

INFILL INCENTIVE DISTRICT & DOWNTOWN LINKS SUBDISTRICT DESIGN PACKAGE SUBMITTAL for BOXYARD

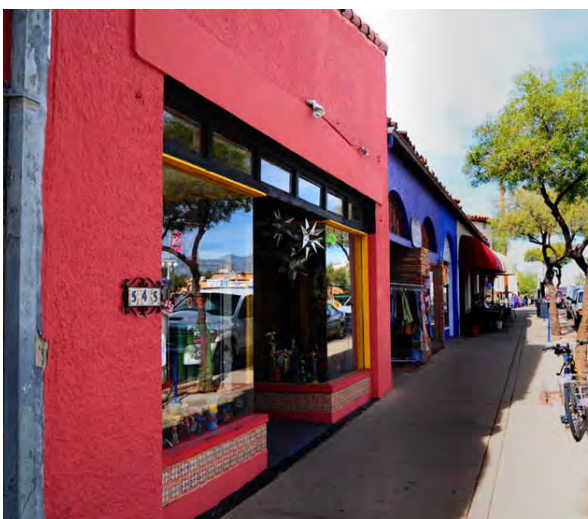
14 JULY 2015

OWNER/PROJECT ADMINISTRATION

Cheadle Lauren Taylor
749 E Maryland Avenue, Apt 56
Phoenix, AZ 85014

PREPARED FOR

Design Modulars, Inc.
3960 East Illinois Street
Tucson, Arizona 85714
Attn: Kyle Knutson



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BOXYARD

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Project Introduction

With a surge of investment in Tucson's Downtown Core, opportunities to promote viable social gathering spaces are at a premium. Several cities across the United States have been developing unique spaces, utilizing alternative eco-friendly development practices that offer distinct opportunities for local entrepreneurs to promote their goods and fare. The increasing employment opportunities and amenities being offered along the iconic 4th Avenue and the Downtown Core are causing an increase in demand for this particular lifestyle, centered on the idea of promoting social interaction and sustainability. The BOXYARD project seeks to fulfill that demand by offering an outdoor social gathering area that provides space for local food vendors to promote their unique offerings, while creating a eco-friendly and sustainable built environment.

The proposed BOXYARD development will offer a distinct food service oriented base, through the offering of 4 distinct shipping container stations. The almost 5,000 square feet of new additional space will be in the heart of the iconic 4th Avenue, and will offer prospective entrepreneurs exceptional access to an established locale and a growing downtown population. Conveniently located along the Sun-Link transportation system, the proposed development will provide added value to the transit-oriented streetscape of 4th Avenue while offering easy access to the entire Central Business District and the University of Arizona.

Development in Tucson, especially along 4th Avenue, must preserve the rich cultural history while seeking to obtain an architectural model focused on sustainability and adaptability. This project understands the balance between progress and respect for previous developments, and will offer a unique perspective on preservation and re-usability.

Being a part of the Infill Incentive District Overlay, comments and questions are welcomed as a part of the Design Review Committee process. This project is committed to bringing value to 4th Avenue and Tucson in general, and looks forward to a positive review process. Please see the following pages representing a snapshot of the proposed BOXYARD development.

Sincerely,



Matt Stuart
Project Manager
Cypress Civil Development



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EXISTING PHOTO INDEX

The following pages show images taken from various locations adjacent to The Boxyard development area. Please refer to this page to orient the following photos with the surrounding area.



NORTHWEST

This picture displays the existing conditions at the northwest corner of the property—looking north. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties.



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NORTHWEST

This picture displays the existing conditions at the northwest corner of the property—looking south. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties.



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NORTHWEST

This picture displays the existing conditions at the northwest corner of the property—looking west. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties.



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SOUTHWEST

This picture displays the existing conditions at the southwest corner of the property—looking south. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties.



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SOUTHWEST

This picture displays the existing conditions at the southwest corner of the property—looking north. This photo displays the existing streetscape and architecture of the both the site and neighboring properties.



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SOUTHWEST

This picture displays the existing conditions at the southwest corner of the property—looking west. This photo displays the existing streetscape and architecture of the neighboring properties, and the proximity of the site to the Downtown Core.



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NORTHEAST

This picture displays the existing conditions at the northeast corner of the property—looking north. This photo displays the existing streetscape and architecture of the neighboring properties along Hoff Avenue.



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NORTHEAST

This picture displays the existing conditions at the northeast corner of the property—looking south. This photo displays the existing streetscape and architecture of the neighboring properties along Hoff Avenue.



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SOUTHEAST

This picture displays the existing conditions at the southeast corner of the property—looking south. This photo displays the existing streetscape and architecture of the neighboring properties along Hoff Avenue.



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SOUTHEAST

This picture displays the existing conditions at the southeast corner of the property—looking north. This photo displays the existing streetscape and architecture of the neighboring properties along Hoff Avenue.



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17 July 2015

City of Tucson Development Services
201 N Stone Avenue
Tucson, Arizona 85701

The following letter provides a description outlining the proposed scope of work for the development at 238 N 4th AVENUE (hereinafter “BOXYARD”) as it relates to the Downtown Area Infill Incentive District (hereinafter “IID”), the Downtown Links Subdistrict (hereinafter “DLS”), and the Fourth Avenue Sub-Area (hereinafter “FAS”) overlay zone:

EXEMPTION REQUEST:

The BOXYARD project is located along the east side of 4th Avenue, between 8th and 9th Street, within the FAS of the DLS and IID. This project is seeking to modify certain development requirements through the Infill Incentive District Design Package submittal process. As a part of the DLS, the development will be required to comply with the following:

- 1) Permitted uses listed within Table 5.12-DLS-1;
Food Service – excluding drive-in & drive-through, and soup kitchens
- 2) Development prohibited within the right-of-way of the future downtown links roadway project;
Project complies
- 3) Historic Preservation – IID zoning option not allowed if the project causes a structure to be de-listed or no longer eligible for listing;
Project complies - eligible structure to remain
- 4) Loading, Solid Waste, Landscaping and Screening – Table 5.12-DLS-2;
 1. Off-street loading zone standards are requested to be waived.
 2. On-site refuse collection container requirements are requested to be modified.Landscaping and Screening – Requirements are requested to be waived, based on over 50% of the pedestrian areas are provided with shade – Section 5.12.8.A.2.
- 5) Solar Exposure – Table 5.12-DLS-3;
Project complies
- 5) Parking – Table 5.12-DLS-5;
Off-street parking requirement – 0: Non-residential use
Bicycle Parking – complies
Accessible Parking – 3 Accessible spaces within 700 feet of entry
- 6) Alleyways and Pedestrian Access Lanes;
Project complies

INFILL INCENTIVE DISTRICT (IID) NARRATIVE:

1. STATE THE APPLICANT'S INTENTION TO USE THE IID ZONING OPTION IN LIEU OF EXISTING UNDERLYING ZONING;

Response: It is the intent of the proposed development to use the IID zoning option in lieu of the underlying zoning in order to maximize the site's location as it pertains to creating a sustainable, transit-oriented infill development project; that offers a pedestrian friendly environment, takes advantage of the Tucson Sun-Link transportation system, and provides a unique business opportunity for local food entrepreneurs along the 4th Avenue activity center. The project seeks the following modifications permitted through the use of the IID overlay zone:

Street Setback – Per DLS Table 5.12.FAS-1 – Building placement standards within the FAS are encouraged to be 0 feet from the property line, or consistent with the prevailing historic setback. Both the existing, eligible building on site, and the adjacent building to the north have 0 foot setbacks. This project seeks to utilize the 0 foot setback recommended under the FAS.

Environmental Services – Per DLS Table 5.12.DLS-2 – Modifications to the on-site refuse collection standards are allowed for projects within the DLS as long no public health or traffic issues are created. Due to the site's constraints, and the pedestrian oriented design, a modification is necessary to accommodate the recycle and waste removal. Waste and recycle containers will be located at the northeast corner of the site, along Hoff Avenue. The modification request only pertains to the access requirements for collection. Enclosures will be constructed to UDC standards, however containers will need to be rolled out of the enclosure into Hoff Avenue at time of pickup, and return to the enclosure upon collection completion.

Off-Street Loading – Per DLS Table 5.12.DLS-2 – Relief from the off-street loading requirements is allowed for projects within the DLS as long as no traffic issues are created. Due to the site's constraints, the pedestrian oriented design, and the existing loading zones located along both 4th and Hoff Avenue, an additional loading zone within the site is redundant and not an efficient use of space within the FAS. Also by removing the off-street loading zone, pedestrian and vehicle conflicts are minimized within the site, creating a safe, friendly, pedestrian environment for patrons to enjoy.

Landscaping/Screening – Per DLS Table 5.12.DLS-2 – Relief from landscaping and screening standards is allowed for projects within the DLS, if more than 50% of the sidewalks, pedestrian circulation paths and outdoor patios provided for pedestrians and customers, is shaded (Section 5.12.8.A.2). Where available and applicable, drought tolerant trees and plants will be installed or left in place. Gardens, vines, and other green elements will be programmed within the site to both soften the architectural variation and enhance the shade apparatuses. The reduction in requirements allows for the creation of a unique pedestrian

friendly environment that offers relief for patrons, while maximizing the transit-oriented development's footprint (while maintaining visible ground floor activity).

Motor Vehicle Parking – Per DLS Table 5.12.DLS-5 – Relief from minimum vehicular parking standards is allowed for projects within the DLS that are a non-residential use. The proposed project is located within the FAS, which encourages zero (0) vehicular parking requirements, and will be utilized for Food Service, which qualifies as a non-residential use. Three (3) accessible spaces are available on-street, within 700 feet of the project entry.

2. DESCRIBE HOW THE PROJECT IS CONSISTENT WITH THE IID PURPOSE TO CREATE SUSTAINABLE INFILL DEVELOPMENT;

Response: This project creates a unique outdoor social gathering area, that provides space for local food vendors and entrepreneurs to sell their fare along the iconic 4th Avenue; while supporting an eco-friendly and sustainable environment through the preservation of the existing historic structure and the re-use of shipping containers for additional space. Approximately 5,000 additional square feet of food service space will be provided on a mostly vacant quarter acre lot along 4th Avenue. This development supports the existing commercial and retail development along 4th Avenue by providing workers, visitors, and patrons a unique pedestrian friendly experience, and is ideally positioned along the Tucson Sun-Link transportation system, which provides easy accessibility to, and from, the Tucson Central Business District and the University of Arizona.

3. DESCRIBE THE BENEFITS THE PROJECT WILL BRING TO THE ADJACENT PROPERTIES AND THE SURROUNDING AREA;

Response: This project will increase consumer traffic within an area lush with restaurant, retail, and other employment centers, both new and old, along Tucson's iconic 4th Avenue. This project replaces an underutilized vacant lot with unique social gathering area and food service opportunities for local entrepreneurs, meeting the increasing demand of the general population to shop local in an urban environment and experience the various amenities 4th Avenue has to offer. The result is an improved built environment that provides a pedestrian friendly streetscape, accessibility to alternative modes of transportation, and architectural features that offer more visual appeal than the existing vacant lot.

4. DESCRIBE ANY SIGNIFICANT ADVERSE EFFECTS, SUCH AS NOISE LEVELS, GLARE, ODORS, VIBRATION, ILLUMINATION, FUMES AND VAPORS, THE PROJECT WILL HAVE ON ADJACENT PROPERTY;

Response: Noise levels, illumination, vibration, fumes and vapors, and odors associated with this project would be no different, if not less than, those associated with the existing surrounding businesses. The proposed use – food service, is comparable to those being implemented by adjacent properties. The site will promote self-containment, with security at the east and west access points, monitoring ingress and egress of patrons, ensuring the

beverages and fare that is purchased from the local vendors is consumed and disposed of properly within the boundaries of the site; preventing spillover into 4th Avenue and disturbing neighboring businesses and/or patrons. Outdoor entertainment is a desired program for the site, and outside, noise mitigation policies will be implemented to reduce the impacts on neighboring properties. A comprehensive management plan is currently being drafted at the time of writing, but will offer guidance on days of operation, limiting the hours of performances, and/or lowering the legally allowed decibel limit. It is the goal of the development project to be good, friendly neighbors, while offering a product and entertainment consistent with existing 4th Avenue merchants.

In regard to the eligible to be listed historic structure on site, it is to be preserved in place and utilized within the greater context of the development project. The original building was constructed in the 1930's, and had an addition sometime in the 1970's. Interior alterations will be made to accommodate the required restroom and storage requirements for the proposed use; however the exterior will be preserved in accordance with the City of Tucson Historic Preservation Office and the Department of the Interior's requirements.

5. *DESCRIBE HOW THE PROJECT WILL CREATE A PEDESTRIAN-ORIENTED STREETScape IN COMPLIANCE WITH THE STREET STANDARDS (UDC SEC. 5.12.8.A);*

Response: The overall height of the project will be two (2) stories, and therefore maintain the existing pedestrian scale present along 4th Avenue. The re-used shipping containers will provide a distinct architectural element along the streetscape, while unique colors will be utilized to match the existing palette along 4th Avenue. The entry points are highlighted with a large sliding door opening, further drawing the focal point of the pedestrians to the center of the site. Wrought iron fencing will not only add visually stimuli, but also provide site security. Alternating planter heights disrupt the monotony of the shipping container and provide an opportunity to soften the streetscape with trees and other green elements.

The large central opening will be visible and identifiable from 4th Avenue through the use of illumination, graphics, and other unique details creating an inviting element to the site, and along with windows within the existing structure will provide ample visible activity along the ground floor for pedestrians along 4th Avenue. No single plane of façade will exceed fifty (50) feet along the 4th Avenue frontage.

6. *DESCRIBE HOW THE PROJECT WILL SUPPORT A SAFE STREETScape COORDINATED WITH ADJOINING PROPERTIES;*

Response: No vehicular traffic will be permitted within the main area of the property. Vehicular loading and unloading are limited to the designated areas along 4th Avenue and Hoff Avenue. This design provides pedestrian users a friendly and safe pedestrian streetscape environment where alternative transportation options may be maximized and vehicular conflict points are minimized.

7. *DESCRIBE HOW THE PROJECT WILL TRANSITION TO ADJACENT EXISTING RESIDENCES AND PROVIDE MITIGATION IN COMPLIANCE WITH THE DEVELOPMENT TRANSITION STANDARDS (UDC SEC. 5.12.8.B);*

Response: The additional structures on the site will be situated approximately forty-five (45) feet from the eastern property boundary, providing a more than adequate buffer between the site activities and the neighboring residential properties. Height will be limited to two (2) stories throughout the project. Balconies are situated toward the center of the project, oriented away from neighboring residential units. The rear fence and access point is constructed of wrought iron and will not only limit activity at the rear of the site to loading and unloading, but have the ability to accommodate screening with the use of trees and other green vegetation.

Outdoor entertainment is a desired program for the site, and outside, noise mitigation policies will be implemented to reduce the impacts on neighboring properties. A comprehensive management plan is currently being drafted at the time of writing, but will offer guidance on days of operation, limiting the hours of performances, and/or lowering the legally allowed decibel limit. It is the goal of the development project to be good, friendly neighbors, while offering a product and entertainment consistent with existing 4th Avenue merchants.

8. *INDICATE WHETHER THE PROJECT WILL SIGNIFICANTLY IMPEDE SOLAR ENERGY OPTIONS TO ADJACENT PROPERTIES;*

Response: The project is consistent with the prevailing height throughout the FAS, two (2) stories. The site will not significantly impede the solar energy options of the adjacent properties.

8. *DESCRIBE THE TYPES OF DROUGHT TOLERANT AND NATIVE LANDSCAPING THAT WILL BE USED IN THE PROJECT AND HOW IT WILL BE USED TO ENHANCE THE PROJECT;*

Response: This project is within the DLS and will be proposing the use of drought tolerant trees/shrubs per the approved City of Tucson Plant List. As a result, the potable water demand ratio for this project per square foot of usable space will be drastically lower than the typical City of Tucson commercial project ratio.

