

INFILL INCENTIVE DISTRICT DESIGN PACKAGE for CITY PARK — MIXED USE

12 NOVEMBER 2016

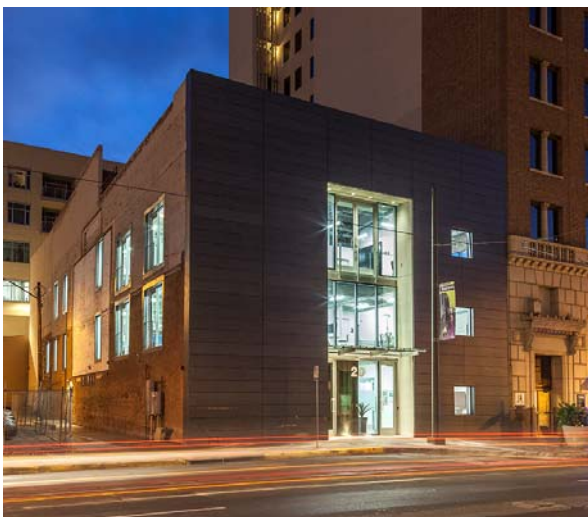
Revised:
30 December 2016

OWNER

BP Post Developers, LLC
20 East Congress Street, Suite 300
Tucson, Arizona 85701
Attn: Bourn Companies

PREPARED FOR

BP Post Developers, LLC
20 East Congress Street, Suite 300
Tucson, Arizona 85701
Attn: Matt Dickey



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PRE-APPLICATION INFORMATION

Zoning Administration Process Overview: A project may be subject to various reviews and criteria depending on the scope of work and the Unified Development Code (UDC). Please note that your projects may not be subject to review by all review authorities used in the table below. The Zoning Administration processes at Planning and Development Services Department (PDS) include:

Review Process	Review Authorities	PDS Planning Contact
Design Development Option (DDO) [UDC Section 3.11.1]	Design Review Board (DRB)	Michael Taku – (520) 837-4963 Russlyn Wells – (520) 837-4948
Flexible Lot Development (FLD) [UDC Section 8.7.3]	Design Professional	Frank Dillon – (520) 837-6957
Historic Preservation Zone (HPZ) [UDC Section 5.8]	1. Neighborhood Historic Advisory Board 2. Tucson-Pima County Historical Commission (T-PCHC) Plans Review Subcommittee (PRS)	Michael Taku – (520) 837-4963 Frank Dillon – (520) 837-6957
Infill Incentive District (IID) [UDC Section 5.12]	1. Neighborhood Liaison 2. Design Professional 3. T-PCHC PRS 4. Design Review Committee (IID-DRC)	Frank Dillon – (520) 837-6957 Carolyn Laurie – (520) 837-4953
Individual Parking Plan (IPP) [UDC Section 7.4.5.A]		Mark Castro – (520) 837-4979
Main Gate District (MGD) Design [MGD Policy]	1. Neighborhood Historic Advisory Board 2. T-PCHC PRS 3. Main Gate District Design Review Committee (MGD-DRC)	Frank Dillon – (520) 837-6957 Jim Mazzocco – (520) 837-6964
Neighborhood Preservation Zone (NPZ) [UDC Section 5.10]	Design Professional	Michael Taku – (520) 837-4963 Frank Dillon – (520) 837-6957
Rio Nuevo Area (RNA) (formerly RND) [UDC Section 5.12.7]	1. T-PCHC PRS 2. Design Review Board (DRB)	Frank Dillon – (520) 837-6957 Michael Taku – (520) 837-4963
Variations [UDC Section 3.10.3]	Design Review Board (DRB) Board of Adjustment (B/A)	Mark Castro – (520) 837-4979 Russlyn Wells – (520) 837-4948

UDC Compliance Review: All projects must **FIRST** be submitted for compliance review at the PDS 1st floor, 201 North Stone Avenue, (520) 791-5550. The UDC compliance comments for the project are generated by PDS staff after completing their review of the detailed development package submitted for the project to ensure that all needed modifications are identified.

Pre-Application Meeting: Once you have completed the following Application Form (Page 2) and obtained the Submittal Requirements (Page 3). Applications for pre-submittal conferences must include a completed application form submitted by 4:30 PM, seven (7) working days prior to the requested conference date with the \$100 fee, payable to *The City of Tucson*. Staff will fill out the Case Information (Page 4) and advise applicants on any additional UDC requirements to complete the application package to initiate the review process.

