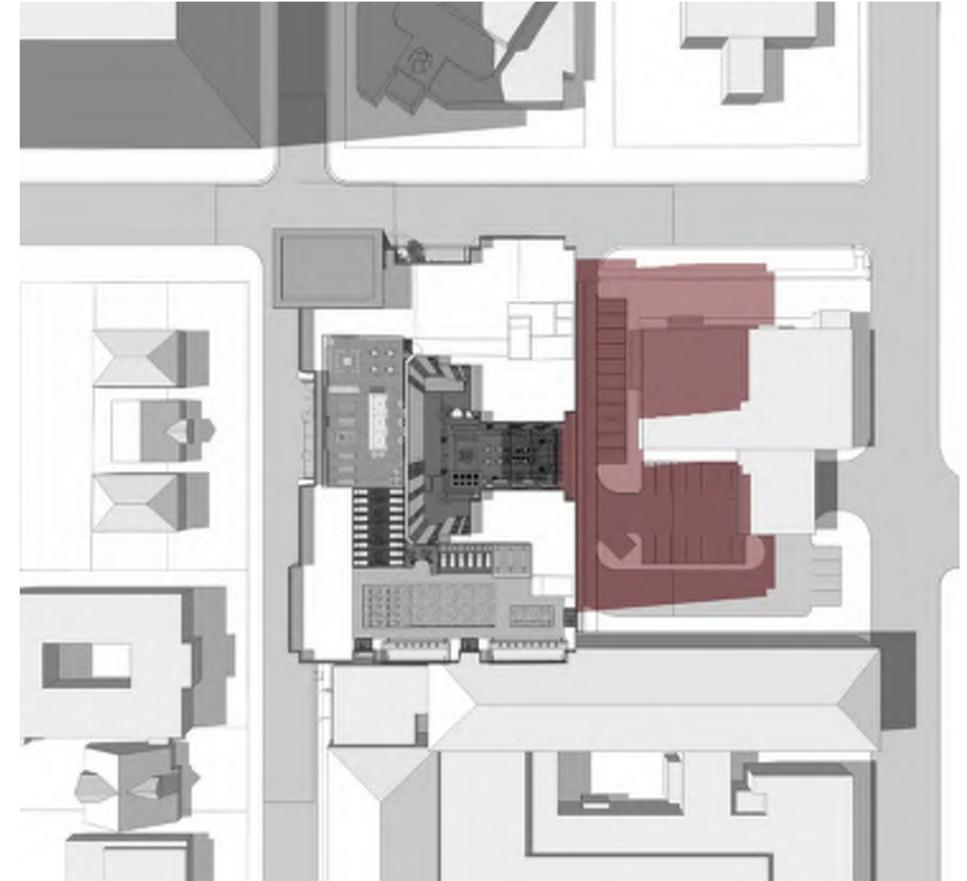




09:30

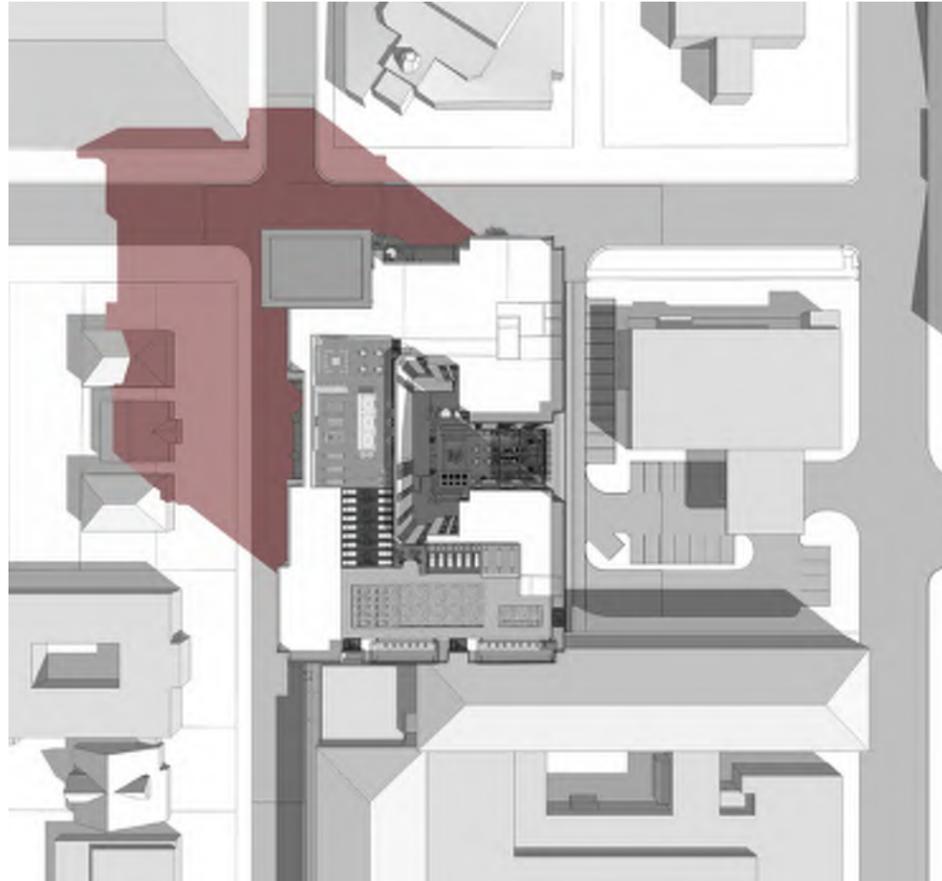


12:30