THIS PROJECT REQUESTS REDUCTIONS IN PARKING AND THEREFORE MUST RESPOND TO THE FOLLOWING:

1. *DEMONSTRATE HOW THE PROPOSED REDUCED OFF-STREET MOTOR VEHICLE PARKING WILL NOT HAVE AN ADVERSE IMPACT ON ADJACENT PROPERTIES;*

Response: This project lies within the FAS of the DLS and is surrounded by arterial and collector streets. Urban parking options are available, including but not limited to metered on-street spaces.

2. *DEMONSTRATE HOW TRAFFIC GENERATED BY THE OFF-STREET MOTOR VEHICLE PARKING PROPOSED IN THE MDR APPLICATION DOES NOT BURDEN NEIGHBORING RESIDENTIAL STREETS;*

Response: (SAME AS RESPONSE #1) This project lies within the FAS of the DLS and is surrounded by arterial and collector streets. Urban parking options are available, including but not limited to metered on-street spaces.

These responses are intended to supplement the Infill Incentive District Design Package submittal to the City of Tucson. Other items have been submitted, as required, and the package should be considered as a whole. If there are any questions, please feel free to contact the undersigned.

Sincerely,

Cypress Civil Development



Matt Stuart

Project Manager

(520) 505-1023

mstuart@cypresscivil.com

ARCHITECTURAL PRECEDENT



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ARCHITECTURAL PRECEDENT—Las Vegas



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ARCHITECTURAL PRECEDENT—Washington DC



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ARCHITECTURAL PRECEDENT—San Francisco



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ARCHITECTURAL PRECEDENT—San Francisco



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ARCHITECTURAL PRECEDENT—San Diego



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ARCHITECTURAL PRECEDENT—Ska Brewing



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ELEVATIONS

EXTERIOR ELEVATION KEYNOTES:

1. PAINTED STEEL BOX CAR CONTAINER UNIT.
2. STEEL FRAME AND GLASS WINDOW SECTION.
3. EXPOSED CONCRETE PLANTER WALL.
4. REMOVE EXISTING WINDOW AND REPLACE WITH NEW.
5. MEETING CITY OF TUCSON IS HISTORIC.
6. REMOVE EXISTING DOOR AND FRAME AND REPLACE WITH NEW MEETING CITY OF TUCSON IS HISTORIC.
7. DEMOTE GLASS IN MEETING CITY OF TUCSON IS HISTORIC.
8. PAINTED STEEL RAILING.
9. EXPOSED CONCRETE PLANTER WALL.
10. STEEL CANOPY STRUCTURE.
11. STEEL SUPPORT COLUMN.



1 WEST ELEVATION

SCALE: 1/4"=1'-0"



2 EAST ELEVATION

SCALE: 1/4"=1'-0"

BOXYARD

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574.408.1523.018

ELEVATIONS



INFILL PROJECT 4TH AVE YARD

238 NORTH 4TH AVE. TUCSON, AZ 85705

RAHarchitects

2102 N COUNTRY CLUB RD SUITE 09
TUCSON ARIZONA 85716 520.629.9752
WWW.RAHWORK.COM

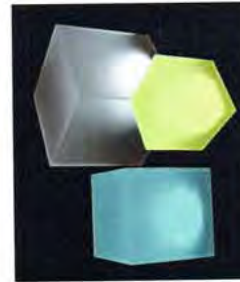
PROJECT No 2014-008A



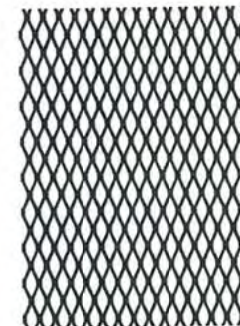
concept: lantern features define axis.



frosted plexi glass used as lanterns.



frosted plexi glass lanterns, lit. variety of light colors possible.



expanded metal mesh used as shade structure skin.



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ELEVATIONS



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ELEVATIONS



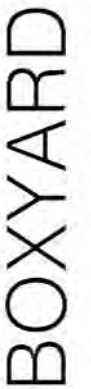
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APPENDICES



NEIGHBORHOOD MEETING DOCUMENTATION



REQUEST FOR MAILING LABELS

Project Address 238 North 4th Avenue
(Note: if this is a new address, please provide verification from Pima County Addressing)

Applicant/Agent Name Jeff P. Hunt

Mailing Address 2102 North Country Club Road # 9 Tucson, Arizona 85716

Phone 520-261-7440

Applicant/Agent Signature  Date 6/10/2015

Please attach the following. Printouts and maps must be generated from the Pima County Assessor's Database. Department of Transportation information **will not** be accepted.

- Assessor's Property Inquiry Printout (APIQ) (one printout for each lot comprising the project site) Assessor's Block & Lot Map

THE FOLLOWING SECTIONS TO BE COMPLETED BY STAFF

LABELS ARE REQUESTED FOR THE FOLLOWING PROCESS:

- | | |
|---|---|
| <input type="checkbox"/> Environment Resource Zone | <input type="checkbox"/> WASH Ordinance |
| <input type="checkbox"/> Hillside Development Zone | <input type="checkbox"/> Scenic Corridor Zone |
| <input type="checkbox"/> Design Development Option | <input type="checkbox"/> Board of Adjustment |
| <input type="checkbox"/> Design Development Option (Full Notice) | <input checked="" type="checkbox"/> Other: <u>IID Major</u> |
| <input type="checkbox"/> Rezoning/SE | |

PROCESSING FEE

- \$220.00 Check Number: _____ Cash
- Charge Account: _____

Date Received: _____ Date Due: _____

Requested By: _____ Due To: _____

Request to: JR _____ SM _____ Other _____

Comments/Special Notes: _____

ACTIVITY NUMBER: _____

Book-Map-Parcel: [117-06-0620](#) [Oblique Image](#) Tax Year: Tax Area: [0150](#)

Property Address:

Street No	Street Direction	Street Name	Location
238	N	4TH AV	Tucson

Taxpayer Information:

CHEADLE LAUREN TAYLOR
749 E MARYLAND AVE APT 56
PHOENIX AZ

Property Description:

TUCSON LOT 3 BLK 80

85014- 1533

Valuation Data:

2015				2016				
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV	COMMERCIAL (1)	\$146,364	18.5	\$27,077	COMMERCIAL (1)	\$146,364	18.0	\$26,346
IMPR FCV	COMMERCIAL (1)	\$29,444	18.5	\$5,447	COMMERCIAL (1)	\$29,260	18.0	\$5,267
TOTAL FCV	COMMERCIAL (1)	\$175,808	18.5	\$32,524	COMMERCIAL (1)	\$175,624	18.0	\$31,613
LIMITED VALUE	COMMERCIAL (1)	\$175,808	18.5	\$32,524	COMMERCIAL (1)	\$175,624	18.0	\$31,612

Property Information:

Section: 12
Town: 14.0
Range: 13.0E
Map & Plat: 3/71
Block: 080
Tract:
Rule B District: 1
Land Measure: 12197.00F
Group Code:
Census Tract: 400
Use Code: 1040 (MISC COMMERCIAL)
File Id: 1
Date of Last Change: 6/5/2014

Commercial Characteristics:

Property Appraiser: Donald B. **Phone:** (520)724-7426

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	761	\$29,260	\$0	\$0

Commercial Detail

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1977	151/2	0000000	441	\$49,933	\$22,530	BUSINESS OFFICE
002-001	1937	381/2	0000000	320	\$17,900	\$6,730	UTILITY/STORAGE

Valuation Area:

Condo Market: 60
DOR Market: 6
MFR Neighborhood: UN_WEST_UNIVERSITY
SFR Neighborhood: 01020201
SFR District: 30

Supervisor District:

(5) RICHARD ELIAS

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20112790314	0	0	10/6/2011	QUIT CLAIM DEED
20102160699	13932	2766	11/9/2010	WARRANTY DEED
20100870328	13803	1210	5/6/2010	DEED DISTRIBUTION
0	6809	518	6/24/1982	

Parcel Note: Click to see/expand 1 note(s)



OFFICIAL MAP
OF THE
CITY OF TUCSON
SITUATE IN PIMA COUNTY, ARIZONA TERRITORY
OCCUPYING SECS 12 & 13 TOWNSHIP 14.5, RANGE 13.E. GILA & SALT RIVER MERIDIAN
FROM SURVEY MADE BY ORDER OF THE BOARD OF COMMON COUNCIL
THEO. F. WHITE DRAFTSMAN
SCALE 1" = 2 CHAINS

19 June 2015

RE: Use of the Downtown Area Infill Incentive District (IID) Overlay Zone – 238 N 4th Ave.

Dear Neighbor:

We will be holding a neighborhood meeting to discuss the requested use of the Downtown Area Infill Incentive District (IID) Overlay zone for the parcel located at 238 North 4th Avenue. The goal of the development is to create an outdoor social gathering environment that provides a space for local food service vendors to offer their menu through the utilization of eco-friendly shipping containers. We would like to invite you to attend, provide insight about your neighborhood, and ask any questions you may have regarding the potential project and/or the use of the IID at this location.

We will be holding the meeting at **O'Malley's Bar and Grill** located at **247 N 4th Avenue**, at the southwest corner of E 8th Street and N 4th Avenue, in the **Rear meeting room**. The meeting will be held at **5:30 PM on Wednesday, July 8th**.

We encourage public participation, and in addition to questions presented in person at the meeting, you may also direct written comments to Matt Stuart at mstuart@cypresscivil.com prior to, or following the public hearing. If you have any questions about location or the scheduling of the neighborhood meeting, please feel free to contact Theresa Fanter at tfanter@cypresscivil.com or by phone at (520) 629-9752, extension 245. If contacting by phone, please ask for Theresa or utilize extension.

The purpose of this meeting will be to present the proposed development project, explain the specific details and its use of the IID, and hear any constructive ideas that you may have relating to our proposal. Our goal is to be able to respond to your ideas as part of this overlay zone process in an effort to become a welcomed future neighbor. We look forward to meeting with you personally.

If you have any questions, please do not hesitate to contact. Additional contact information is contained directly below. Thank you for your time and consideration.

Sincerely,

Cypress Civil Development



Matt Stuart

Project Manager

(520) 505-1023

mstuart@cypresscivil.com

8 July 2015

PROJECT FACT SHEET - BOXYARD – 238 N 4th Avenue, Tucson, AZ 85705

Goals:

- To create an outdoor, social gathering environment along 4th Avenue and the Street Car;
- Provide space for local food service vendors to offer their menu and fare; and,
- Create a sustainable, eco-friendly environment by preserving the existing historic structure on site, and re-using shipping containers as additional buildings.

Infill Incentive District (IID) & Fourth Avenue Sub-Area (FAS):

- An optional overlay zone that allows certain development regulations to be modified in exchange for creating/designing a pedestrian and transit-oriented development.
- Development is intended to take advantage of the Modern Street Car project, and promote medium-density infill transit-oriented development.
- Development incentives for this zone include greater allowable density and zero parking requirements for commercial uses.

Proposed IID Modifications:

- Street perimeter yard reduction
 - Within FAS, setbacks to be consistent with prevailing historic setback (current setback is 0 feet).
- Vehicle Parking
 - FAS encourages zero parking requirements for commercial uses (bicycle parking will be provided).
- Off-street loading
 - Loading zones on 4th Avenue and Hoff Avenue will be utilized.
- Solid waste collection
 - Waste enclosure and collection will be from Hoff Avenue.
- Landscaping & Screening
 - Exception may be granted as long as at least 50% of all sidewalks and pedestrian pathways are shaded (over 50% of proposed pathways are shaded)

Please feel free to contact the undersigned if you have any questions or comments regarding the proposed project.

Sincerely,

Cypress Civil Development



Matt Stuart

Project Manager

mstuart@cypresscivil.com

PRESENTATION OUTLINE

- ⦿ Project Overview
 - Project Goals
 - Proposed Site Layout
- ⦿ Infill Incentive District
 - IID & FAS
 - Development Package Process
- ⦿ Architectural Precedence
 - Existing Historic Structure
 - Influential Projects
- ⦿ Site Renderings
- ⦿ Question & Answer

PROJECT OVERVIEW



PROJECT OVERVIEW

◎ Goals:

- To create an outdoor, social gathering environment;
- Provide space for local food service vendors to offer their menu; and,
- Create a sustainable, eco-friendly environment by preserving the existing historic structure on site, and re-using shipping containers for additional buildings.

PROJECT OVERVIEW



INFILL INCENTIVE DISTRICT

◎ INFILL INCENTIVE DISTRICT (IID)

- An optional overlay zone that allows certain development regulations to be modified in exchange for creating/designing a pedestrian and transit-oriented development.

◎ FOURTH AVENUE SUB-AREA (FAS)

- Development is intended to take advantage of the Modern Street Car project, and promote medium-density infill transit-oriented development.
- Development incentives for this zone include greater allowable density and zero parking requirements for commercial uses.

INFILL INCENTIVE DISTRICT

- ◎ Allowable modifications:
 - Building height
 - Street perimeter yards
 - Bicycle & Vehicle parking
 - Off-street loading
 - Solid waste collection
 - Landscaping & Screening

INFILL INCENTIVE DISTRICT

◎ Process (Major Design Review)

- Pre-application conference w/ City Staff and Design Professional
- ★ Host a Neighborhood Meeting (300 foot notification radius, Neighborhood Associations within 1 mile)
- Summarize Neighborhood Meeting and coordinate with Neighborhood Liaison (Mik White – Iron Horse)
- Submit Design Package to City Staff
- Tucson/Pima County Historical Commission Review & Recommendation
- Meet & review Design Package with Design Professional
- Design Review Committee Review & Recommendation
- Planning & Development Services Director – Review findings and issues DECISION

ARCHITECTURAL PRECEDENCE



ARCHITECTURAL PRECEDENCE – LAS VEGAS



ARCHITECTURAL PRECEDENCE – WASHINGTON DC



ARCHITECTURAL PRECEDENCE – SAN FRANCISCO



ARCHITECTURAL PRECEDENCE – SAN DIEGO



ARCHITECTURAL PRECEDENCE – SKA BREWERY



SITE RENDERINGS



1 WEST ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION KEYNOTES: ○

1. PAINTED STEEL BOX CAR CONTAINER UNIT.
2. STEEL FRAME AND GLASS WINDOW SECTION.
3. NEW PAINTED STUCCO OVER EXISTING BUILDING FACADE.
4. REMOVE EXISTING WINDOW AND REPLACE WITH NEW MEETING CITY OF TUCSON ID HISTORIC SPECIFICATIONS GUIDELINES.
5. REMOVE EXISTING DOOR AND FRAME AND REPLACE WITH NEW MEETING CITY OF TUCSON ID HISTORIC SPECIFICATIONS GUIDELINES.
6. PAINTED STEEL RAILING.
7. DENOTES OPEN BEYOND.
8. ROLLING FLUSH STEEL GATE.
9. EXPOSED CONCRETE PLANTER WALL.
10. STEEL CANOPY STRUCTURE.
11. STEEL SUPPORT COLUMN.