SUBMITTAL REQUIREMENTS

PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:

X	1. Application form (signed by the Property Owner or Authorized Agent – include letter of authorization).
X	2. Written summary of neighborhood meeting with sign in sheet and agenda (if applicable).
X	3. Project statement outlining scope of work.
X	4. UDC compliance review comments (obtained at the 1 st floor).
X	5. Pima county assessor's record parcel detail and record map.
X	6. Color aerial photograph of subject property (if applicable).
X	7. Color, labeled photographs of project site existing conditions (north, south, east and west elevations of all structures on the property) and surrounding area (if applicable).
X	8. Color photographs of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable).
X	9. Site Plan (and landscape plan and floor plans if applicable) drawn to scale at 11"x17", folded*, prepared in accordance to Section 2-06.0.0, in the Administrative Manual.
X	10. Elevations (and contextual elevations if applicable) drawn to scale at 11"x17", folded*, dimensions, proposed materials (if applicable) prepared in accordance to Section 2-06.0.0.
X	11. Samples , cut sheets and/or photographs of the type, color and texture of the proposed materials (if applicable).
X	12. PDF of all above listed items (number of hard copies may be required).
X	13. Applicable fees (payable to City of Tucson).
	14. (Other)

*For 11" X 17" format "z" fold as follows: With plan face up bring right side to left side (text to text), align edges and crease right edge. Bring top corner of open edge (top panel only) down to center of right folded edge (creates a diagonal edge on left), align and crease.

Additional application materials may be required at the time of your meeting with staff.

Refer to Supplemental Information per review process for material instructions, etc.

For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. If you feel the Land Use Code (LUC) should apply, please consult with Zoning review staff. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact us at (520) 791-5550.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

Project Introduction

With a surge of investment in Tucson’s Downtown Core, the live, work, play concept has become an important focal point in determining the future fabric of the area. As the downtown population continues to increase, new amenities are increasingly in demand. The City Park—Mixed Use project seeks to fulfill that demand by offering a dining, entertainment, office, and retail hub along the major Congress Street activity corridor within Downtown Tucson.

As the name implies, the proposed City Park—Mixed Use development will offer downtown residents and visitors the opportunity to experience an urban oasis, with highly integrated indoor and outdoor space. The development aims to create a sense of community while also serving as a destination center for downtown. Bounded to the north by Congress Street, the project site is surrounded by other amenities and attractions including, La Placita, Fox Tucson Theatre, the Municipal Complex, the Tucson Convention Center, and the Congress Block to name a few. Conveniently located along the Sun-Link transportation system, the proposed development offers easy access to the entire Central Business District, 4th Avenue, and the University of Arizona.

Development in Tucson, especially the Downtown Core, must preserve the rich cultural history while seeking to obtain an architectural model focused on accommodating the future higher population densities within the Central Business District. This project understands the balance between progress and respect, and aims to redevelop the site in a manner that considers the sensitivity of the surrounding structures.

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 long-term value to Downtown Tucson, and looks forward to a positive review process. Please see the following pages representing a snapshot of the proposed Diocese 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 City Park-Mixed Use development area. Please refer to this page to orient the following photos with the surrounding area.



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NORTHWEST

This picture displays the existing conditions at the northwest corner of the site, along Congress Street —looking west. This photo displays the existing streetscape and architecture of the adjacent properties.



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NORTHWEST

This picture displays the existing conditions at the northwest corner of the site, Congress Street —looking north. This photo displays the existing streetscape and architecture of the adjacent properties of the Downtown Core.



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NORTHWEST

This picture displays the existing conditions at the northwest corner of the site, Congress Street —looking east. This photo displays the existing streetscape and architecture of the adjacent properties of the Downtown Core.



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NORTHEAST

This picture displays the existing conditions at the northeast corner of the site, along Congress Street—looking east. This photo displays the existing streetscape and architecture of the adjacent historic property.



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NORTHEAST

This picture displays the existing conditions at the northeast corner of the site, along Congress Street—looking west. This photo displays the existing streetscape and structure.