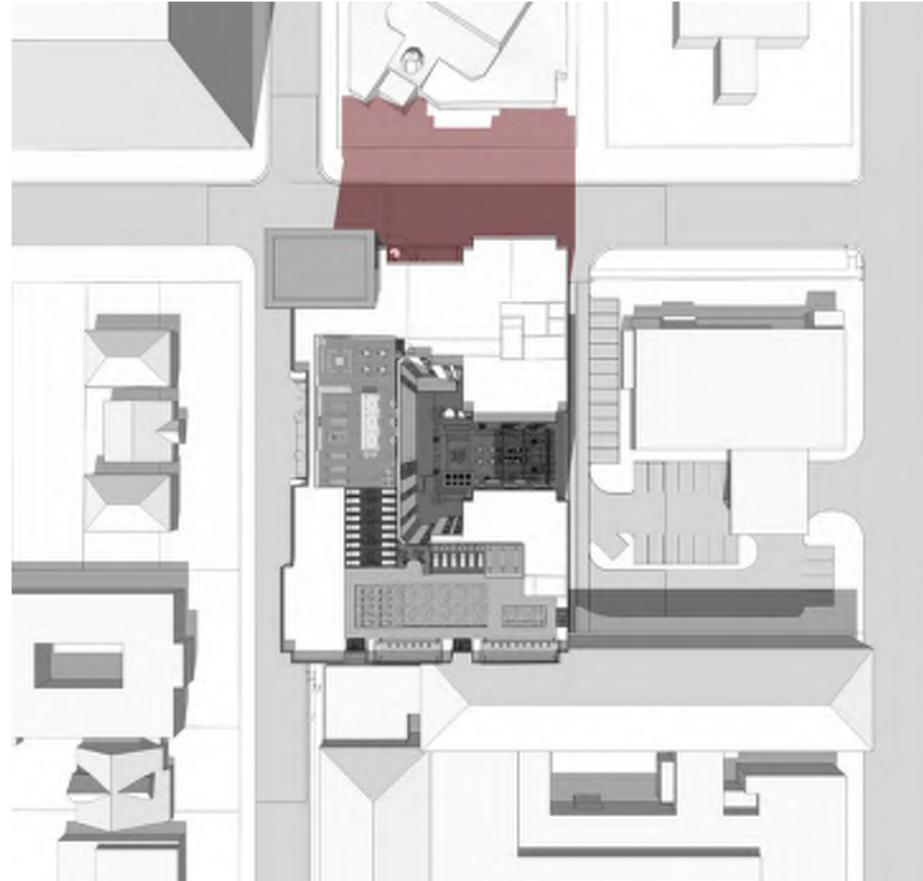


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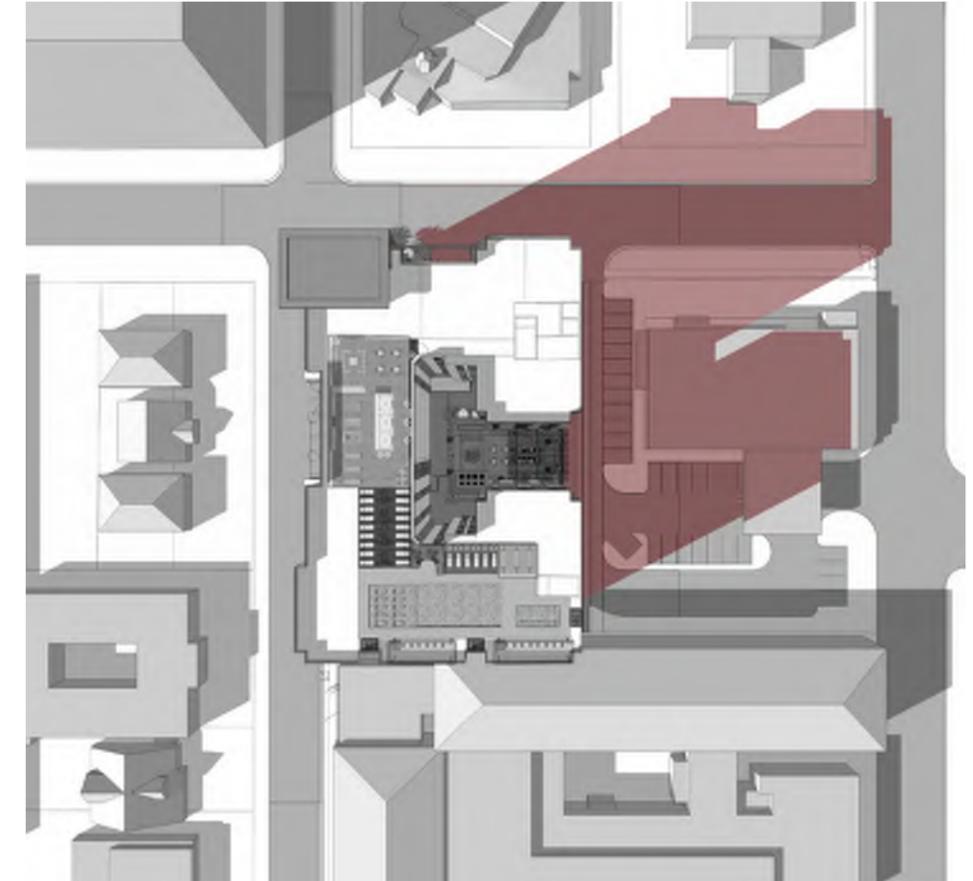