2 EAST ELEVATION
SCALE: 1/4"=1'-0"

SITE RENDERINGS



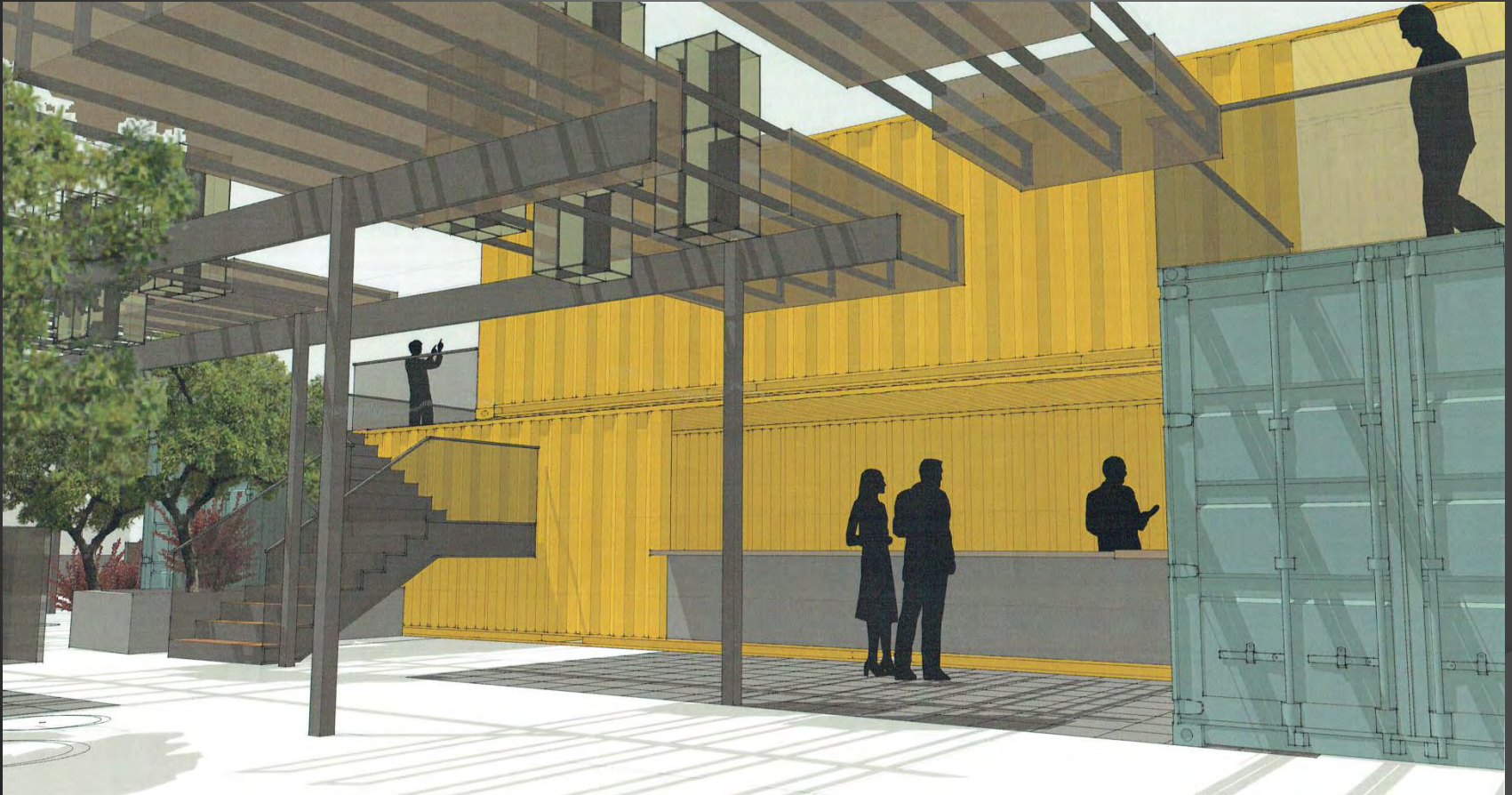
SITE RENDERINGS



SITE RENDERINGS



SITE RENDERINGS



SITE RENDERINGS



QUESTIONS & ANSWERS

- ⦿ Questions?

- ⦿ Contact information:

- Matt Stuart – Cypress Civil Development
mstuart@cypresscivil.com

THANK YOU FOR COMING!

238 North 4th Avenue – BOXYARD
Neighborhood Meeting Notes
July 8th, 2015

Cypress Civil Development Attendees:

Matt Stuart, Project Manager & Presenter

Jeff Hunt, Principal

Start Time: 5:36 p.m.

Finish Time: 6:21 p.m.

1) PowerPoint Slide 1

a) Matt Stuart opened the meeting, introducing himself and Cypress. Matt further explained the project name – Boxyard.

2) PowerPoint Slide 2

a) Matt provided an overview of the PowerPoint Presentation and the flow of the neighborhood meeting, explaining that after the presentation, the floor will be open for questions.

3) PowerPoint Slide 3

a) A map overview of the site was provided, showing the specific location in relation to streets and the Historic Iron Horse Neighborhood.

4) PowerPoint Slide 4

a) Goals specific to the proposed project were provided, outlining the inspiration for the project design. This included creating an outdoor social gathering area, providing space for local food vendors to sell their product and creating an eco-friendly and sustainable environment while preserving the existing Historic structure.

5) PowerPoint Slide 5

a) An overhead map of the building was shown, and building and site square footage was described, with the building square footage estimated around 5,000 sf and the site at 7,000 sf. Matt explained that the 7,000 sf of site space remaining provides opportunity for outdoor seating, pedestrian pathways and the possibility of low intensity recreation such as bocce ball.

b) Matt further explained the main entry would be off of 4th Avenue whereas loading/unloading and refuse collection would be along Hoff Avenue. It was mentioned that the rear building would sit back approximately 45 feet from Hoff Avenue, enabling for desirable distance between the proposed building and neighboring buildings to the east.

- c) It was also noted that the existing historic building would remain, however being rehabilitated to ensure it will not become ineligible or delisted from the historic registry.
- 6) **PowerPoint Slide 6**
- a) Matt explained that the ownership group had elected to pursue the use of the Downtown Area Infill Incentive District (IID). He explained what the IID is, fostering specific standards and design criteria while focusing on the uniqueness of the area. In this case, the uniqueness of the area includes the Fourth Avenue Sub-Area (FAS).
- 7) **PowerPoint Slide 7**
- a) Matt explained modifications pertinent to the IID. The development regulations were explained as:
 - b) **Building Height** – the project being at 2 stories is within the regulations, therefore no modification regarding height is being requested.
 - c) **Street Perimeter Yards** – Matt explained that under the FAS, it is encouraged that projects meet the prevailing setbacks of the existing and historic structures, in this case being zero feet. Matt further explained that this means that the front of the building will be at the property line and along the street frontage/sidewalk.
 - d) **Bicycle and Vehicular Parking** – Under the FAS, zero parking requirements for commercial food service are encouraged. Matt explained that this project will be taking advantage of the Street Car ridership, pedestrians and bicyclists that frequent 4th Avenue on a daily basis. Matt also noted that ample bicycle parking will be provided in the form of racks but that there would be no long term bicycle lockers.
 - e) **Off-Street Loading** – Loading zones will be utilized along 4th Avenue and Hoff Avenue to allow for a safe pedestrian environment that is free from vehicles and potential conflicts.
 - f) **Solid Waste Collection** – Enclosed dumpsters will be placed at the rear of the property, per City of Tucson standards and specs. The project is requesting that Environmental Services utilize Hoff Avenue as the collection point, eliminating the need to pull completely in to the site for collection. Preliminary conversations with Environmental Services Staff have resulted in verbal support for the design.
 - g) **Landscaping & Screening** – If a minimum of 50% of the sidewalks and pedestrian pathways are shaded, the IID allows an exception to the landscaping and screening requirements. Specifically for this project, shade structures and landscaping treatments are being proposed in excess of the 50% requirement (shown in later renderings).
- 8) **PowerPoint Slide 8** – Matt discussed the IID process and how it works and explained who is involved and their role in the process:
- a) **Pre-Application Conference** – Includes City staff and the designated Design Professional – Corky Poster.
 - b) **Hosting of a Neighborhood Meeting** – Neighborhood meeting is held concerning residents and owners within a 300 foot notification radius and Neighborhood Associations within 1 mile of the project site.
 - c) **Summarization of the Neighborhood Meeting** – Coordination with Neighborhood Liaison Mik White from Iron Horse Neighborhood Association.

- d) **Submittal of a Design Package** – Presented to City staff
 - e) **Tucson/Pima County Historical Commission** – Review and Recommendation
 - f) **Meet & Review Design Package** – with Design Professional
 - g) **Design Review Committee** – Review & Recommendation
 - h) **Planning & Development Services Director** – Reviews findings and issues a decision
- 9) **PowerPoint Slide 9**
- a) Matt explained that preservation of existing / eligible historic structures is a requirement of the IID process while utilizing the structure as part of the greater context of the site. He further said that the owners of the existing building on the project site have been in communication with the City of Tucson Historic Preservation Office and making sure the proposed interior alterations are within the Department of Interiors Regulations to preserve the structure. The Design Package will next be presented to the Tucson Pima County Historic Commission for review and confirmation that the proposed rehabilitation will not deem the building ineligible for the historic registry listing.
- 10) **PowerPoint Slide 10**
- a) Architectural Precedence – Las Vegas. Matt provided photo examples of the “Downtown Container Park” in Las Vegas that provides a retail-oriented shopping center in the heart of the downtown district.
- 11) **PowerPoint Slide 11**
- a) Architectural Precedence – Washington DC. Matt provided photo examples of the El Rey container project in Washington DC.
- 12) **PowerPoint Slide 12**
- a) Architectural Precedence – San Francisco. Matt provided photo examples of “The Yard at Mission Rock”, a unique neighborhood gathering spot that provides shopping, food and beverage, as well as other cultural and community events in the San Francisco area.
- 13) **PowerPoint Slide 13**
- a) Architectural Precedence – San Diego. Matt provided photo examples of “Quartyard” in San Diego, an open air plaza that offers local fare, shopping and farmers markets. This particular container area is planned to host art & fashion shows, film festivals and other public and private events.
- 14) **PowerPoint Slide 14**
- a) Architectural Precedence – Durango. Matt provided photo examples of the SKA Brewery in Durango, which is used as a restaurant and bar for the beer garden.
- 15) **PowerPoint Slide 15**
- a) Site Renderings. Matt provided proposed architectural views from both the front (4th Avenue) and the rear from Hoff Avenue, highlighting the large entryway and restating that the existing historic building will be preserved.
- 16) **PowerPoint Slide 16**
- a) Site Renderings. Matt provided proposed architectural views from the SE corner of the site, noting the shade structures and the landscaping throughout the interior.

17) PowerPoint Slide 17

- a) Site Renderings. Matt provided another look from 4th Avenue, specifically showing the entryway and additional landscaping treatments.

18) PowerPoint Slide 18

- a) Site Renderings. Matt showed a view of the interior of the site along the main pedestrian pathway which is covered in shade structures.

19) PowerPoint Slide 19

- a) Site Renderings. An interior view of the local vendors stand and 2nd floor gathering opportunities.

20) PowerPoint Slide 20

- a) Site Renderings. A view of the interior vendor space and shade coverings was shown.

21) PowerPoint Slide 21 – Questions and Answers. Matt thanked everyone for coming to the neighborhood meeting and thanked the establishment for the use of their meeting room. The floor was then opened to the attendees for questions:

- a) **Question** – What was some of the feedback you received from the pre-application meeting?
 - i) **Response** – Received comments on the Historic Structure, emphasis on its preservation.
- b) **Question** - Who from the City was at the Pre-application process?
 - i) **Response** – Carolyn Laurie, Corky Poster, Patricia Gehlen, Don Durban, Russlyn Wells, Ken Perry.
- c) **Question** – When was the structure built, and is it listed?
 - i) **Response** – The structure is not currently listed. It is considered by the City of Tucson Historic Preservation Office as an eligible structure for listing. It was built around the turn of the century, and was a main building/component to new 4th Avenue underpass.
- d) **Question** – What is the building constructed of? What is it made out of?
 - i) **Response** – Structure is wood with stucco, and a concrete slab. Stick built, stucco on the exterior.
- e) **Question** – Are there fences on the rear of the property or the front?
 - i) **Response** – Fences are on both ends. Fences anticipated being wrought iron with various elevated planters for landscape elements. Fence on rear of property is along rear of buildings, approximately 45 feet from Hoff Avenue.
- f) **Question** – Are you intending to sell alcohol?
 - i) **Response** – Yes
- g) **Question** – The fencing appears to be walling people in, does not appear to be inviting, is that the idea?
 - i) **Response** – The large gates at the front and rear are able to slide open and close, creating a large opening for passage. During business hours it will remain open, but also serve as a security feature for the site during closed hours.
- h) **Question** – Will there be other vendors, other than food, that will be able to lease out container space?

- i) Response – No, at this time there will be 4 food serving containers. The idea is to provide local entrepreneurs in the food industry an opportunity to serve in a brick and mortar setting, as well as provide established servers the opportunity to offer menu alternatives and test the market. There is a lot of available open space, and the desire to host events and fairs is an intended goal of the site; so there may be opportunity for non-food vendors to use space then.
- i) **Question** – The interior appears to be paved, what is the surface material?
 - i) Response – the interior will be primarily of concrete and a DG/crushed stone material.
- j) **Question** – How will the site be drained?
 - i) Response – The creation of detention basin(s) near the rear of the site, the possibility of storm drains, and a combination of water harvesting techniques with the landscaping will most likely be utilized to handle any advanced draining scenarios.
- k) **Question** – What is the maximum building Height?
 - i) Response – 19’6” – around 20 feet for the 2 stacked containers.
- l) **Question** – This site will be constructed with containers?
 - i) Response – Correct, we will be re-using shipping containers.
- m) **Question** – How does the architecture conform with the image of 4th Avenue historically?
 - i) Response – From a historical standpoint we are preserving the existing structure on site. It is a mostly vacant parcel, and we are trying to utilize and enhance the vacancy by adding to the unique character of 4th Avenue through alternative building methods. The proposed construction is an environmentally friendly alternative, which is an important characteristic to what 4th Avenue represents. The shipping containers will be up to International Building Code insulation standards, reducing any safety concerns. The concept is a creative way to utilize a vacant parcel, and also create new opportunities for local vendors to enter the 4th Avenue market – which has always been the heritage of 4th Avenue and its promotion of local business.
- n) **Question** – In terms of architectural features, I’m seeing a square. Is there any attempt to create something softer, more interesting, or creative?
 - i) Response – Some of the design using the shipping containers is intentional, and does highlight the hard edges of the containers. But utilizing landscaping, we hope to fix some of the square effect and soften the image from the exterior. Implementing garden concepts, both vertical and horizontal, should also help soften the harsh nature of the box.
- o) **Question** – In looking at the site pictures and renderings, it does not appear to be a lot of landscaping?
 - i) Response – the gray boxes along the fence in the front, represents planter boxes, each at a different height. Trees and other landscape elements will be within those boxes, including vines, which should help give it a softer, natural effect.

- p) **Question** – The doors are open during business hours?
- i) Response – Correct. The doors slide open.
- q) **Question** – When I hear mainly food and alcohol, I think of a beer garden. Will this be a beer garden?
- i) Response – No, it will not be a beer garden. Of the 5 serving containers, 4 will be serving only food. 1 will be a bar, but will serve as an amenity choice. For example, if a vendor would like to serve a Mexican dish, or many vendors serve a particular theme, they can request that a particular alcohol/beer type be served to help compliment the food being served. The idea is the alcohol sales will benefit from the vendors, not the vendors benefitting from the alcohol sales.
- r) **Question** – What about seating? Is that part of the design? Is the object to make it park like?
- i) Response – Yes, there will be outdoor seating. It will be outdoor tables, picnic tables, a gathering space, somewhere where people are able to go and hang out – similar to the seating situation shown with The Yard in San Francisco. There will also be 4 containers available for indoor seating, and they will have air conditioning and as well as provide access to patios from the second story.
- s) **Question** – What liquor license are you applying for?
- i) Response – It is a Series 6. Reason for a Series 6 is because the bar container will be a compliment to the food containers, but won't serve food itself, and therefore the bar will not have ownership of the food. Because it will be alcohol only, the more expensive license was required. License has already been obtained and previous meetings with Councilmember Kozachik were held to discuss the issue, and to clarify that the goal is not create a bar only environment, but to offer alcohol as an amenity.
- t) **Question** – What are the hours of operation?
- i) Response – Hours have not been established as of yet. The goal is to service 4th Avenue, which means Thursday, Friday, and Saturday evenings primarily. But we would also like to cater to breakfast and lunch patron. So, we are exploring possible hours to meet the needs of as many 4th Avenue patrons as possible.
- u) **Question** – How do you plan to address security for the site, as well as noise mitigation for the adjacent neighborhood?
- i) Response – Security will be provided at both the front and rear of the site, ensuring a controlled environment, and keeping both patrons and the fare served remain onsite while they are being enjoyed. Fencing will be a minimum 6 feet in height, to prevent entry from anywhere other than the main access points. The site will more than likely be better secured than other businesses along 4th Avenue. Noise mitigation – we plan on having entertainment. While it is outside, we have been having conversations with Christine, of Casa Libre next door, about not disturbing her tenants. This means we will probably need to cut off at a reasonable hour, or a low decibel limit will be implemented below what is allowed under the law. The goal is to be friendly neighbors.