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NORTHEAST

This picture displays the existing conditions at the northeast corner of the site, along Congress Street—looking north. This photo displays the existing streetscape and architecture of the adjacent properties of the Downtown Core.



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November 2016

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 CITY PARK – MIXED USE development as it relates to the Downtown Area Infill Incentive District (IID) overlay zone:

EXEMPTION REQUEST:

The City Park – Mixed Use development project is located along the south side of Congress Street, between Scott Avenue and Stone Avenue, within the Downtown Core Subdistrict (DCS) and Rio Nuevo Area (RNA) of the Downtown Area Infill Incentive District overlay zone. This project is seeking to modify certain development requirements through the Infill Incentive District Design Package submittal process. As a part of the DCS, the Development will be required to comply with the following:

- 1) Permitted uses listed within Section 5.12.9.A;
Mixed Use – Commercial Services & Retail Trade
- 2) Maximum building height may be increased up to 60 feet unless the current zoning allows a greater height or where the IID’s Development Transition Element requires less;
Allowable height OCR-2 = 300’
- 3) Demolition and façade alteration standards and review requirements in accordance with UDC Section 5.8.10, Demolition of Historic Properties, Landmarks, and Structures of the Rio Nuevo Area and Infill Incentive District;
Site is vacant, no demolition to occur as part of IID process
- 4) When provided, landscaping shall be in accordance with the City’s drought-tolerant plant list;
Plants have been selected from approved list
- 5) Bicycle parking shall be provided when motor vehicle parking is provided; The required number of bicycle parking spaces may be reduced pursuant to an IID Parking Plan, Section 5.12.8.E;
New bicycle parking provided per UDC requirements
- 6) Where applicable, applicants are strongly encouraged to comply with Section 7.7, Native Plant Preservation;
No Native Plants to be removed

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 much needed boost to the Downtown Core and the major Congress/Broadway activity center. The project seeks the following modifications permitted through the use of the IID overlay zone:

Major Streets and Routes Setback Zone – Per UDC Section 5.12.5.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.

Minimum Perimeter Yard – Per UDC Section 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, relief from the minimum perimeter yard requirement is necessary.

Motor Vehicle Parking – Per UDC Section 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 Downtown Parking District, as such; the proposed development seeks relief from the UDC requirements for on-site Motor Vehicle Parking. A Parking Plan accompanies this package – see Appendix 5, outlining the agreement/decision in principal with Park Tucson. Other urban environment parking alternatives are available, including metered on-street spaces along Congress Street, Stone Avenue, and Scott Avenue, as well as spaces within surface lots and other public garages.

Bicycle parking will continue to be provided per UDC Section 7.4 requirements.

Landscaping/Screening – Per UDC Section 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, 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.

Native Plant Preservation – Per UDC Section 5.12.10.C.8 – relief from Native Plant Preservation standards is allowed for projects within the DCS. The proposed project does not contain a drainage corridor or any native plants on the project site.

Environmental Services – Per UDC Section 5.12.10.D.2 – modifications to the on-site refuse collection standards are allowed for projects within the DCS. Due to the site's constraints, and the building's design to create a sustainable, transit-oriented development, a modification is necessary to accommodate the recycle and waste removal. Waste and recycle containers will remain hidden from pedestrian view during normal business hours through storage options within the architectural footprint, providing easy and secure access for tenants and building management. A loading zone will be designated at the southwest corner of Congress Street and Scott Avenue, along Scott Avenue frontage, for the purposes of Environmental Services pickup. A management plan will be implemented and as part of building managements responsibilities, they will be required to escort the trash containers from the on-site trash enclosure to the pickup location along Scott Avenue and return said enclosures following pickup.

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

Response: This project aims to create a transit-oriented mixed-use development offering dining, entertainment, office, and retail space along the Congress Street corridor within the Downtown Core Subdistrict. This development supports the existing commercial and retail development within the Downtown Core by providing a unique opportunity to provide live, work, play aspects for those living and visiting downtown. This project is ideally positioned along the Tucson Sun-Link transportation system, and will be able to provide easy accessibility to, and from, the Tucson Central Business District, the vibrant 4th Avenue, and the University of Arizona. The project site is surrounded by other amenities and both residential and employment opportunities, including 1 South Church, La Placita, Fox Tucson Theatre, St. Augustine Cathedral, the City/County Municipal Complex, the Tucson Convention Center, and Congress Block to name a few.