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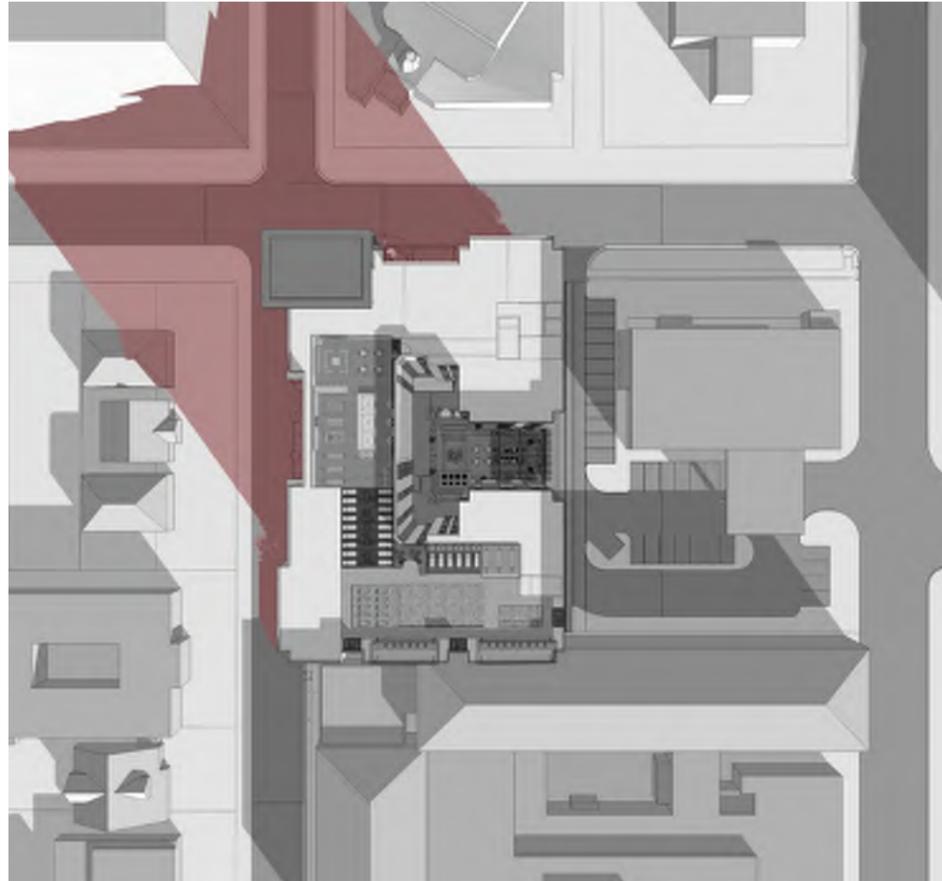