- v) **Question** – Are you planning to implement any rain water or gray water measures for the landscaping?
 - i) Response – It is a goal to utilize rainwater harvesting techniques to capture the water that falls onto the ground and funnel it into the landscaped areas. It is in the site’s best interest to try and utilize the landscaped areas as methods of drainage detention. As far as other more detailed techniques, we are still refining the landscaping and outdoor plans for the site, and will definitely take into consideration other preservation measures.
- w) **Question** – Is the property owned or leased?
 - i) Response – It is a long term lease with an option to purchase. 20+ year lease.
- x) **Question** – There will not be kitchens? Will the vendors have to bring prepared foods to the site?
 - i) Response – Each of the 4 food containers is essentially a built out kitchen, which along with additional storage meets the health department’s requirements. Food will be made, and served out of the container. It is a similar setup to how food trucks operate under the health code today.
- y) **Question** – Is the idea to rotate vendors throughout the containers?
 - i) Response – Yes and no. There will be long term leases available, as well as rotating and short term space available. Idea is to create both an opportunity for local vendors to get established, as well as offer space for local restaurants and chefs to explore new menu options and test the market.
- z) **Question** – Will there be food trucks on site? Or will there be hookups available?
 - i) Response – No, there will be no hookups onsite, and no generators. The idea is to only serve the fare out of the re-purposed shipping containers.
- aa) **Question** – How are you going to handle plates and utensils? Will you be using disposable stuff, and if so, how are you planning on keeping it from becoming Brooklyn Pizza?
 - i) Response – This will be of similar nature to a food truck in the sense that the offerings will be made with disposable ware. Trash will be a major management component to the site, and refuse collection will need to be made available and controlled to ensure it does not spread onto 4th Avenue. Because the site will have security, and the access points will be controlled, food and beverages will not be allowed out. It must be enjoyed and consumed within the property.
- bb) **Question** – The flat roof areas, will they be used for anything? Gardens, solar panels, etc.?
 - i) Response – Solar panels have not been explored. Right now there are no plans for areas that are not occupied by the 2nd story patio areas. There are discussions with local hydroponics operators about creating vertical garden environments along the container walls for patrons to experience, and we are working those into the budget, we just have not finalized the concept/design.
- cc) **Comment** – Andrew Hayes – I enjoy the inclusiveness of 4th Avenue, and how all walks of life are welcome here. I like the idea of the box depot, it’s great, and it’s different. I

am in construction myself, and although it is different idea, the inclusivity of 4th Avenue is the right place for a project like this to take off. I have visited the space in San Francisco, and enjoyed the communal gathering concept.

22) **Closing** – Mr. Stuart thanked everyone for coming, encouraged those to sign the sign-in sheet if had not already done so, and closed the neighborhood meeting.

9 July 2015

City of Tucson Development Services
201 N Stone Avenue
Tucson, Arizona 85701

The following signed statement will serve as documentation of the Infill Incentive District Neighborhood Meeting requirement for the 238 N 4th AVENUE proposed development:

The 238 N 4th Avenue project is located along the eastside of 4th Avenue between 8th and 9th Street. The proposed project is within the Fourth Avenue Sub-Area (FAS) of the Downtown Area Infill Incentive District (IID) overlay zone. As part of the IID Design Review process, a neighborhood meeting was held on July 8, 2015 at O'Malley's Bar & Grill on 4th Avenue. The following statement is in accordance with the review of the neighborhood meeting written summary requirements:

I, COLBY HENSEY, here by attest that I have reviewed the written neighborhood meeting summary, dated July 8, 2015, and offer the following statement of truth:

- I **concur** with the accuracy of the applicant's written summary.
- I **dissent** with the accuracy of the applicant's written summary; and offer the following reasons for my dissent:

Colby Hensley
(signature)

7-10-15
(date)

1140 E. 10th St T/AZ 85719
(address)

Boxyard project

1 message

maria cadaxa <mariacadaxa@yahoo.com>

Fri, Jul 10, 2015 at 6:04 PM

Reply-To: maria cadaxa <mariacadaxa@yahoo.com>

To: "mstuart@cypresscivil.com" <mstuart@cypresscivil.com>

Thank you so much for the presentation on the Boxyard project. It answered many questions and raised quite a few more.

I attended the meeting as a engaged neighbor and as representative (informal) of the Iron Horse Neighborhood. I have emailed some of my impressions to our Association president, Mike White, and have passed on your willingness to come do a presentation at our next meeting - none in July. I also forwarded the minutes of the meeting, in case he might not have been on the recipient list.

I have a few comments and suggestions for future enhancement of the project:

A - Regarding the question on the building materials of the original structure, you seemed unsure and ended up suggesting 'brick', presumably fired.

Given that the structure is one of the oldest in the area, and its overall boxy, thick-walled shape and modest proportions indicating a lower-income building, I would suggest that it is adobe. Most of the older buildings in the area are adobe, particularly residences, fired brick being the choice for larger industrial/commercial structures, as well as the U of A, all of them high-end.

B - I commented on the "stark, minimalist esthetic" of the project, which is somewhat at variance with the rest of 4th Ave. This is no doubt intentional, as it corresponds to the contemporary taste most in vogue. You may well wish to keep this distinction, since it appeals to many urbanites and sets the project apart.

You may also wish to consider that a metal facade facing the south side, will create an oven in the Tucson climate, radiating heat to the outside and vastly increasing the need for cooling, your bills and it also contravenes your ideal of a 'green' space. To mitigate this, you may want to consider:

- * Vertical gardens, ideally adapted to the containers' shape, this being the latest trend in 'greening' cityscapes;

- * More greenery in the form of small, lo-water use bushes along the outside, between the sparse trees. The watering could easily be achieved by minimal water harvesting/grey water use.

C - Finally, may I suggest contracting an artist to create a mural on the flat surface? Again, this is probably contrary to your vision of clean, simple lines, but it makes for a much more appealing site, a greater magnet for passers-by. After all, "walkability" is the current buzzword in urban planning, and 4th Ave. is exactly that, one of the few places left in Tucson where people leave their cars behind and stroll, looking for a place to go.

Maria Cadaxa

IHNA

216 N.1st Ave.

85719

[520-331-7497](tel:520-331-7497)/[520-561-8532](tel:520-561-8532)

Re: 238 N 4th Ave - Neighborhood Meeting Minutes & Presentation

fjm <mktspot@gmail.com>

Fri, Jul 10, 2015 at 6:20 AM

To: Matt Stuart <mstuart@cypresscivil.com>

Thank you Matt for your very coherent presentation on the application of the IID at your client's building site. I've now seen several of these presentations and yours was by far the best set of explanations I've seen to date. Your careful use of the technical terms related to the IID process provided a clarity of explanation I found refreshing. You stepped through the process well.

Regarding the historic structure on the 238 property the assessor's site has it listed as 2 buildings with 2 different dates of construction. There's a 1937 building and a later 1977 building. Is it possible they are essentially attached? The front building on that property is not stick and stucco, it's definitely masonry with stucco over. I'd guess that one is the 1930's building. I'd be interested in knowing if there are in fact two phases of construction and building and how that might relate to the plans for adaptive re-use of the structure(s) currently on the property.

Thank you for the inclusion of your presentation with your e-mail. I'm looking forward to seeing your client's project play out over time. It's an intriguing idea, an incubator space for food-truck-like entrepreneurs that allows the innovators to sidestep some of the upfront risks and costs associated with striking out on their own with a food truck project.

Richard Mayers
West University, Core-BaNC

On Thu, Jul 9, 2015 at 6:08 PM, Matt Stuart <mstuart@cypresscivil.com> wrote:

Good evening,

You are receiving this email because you were present at the neighborhood meeting on July 8, 2015 for the 238 N 4th Avenue proposed development project.

Please find attached a copy of the PowerPoint presentation, a copy of the Meeting Minutes, and a copy of Neighborhood Meeting Statement. I would appreciate it if you were able to review the minutes, and return a copy of the completed statement form for our records and evidence to City of Tucson Staff of our effort.

On behalf of the ownership group, we appreciate your attendance. We are excited about the proposed project, and believe it will be a great addition to the 4th Avenue community.

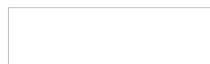
If you have any questions, or would like to make any comments regarding the proposed project, please do not hesitate to contact.

Thank you again for your time.