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

Response: This project will a create a destination hub for residents, workers, and visitors of Downtown Tucson; increasing consumer traffic within the Congress Street Corridor by providing dining, entertainment, office, and retail along the Sun-Link streetcar line. This project replaces a vacant parcel with a transit-oriented development, resulting 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 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 than those associated with the existing surrounding businesses. The proposed mix of uses – dining, entertainment, office, and retail, are all comparable to those being implemented by adjacent properties.

The project developer has made significant design alterations, as well as hired a sound engineer to address some of the noise concerns brought up by management and residences of the neighboring 1 E Broadway development. Following the initial neighborhood meeting, the top floor patio was redesigned and repositioned away from the residences to the south. The patio is no longer visible to the residences and its orientation will ensure noise emitted from the patio will be directed out over Congress Street. In addition to the concerns of neighboring residences, concerns regarding the visibility and accessibility of the federal justices to southeast have also been taken into consideration as part of the overall building design.

It is not only in the best interest of building management, but also their goal, to create a space that is considerate and appealing to the current downtown residences and other business neighbors.

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 base of the building will consist of a single level of dining, retail, and entertainment, and seeks to provide transparency at the pedestrian level by creating minimal structural impact and providing windows for more than 50% of the frontage. The courtyards provided on either side of the building structure will assist in providing a permeable membrane of not only to the site, but also between the interior and exterior of the building itself.

The project will provide architectural elements and details on all floor levels, while ensuring any single plane of façade is no longer than 50 linear feet without being broken up by additional architectural detail. The building mass is punctuated by both recessed and projecting elements. The recesses add a degree of privacy, while the combination with projection adds both depth and shadow interplay to the façade. The building mass is then broken at the top floor by the use of an open exterior space, as well as the parapet line, creating a varied silhouette at the skyline.

The streetscape will provide shaded opportunities by way of the recessed and projecting architectural elements, along with trees and various planters to assist in reducing the variable heat island effect. Varied paving along Congress Street will offer an enhanced pedestrian environment, and along with the inclusion of the two courtyards, provide a safe and friendly pedestrian zone along one of Downtown Tucson’s major activity corridors.

Entrances will be visible and identifiable from Congress Street through the use of illumination, graphics, or other unique details.

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

Response: No vehicular traffic into the property will be provided. Other than utility easement access, this site has all but eliminated any pedestrian/vehicle conflict along its Congress Street frontage. This design offers a friendly and safe pedestrian streetscape environment where alternative transportation options may be maximized.

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 Development Transition standards do not apply to this project as this development does not abut any residences lying outside of the Downtown Core Subdistrict.

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

Response: In the Downtown Core Subdistrict, future development is zoned for higher intensity developments. This project’s underlying zoning is OCR-2, which allows for construction up to 300 feet in height respectively. The project is proposing a building height of 76 feet, less than 1/3 of the maximum allowable height under the OCR-2 zoning. Being in the northern hemisphere, it is recommended that solar panels are oriented in a southerly fashion. The proposed project will not impede the existing adjacent parcels, to the east and west from exploring solar energy options in the future.

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 Downtown Core Subdistrict and will be proposing the use of drought tolerant trees/shrubs per the approved City of Tucson Plant List, as well as those species recommended within the Downtown Streetscape Interim Policy. 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 retail and lodging 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: The proposed project is located within the DCS and Downtown Parking District, as such; the proposed development seeks relief from the UDC requirements for on-site Motor Vehicle Parking. A Parking Plan accompanies this package – see Appendix 5, outlining the agreement/decision in principal with Park Tucson. Other urban environment parking alternatives are available, including metered on-street spaces along Congress Street, Stone Avenue, and Scott Avenue, as well as spaces within surface lots and other public garages.

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) The proposed project is located within the DCS and Downtown Parking District, as such; the proposed development seeks relief from the UDC requirements for on-site Motor Vehicle Parking. A Parking Plan accompanies this package – see Appendix 5, outlining the agreement/decision in principal with Park Tucson. Other urban environment parking alternatives are available, including metered on-street spaces along Congress Street, Stone Avenue, and Scott Avenue, as well as spaces within surface lots and other public garages.

