

DRAFT - CDRC – Project Statement

Project: 75e Broadway
Mixed Use Development
75 E Broadway, Tucson AZ 85701

Project Description:

- A. 75 E. Broadway offers the Tucson Downtown Core a mixed-use, transit-oriented development. The project is sited on the city block of East Broadway Boulevard, 6th Street, Congress and Scott Avenue. The project occupies the southern half of the block and is an approximate .75 acres.

Site

The proposed building has an east/west orientation and resides in close proximity to the east, south and west property lines. There is a main building entry off of Broadway that accesses the interior building core. Retail entries will be at the southeast and southwest corners.

Access to the parking garage is off Scott. An outdoor pedestrian and entertainment corridor will be developed between the existing buildings and new building. Pedestrian connections, lighting and outdoor amenities will be developed. It is intended that this area be pedestrian focused and that only service, delivery and emergency vehicles will utilize this space. The parking decks above extend over this corridor providing shade and protection. The overhead height is a minimum of 22' above grade. The R.O.W areas around the building will be redeveloped and improved with landscaping and paving, similar to the improvements along Scott Ave South of the site and Broadway adjacent to the TEP Building.

We are proposing 7 public parking spaces along Broadway and the elimination of curb parking on Scott. This will result in a net loss of 10 spaces. This will provide a wider pedestrian area along Scott and improve visibility exiting the parking garage. A Traffic Impact Report has been developed.

Building

75 E. Broadway is a 18-story midrise building. The first floor consist of 15,000sf of retail space. Levels 2 thru 8 are a 500 space parking structure followed by 5 floors (150,000sf) of Class A office space. Levels 14 – 17 will have residential uses totaling +/- 132 units. The 18th floor will feature amenities such as community rooms, event spaces, fitness, and a restaurant. The total proposed height is currently 239'

The overall building architecture is minimal and contemporary, with a richly contrasting palette of glazing, metal, concrete, and masonry in warm earth tones and desert vegetation inspired accent colors at the lower levels, providing a dynamic interaction with the streetscape.

The 1-story retail façade is similar in scale and compatible with the adjacent retail buildings, employing larger glazed areas at the street scape. Materials will include ground face masonry units in varied sizes and earth tone colors.

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The parking garage levels will be screened using perforated deep bronze panels and composite metal panels. The composite metal panels will be employed in a vertical panel configuration at the west elevations to blur the line between the garage, and upper floors providing a more unified building appearance between the different uses.

The office floors are a combination of clear glazing, spandrel glazing, aluminum and metal panels. The light shelves panels and spandrel glazing limit the glazed area of the façade to meet the requirement of the 2012 IECC. Solar heat gain is limited on the East façade with light shelves and on the West façade by limiting the glazed area while still allowing for flexibility in the internal office layout and design.

This project provides both sought after retail space, large commercial office floor plates (30,000 GSF) office space, and additional residential units in the downtown core. The pedestrian oriented corridor will energize both the new and existing buildings to the north.

- B. Existing Zoning: - OCR-2, C-1
- C. Address/Parcel # - 75 E Broadway, 117150060, 117150080
- D. Last approved used – Surface Parking. Proposed Use, Retail, Structured Parking, Commercial Office, Multifamily Residential, Restaurant.
- E. Proposed Building Height: 239'-0"
- F. Adjacent Building Height :West Old Federal Courthouse ##, North – Congress Varies ##-##, East Varies ##_##, South TEP Office building ##"

5.12.7 – C Building Design Standards:

Development within the RNA is required to comply with the following building design standards.

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale pursuant to the Transition Standards in Section 5.12.8.B. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights. Proposed building location is in the downtown infill district and the site zoning is OCR-2, this allows heights of up to 300'. The current proposed height of the development is 239'-0". The first two stories of the building have been detailed to have similar scale, transparency, materials, and street scape as the surrounding downtown fabric. The retail façade is similar in scale and compatible with the adjacent retail buildings,

employing larger glazed areas at the street scape and smaller punched openings at the second floor as seen in the Congress façades on the North side of the block, or in the Julian Drew block just East on Broadway.

