



Attachment 5 -
Revised Site
Narrative

26473 Rancho Parkway South
Lake Forest, CA 92630
Tel: 949-900-0322 ♦ Fax: 949-900-0323
www.valeocompanies.com

Memorandum

To: Emie Duarte, Director Development Services Department Date: 11/10/2010 Revised 11/16/2010
Revised 12/09/10, Revised 1/26/11

From: Conrad Sick, Chris Kemmerly -Copy to: Paul Iezzl, Rick Engineering

Re: The District at UA MDR Narrative

Urgent Hand Delivered Regular Mail Express Mail Fed Ex Overnight

A. Background (refer to section B for the response to the city questions in order)

1. Applicant

Residential Housing Development, LLC
1302 Waugh Drive, Suite 305
Houston, Texas 77019

Contact: Nick Anderson
Phone: (832) 722-0066

2. Location:

The approximately 3.0 acre site lies within the Downtown Area Infill Incentive District (IID), and is bounded by 6th Street to the South, 5th Street to the North, Arizona Avenue and 5th Avenue to the West and Herbert Avenue to the East.

3. Mission:

Create a sustainable, economic engine serving the holistic life style and housing needs of University of Arizona students as an integrated urban or downtown resident. The lifestyle is to balance the academic, wellness and social needs of our student residents within a contemporary 'purpose built' student environment expressing Tucson's unique history, culture and place.

4. Objectives:

A. The project is consistent with the IID purpose to create sustainable infill development by accomplishing the following:

- Minimizing vehicle traffic and trips to and from campus by locating student housing within walking distance of the Modern Street Car and Catrans stops along 4th Avenue, and within walking and biking distance of the University of Arizona campus.

- Providing adequate on-site structured and surface vehicle and bicycle parking and incorporating 'back-in' angled permit parking along 5th Street for the residents and guests.
 - Reducing the impact of traffic through the West University Neighborhood by calming traffic along 5th Street by incorporating 'back-in' angled parking and narrowed travel lanes along the project frontage, restricting 5th Avenue to one-way southbound access only, by dispersing traffic toward 6th Street via 5th Avenue and its public extension to Arizona Avenue, and via the widened Arizona and Herbert Avenues. Arizona Avenue is to remain a two-way Street, while Herbert Avenue is to remain on-way southbound between 5th Street and the parking structure entrance, and then widened to provide two-way ingress and egress between the parking structure entrance and 6th Street.
 - Enhancing the economic vitality of 4th Avenue as a unique shopping and entertainment place by creating a concentration of 'purpose built' housing within walking distance of this area.
 - Creating a contemporary pedestrian oriented urban edge along 6th Street and 5th Street which brings back the walking and pedestrian orientation of the downtown area by incorporating enhanced hardscape and soft landscape features within a safe neighborhood setting. The perimeter edges of the site have open public access and are integrated into the surrounding community. The interior private courtyards and recreation areas have controlled access points to secure the site and to limit access to the residential community within to residents and guests only.
 - Proving an appropriate development transition to the adjacent residential properties to minimize impacts to their privacy, solar access and views of these surrounding homeowners. The proposed buildings are located a minimum of seventy (70) feet from the existing homes across 5th Avenue, eighty (80) feet from the existing homes across the 5th Avenue extension to Arizona Avenue, and a minimum of ninety-five (95) from the existing homes across 5th Street. The building heights are also transitioned from five (5) stories to three (3) stories along the 5th Street frontage. There are no known existing solar collections facilities within the adjacent resident properties.
 - Creating enhanced landscape buffers adjacent to the existing properties including the use of walls, screen / security fencing and dense landscape plantings.
- B. Receive relief to the current zoning impacting the proposed infill development including incompatible development standards, and associated development barrier issues:**
- Reducing the street perimeter yard setback to zero (0) feet along all street edges;
 - Increasing the height of the buildings to sixty (60) feet in the R-3 zone and C-3 zone to allow for a consistent integrated building form;
 - Reducing the Street landscape border to zero (0) feet along all of the adjacent Streets. The landscape and hardscape features will primarily be constructed within the adjacent Public Right-of-Way;
 - A complete exception to the Floor Area Ratio (FAR) requirements; and
 - A reduction in the number of loading spaces required to zero (0)
- C. Implement the IID process and receive development incentives permitting Modification of Development Regulations (MDR) to enable the proposed project to meet its mission and objectives with a construction start Q2 2011 and delivery of the student community fall 2012 including:**
- Pre Submission Filed September 6, 2010;
 - City Staff Comments Issued October 1, 2010;

- Neighborhood Meeting- October 25,2010;
- Formal MDR Submittal- November 10,2010;
- Amended MDR Submittal – December 15,2010
- Amended MDR Comments from City Staff Issued – December 22, 2010
- Second Amended MDR Submittal – January 26, 2011
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5. MDR Request:

A. Reducing the Street perimeter yard setback to zero (0) feet along all street edges inclusive of:

- 6th Street

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The architecture along 6th Street will be contemporary in form having strong horizontal and vertical massing, colors and textures. No individual unit entries are located along this edge or the other perimeter edges. The parkway will feature enhanced paving, shade trees in tree wells setback 8 feet from the curb face, street furniture and the iconic 6th Street acorn-top lights. The paving will vary in texture and form and maintain a minimum clear width of 5 feet around trees and other streetscape furniture and amenities.

Three controlled access pedestrian entries are located along the parkway with two being ingress / egress and one being egress only. These controlled access points enhance the security of the student community. The 6th Street parkway will be one of the main routes to the 4th Avenue merchant's corridor. The three entry points into the building along the parkway break up the mass of the building and are punctuated with ground level features such as large urns, trellis and seat wall / planter wall elements. Bicycle racks, benches, accent planters and trash cans are located near the project entries.

- 5th Street

The 5th Street streetscape improvements maintain the character of the existing West University neighborhood context with the integration of traffic calming features including 'back-in' angled parking and pavement narrowing along the project frontage, the incorporation of varied building setbacks, stepped building height transitions and the improvement of the entire parkway beyond the five foot sidewalk that exists today. The residential unit configuration and the building and wall placements are oriented to maintain privacy, and minimize noise impacts to the surrounding neighbors. The streetscape width and form varies in size and configuration, with enhanced paving, street trees in tree wells adjacent to the angled parking, bicycle racks and other street furniture. A variety of night lighting is to be integrated along this streetscape area including the iconic acorn-top lights to be used on 6th Street as well. The 5th Street streetscape improvements will be maintained by the applicant through an agreement with the City.

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