Sincerely,

Matt

--



Matt Stuart

Project Manager

2102 N Country Club Road #9

Tucson, Arizona 85716

(520) 505-1023

www.cypresscivil.com

2
SHADE STUDY EXHIBIT



CYPRESS
CIVIL DEVELOPMENT

BOXYARD





3

DEVELOPMENT PLAN PACKAGE SUBMITTAL

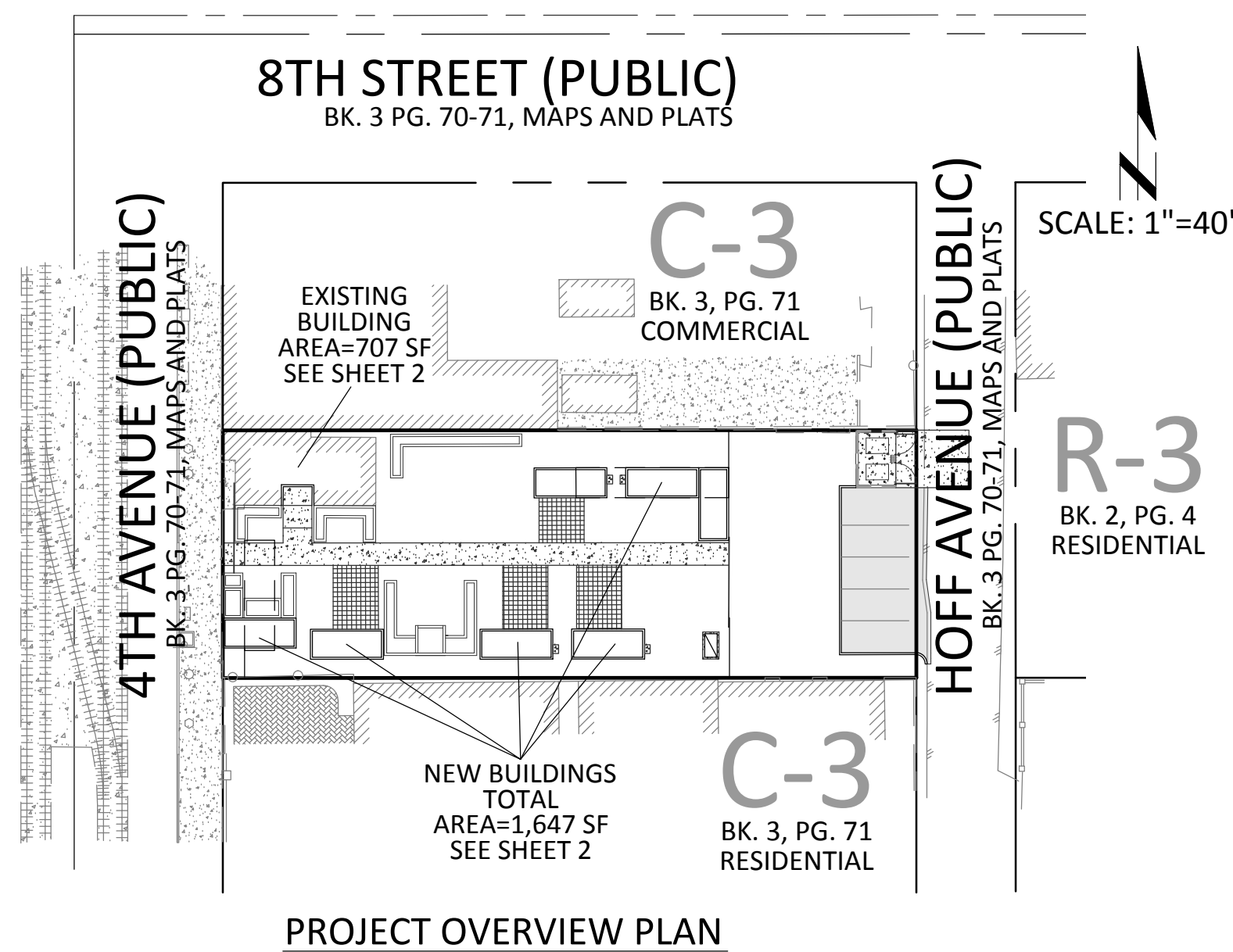


CYPRESS
CIVIL DEVELOPMENT

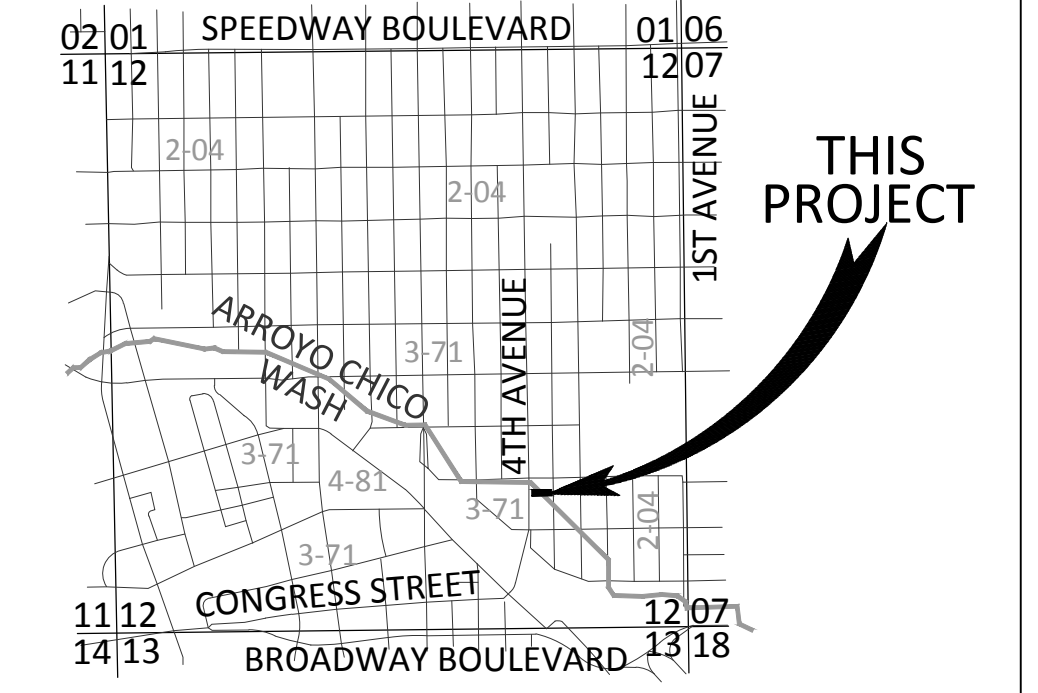
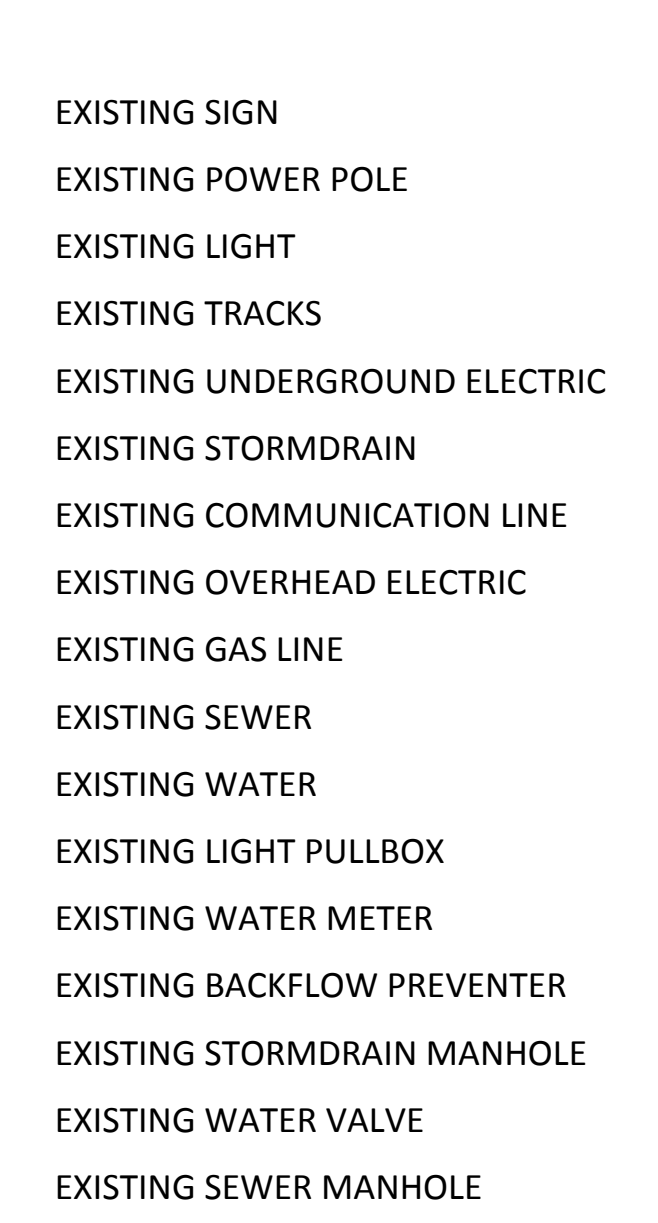
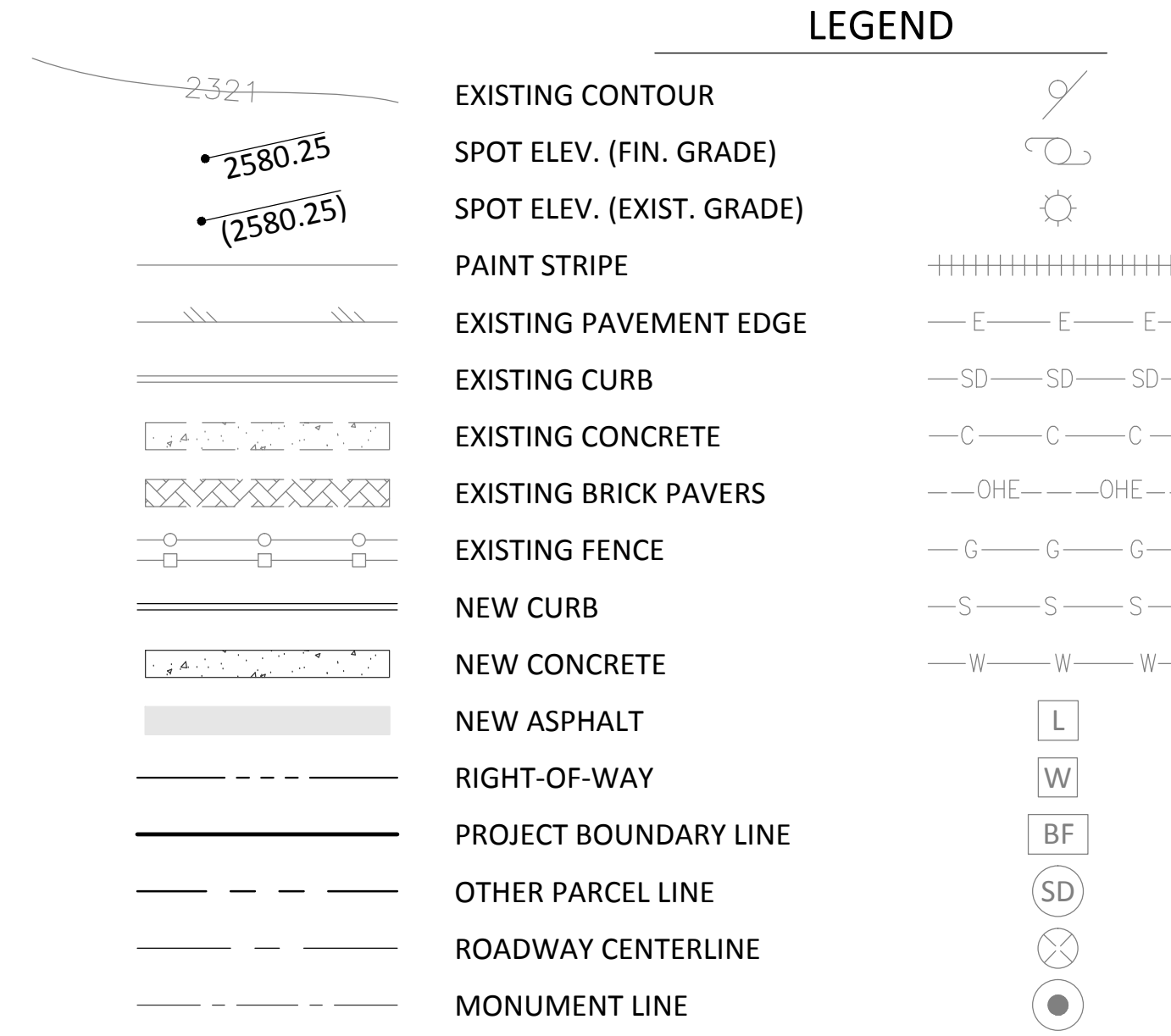
BOXYARD

DEVELOPMENT PACKAGE for 238 N. 4TH AVENUE

C-3
BK. 3, PG. 71
COMMERCIAL



PROJECT OVERVIEW PLAN



IN THE S.E. 1/4 OF SECTION 12, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

LOCATION MAP
NORTH
3" = 1 MILE

GENERAL NOTES

- DEVELOPER:
LAUREN TAYLOR CHEADLE
749 E MARYLAND AVE, APT 56
PHOENIX AZ 85014-1533
- THE GROSS SITE AREA IS 12,191.4 SQUARE FEET, OR 0.28 ACRES.
- EXISTING ZONING IS **C-3**, NO ZONING CHANGE REQUESTED FOR THIS PROJECT.
- THIS PROJECT LIES WITHIN THE DOWNTOWN INFILL INCENTIVE DISTRICT, GREATER INFILL INCENTIVE SUBDISTRICT AND IS BEING DEVELOPED ACCORDING TO SAID GUIDELINES.
- THE EXISTING USE IS VACANT. THE PROPOSED USE OF THE DEVELOPMENT IS **FOOD SERVICE**.
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS SITE PLAN AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SEC. 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
- ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, OR AS AMENDED).
- MAINTENANCE AND OPERATION OF THE PROPOSED PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE EXISTING PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF EACH AND EVERY PROPERTY OWNER WITHIN THIS DEVELOPMENT.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

GENERAL NOTES (CONT'D)

- ACCESSIBLE STANDARDS MUST BE MET PER 2012 IBC, CHAPTER 11, AND 2009 ICC A117.1.
- PROVIDE A PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222, THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE, AND AN ACCESSIBLE AISLE AT 2% MAXIMUM SLOPE LEADING TO ADJACENT SIDEWALK AT EACH HANDICAP PARKING SPACE. SAID METAL SIGN SHALL INCLUDE THE "INTERNATIONAL SYMBOL OF ACCESS" AND BOTTOM OF SIGN SHALL BE LOCATED 7" ABOVE THE PARKING SURFACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN MOUNTED BELOW THE "INTERNATIONAL SYMBOL OF ACCESS" IDENTIFYING THE SPACE AS "VAN ACCESSIBLE".
- THE MINIMUM WIDTH OF THE HANDICAP ACCESSIBLE ROUTE SHALL BE 36", THE MAXIMUM SLOPE SHALL BE 8.33% AT RAMPS (6" MAXIMUM RISE) AND 5% ELSEWHERE WITHOUT HANDRAILING AND WITH HANDRAILING WHERE GREATER THAN 5%. THE MAXIMUM CROSS SLOPE SHALL BE 2%. NO LEVEL CHANGES OR STEPS SHALL BE PERMITTED ALONG THIS ROUTE.
 - U.D.C. REQUIREMENTS FOR C-3 ZONING:
MAXIMUM BUILDING HEIGHT = 75'
ACTUAL BUILDING HEIGHT = 17'
- | PERIMETER YARDS: | REQUIRED | PROVIDED |
|------------------|----------|----------------|
| NORTH | 0' | 0' |
| EAST (STREET) | 21' | 50' |
| SOUTH | 0' | 8' |
| WEST (STREET) | 21' | 0' (PER I.I.D) |
- PARKING REQUIRED:
MOTOR VEHICLE FOR FOOD SERVICE: 1 SPACE PER 100 SF
TOTAL REQUIRED = 4,294/100 = 43 SPACES
TOTAL PROVIDED = 6 SPACES

HANDICAP SPACES REQUIRED = 1 SPACE
HANDICAP SPACES PROVIDED = 1 SPACE

BIKE PARKING:
SHORT TERM: 1 SPACE PER 2,000 SF (2 MIN.)
TOTAL REQUIRED = 3104/2000 = 2 SPACES
TOTAL PROVIDED = 2 SPACES
LONG TERM: 1 SPACE PER 12,000 SF (2 MIN.)
TOTAL REQUIRED = 3104/12000 = 2 SPACES
SPACES PROVIDED = 2 SPACES

LOADING ZONES REQUIRED = 0 SPACES
LOADING ZONES PROVIDED = 0 SPACES
 - NO FREESTANDING MONUMENT SIGNS OR PARKING AREA LIGHTING ARE PROPOSED WITHIN THIS DEVELOPMENT.
 - DEPRESS ALL LANDSCAPE AREAS A MAXIMUM OF 6" FOR STORMWATER HARVESTING.

GENERAL NOTES (CONT'D)

- MAIL SERVICE TO BE LOCATED INSIDE THE BUILDING.
 - PER TSM 8-01.8.0 THIS SITE PRODUCES APPROXIMATELY 19.5 TONS OF SOLID WASTE PER YEAR (EQUATING TO 250 GALLONS PER WEEK). A MINIMUM OF ONE 3-CUBIC-YARD TRASH BIN WILL BE REQUIRED TO BE PICKED UP ON-SITE ONCE A WEEK. A 2-CUBIC-YARD RECYCLING BIN WILL ALSO BE PROVIDED ON THE SITE.
 - TOTAL BUILDING GFA IS 2,354 SF. TOTAL PAVED AREA IS 4,281 SF ±.
 - TOTAL DISTURBED AREA FOR THIS DEVELOPMENT IS APPROXIMATELY 12,190 SF.
- ### UTILITY NOTE
- UTILITY LOCATIONS, AS SHOWN ON THE PLANS, WERE COMPILED AND ARE PRESENTED BASED UPON PRELIMINARY INFORMATION AVAILABLE TO CYPRESS CIVIL DEVELOPMENT. UTILITY LOCATIONS AS SHOWN ARE NOT INTENDED TO BE EXACT OR COMPLETE AND CYPRESS CIVIL DEVELOPMENT DOES NOT ACCEPT LIABILITY OR RESPONSIBILITY FOR ANY INACCURACIES IN THE UTILITY LOCATIONS OR ANY UTILITY RELOCATIONS THAT MAY BE NECESSARY. PRIOR TO EXCAVATION, ARIZONA STATUTES REQUIRE THAT ANYONE WHO INTENDS TO EXCAVATE MUST PROVIDE TWO FULL WORKING DAYS NOTICE TO THE OWNERS OF ALL UTILITIES WITHIN THE PROJECT AREA. EXCAVATORS SHOULD CONTACT "ARIZONA BLUE STAKE" @ 1-800-782-5348 TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATION. SATURDAYS, SUNDAYS, AND STATE HOLIDAYS ARE NOT CONSIDERED WORKING DAYS. ALSO BE ADVISED THAT THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA THAT ARE NOT MEMBERS OF "ARIZONA BLUE STAKE". THE CONTRACTOR IS RESPONSIBLE TO POTHOLE ALL UTILITIES (SHOWN OR NOT SHOWN ON THE PLANS) MARKED BY BLUE STAKE PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.

SURVEY NOTES

- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENTED CENTERLINE OF 8TH STREET AS SHOWN ON THIS PLAN AND THE MAP RECORDED IN BOOK 28, PAGE 91 OF SURVEYS, RECORDS OF PIMA COUNTY, ARIZONA. THE BEARING OF SAID CENTERLINE IS **N 89°58'01" E**.
- THE BASIS OF ELEVATIONS FOR THIS PROJECT IS PIMA COUNTY/CITY OF TUCSON GEODETIC CONTROL POINT "DG-23" DESCRIBED AS A 2" ALUMINUM DISK WITH P.K. NAIL MARKED "CITY OF TUCSON RLS 20373 GPS", LOCATED AT THE INTERSECTION OF FERRO AVE. AND 5TH STREET, NEAR THE CENTER OF SECTION 12, T. 14 S., R. 13 E., APPROXIMATELY 2,000' N.W. OF THE SUBJECT PARCEL. THE ELEVATION OF SAID BENCHMARK IS **2,377.24'**, NAVD 88 DATUM.
- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
POLARIS LAND SURVEYING, LLC
3528 NORTH FLOWING WELLS ROAD
TUCSON, ARIZONA 85705
ATTN: MR. TODD A. HOUT, AZ RLS #35543
(520) 322-6400
- THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE THE CONSTRUCTION LAYOUT. THE SURVEYOR SHALL VERIFY THE KNOWN BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OBSERVED SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT. THE OWNER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN IN THE AFFECTED AREA.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR AND HIS SURVEYOR SHALL CERTIFY IN WRITING TO THE OWNER THAT THE PROJECT CIVIL ENGINEERING IMPROVEMENTS WERE STAKED AND BUILT IN SUBSTANTIAL CONFORMANCE TO THE LINES AND GRADES SHOWN. UNLESS NOTED OTHERWISE, SUBSTANTIAL CONFORMANCE SHALL MEAN THAT BUILDING SITES HAVE BEEN CONSTRUCTED TO WITHIN 0.10± FEET OF FINISH BUILDING PAD ELEVATIONS AS DESIGNED BY THE ENGINEER. PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10± FEET OF FINISH GRADE AS DESIGNED BY THE ENGINEER. SITE FEATURES SHALL BE WITHIN 0.25 FEET OF SPECIFIED POSITION.