2. All new construction must be consistent with the prevailing setback existing within its development zone except that the PDSO Director may approve a different setback than the prevailing setback upon a finding that a different setback is warranted by site conditions or applicable development design goals consistent with Section 5.12.1, Purpose, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A. The current proposal is consistent with the prevailing setbacks in the development zone. Located in the downtown core all adjacent properties have a zero lot line set back.

3. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies. The overall TCC campus, including the hotel development provide similar detailing. As previously described, The first story of the building has been detailed to have similar scale, transparency, materials, and street scape as the surrounding downtown fabric. The retail façade is similar in scale and compatible with the adjacent retail buildings, employing larger glazed areas at the street scape as seen in the Congress façades on the North side of the block, or in the Julian Drew block just East on Broadway.

4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features. The proposed development as a total of xxx sf of area combined on the 6th Ave, Broadway, and Scott Ave facades at the street level, xxx% of this area is transparent glazing into the retail spaces.

5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades. On the 6th Ave, Broadway, and Scott Ave facades the detailing of the building skin provides a continuous modulation of texture between the masonry panels, glazing and building columns, building entrances at both the both ends of the building and the center of the building along Broadway provide further definition at the street scape.

6. Building façade design shall include pedestrian-scaled, down-shielded, and glare-controlled exterior building and window lighting. Exterior building lighting will comply with the City of Tucson Outdoor lighting ordinance and will enhance the pedestrian experience for the

6th Ave, Broadway, and Scott Ave facades, and the improvements of the alley into a pedestrian retail corridor.

7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies. Building entrances at both the both ends of the building and the center of the building along Broadway provide are fully visible from the ROW and include canopies with integrated architectural lighting to enhance the streetscape

8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade. No historic façades are impacted

9. Buildings shall be designed to shield adjacent buildings and public rights-of way from reflected heat and glare. Building is entirely constructed of both reflective and non-reflective materials. Glazing specified for the project will not be clear or slightly tinted but not mirrored. Light shelves at the office and residential levels will minimize the any reflectivity from the glazing. The metal panel system will also be specified with non-reflective finish. The garage perforated screen panels will also have a panel profile that diffuse reflected light.

10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided. The project incorporates a 500 stall parking garage that enters and exits on Scott ave. The parking control equipment is located inside the garage at the 2nd level to minimize any “stacking” that could occur on Scott ave. The street scape and paving will highlight the pedestrian crossing at the garage entrance along with vehicular bollards to provide an additional visual cue. Alley access is limited to deliveries, refuse collection, and emergency service vehicles.

11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson. On the 6th Ave, Broadway, and Scott Ave facades building overhangs and additional trees provide adequate shade for the pedestrian pathways. The Alley is completely covered by the building and will provide a fully shaded pedestrian path from 6 Ave to Scott Ave. See attached shade study.

12. Colors may conform to the overall color palette and context of the Downtown area, or may be used expressively to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal.

The building will primarily be muted colors, particularly on the upper floors, our intent is to use timeless colors for the elements that are difficult or impossible to modify in the future where colors could be perceived as dated. The one area we are proposing bold colors would be the EIFS overhangs and canopies at the first and second floors. These are opportunities to introduce color in a way that is seen, primarily in the mid-century storefronts like the old Hydra building and others. These EIFS areas are located above the first floor to prevent damage/graffiti. The first floor will be a combination of ground face integral color masonry in a color compatible within the development zone, and clear glazing.

13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area.

Forms and colors are intended to be compatible with the downtown environment both in context to the street scape but also in the context of previous high-rise developments. There are only 3 other developments in downtown that are of similar scale and each is clearly of its era from when it was built. The current Pima County Legal Service Building completed in 1967, The Bank of America building completed in 1977, and One South Church Built in 1986.

For our development, the first level integral color masonry has been selected for the first story to provide both durability and compatibility with the development zone.

Levels 2 thru 8 are the parking decks and will have a perforated metal screen on the North, East, and South façades. Intended to be the color of an old penny, tying to the history of copper in the region, the façade will be textured and have a random pattern of opening to break up the overall mass of the screened elements. The west façade is an extension of the Metal panels from the upper floors and is more opaque than the other garage facades, this treatment is intended to tie the building together vertically blurring the lines between the different uses.