12:30

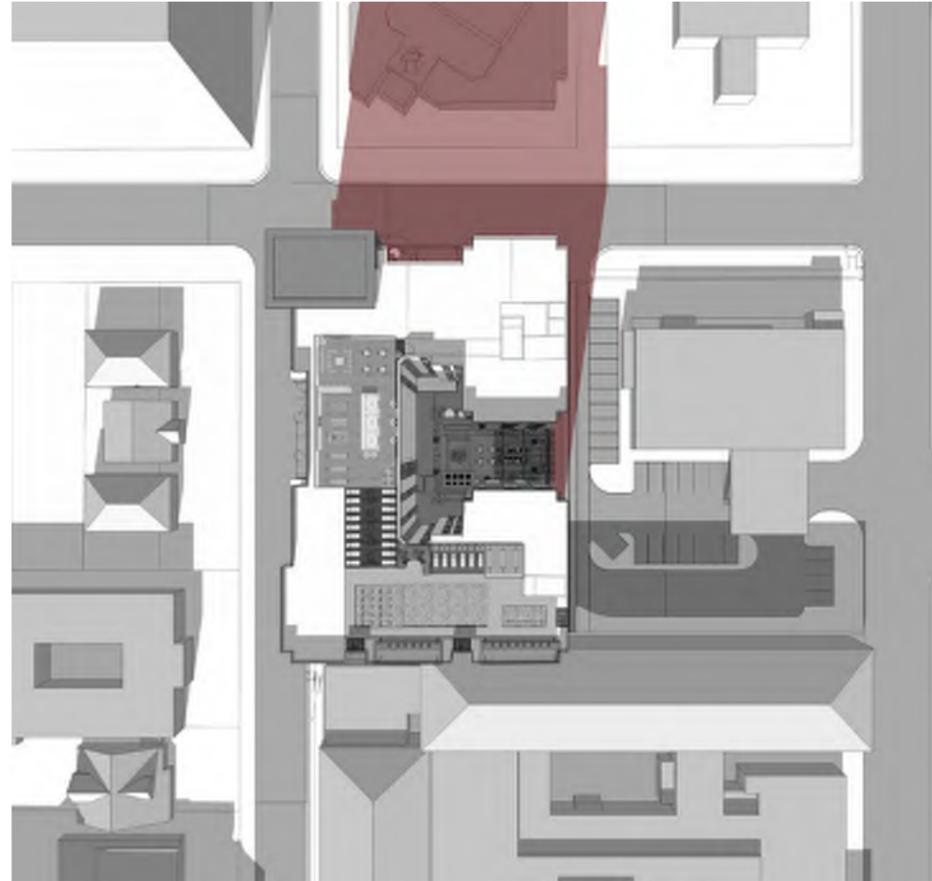


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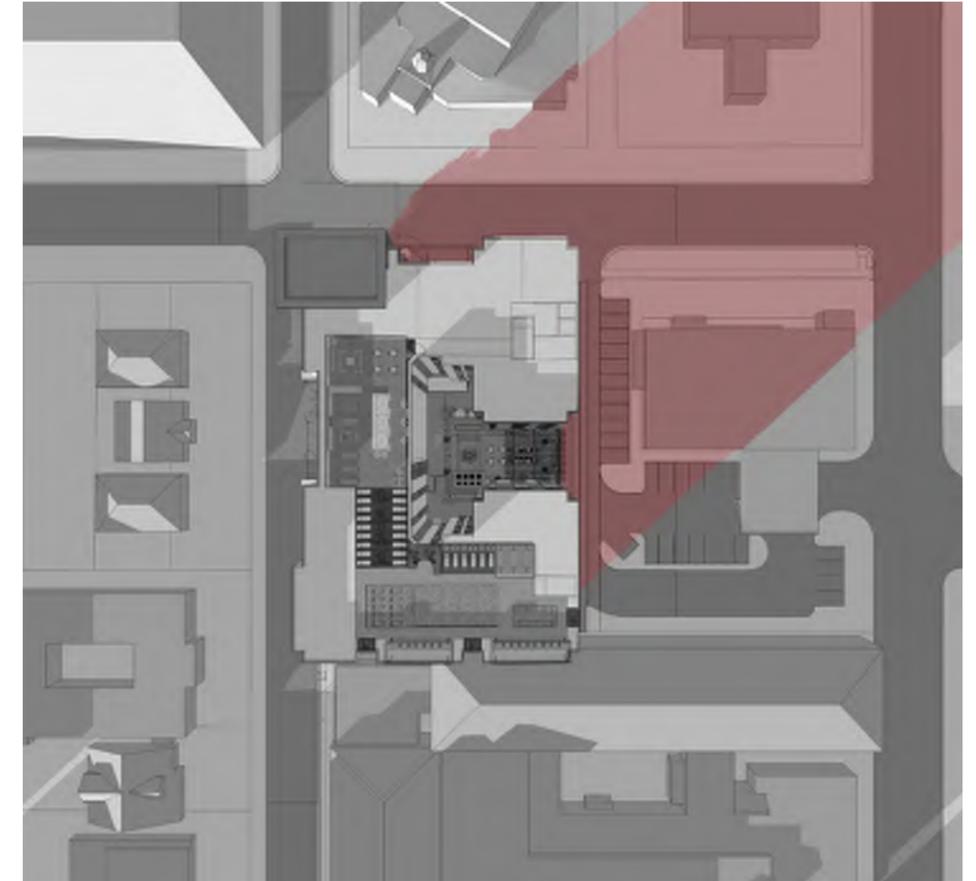




09:30



12:30



15:30



Category	Zoning Code Requirements	Notes	Proposed	Reference
<b>Zoning Code</b>	<b>UDC</b>	Unified Development Code (2013)	-	
<b>Site Information</b>				
National Register HD	No	Outside of West Univ. Natl. Register Hist. Dist. & City HPZ	n/a	Across Tyndall (60' ROW) from WU NRHD & 3 contributing properties.
<b>Zoning Classification</b>				
Overlay District	<b>MGO</b>	Main Gate Overlay Dist.	To Utilize	
Overlay Sub-area	No	Not in MGO subarea	n/a	
Lot Area GSF	30,940 gsf		-	Exact area to be determined by ALTA survey.
Lot Area Acres	.71 acres		-	Exact acreage to be determined by ALTA survey.
Proposed Use: Group Dwelling	Yes	Permitted Residential Use	To Comply	MGO § C-2, Land Uses
Proposed Use: Gen. Merch. Sales OR Financial Service (not a non-chartered financial use)	Yes	Permitted Retail Use OR Commercial Services Use	To Comply	MGO § C-2, Land Uses
<b>Bulk &amp; Density</b>				
Max FAR	None		To Comply	MGO § C-3, Table 1
Min Lot Area	None		To Comply	MGO § C-3, Table 1
Min Lot Width	None		To Comply	MGO § C-3, Table 1
Max Lot Coverage	None		To Comply	MGO § C-3, Table 1
Max Density	None		To Comply	MGO § C-3, Table 1
<b>Height Limit</b>	10 stories.	Cannot exceed 120 ft.	To Comply	MGO § C-3, Fig. 3
<b>Design Standards</b>				
Historic Preservation	No	Tyndall is wider than 20 ft., Property is not "adjacent" to contributing properties.	n/a	MGO § C-18.g
Lighting	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.a-c
Building Materials/ Colors	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.d-k
Architectural Elements and Features	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.l-r
Building Articulation	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.s-x
Doors	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.y-ae
Window Glazing	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.af-ah
Building Facades	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.ai
Streetscapes	No	Property not on Speedway or Euclid.	n/a	MGO § C-19.aj
Height & Mass Transition	Yes	See MGO for full scope requirements.	To Comply	MGO § C-17.a-e
Environmentally Conscious Design Practices	Yes	Include 5 or more of 16 concepts – See MGO § C-16 for full list	To Comply	MGO § C-16
Spec. Bulk Reduction Plan	No	Not in Area 1.	n/a	MGO § D-4.b