EARTHWORK AND MATERIALS TESTING AND CERTIFICATION

- THE CONTRACTOR SHALL RETAIN THE SERVICES OF, AND FACILITATE THE WORK OF, AN INDEPENDENT ENGINEERING TESTING LABORATORY ACCEPTABLE TO PROVIDE THE CONSTRUCTION TESTING OF THE PROJECT EARTHWORK, ASPHALT PAVEMENT AND CIVIL CONCRETE. THE GEOTECHNICAL ENGINEER SHALL VERIFY THAT INITIAL SITE CONDITIONS CONFORM WITH THE PLANS AND SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES OBSERVED SHOULD ANY SOIL CONDITION ON THE SITE BE SUSPECT OF DETRIMENTAL CHARACTERISTICS. THE CONTRACTOR SHALL BE NOTIFIED OF CONCERNS AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.
- DURING THE COURSE OF CONSTRUCTION, TEST RESULTS SHALL BE SUBMITTED TO THE CONTRACTOR WHICH INDICATE IF WORK IS BEING DONE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

SHEET INDEX

- COVER SHEET
- SITE PLAN
- GRADING + UTILITIES
- DETAILS + NOTES

SITE ADDRESS	OWNER/DEVELOPER
238 N. 4TH AVENUE TUCSON, ARIZONA 85705	CHEADLE LAUREN TAYLOR 749 E MARYLAND AVE, APT 56 PHOENIX AZ 85014-1533



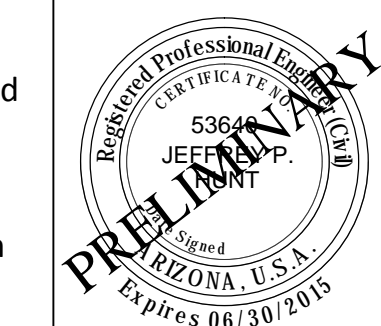
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<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

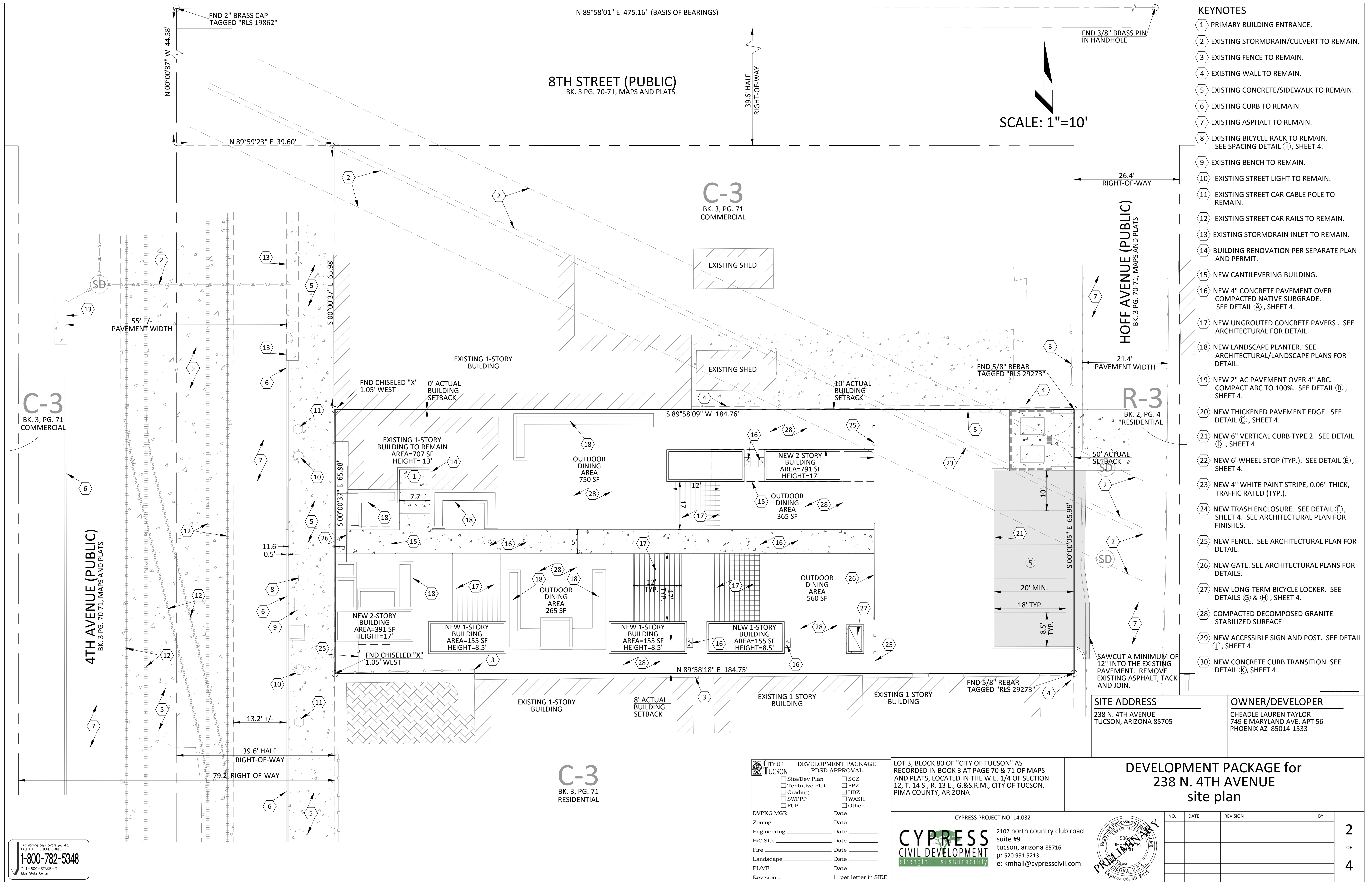
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Zoning _____ Date _____
Engineering _____ Date _____
H/C Site _____ Date _____
Fire _____ Date _____
Landscape _____ Date _____
PLME _____ Date _____
Revision # _____ per letter in SIRE

CYPRESS CIVIL DEVELOPMENT
2102 north country club road suite #9 tucson, arizona 85716 p: 520.991.5213 e: kmhall@cypresscivil.com

CITY OF TUCSON
LOT 3, BLOCK 80 OF "CITY OF TUCSON" AS RECORDED IN BOOK 3 AT PAGE 70 & 71 OF MAPS AND PLATS, LOCATED IN THE W.E. 1/4 OF SECTION 12, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

DEVELOPMENT PACKAGE for 238 N. 4TH AVENUE cover sheet			
NO.	DATE	REVISION	BY
1			
2			
3			
4			





- KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE.
 - 2 EXISTING STORMDRAIN/CULVERT TO REMAIN.
 - 3 EXISTING FENCE TO REMAIN.
 - 4 EXISTING WALL TO REMAIN.
 - 5 EXISTING CONCRETE/SIDEWALK TO REMAIN.
 - 6 EXISTING CURB TO REMAIN.
 - 7 EXISTING ASPHALT TO REMAIN.
 - 8 EXISTING BICYCLE RACK TO REMAIN. SEE SPACING DETAIL (I), SHEET 4.
 - 9 EXISTING BENCH TO REMAIN.
 - 10 EXISTING STREET LIGHT TO REMAIN.
 - 11 EXISTING STREET CAR CABLE POLE TO REMAIN.
 - 12 EXISTING STREET CAR RAILS TO REMAIN.
 - 13 EXISTING STORMDRAIN INLET TO REMAIN.
 - 14 BUILDING RENOVATION PER SEPARATE PLAN AND PERMIT.
 - 15 NEW CANTILEVERING BUILDING.
 - 16 NEW 4" CONCRETE PAVEMENT OVER COMPACTED NATIVE SUBGRADE. SEE DETAIL (A), SHEET 4.
 - 17 NEW UNGROUTED CONCRETE PAVERS. SEE ARCHITECTURAL FOR DETAIL.
 - 18 NEW LANDSCAPE PLANTER. SEE ARCHITECTURAL/LANDSCAPE PLANS FOR DETAIL.
 - 19 NEW 2" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL (B), SHEET 4.
 - 20 NEW THICKENED PAVEMENT EDGE. SEE DETAIL (C), SHEET 4.
 - 21 NEW 6" VERTICAL CURB TYPE 2. SEE DETAIL (D), SHEET 4.
 - 22 NEW 6" WHEEL STOP (TYP.). SEE DETAIL (E), SHEET 4.
 - 23 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
 - 24 NEW TRASH ENCLOSURE. SEE DETAIL (F), SHEET 4. SEE ARCHITECTURAL PLAN FOR FINISHES.
 - 25 NEW FENCE. SEE ARCHITECTURAL PLAN FOR DETAIL.
 - 26 NEW GATE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 27 NEW LONG-TERM BICYCLE LOCKER. SEE DETAILS (G) & (H), SHEET 4.
 - 28 COMPACTED DECOMPOSED GRANITE STABILIZED SURFACE
 - 29 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL (J), SHEET 4.
 - 30 NEW CONCRETE CURB TRANSITION. SEE DETAIL (K), SHEET 4.

SITE ADDRESS
238 N. 4TH AVENUE
TUCSON, ARIZONA 85705

OWNER/DEVELOPER
CHEADLE LAUREN TAYLOR
749 E MARYLAND AVE, APT 56
PHOENIX AZ 85014-1533

CITY OF TUCSON DEVELOPMENT PACKAGE PDS APPROVAL

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<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
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<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR _____ Date _____
 Zoning _____ Date _____
 Engineering _____ Date _____
 H/C Site _____ Date _____
 Fire _____ Date _____
 Landscape _____ Date _____
 PL/ME _____ Date _____
 Revision # _____ per letter in SIRE

LOT 3, BLOCK 80 OF "CITY OF TUCSON" AS RECORDED IN BOOK 3 AT PAGE 70 & 71 OF MAPS AND PLATS, LOCATED IN THE W.E. 1/4 OF SECTION 12, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

CYPRESS PROJECT NO: 14.032

CYPRESS CIVIL DEVELOPMENT
strength + sustainability

2102 north country club road
suite #9
tucson, arizona 85716
p: 520.991.5213
e: kmhall@cypresscivil.com

DEVELOPMENT PACKAGE for 238 N. 4TH AVENUE site plan

NO.	DATE	REVISION	BY

2
of
4

Two working days before you dig.
CALL FOR THE BLUE STAKES
1-800-782-5348
1-800-STAKE-IT
Blue Stake Center

8TH STREET (PUBLIC)
BK. 3 PG. 70-71, MAPS AND PLATS

39.6' HALF
RIGHT-OF-WAY

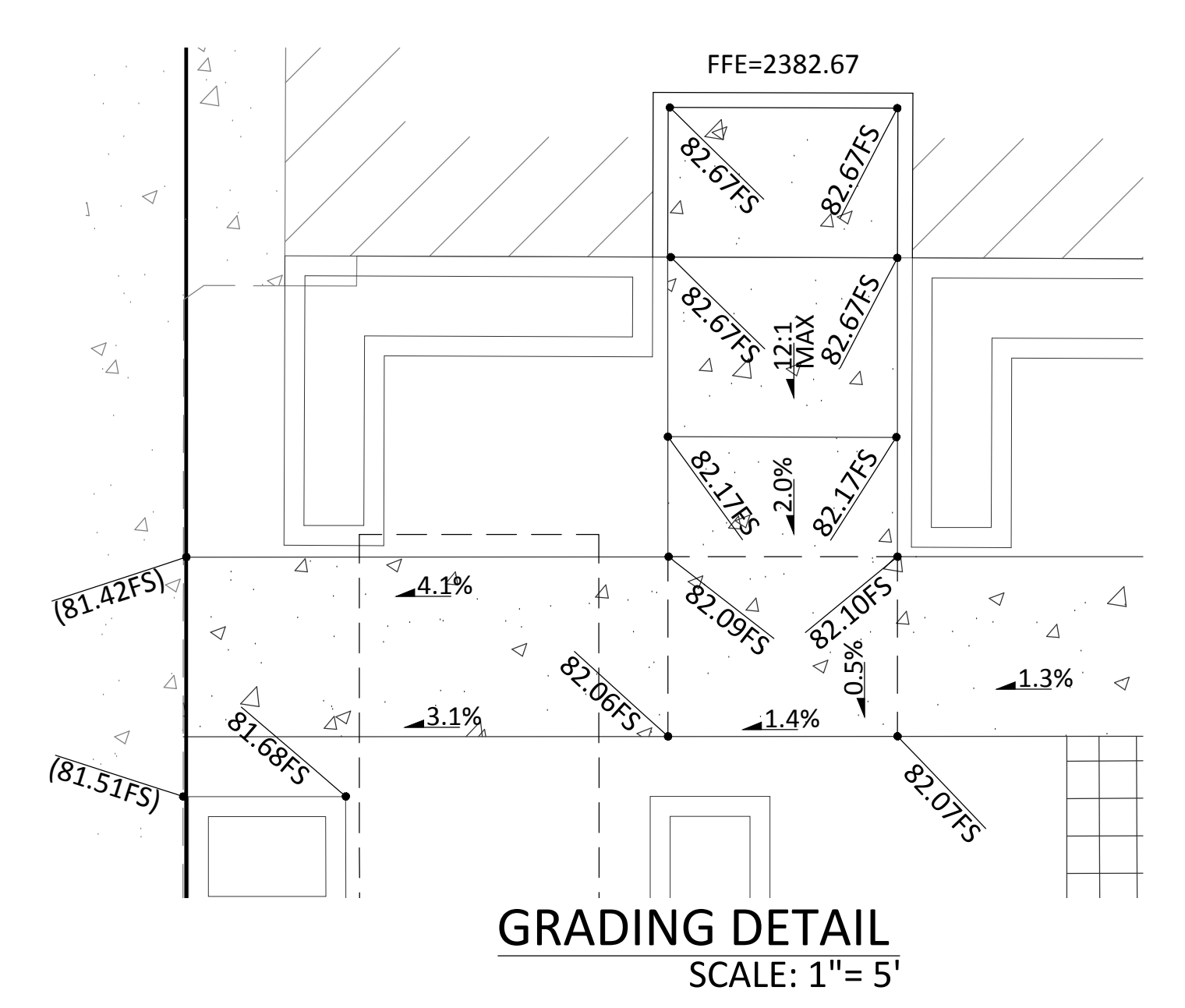
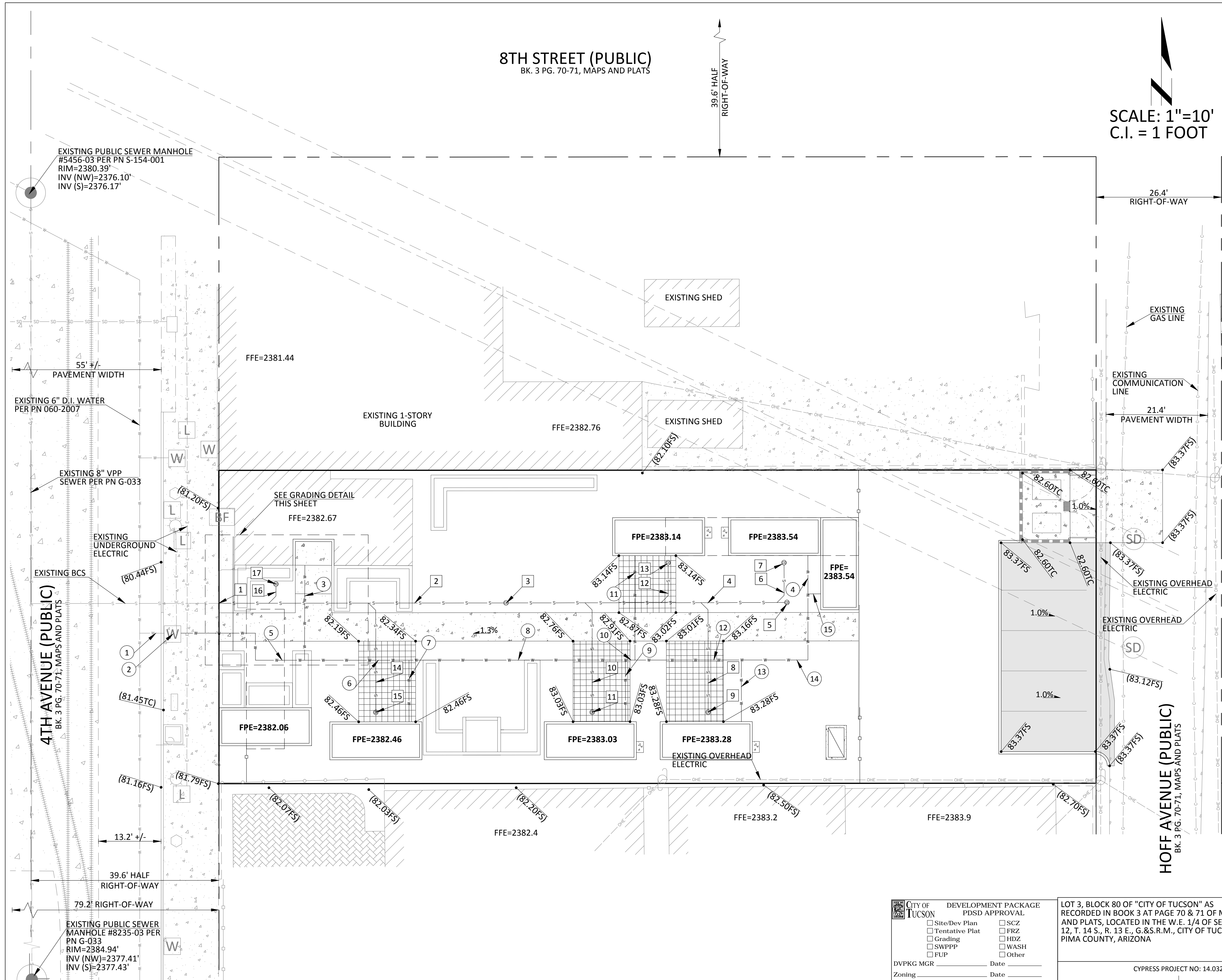
SCALE: 1"=10'
C.I. = 1 FOOT