RIO NUEVO DISTRICT (RND) NARRATIVE:

Building Design Standards – UDC section 5.12.7

1. *THE PROPOSED BUILDINGS SHALL RESPECT THE SCALE OF THOSE BUILDINGS LOCATED IN THE DEVELOPMENT ZONE AND SERVE AS AN ORDERLY TRANSITION TO A DIFFERENT SCALE. BUILDING HEIGHTS WITH VASTLY DIFFERENT SCALE THAN THOSE ON ADJACENT PROPERTIES SHOULD HAVE A TRANSITION IN SCALE TO REDUCE AND MITIGATE POTENTIAL IMPACTS. IN AREAS UNDERGOING CHANGE, LONG-RANGE PLANS SHOULD BE CONSULTED FOR GUIDANCE AS TO APPROPRIATE HEIGHTS;*

Response: The project is zoned OCR-2, allowing for a maximum height of up to 300 feet. However, to reduce the impact on the surrounding developments and to maintain an appropriate scale, the new building will be a maximum height of approximately 76 feet, less than 1/3 of the allowable and underlying zoning height. This height is of similar scale to the adjacent structures within the same block (See 1 East Broadway & Chase Bank Building)..

2. *ALL NEW CONSTRUCTION SHALL MAINTAIN THE PREVAILING SETBACK EXISTING WITHIN ITS DEVELOPMENT ZONE;*

Response: As part of the Downtown Core Subdistrict, this project may request an exemption from Perimeter Yard Setback standards. The Annex building and Chase Bank Building to the west, the Indian Trading Post to the east, and the 1 East Broadway building to the south, all within the same block, maintain a zero lot line setback. The new building will provide minimal setbacks, and maintain a congruent footprint within the development zone.

3. *ALL NEW CONSTRUCTION SHALL PROVIDE SCALE-DEFINING ARCHITECTURAL ELEMENTS OR DETAILS AT THE FIRST TWO FLOOR LEVELS, SUCH AS WINDOWS, SPANDRELS, AWNINGS, PORTICOS, CORNICES, PILASTERS, COLUMNS AND BALCONIES;*

Response: The base of the building will consist of a single level of dining, retail, and entertainment, and seeks to provide transparency at the pedestrian level by creating minimal structural impact and providing windows for more than 50% of the frontage. The courtyards provided on either side of the building structure will assist in providing a permeable membrane of not only to the site, but also between the interior and exterior of the building itself.

The project will provide architectural elements and details on all floor levels, while ensuring any single plane of façade is no longer than 50 linear feet without being broken up by additional architectural detail. The building mass is punctuated by both recessed and projecting elements. Windows along the lower level will be constructed of a natural anodized, thermally broken, aluminum storefront style system, similar to what is currently represented at in other new construction within the Downtown Core. Transparency for the lower level windows is most desirable, as typical solar exposure for this location is from the

east and north. The façade will present scale-defining elements, which will feature contrasting metal and concrete panels in conjunction with the glass. Exposed concrete, glass with a dark bronze or black frame, and natural or black painted steel will make up the dominating palette from the exterior.

4. *EVERY COMMERCIAL BUILDING FRONTAGE SHALL PROVIDE WINDOWS, WINDOW DISPLAYS, OR VISIBLE ACTIVITY WITHIN THE ADJACENT BUILDING AT THE GROUND FLOOR LEVEL, WITH A MINIMUM OF 50 PERCENT OF THE BUILDING FRONTAGE PROVIDING SUCH FEATURES;*

Response: The base of the building will consist of a single level of dining, retail, and entertainment, and seeks to provide transparency at the pedestrian level by creating minimal structural impact and providing windows for more than 50% of the frontage. The courtyards provided on either side of the building structure will assist in providing a permeable membrane of not only to the site, but also between the interior and exterior of the building itself. Windows along the lower level will be constructed of a natural anodized, thermally broken, aluminum storefront style system, similar to what is currently represented at in other new construction within the Downtown Core. Transparency for the lower level windows is most desirable, as typical solar exposure for this location is from the east and north. The façade will present scale-defining elements, which will feature contrasting metal and concrete panels in conjunction with the glass.