<b>Minimum Setbacks</b>				
Front (street)	No	No min. setbacks	To Comply	MGO § C-3, Table 1
Side	No	No min. setbacks	To Comply	MGO § C-3, Table 1
Other	No	No min. setbacks	To Comply	MGO § C-3, Table 1
<b>Maximum Setbacks</b>				
Front (street)	Yes	15 ft. from PL. Minor deviations allowed and N/A to entrance bays.	To Comply	MGO § C-3, Table 1
Side	No	No max. setbacks	To Comply	MGO § C-3, Table 1
Other	No	No max. setbacks	To Comply	MGO § C-3, Table 1
<b>Minimum Perimeter Yd.</b>	No	No min. PY widths	To Comply	MGO § C-3, Table 1
<b>Open Space</b>				
Residential	Yes	25 sqft. per DU	To Comply	25 x 148 = 3700 sqft. MGO § C-3, Table 1 and § C-10
Retail	Yes	15% of Site Area	To Comply	3485 x 15% = 523 sqft. MGO § C-3, Table 1 and § C-10
<b>Min. Landscape Area</b>	Yes	At least 25% of ground level open space.	To Comply	MGO § C-3, Table 1
<b>Vehicle Parking</b>				
Min. parking - Residential	Yes	0.5 spaces per DU	To Comply	148 total DUs x .5 = 74 spaces required. 130 parking spaces provided. MGO § C-5.a
Max. parking - Residential	Yes	1 space per DU	To Comply	148 total DUs = 148 maximum spaces. 130 parking spaces provided. MGO § C-5.a
Min. parking - Retail	Yes	Greater of 2 spaces or 1 space per 2000 sqft. GFA	To Comply	2 spaces required based on 3485 sqft. MGO § C-5.a
Min. parking – Financial Service	Yes	1 space per 1,000 sqft. GFA; Maximum 5 spaces per 1,000 sqft. GFA.	To Comply	3 spaces required based on 3485 sqft. MGO § C-5.a.
<b>Bicycle Parking</b>				
Short-term, Residential	Yes	Min = greater of .3 spaces/DU, or 3 spaces.	To Comply	148 * .3 = 45 spaces required, MGO § C-5.b
Long-term, Residential	Yes	Min = greater of .3 spaces/DU, or 3 spaces.	To Comply	155 * .3 = 45 spaces required, MGO § C-5.b
Short-term, Non-Res.	Yes	Min = greater of 2 spaces or 1 per 5000 sqft. GFA.	To Comply	2 spaces req., MGO § C-5.b
Long-term, Non-Res.	Yes	Min = greater of 2 spaces or 1 per 12,000 sqft. GFA.	To Comply	2 spaces req., MGO § C-5.b
<b>Loading</b>				
Off-street Loading Zone	Yes	See MGO for on/off-street loading options.	To Comply	MGO § C-6.1

# Main Gate District Design Standard Compliance

## Environmentally Conscious Design (Section C-16)

- C-16 Each Development shall include five or more of the 16 items
1. Provide shade for at least 70% of parking spaces. (C-16-1)  
- Complies: See underground garage plan
  2. Provide Energy Star or cool roof rated at least 0.65 reflectivity and at least 85% emissivity. (C-16-4)  
- Will comply
  3. Provide shade for short Term Bicycle Parking Facilities. (C-16-6)  
-Complies: See ground floor plan bicycle room
  4. Provide 100% desert-adapted plant species. Species chosen must adhere to the Arizona Department of Water Resources Tucson AMA Drought Tolerant/Low Water Use Plant List. (C-16-7)  
- Will comply
  5. Provide Low-E glass better than the minimum requirement per the international energy conservation code (IECC). (C-16-12)  
- Will comply