SEWER KEYNOTES

- 1 EXISTING HCS. INV=2378.54 (APPROX). CONTRACTOR TO VERIFY INVERT.
- 2 NEW 4" PVC SANITARY SEWER, 60.5 LF. S=2.0%
- 3 NEW SANITARY SEWER CLEANOUT RIM=82.4/INV=79.75
- 4 NEW 4" PVC SANITARY SEWER, 60 LF. S=2.0%
- 5 NEW SANITARY SEWER CLEANOUT RIM=83.3/INV=80.92
- 6 NEW 4" PVC SANITARY SEWER, 9 LF. S=2.0%
- 7 NEW SANITARY SEWER CLEANOUT RIM=83.3/INV=81.08
- 8 NEW 4" PVC SANITARY SEWER, 24 LF. S=2.0%
- 9 NEW SANITARY SEWER CLEANOUT RIM=83.3/INV=80.99
- 10 NEW 4" PVC SANITARY SEWER, 24 LF. S=2.0%
- 11 NEW SANITARY SEWER CLEANOUT RIM=83.0/INV=80.51
- 12 NEW 4" PVC SANITARY SEWER, 21 LF. S=2.0%
- 13 NEW SANITARY SEWER CLEANOUT RIM=83.1/INV=80.59
- 14 NEW 4" PVC SANITARY SEWER, 24 LF. S=2.0%
- 15 NEW SANITARY SEWER CLEANOUT RIM=82.4/INV=79.60
- 16 NEW 4" PVC SANITARY SEWER, 4.5 LF. S=2.0%
- 17 NEW SANITARY SEWER CLEANOUT RIM=82.3/INV=78.85

WATER KEYNOTES

- 1 EXISTING 1" COPPER WATER SERVICE
- 2 5/8" WATER METER. S/N 89383784
- 3 NEW 1" PVC DOMESTIC WATER SERVICE, 20.0 LF
- 4 NEW 1" PVC DOMESTIC WATER SERVICE, 8.0 LF
- 5 NEW 1" PVC DOMESTIC WATER SERVICE, 35.3 LF
- 6 NEW 1" PVC DOMESTIC WATER SERVICE, 22.0 LF
- 7 NEW 1" PVC DOMESTIC WATER SERVICE, 10.0 LF
- 8 NEW 1" PVC DOMESTIC WATER SERVICE, 45.6 LF
- 9 NEW 1" PVC DOMESTIC WATER SERVICE, 10.0 LF
- 10 NEW 1" PVC DOMESTIC WATER SERVICE, 2.0 LF
- 11 NEW 1" PVC DOMESTIC WATER SERVICE, 22.0 LF
- 12 NEW 1" PVC DOMESTIC WATER SERVICE, 22.4 LF
- 13 NEW 1" PVC DOMESTIC WATER SERVICE, 10.0 LF
- 14 NEW 1" PVC DOMESTIC WATER SERVICE, 28.0 LF
- 15 NEW 1" PVC DOMESTIC WATER SERVICE, 2.7 LF



SITE ADDRESS
238 N. 4TH AVENUE
TUCSON, ARIZONA 85705

OWNER/DEVELOPER
CHEADLE LAUREN TAYLOR
749 E MARYLAND AVE, APT 56
PHOENIX AZ 85014-1533

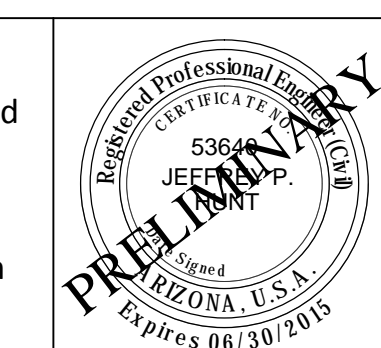
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	<input type="checkbox"/> Other
DVPKG MGR _____	Date _____
Zoning _____	Date _____
Engineering _____	Date _____
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PL/ME _____	Date _____
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CYPRESS PROJECT NO: 14.032

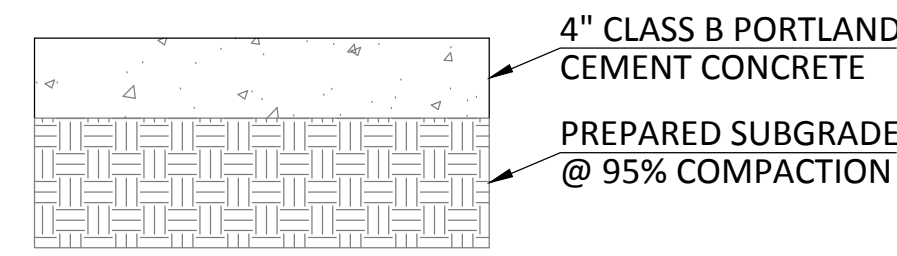
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p: 520.991.5213
e: kmhall@cypresscivil.com



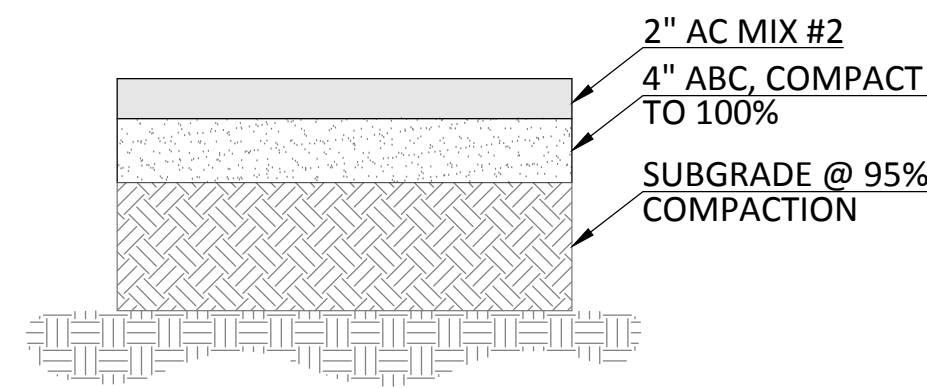
NO.	DATE	REVISION	BY

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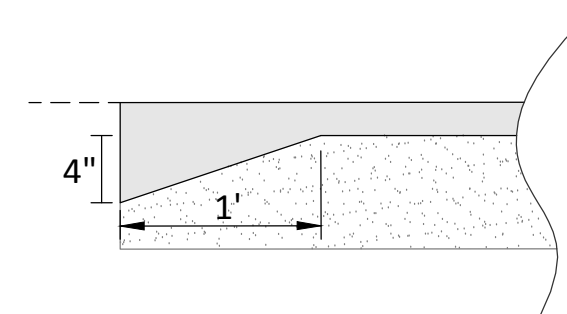
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1-800-STAKE-IT
Blue Stake Center



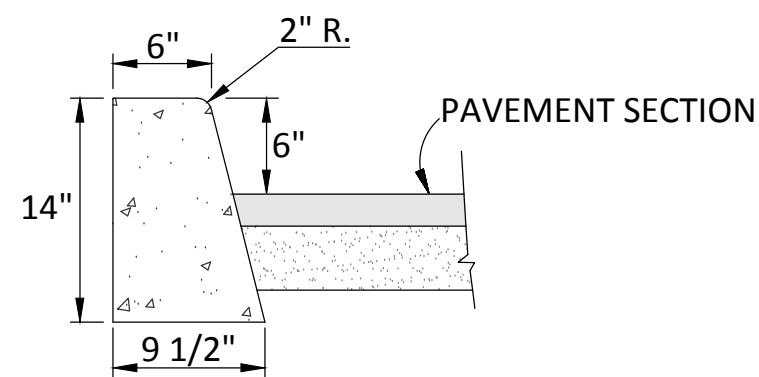
A CONCRETE PAVEMENT SECTION
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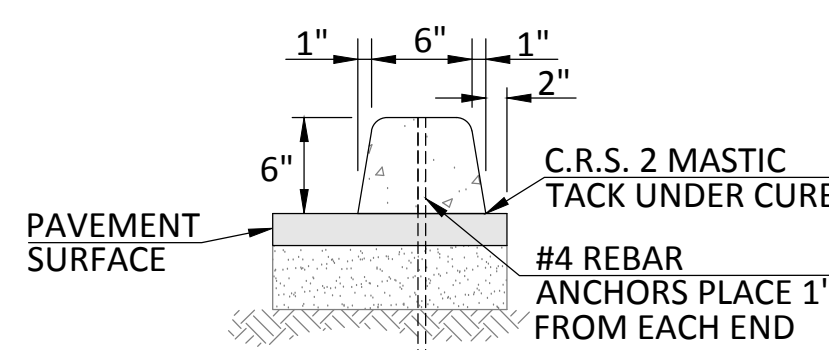
B TYPICAL PAVEMENT SECTION
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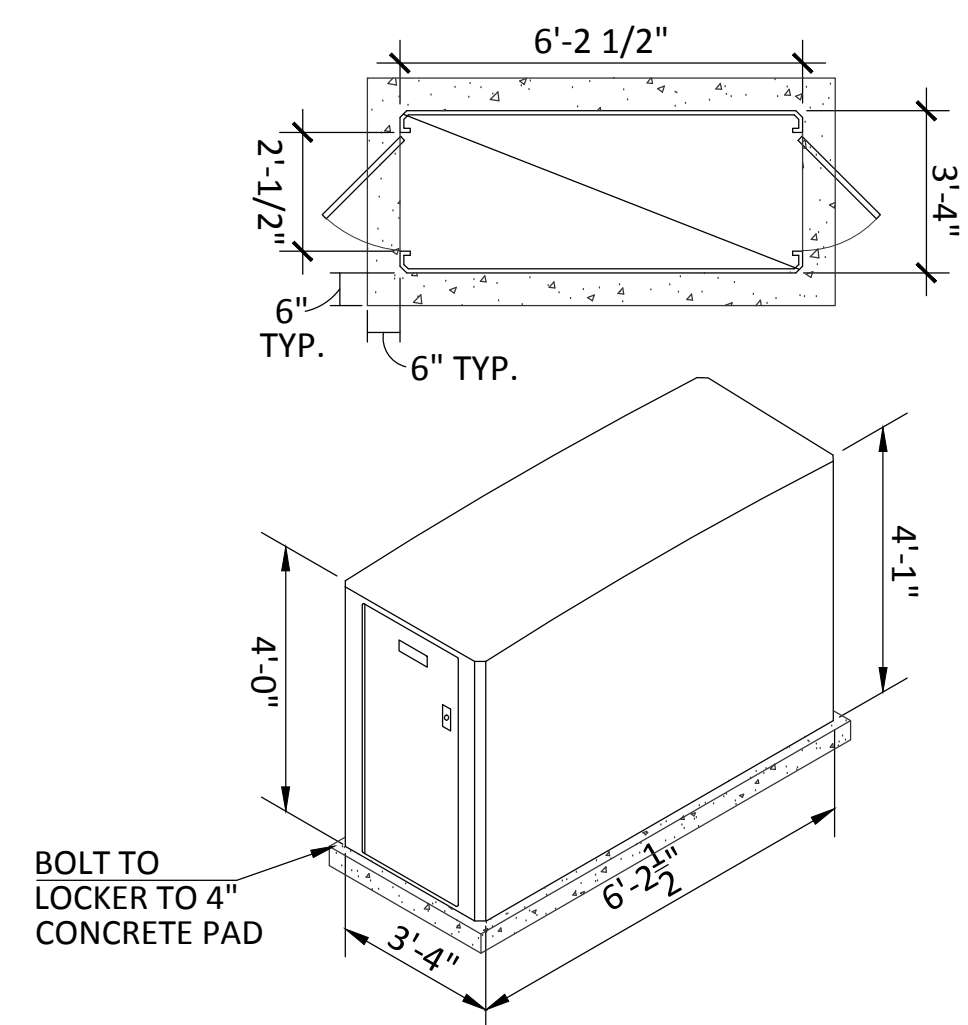
C THICKENED EDGE
N.T.S.



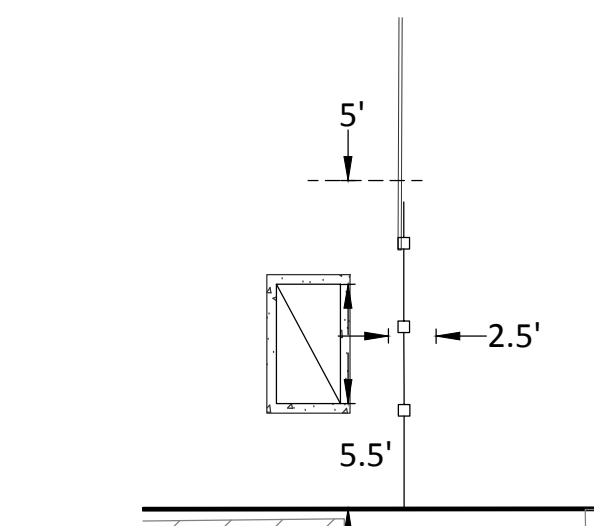
D CONCRETE VERTICAL CURB
TYPE 2, H=6"
SCALE: 1" = 1'