5. *A SINGLE PLANE OF FAÇADE AT THE STREET LEVEL MAY NOT BE LONGER THAN 50 WITHOUT ARCHITECTURAL RELIEF OR ARTICULATION BY FEATURES SUCH AS WINDOWS, TRELLISES AND ARCADES;*

Response: See included elevation following this narrative. Architectural relief has been detailed on all sides of the building, ensuring any single plane of façade does not extend further than 50 feet.

6. *BUILDING FAÇADE DESIGN SHALL INCLUDE PEDESTRIAN-SCALED, DOWN-SHIELDED, GLARE CONTROLLED EXTERIOR BUILDING AND WINDOW LIGHTING;*

Response: Building lighting will balance the need for way-finding, ambiance, and safety, and will rely on lighting that not only compliments the building architecture without distracting from the elements of the façade, but also be in full compliance with the Dark Sky Ordinance. Additional architectural details have been added to the exterior to ensure pedestrian scale, including recessed window areas which feature a contrasting metal panel, and inviting storefront style window applications.

7. *THE FRONT DOORS OF ALL COMMERCIAL AND GOVERNMENT BUILDING SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED BY GRAPHICS, LIGHTING, MARQUEES, OR CANOPIES;*

Response: The main pedestrian entry for the building will be from Congress Street. It will be highlighted by a recessed entry area to provide and promote a pedestrian friendly refuge

environment. A large, steel number “40” will be located and lighted adjacent to the front door to announce the address, and a more pronounced sign will be provided above the entry indicating the developments marketing name, “City Park.”

8. *MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLIMENT THE OVERALL HISTORIC CONTEXT OF THE DOWNTOWN AND RESPECT THE ARCHITECTURAL INTEGRITY OF THE HISTORIC FAÇADE;*

Response: This project consists entirely of new building construction but strives to adhere to the existing aesthetic within this development area.

9. *BUILDINGS SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHTS-OF-WAY FROM REFLECTED HEAT AND GLARE;*

Response: Architectural details and features such as recessed windows, and other façade variations are represented throughout the design, and provide both depth and shadow interplay to the building appearance. Glazing on the upper level windows will reduce not only the infiltration, but drastically reducing the reflective glare and impact on the surrounding buildings. Currently the site is vacant; future development will add landscaping elements that will reduce the heat island effect as well.

10. *SAFE AND ADEQUATE VEHICULAR PARKING AREAS DESIGNED TO MINIMIZE CONFLICTS WITH PEDESTRIANS AND BICYCLES SHALL BE PROVIDED;*

Response: No vehicular traffic into the property will be provided. Other than utility easement access, this site has all but eliminated any pedestrian/vehicle conflict along its Congress Street frontage. This design offers a friendly and safe pedestrian streetscape environment where alternative transportation options may be maximized.

11. *ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS, USING SHADE STRUCTURES OR VEGETATION, WHERE PERMITTED BY THE CITY OF TUCSON;*

Response: This project will utilize a combination of architectural building features and new canopy trees to provide adequate shading for pedestrians.

12. *COLORS MAY CONFORM TO THE OVERALL COLOR PALLETTE AND CONTEXT OF THE DOWNTOWN AREA OR SUBAREA OR MAY BE USED EXPRESSLY TO CREATE VISUAL INTEREST, VARIETY, AND STREET RYTHMS. THE RATIONALE FOR AN EXPRESSIVE OR IDIOSYNCRATIC USE OF COLOR SHALL BE DESCRIBED IN THE SITE PLAN SUBMITTAL;*

Response: The color palette for this project will adhere to the existing color scheme prevalent within the Downtown development area (see Elevation). Exposed concrete, glass with a dark bronze or black frame, and natural or black painted steel will make up the dominating palette from the exterior.

13. *NEW BUILDINGS SHALL USE MATERIALS, PATTERNS, AND ELEMENTS THAT RELATE TO THE TRADITIONAL CONTEXT OF THE DOWNTOWN AREA OR SUBAREA;*

Response: Concrete, glass, and steel are all materials prevalent throughout the Downtown area. This project intends to feature all of these materials as major architectural elements throughout the building façade.

14. *TWENTY-FOUR HOUR, STREET LEVEL ACTIVITY IS ENCOURAGED BY PROVIDING A MIXTURE OF RETAIL, OFFICE AND RESIDENTIAL USES WITHIN EACH BUILDING;*

Response: This project proposes dining, retail, and entertainment at the street level. This will provide activity during both normal working hours and evening social hours.

