



CITY OF  
TUCSON

PLANNING AND  
DEVELOPMENT  
SERVICES  
DEPARTMENT

October 7, 2010

Mr. Mark Charlton, Director of Development  
Quality Group of Companies  
12851 Foster Street  
Overland park, KS 66213

Dear Mr. Charlton:

SUBJECT: QIP Office Building – 275 N. Commerce Park Loop, of the Rio Nuevo Redevelopment Plan/Planned Area Development

I have reviewed your letter dated October 5, 2010 requesting minor changes to the requirements found in the Rio Nuevo PAD, Development Area 5.

To be clear, your request is for a minor change to the Rio Nuevo PAD, not a revision to any neighborhood agreement letter between the developer and the neighborhood. The QIP development is governed by those requirements as found in the Rio Nuevo PAD, Development Area 5, Lots 16 and 17. The PAD zone allows minor changes to the development requirements, providing such changes are not in conflict with the overall intent of the PAD. The PAD recognizes that at times projects face practical difficulties or consequences inconsistent with the general requirements of the PAD.

Your letter requests the following:

1. Clarification that the perimeter wall is to follow the property line along the southern and western boundaries of the site, i.e. the southwest notch area of the site.

The PAD requires the perimeter wall to follow along the entire western and southern property lines. However, it appears that the project will need the 'notch area' to meet the landscaping requirements of the PAD.

2. Can there be flexibility with the timing of the construction of the perimeter wall? The PAD requires that the wall be constructed prior to the start of construction. QIP requests some flexibility with the timing of the construction of the wall given the logistical issues of the remediation of the landfill, and the underground portions of the parking garage which must coincide with the below grade work. The remediation and below

grade work need to be completed, and the final site grade established, before construction of the perimeter wall can begin. QIP proposes that the completion of the perimeter wall along the west, south and east property, is to be completed within the first seven months of construction.

Yes, your proposal to complete the perimeter wall within the first seven months of construction meets the intent of the PAD requirement. Remediation, and below grade work can be considered preparatory work needed prior to the actual construction of the building and site improvements.

3. The request letter states the proposed project is functionally unable to meet the requirement of preserving mature trees along the wall and property line because the future tenant's standards require a strict 100-foot setback by the future tenant from the proposed building to the property line. QIP is proposing a landscape mitigation plan, both onsite and offsite (see attached landscape exhibits). The proposed mitigation plan calls for upsizing (6) trees along the western, and (3) trees along the southern boundary to 24" box trees. QIP is also proposing to transplant additional existing, and new, trees on any of the neighboring residential properties. At least (5) of these trees to be planted offsite will be new 24" box trees as noted in the Offsite Tree Transplant Concept Plan.

The proposed landscape mitigation plan is in keeping with the intent of the Rio Nuevo PAD requirements, given the strict 100-foot security setback, and tight dimensions of the project and site. However, as proposed in the developers onsite and offsite Tree Transplant Concept Plan, there are to be at least (9) 24" box trees along the western boundary; and (4) 24" box trees along the southern boundary.

4. Your request letter states the PAD requirement for the wall to jog for existing mature landscape can not be met given the needed 100-foot setback, and the wall being placed exactly on the property line. However, QIP proposes the wall design to include some jog at specific locations along the property line, and the addition of pilasters of CMU block to break up the long span of the wall every 64-feet. The addition of these design features will meet the requirement for an attractively finished design on both sides of the wall.

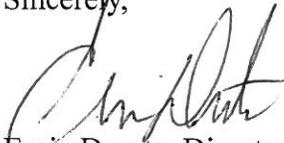
The revised design for the wall meets the intent of the Rio Nuevo PAD requirements. Please include the (3) perspective views of the wall as submitted with your request letter as part of the development plan submittal. These renderings should be included as part of the development plan. The renderings can either be full size, and included in the page numbering with the other sheets of the development plan, or shown as wall

section details. Please include color versions of the renderings of same size as submitted with your request letter as part of the development plan submittal.

The request letter also includes documentation that QIP, working through the Ward 1 Office, has met with and consulted the adjacent property owners regarding not only the design of the wall, but the proposed minor changes to the Rio Nuevo PAD requirements for Development Area 5.

It is determined that the proposed minor changes are consistent with the intent of the Rio Nuevo PAD. Please note that a copy of this letter must be included with the next Development Plan submittal for the project.

Sincerely,



Ernie Duarte, Director  
City of Tucson  
Planning & Development Services Department

cc: Sean McBride, Assistant City Manager  
Craig Gross, PDS  
Mac Hudson, Ward 1  
John Beall, PDS

Attachments: Applicant's Request Letter and Attachments