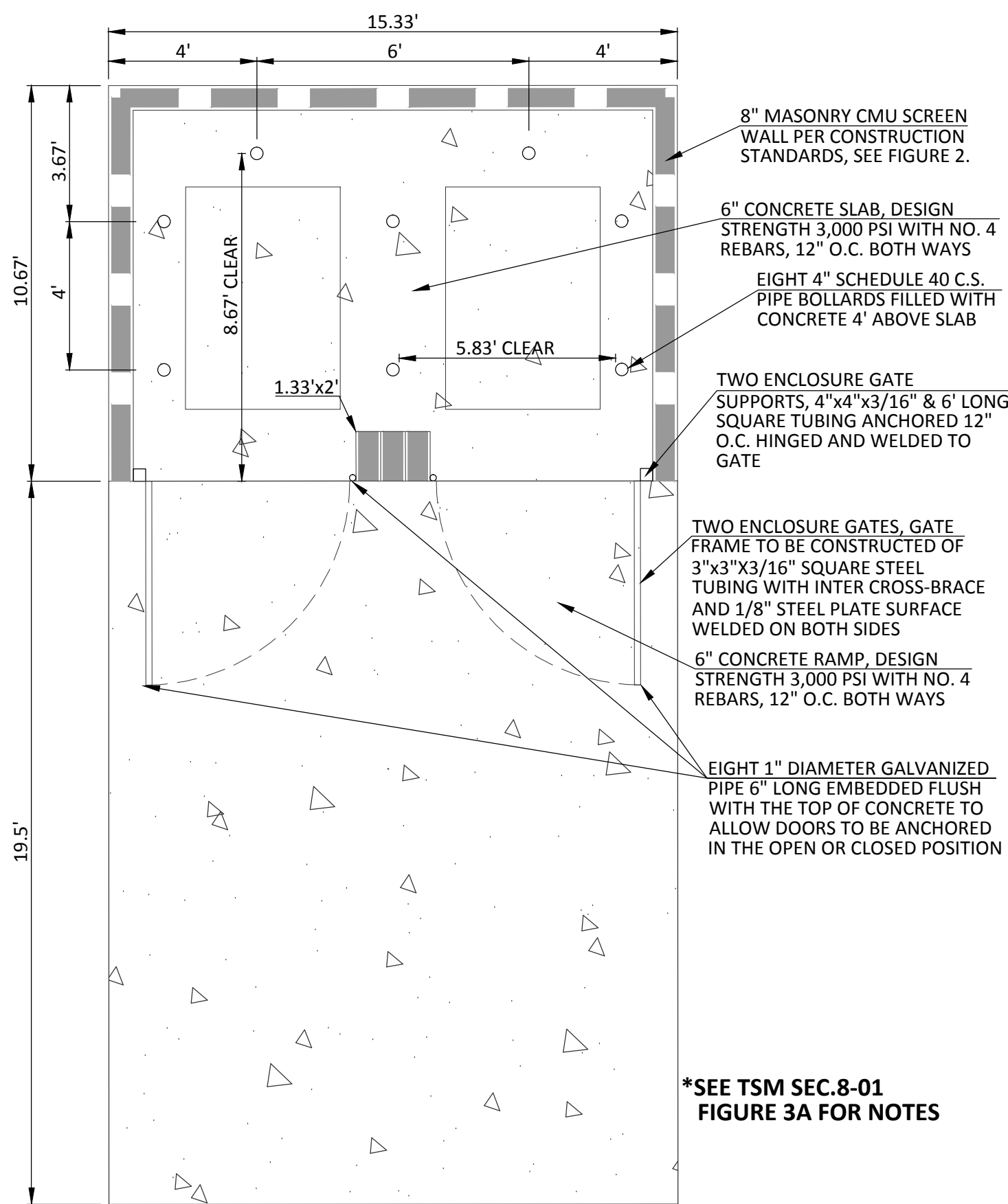
E CONCRETE WHEEL STOP
SCALE: 1" = 1'



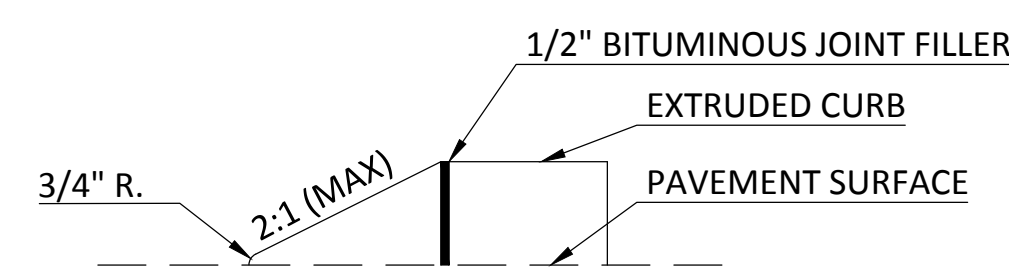
G LONG TERM BICYCLE LOCKER
(DOUBLE)
SCALE: N.T.S.



H BIKE RACK SPACING
SCALE: 1" = 10'



F TRASH ENCLOSURE DETAIL
SCALE: 1" = 1'



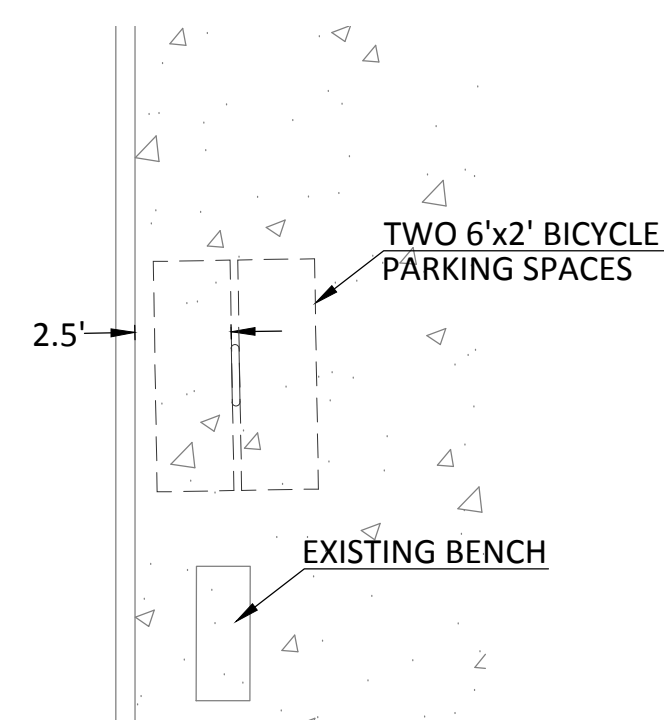
K CURB TERMINAL SECTION
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PAVING & GRADING NOTES

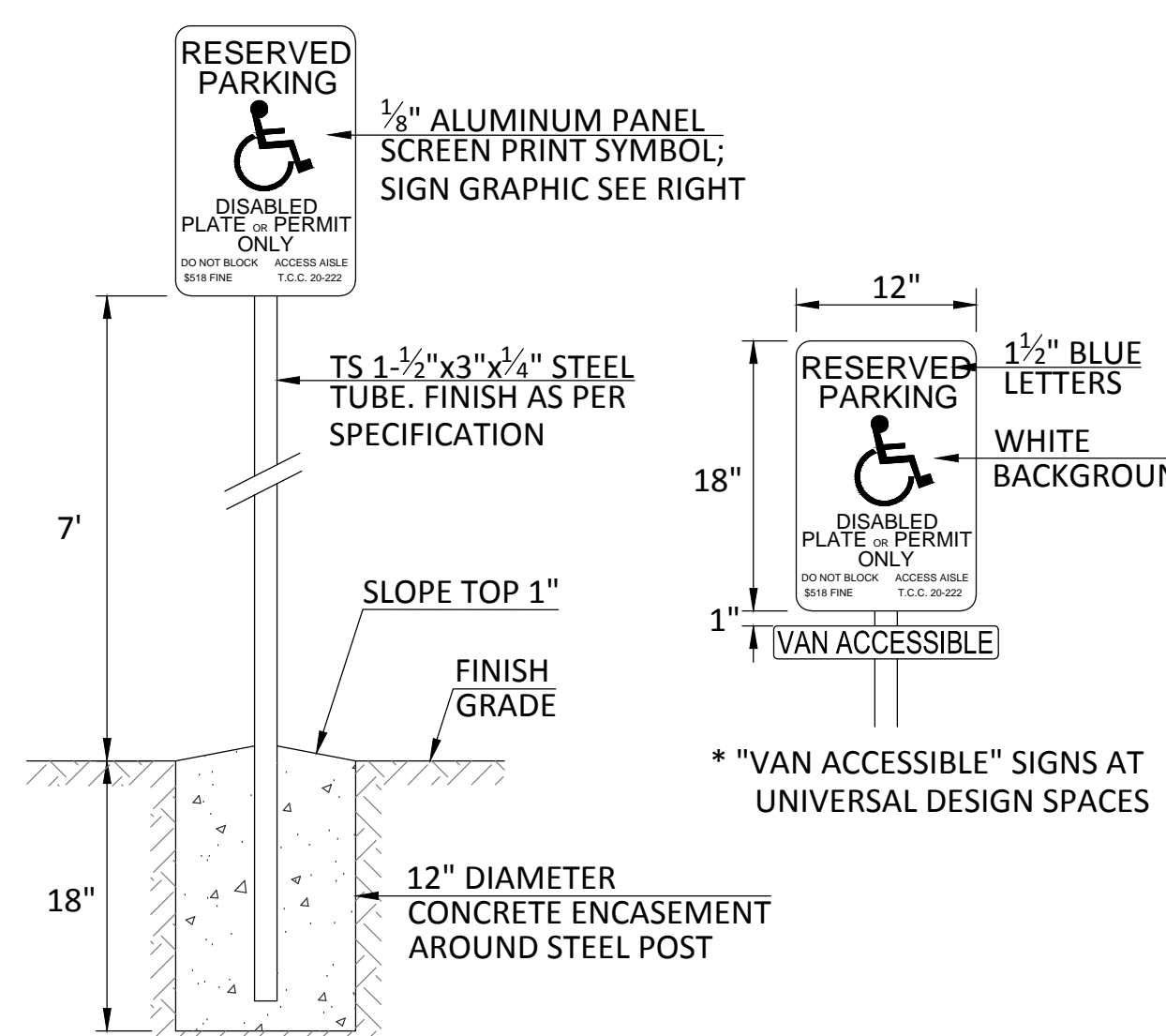
- ALL CONSTRUCTION AND TEST METHODS SHALL CONFORM TO THE PIMA COUNTY/CITY OF TUCSON (PC/COT) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2003 EDITION, AND THE PIMA COUNTY/CITY OF TUCSON STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, 2003 EDITION, EXCEPT AS MODIFIED HEREIN. (MEASUREMENT AND PAYMENT TERMS DO NOT APPLY).
- UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S.-28-650.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENT AGENCIES.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN AN ACCESSIBLE LOCATION ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT, CURBS, AND ANY OTHER OBSTRUCTION DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
- IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR TO EXHIBIT EXTREME CAUTION WHEN EXCAVATING TO AVOID DAMAGING EXISTING UTILITY LINES IN AND AROUND THE AREA OF WORK. UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT COMPLETE BUT ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME THIS PLAN WAS DESIGNED.
- PROJECT EARTHWORK (UNADJUSTED)(APPROXIMATE):
TOTAL CUT 31 CY
TOTAL FILL 100 CY
COMPOSITE 69 CY (F)
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID THEREON. EARTHWORK QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING OR PAYMENT QUANTITIES.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES, INCLUDING EXCAVATION, BORROW EMBANKMENT, SHRINK OR SWELL, GROUND COMPACTION, HAUL AND ANY OTHER ITEMS AFFECTING THE BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THESE PLANS AND TO BASE THE BID SOLELY UPON HIS OWN CALCULATED QUANTITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER PRIOR TO CONSTRUCTION OF ANY MAJOR DISCREPANCIES ON THE PLANS. ALL GRADE ADJUSTMENTS SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO MAKING ANY CHANGES.
- IF GRADING CONSTRUCTION IS EXPECTED TO LAST LONGER THAN THE EXPIRATION DATE OF THE GRADING PERMIT, CONTACT PSDS TO RENEW/EXTEND THE GRADING PERMIT. IF FINAL GRADING INSPECTION HAS NOT BEEN COMPLETED BEFORE THE GRADING PERMIT EXPIRES, AND THE PERMIT HAS NOT BEEN RENEWED, ADDITIONAL FEES AND REVIEWS MAY BE REQUIRED.
- THE PERMITTEE SHALL NOTIFY DSD WHEN THE GRADING OPERATION IS READY FOR FINAL GRADING INSPECTION. FINAL GRADING APPROVAL SHALL NOT BE GIVEN UNTIL ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE IMPROVEMENTS, UTILITY TRENCHES ARE BACKFILLED, PRIVATE PAVING AND CURB, PERMANENT PROTECTIVE DEVICES, ALL EROSION CONTROL MEASURES HAVE BEEN COMPLETED, AND ALL CONDITIONS OF PERMITS ARE COMPLETED.
- CALL FOR SWPPP INSPECTION AND PRE-CONSTRUCTION MEETINGS. FOR A PSDS ENGINEERING INSPECTIONS, CALL IVR (740-6970), OR SCHEDULE WITH A CUSTOMER SERVICE REPRESENTATIVE AT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, OR CONTACT DSD ENGINEERING AT 791-5550 EXTENSION 2101, OR SCHEDULE INSPECTIONS ONLINE AT: <http://cms3.tucsonaz.gov/pdsd/inspections>
- A REGISTERED ENGINEER MUST CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS PRIOR TO A REQUEST FOR FINAL INSPECTION/CERTIFICATION OF OCCUPANCY, RELEASE OF ASSURANCES OR MODULAR PERMITS.

PAVING & GRADING NOTES (CONT'D)

- CYPRESS CIVIL HEREBY CERTIFIES THAT ALL FINISHED GRADED AND PAVED AREAS CONTAINED WITHIN THIS DEVELOPMENT ARE DESIGNED WITH SLOPES OF AT LEAST 0.5%. CYPRESS CIVIL FURTHER CERTIFIES THAT THE PROPOSED DESIGN PROVIDES POSITIVE DRAINAGE THROUGHOUT THE DEVELOPMENT EXCEPT WITHIN DETENTION/RETENTION AREAS OR WATER HARVESTING AREAS SPECIFIED WITHIN THE APPROVED DRAINAGE ANALYSIS FOR THIS PROJECT.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND CYPRESS CIVIL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR CYPRESS CIVIL.
- IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING CYPRESS CIVIL AT 520.991.5213.
- ALL WORK SHALL CONFORM TO THE CITY OF TUCSON TECHNICAL STANDARDS MANUAL SEC.2-01.
- AGGREGATE BASE COURSE SHALL CONFORM TO PC/COT STANDARD SPECIFICATION SECTION 303.
- ASPHALTIC CONCRETE SHALL CONFORM TO PC/COT STANDARD SPECIFICATION SECTION 406, MIX #2.
- ALL CONCRETE SHALL CONFORM TO PC/COT STANDARD SPECIFICATION SECTION 1006, CLASS B, 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, AND CLASS S, 3000 PSI AT 28 DAYS.
- PARKING AREA PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION (MUTCD). THE PAINT SHALL BE WHITE UNLESS OTHERWISE INDICATED OR AS REQUIRED BY THE MUTCD.
- ALL ELEVATIONS ARE AT FINISH SURFACE OF PROPOSED ASPHALT. ADD 0.5' FOR THE ADJACENT TOP OF CURB/CONCRETE ELEVATION UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METER BOXES, SANITARY SEWER MANHOLE AND CLEAN-OUT RING AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVERS TO THE NEW FINISHED GRADE.
- CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH SURFACE AND UNIFORM CROSS-SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM THE CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT.



I EXISTING BIKE RACK SPACING
SCALE: 1" = 1'



J ACCESSIBLE SIGN AND POST
SCALE: 1" = 1'

SITE ADDRESS 238 N. 4TH AVENUE TUCSON, ARIZONA 85705	OWNER/DEVELOPER CHEADLE LAUREN TAYLOR 749 E MARYLAND AVE, APT 56 PHOENIX AZ 85014-1533
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CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL <input type="checkbox"/> Site/Dev Plan <input type="checkbox"/> SCZ <input type="checkbox"/> Tentative Plat <input type="checkbox"/> FRZ <input type="checkbox"/> Grading <input type="checkbox"/> HDZ <input type="checkbox"/> SWPPP <input type="checkbox"/> WASH <input type="checkbox"/> FUP <input type="checkbox"/> Other DVPKG MGR _____ Date _____ Zoning _____ Date _____ Engineering _____ Date _____ H/C Site _____ Date _____ Fire _____ Date _____ Landscape _____ Date _____ PL/ME _____ Date _____ Revision # _____ per letter in SIRE	LOT 3, BLOCK 80 OF "CITY OF TUCSON" AS RECORDED IN BOOK 3 AT PAGE 70 & 71 OF MAPS AND PLATS, LOCATED IN THE W.E. 1/4 OF SECTION 12, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA	DEVELOPMENT PACKAGE for 238 N. 4TH AVENUE details	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	REVISION	BY												
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CYPRESS CIVIL DEVELOPMENT strength + sustainability 2102 north country club road suite #9 tucson, arizona 85716 p: 520.991.5213 e: kmhall@cypresscivil.com	CYPRESS PROJECT NO: 14.032																		