15. *PRIMARY PUBLIC ENTRIES SHALL BE DIRECTLY ACCESSED FROM A SIDEWALK ALONG A STREET RATHER THAN FROM A PARKING LOT. PUBLIC ACCESS TO COMMERCIAL AND GOVERNMENTAL BUILDINGS SHALL BE PROVIDED AT SIDEWALK GRADE. THE PRIMARY FLOOR OR, AND ACCESS TO, RESIDENTIAL STRUCTURES MAY BE ELEVATED. SECONDARY ACCESS MAY BE PROVIDED FROM OFF-STREET PARKING AREAS;*

Response: The primary public pedestrian entry for the building will be from Congress Street and will be highlighted by a recessed entry area to provide and promote a pedestrian friendly refuge environment. Courtyards on either side of the building exist to provide site permeability and offer alternative entrances to the interior of the building. Illuminated signage will be located along and above the property entrance canopy, announcing not only the address, but providing an inviting graphic to the building façade.

Site Design Standards:

1. *VEHICULAR CIRCULATION;*

Response: See Development Plan.

2. *PARKING;*

Response: See Development Plan and Individual Parking Plan.

3. *PLAZAS AND OPEN SPACE;*

Response: See Development Plan.

4. *STREETSCAPE;*

Response: See Development Plan, Color Building Elevation, and Downtown Streetscape Interim Policy response.

General Restrictions:

1. *NEW DRIVE-IN OR DRIVE-THROUGH FACILITIES ARE NOT PERMITTED, EXCEPT FOR BUSINESSES LOCATED ADJACENT TO THE FREEWAY, OR AS APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS;*

Response: This project will not have any drive-in or drive-through facilities.

2. *USES SHALL BE ACCOMODATED WITHOUT ALTERING THE HISTORIC CHARACTER-DEFINING FEATURES OF STRUCTURES ON OR ELIGIBLE FOR DESIGNATION ON THE NATIONAL REGISTER;*

Response: This project is located on a vacant parcel and will not alter the historic character-defining features of eligible structures (Indian Trading Post).

