



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

July 1, 2011

Mr. Chuck Martin, R.A.
Rick Engineering
3945 E. Fort Lowell Road, Suite 111
Tucson, AZ 85712

Dear Mr. Martin:

SUBJECT: Clarification of Land Uses Allowed in Development Area 5 of the Rio Nuevo Planned Area Development (P-4)

The Planning and Development Services Director has reviewed your letter requesting a determination if the Western Archeological Conservation Center (research storage facility) fits under the Business Park Uses classification found in Development Area 5 of the Rio Nuevo PAD (P-4).

Rio Nuevo PAD

Definitions: The terms and definitions used in this PAD shall mean those defined in Section 23-21 of the City of Tucson Zoning Ordinance, with the following exceptions:

Business Park Uses: A business classification to include production, service and distribution businesses, whose activities are conducted within a completely enclosed building and produce no noxious fumes, obtrusive noises, and/or negative visual elements. Examples of acceptable uses are blueprinting, lithography, printing or publishing; research and development, including fabrication or component assembly; retail showroom; school or college (operated as a commercial enterprise); medical or dental laboratory; or other similar uses.

Your request letter outlines that the primary use of the Western Archeological Conservation Center building is for archive storage for the tenant, The National Park Service, with +/- 45,400 square feet of the total 71,409 square feet used for storage. The remainder approximately 26,000 square feet used for office space.

Your request letter also outlines that the tenant has 12-16 full time personnel with occasional visits from volunteers and interns from the U of A. Currently the site is parked at 143 spaces. You are proposing to use the Commercial Storage parking ratio of 1 space per 5000 square feet which would require 14 spaces, but will provide a total of 61 parking spaces as rendered on your Development Plan.

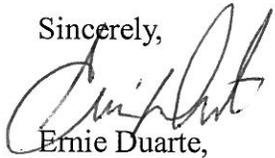
The goal and objectives of the Rio Nuevo PAD is to guide future development and to create a mix of land uses which will be harmonious in setting, and create an activity center in the Downtown area. The PAD also encourages individual site designs to incorporate features that help modify the local microclimate to conserve energy and water and to create a comfortable and healthy human environment.

Business Park Uses as defined in the PAD are inclusive of a research storage facility and is closely related to research and development uses. Also by using Commercial Storage as an appropriate category to determine the parking ratio allows the site to be parked more closely to its actual usage. This can also reduce the need for a large amount of unused asphalt which in the long-run can help with reducing the 'heat-island' affect of large parking areas in the desert.

It is determined that the Western Archeological Conservation Center - research storage facility is consistent with the Rio Nuevo PAD definition of Business Park Uses, and that Commercial Storage is an appropriate category to determine parking ratios for this type of land use. This clarification is approved by the Planning and Development Services Director.

Please note that a copy of this letter must be attached to the Development Plan (D11-0027).

Sincerely,



Ernie Duarte,

Director

Planning and Development Services Department

Attachments: Applicant's Request



June 29, 2011

Mr. Ernie Duarte, PDSO Director
CITY OF TUCSON
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
201 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701

SUBJECT: WESTERN ARCHEOLOGY CONSERVATION CENTER (WACC) – D11-0027
(D01-0036 – Previous tracking number.)
JN 3723-AC

Dear Ernie:

Per my telephone conversation with John Beall regarding the above referenced project, I am writing to request a clarification of the use of the project and the vehicular parking associated with the use.

As you are aware this property was modified recently to allow for the construction of the QIP Building immediately to the west. This change to the site area required the submittal of a Revised Development Plan for the WACC. It is my understanding that John Beall and Tri Miller, from our office, met to analyze the use of the building to determine the appropriate parking ratio and to look for the most similar use description in the LUC. They came up with "Commercial Storage" since the building is used for the research, study and storage of cultural artifacts.

We changed the use in the general notes of the Development Plan from 'Business Park' to 'Commercial Storage'. Unfortunately, this category appears to be in conflict with the definition of "Commercial" in the *Rio Nuevo Redevelopment Plan/Planned Area Development 4* document. The definition excludes warehousing uses. Steve Shields has noted this in his comments for the Development Plan submittal. (Comments attached.)

For your information, the building has a total area of 71,409 square feet. Approximately 26,000 square feet is office use, with the remaining +/-45,400 square feet used for the archive storage. The current tenant, The National Park Service, has 12-16 full time personnel. From time to time, a few volunteers and interns from the U of A visit the facility.

Mr. Ernie Duarte, PDSO Director
June 29, 2011
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The use of the site shown on the original Development Plan approved in 2002 is "Business Park". The parking requirements for this plan were calculated for the entire building using "Industrial Use", at 1 space per 500 square feet of building area for a total of 143 spaces. Industrial uses appear to be allowed if they meet the performance criteria in Section III.A.3. (Copies of the Development Plan Cover sheets are enclosed.)

Using the Commercial Storage parking ratio of 1 space per 5000 square feet, 14 parking spaces are required, however the current rendition of the Development Plan indicates that a total of 61 parking spaces will be provided on the site, which is in excess of the calculated and actual need.

It should be noted that there is room on the site to construct a total of 143 parking spaces in the future (which matches the number of spaces on the original approved Development Plan). These spaces could be improved to provide 1 space per 500 square feet if the building were to change use. Building the additional spaces before they are needed would only create a large amount of unused asphalt and add to the heat-island affect of large parking fields.

We believe that the WACC use still fits well with the intent of the "Business Park" category of allowable uses. It is closely related to the allowed research and development uses. We also believe that Commercial Storage is an appropriate category to determine the parking ratio. We understand that this is an unusual case and the WACC does not seem to fit neatly into the descriptions and definitions of either the LUC or the *Rio Nuevo Redevelopment Plan/Planned Area Development 4* and therefore we are asking for a formal clarification.

Please don't hesitate to call if you have any questions or need additional information.

Sincerely,

RICK ENGINEERING COMPANY, INC.



Chuck Martin, R. A.
Principal Project Planner

TCM:sj

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Enclosure