



CITY OF  
TUCSON

PLANNING &  
DEVELOPMENT  
SERVICES  
DEPARTMENT

June 7, 2019

Michael Becherer, AIA  
Swain Associates LTD  
7350 E. Speedway Boulevard  
Tucson, AZ 85710

RE: Tucson Convention Center (TCC) Planned Area Development (PAD)  
Clarification of Design Review for Development Package Review and Approval

Dear Mr. Becherer,

This letter is in response to our meeting on June 4, 2019 in which you requested follow up clarification and confirmation in understanding what types of development on the TCC site would trigger a review under the Infill Incentive District/Rio Nuevo Area criteria.

The TCC PAD provides direction for land use, design guidelines and development package implementation and procedures, however it is silent regarding a specific process for design review as it relates to development package review and approval. Where the PAD is silent, the provisions in the Unified Development Code (UDC) and other relevant City standards shall govern.

The TCC PAD is within the Rio Nuevo Area (RNA) which requires that new development comply with specified design standards and undergo design review (UDC 5.12.7). Therefore, the review process is as follows:

1. Pre-Application Conference
2. Submittal and Staff review
3. Review by the Design Review Board
4. Review by Tucson-Pima County Historical Commission, Plans Review Subcommittee

Planning & Development Services Department (PDSD) - 201 North Stone Avenue  
P.O. Box 27210 - Tucson, AZ 85726-7210  
Telephone: (520) 791-5550 - Fax: (520) 791-5852  
Website: [www.tucsonaz.gov/pdsd](http://www.tucsonaz.gov/pdsd)

5. PDSD Director Decision
6. Notice of Decision
7. Appeals

The types of projects that this design review will apply to is as follows (UDC Section 5.12.4):

1. Change of Use
2. An Expansion of an existing use or existing structure; or,
3. New development or a redevelopment project.

Exceptions include:

1. A change of use that does not alter the exterior of a structure.
2. A redevelopment project or improvements, or alterations to an existing structure, if such alterations are not visible from an adjacent public right-of-way.

If you have any questions about this clarification, please feel free to contact me at 791-5550.

Sincerely yours,



Scott Clark, Director  
Planning and Development Services Department