



CITY OF
TUCSON

Planning Development Services Department (PDSD)
Zoning Administration Division
201 North Stone Avenue, Tucson, Arizona 85701

*** NOTICE OF DIRECTOR'S DECISION ON THE
IID REQUEST***
EFFECTIVE DATE: July 30, 2015

CASE NO. THE PROJECT

IID-15-01 1 WEST BROADWAY, 1 WEST BROADWAY BOULEVARD, C-3 & OCR-2

The Project

The proposed project is a mixed-use development will offer approximately 5,000 square feet of ground floor retail and office uses, with 4 floors accounting for 40 residential units above.

The project is located within the Downtown Core Subdistrict of the Downtown Area Infill Incentive District (IID), which allows exemptions from certain development regulations in accordance with Section 5.12.10 (Downtown Area Infill Incentive District) of Ordinance 11246, Infill Incentive District (IID).

The Applicant's Request

Pursuant to Section 5.12.10.C (Downtown Core Subdistrict – Exemptions), the applicant requests the following:

1. THIS PROJECT IS SEEKING RELIEF FROM MS&R SETBACKS OUTLINED IN SECTION 5.4;

Justification: 5.12.10.C.1 - Relief from the MS&R setbacks is allowed for projects within the DCS. The proposed project is located within the DCS, and as such, the proposed development seeks relief from the requirements of the Major MS&R setbacks. Doing so creates a unique pedestrian friendly environment that maximizes the development footprint with setbacks and perimeter yards congruent with adjacent parcels.

2. THIS PROJECT IS SEEKING RELIEF FROM MINIMUM PERIMETER YARD STANDARDS OUTLINED IN SECTION 6.3;

Justification: 5.12.10.C.2 - Relief from the minimum perimeter yard standard is allowed for projects within the DCS. The proposed project is located within the DCS and, as such, the proposed development seeks relief to maintain a building footprint that is congruent with the surrounding buildings within this development zone. Also, in order to create a unique pedestrian friendly

environment that maximizes the transit-oriented development's footprint (while maintaining visible ground floor activity), relief from the minimum perimeter yard requirement is necessary.

3. THIS PROJECT IS SEEKING RELIEF FROM MAXIMUM LOT COVERAGE STANDARDS OUTLINED IN SECTION 6.3;

Justification: 5.12.10.C.3 - Relief from maximum lot coverage standards is allowed for projects within the DCS. Relief from the lot coverage requirements would allow this Development to maintain a buildable footprint congruent with the surrounding buildings within this development zone, and distribute the building massing evenly across the entire site.

4. THIS PROJECT IS SEEKING RELIEF FROM MOTOR VEHICLE AND BICYCLE PARKING STANDARDS OUTLINED IN SECTION 7.4;

Justification: 5.12.10.C.5 - Relief from minimum vehicular and bicycle parking standards is allowed for projects within the DCS. The proposed project is located within the DCS and, as such, the proposed development seeks relief from the requirements of the Motor Vehicle Parking requirement. Private parking will be made available for building tenants, while bicycle parking will continue to be provided per UDC Section 7.4 requirements. Urban environment parking alternatives are available, including metered on-street spaces along Stone Avenue and Jackson Street, as well as spaces within the La Placita garage - located immediately to the south of the proposed project.

5. THIS PROJECT IS SEEKING RELIEF FROM OFF-STREET LOADING STANDARDS OUTLINED IN SECTION 7.5;

Justification: 5.12.10.C.6 - Relief from the off-street loading requirements is allowed for projects within the DCS. Following preliminary review by Environmental Services, City Staff has recommended that the existing Off-Street Loading zone along the proposed building frontage off Stone Avenue, be transitioned to from an 8-hour loading and unloading zone to a 24-hour loading and unloading zone. This action ensures recycle and waste collection is not disrupted by legally parked vehicles and thus avoiding a public health and/or traffic safety issue.

6. THIS PROJECT IS SEEKING RELIEF FROM LANDSCAPING AND SCREENING STANDARDS OUTLINED IN SECTION 7.6;

Justification: 5.12.10.C.7 - Relief from landscaping and screening standards is allowed for projects within the DCS. The proposed project is located within the DCS and, as such, the proposed development seeks relief to maintain a building footprint that is congruent with the surrounding buildings within this development zone. Also, in order to create a unique pedestrian friendly environment that maximizes the transit-oriented development's footprint (while maintaining visible ground floor activity), relief from the landscaping and screening requirement is necessary. Where available and applicable, drought tolerant trees and plants will be installed or left in place to maintain the minimum 50% shade coverage for pedestrian paths.