Levels 9-13 are the office levels at the North, East, and South façades and are primarily a combination of transparent glazing, opaque glazing, and metal panels light shelves. The detailing is intended to emphasize the horizontality of the building and allow for expansive open views for the building occupants. Similar to the garage levels the west façade is an extension of the Metal panels from the floors above and below and is more opaque than the other Office facades, this treatment is intended to tie the building together vertically blurring the lines between the different uses.

Levels 14-17 are the residential levels and will be a light modification of the office level envelop treatment. This will create some unity between the upper floor but allow the change

in use to be evident from the façade. At the East and West facades, the corner apartments will provide balconies that will architecturally tie into the 19th floor to help cap the building in an appropriate way. Similar to the garage and office levels the west façade is an extension of the Metal panels from the floors above and below and is more opaque than the other Residential facades, this treatment is intended to tie the building together vertically blurring the lines between the different uses.

Level 18 is the amenity deck and mechanical penthouse, the materials will primarily be clear glazing and metal panels. The architectural detailing will tie the roof line into the residential balconies below, again blurring the line between the uses, but providing a unique experience for the occupants of the 18th level. An open patio space will be provided on the east end of the 19th floor, tied into the planned conference center. Much of the 18th floor will be exterior amenity space for the residents, office users, and restaurant patrons.

14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building. The first level is retail and has a presence on Scott Ave, Broadway, and Sixth Ave. Office and residential uses are in the upper floors of the building, although the entrance to the building will be from both Broadway, and from the Pedestrian ally to the north.

15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas. Primary entrances to the retail spaces is from Scott Ave and 6th Ave. Primary entrance for the Office and residential uses is from the center of the block on Broadway and from the pedestrian alley to the north

Site Design Standards:

1. Vehicular Circulation

- a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet. **Complies...Elaborate if necessary**
- b. The locations of all points of vehicular ingress and egress shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be

contained on site. Right turn bays are strongly discouraged. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated. **Complies, The garage entrance/exit is perpendicular to Scott Ave, and the width of the entrance has been clearly highlighted in the hardscape and street scape amenities. Parking control for the garage is located on the 3rd floor and should reduce/eliminate cueing on Scott ave. ...**

2. Parking

a. General Parking standards are listed in the Section 7.4. Some properties in the RNA may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B.

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b. Screening of Parking All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space. **Complies, all vehicle parking within the garage starts at the 3rd level and screened a combination of solid and perforated metal panels. ...**

c. Employee Parking Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development. **Will Comply**

3. Plazas and Open Space The fundamental objective of the design standards in this Section 5.12.7.D.3 is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

a. Plazas and Pedestrian Nodes: Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDSO Director upon a finding that the development enhances the downtown pedestrian environment without or with a smaller percentage requirement. **Complies (need to verify) The development has 2 primary plaza area available to the public. The alley to the north and the space between the ally and the existing historic buildings will be limited to**

service traffic only with will be scheduled after hours. This space is envisioned as an urban pedestrian corridor with the both the new development and the historic buildings to the north opening into this space to create an engaging urban environment. The second space is the 19th floor Event terrace at the east end of the building.

Finally, we are improving the street scape on Scott Ave, Broadway, and Sixth Ave to align with the established streetscape improvemnts along Scott ave. This will include shaded seating areas on Broadway and an open seating area at the corner of Scott Ave. and Broadway...

- b. Viewshed Corridors: Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible. **Complies**
- c. Linkages (Physical and Visual) Neighborhood linkages shall be maintained throughout Downtown. **Complies... The project is increasing the pedestrian connectivity by dedicating the north alley as a pedestrian urban corridor. ...**

4. Streetscape

- a. Streetscapes must be consistent with the Streetscape Design Manual. In streetscape design, priority is given to pedestrians. **Complies**
- b. Shade Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they and their location and design characteristics are compatible with the historic and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard. **See attached shade study**

5. Demolition of Historic Structures in the RNA9 .In the RNA, demolition of the following types of structures is reviewed in accordance with Section 5.8.10, Demolition of Historic Properties, Landmarks, and Structures. **No structures are being demolished by this development**

- a. Structures that are listed in the National Register of Historic Places or the Arizona Register of Historic Places.
- b. Structures that are eligible for listing in the National or State registers.

c. Structures designated as City Historic Landmarks.

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