## Height and Massing Transition (Section C-17)

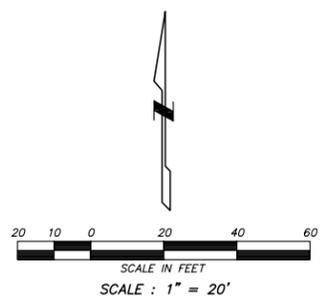
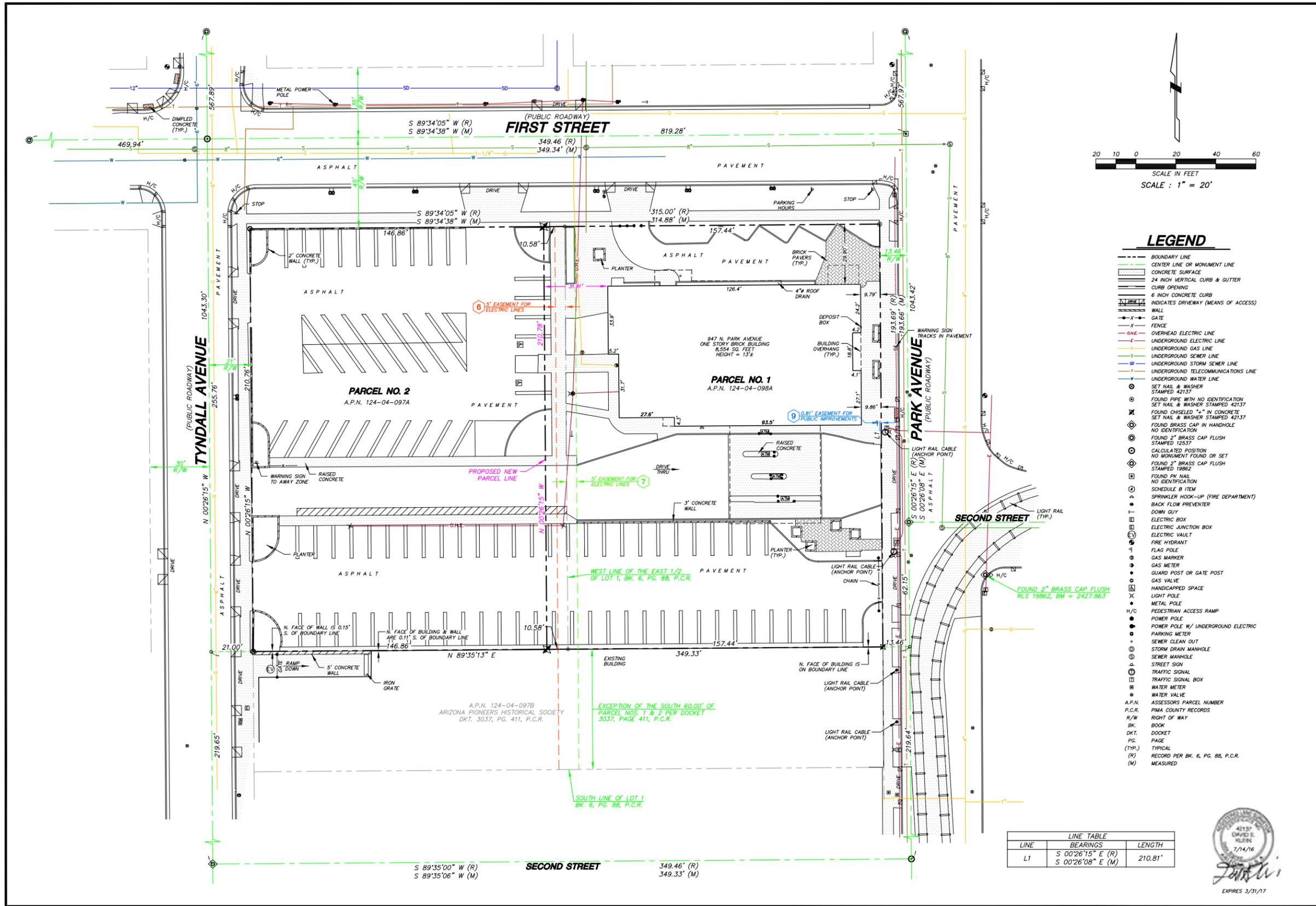
- C-17.a. The effective visual bulk of a building exceeding either 2 stories or 26' in height should be reduced so that buildings appear less imposing by using vertical setbacks of stair-stepping building heights back from the street or breaking up the mass of the building.  
- Complies. See elevation/ perspective views for the set back in building bulk.
- C-17.b. To accomplish the foregoing, (i) at least 25% of the length of the street-fronting facade above 2 stories or 26' (whichever is lower) shall be set back at least 12' from the building facade at finished grade; and (ii) in the case of a building facade that faces a property line adjacent to a Contributing Property, the Director may require that at least 25% of the length of the facade above 2 stories or 26' (whichever is lower) shall be set back at least 12' from the building facade at finishing grade.  
- Complies. Set back on N Tyndall Avenue and E 1st Street. See elevation/ perspective views.
- C-17.c. & C-17.d. - Project is not along Euclid Avenue and Speedway Boulevard.