7. THIS PROJECT IS SEEKING TO UTILIZE BUILDING HEIGHT DISTRIBUTION PER MULTI-ZONE PARCEL STANDARDS;

Justification: 5.12.8.F - Multi-zone parcels may distribute the building massing and uses across the zoning districts. The site consists of 2 zoning districts – C-3 and OCR-2, which allow for a maximum building height of 75 feet and 300 feet respectively. As a multi-zone parcel, the proposed development seeks to distribute the building massing evenly across the entire site and establish a maximum height limit of 90 feet. The even distribution of building mass allows for a consistent architectural approach to the site, maximizing the building footprint – congruent with neighboring parcels within the development area; while also minimizing the impact to the surrounding buildings and parcels by limiting the overall height.

8. THIS PROJECT IS SEEKING USE OF MULTI-ZONE PARCEL STANDARDS;

Justification: 5.12.8.F - Multi-zone parcels may distribute the uses and building massing across the multiple zoning districts and parcels. The site consists of 2 zoning districts – C-3 and OCR-2. In return for allowing uses and building massing to be distributed across the multiple districts and parcels, the proposed development seeks to enhance some of the design standards by creating a unique pedestrian experience while also mitigating the potential impact of the new development through architectural design and construction techniques on the existing, less intensely developed adjacent parcels.

9. THIS PROJECT IS SEEKING RELIEF FROM SOLID WASTE COLLECTION STANDARDS;

Justification: 5.12.10.D.2 - Multi-zone parcels may distribute the uses and building massing across the multiple zoning districts and parcels. The site consists of 2 zoning districts – C-3 and OCR-2. In return for allowing uses and building massing to be distributed across the multiple districts and parcels, the proposed development seeks to enhance some of the design standards by creating a unique pedestrian experience while also mitigating the potential impact of the new development through architectural design and construction techniques on the existing, less intensely developed adjacent parcels.

10. THIS PROJECT IS SEEKING MODIFICATION OF SIGHT VISIBILITY TRIANGLE STANDARDS;

Justification: Due to the low intensity uses and reduced traffic volume environment of Jackson Street, a reduction in the Sight Visibility Triangle is being requested from the 20 foot short stem standard, per TSM Section 10.-01.5.3, to a 15 foot short stem at the vehicular ingress/egress point.

11. THIS PROJECT IS SEEKING MODIFICATION OF PLAZA AND OPEN SPACE STANDARDS;

Justification: 5.12.7.D.3.a – Relief from the plaza and open space requirement may be waived or reduced if the development enhances the downtown pedestrian environment. The proposed project is within the Rio Nuevo Area, and seeks to provide approximately 4,775 square feet, or 4.7% of the gross floor area, as Plaza and OpenSpace for public and private use. Elements associated with the open space include a recessed plaza near the main entry of the building, enhanced pedestrian paths, patios and balconies, and green terraces. This project seeks to request a modification to the 5% gross floor

area requirement for Plazas and Open Space based on the additional elements presented to enhance the pedestrian environment, including: Enhanced and varied pedestrian pathways and streetscapes; increased shade and heat island effect reduction; enhanced pedestrian safety measures through the consolidation of vehicular access points; visually appealing architectural elements; and the development of a sustainable, transit-oriented, infill project.

PDSO Director's Decision

The applicant's requested exemptions are approved with the following notes based on a finding that the public safety or health will not be jeopardized as required by Section 5.12.10.C.

Conditions of Approval:

1. Please consult with T-DOT and Traffic Engineering Staff to ensure that Item #10, *MODIFICATION OF SIGHT VISIBILITY TRIANGLES* and provide documentation from T-DOT that this modification does not create a public safety concern.
2. Please consult with the Historic Preservation Office and provide an agreed upon plan outlining weather / water damage mitigation and maintenance access strategies for the east adobe wall of the adjacent contributing historic property located at 40 West Broadway.

Notes:

1. This approval applies only to the requested modifications and does not constitute approval of a building permit. Compliance with all other applicable zoning and building code requirements is required. Changes made to the plan in order to achieve compliance with these other code requirements, including the solid waste and recycling collection standards, or that affect the exemption request may require another review for compliance with the IID requirements.



Ernie Duarte, Director
Planning & Development Services Department

For further information, please call Frank Dillon at (520) 837-6957.