## Design Standards (Section C-19)

- C-19.a. Lighting strategies shall minimize glare and light trespass. conserve energy, and promote safety and security.  
- Will comply.
- C-19.d. Building materials should be chosen for their tactile effects and used in a contrasting manner: e.g., rough surfaces against smooth, vertical patterns against horizontal, etc  
- Complies: See elevation/ perspective view for material contrast and vertical patterns against horizontal

- C-19.i. Architectural elements such as balconies, outdoor stairs, ornaments and surface detail shall be used to enhance the architectural style of the building  
- Complies: See elevation/ perspective views
- C-19.u. Any building over 85' long must be articulated in order to appear as a series of buildings no longer than 85' each along the front property line  
- Complies: See elevation/ perspective views
- C-19.y. Doors at primary pedestrian entrances must be shaded or protected from the weather.  
- Will comply
- C-19.af. Glazing shall be low-e and shall allow a visual connection through either side of the window.  
- Complies: See elevation/ perspective views
- C-19.ai. The street-facing building facade at the base shall include at least two of the 9 elements  
- Complies with C-19.ai.3; Small retail space. See ground floor plan  
- Will comply with C-19.ai.8; Windows that provide a minimum of 75% of visible light to be visible on each side of the window.
- C-19.ai. The street-facing building facade at the base shall include at least two of the 9 elements  
- Complies with C-19.ai.3; Small retail space. See ground floor plan  
- Will comply with C-19.ai.8; Windows that provide a minimum of 75% of visible light to be visible on each side of the window.





- LEGEND**
- BOUNDARY LINE
  - CENTER LINE OR MONUMENT LINE
  - CONCRETE SURFACE
  - 24 INCH VERTICAL CURB & GUTTER
  - CURB OPENING
  - 6 INCH CONCRETE CURB
  - INDICATES DRIVEWAY (MEANS OF ACCESS)
  - WALL
  - GATE
  - FENCE
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND GAS LINE
  - UNDERGROUND SEWER LINE
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND TELECOMMUNICATIONS LINE
  - UNDERGROUND WATER LINE
  - SET NAIL & WASHER STAMPED 42137
  - FOUND PIPE WITH NO IDENTIFICATION SET NAIL & WASHER STAMPED 42137
  - FOUND CHASELED "+" IN CONCRETE SET NAIL & WASHER STAMPED 42137
  - FOUND BRASS CAP IN HANDHOLE NO IDENTIFICATION
  - FOUND 2" BRASS CAP FLUSH STAMPED 12537
  - CALCULATED POSITION NO MONUMENT FOUND OR SET
  - FOUND 2" BRASS CAP FLUSH STAMPED 19862
  - FOUND PK NAIL NO IDENTIFICATION
  - SCHEDULE B ITEM
  - SPRINKLER HOOK-UP (FIRE DEPARTMENT)
  - BACK FLOW PREVENTER
  - DOWN OUT
  - ELECTRIC BOX
  - ELECTRIC JUNCTION BOX
  - ELECTRIC VAULT
  - FIRE HYDRANT
  - FLAG POLE
  - GAS MARKER
  - GAS METER
  - GUARD POST OR GATE POST
  - GAS VALVE
  - HANDICAPPED SPACE
  - LIGHT POLE
  - METAL POLE
  - PEDESTRIAN ACCESS RAMP
  - POWER POLE
  - POWER POLE W/ UNDERGROUND ELECTRIC
  - PARKING METER
  - SEWER CLEAN OUT
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - STREET SIGN
  - TRAFFIC SIGNAL
  - TRAFFIC SIGNAL BOX
  - WATER METER
  - WATER VALVE
  - ASSESSORS PARCEL NUMBER
  - A.P.N. ARIZONA PIONEERS HISTORICAL SOCIETY DKT. 3037, PG. 411, P.C.R.
  - P.C.R. PIMA COUNTY RECORDS
  - R/W RIGHT OF WAY
  - BK. BOOK
  - DKT. DOCKET
  - PG. PAGE
  - (TYP.) TYPICAL
  - (R) RECORD PER BK. 6, PG. 88, P.C.R.
  - (M) MEASURED

LINE	BEARINGS	LENGTH
L1	S 00°26'15" E (R) S 00°26'08" E (M)	210.81'



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