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



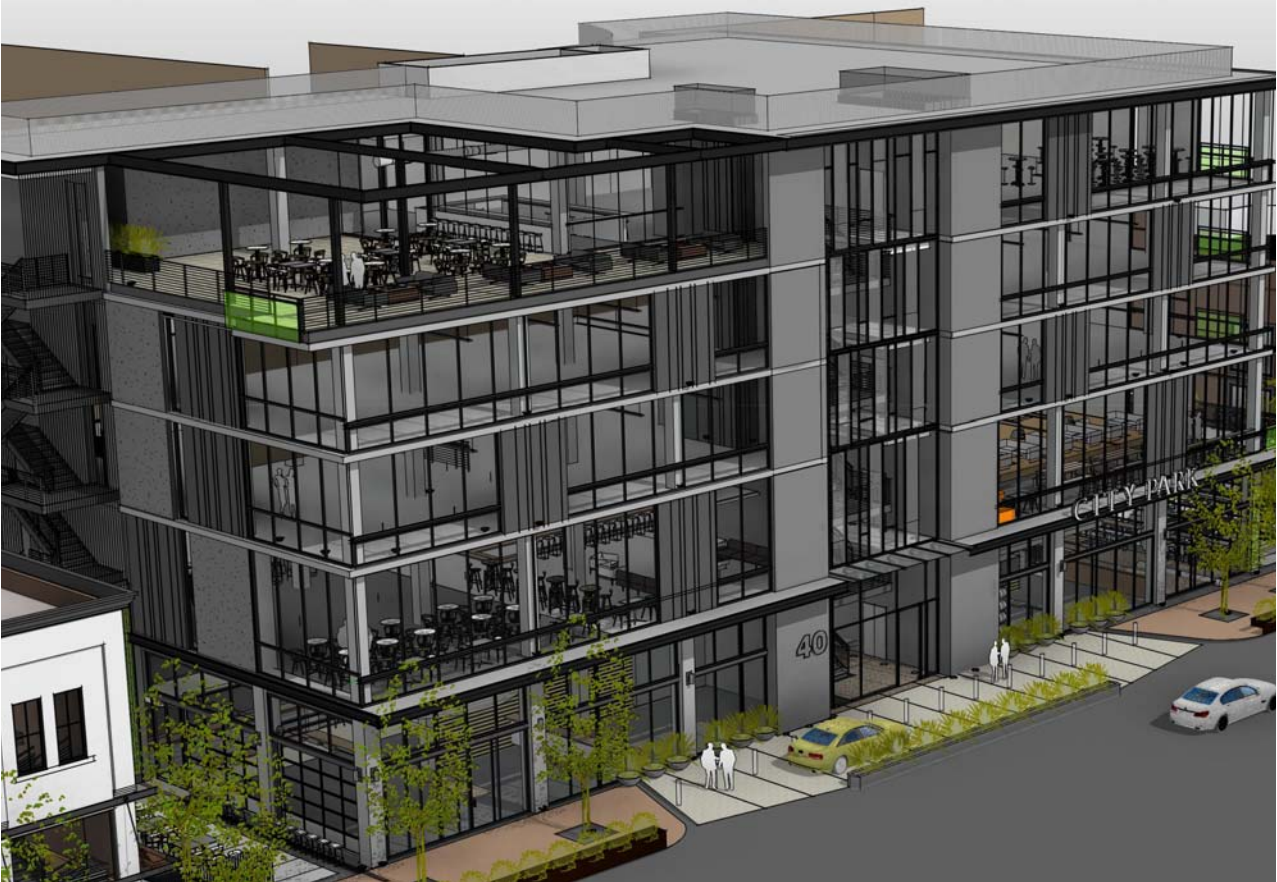
Matt Stuart

Project Manager

(520) 499-2456

mstuart@cypresscivil.com

ELEVATIONS



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CERTIFICATION OF MAILING

I hereby certify that: (check the one that applies)

- I mailed the meeting notices to everyone on the mailing list, or
- I provided the meeting notices to _____

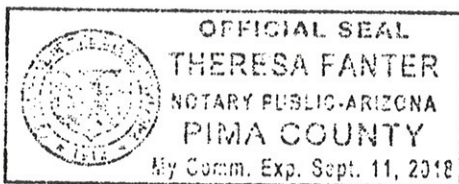
to be mailed to everyone on the mailing list on 5/4/2016,
(date of mailing)

for the neighborhood meeting to be held on 5/25/2016.
(date of neighborhood meeting)

Mark Shul
(signature of applicant/applicant's agent)

5/4/16
(date signed)

- Documentation if available (such as receipt)



Theresa Fanter

=====
SUN
2100 E SPEEDWAY BLVD
TUCSON
AZ
85719-9998
0388970747
05/04/2016 (800)275-8777 1:50 PM
=====

Table with 3 columns: Product Description, Sale Qty, Final Price. Rows include Butterfly PSA, \$1 Patriotic Wave, and 3c Coffeepot.

Total \$316.68

Credit Card Remitd \$316.68
(Card Name: VISA)
(Account #: XXXXXXXXXXXX5992)
(Approval #: 004505)
(Transaction #: 947)

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03 May 2016

RE: Use of the Infill Incentive District Optional Overlay (IID) – City Park Mixed-Use.

Dear Neighbor:

We will be holding a neighborhood meeting to discuss the requested use of the Infill Incentive District Optional Overlay (IID) standards for the proposed development located at 40 E Congress Street in Downtown Tucson, otherwise known as City Park Mixed-Use. The goal of the development is to create a 4-story + penthouse, mixed-use building concept featuring Food, Retail, Creative Office, and Entertainment space. We would like to invite you to attend, provide insight about Downtown and the surrounding neighborhoods, 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 adjacent to the project site, at **20 E Congress Street**, east of the southeast corner of E Congress Street and S Stone Avenue. The meeting will be held at **5:30 PM on Wednesday, May 25th**.

We encourage public participation, and in addition to questions presented in person at the meeting, you may also direct written questions or comments to Matt Stuart at mstuart@cypresscivil.com prior to, or following the public meeting. If you have any questions about location or the scheduling of the neighborhood meeting, please feel free to contact via email or by phone at (520) 561-4983.

The purpose of this meeting will be to present the proposed development project, explain the specific details, its use of the IID, and hear any constructive ideas that you may have relating to our proposal. Our goal with this development process is to be able to respond to your ideas, and make every 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

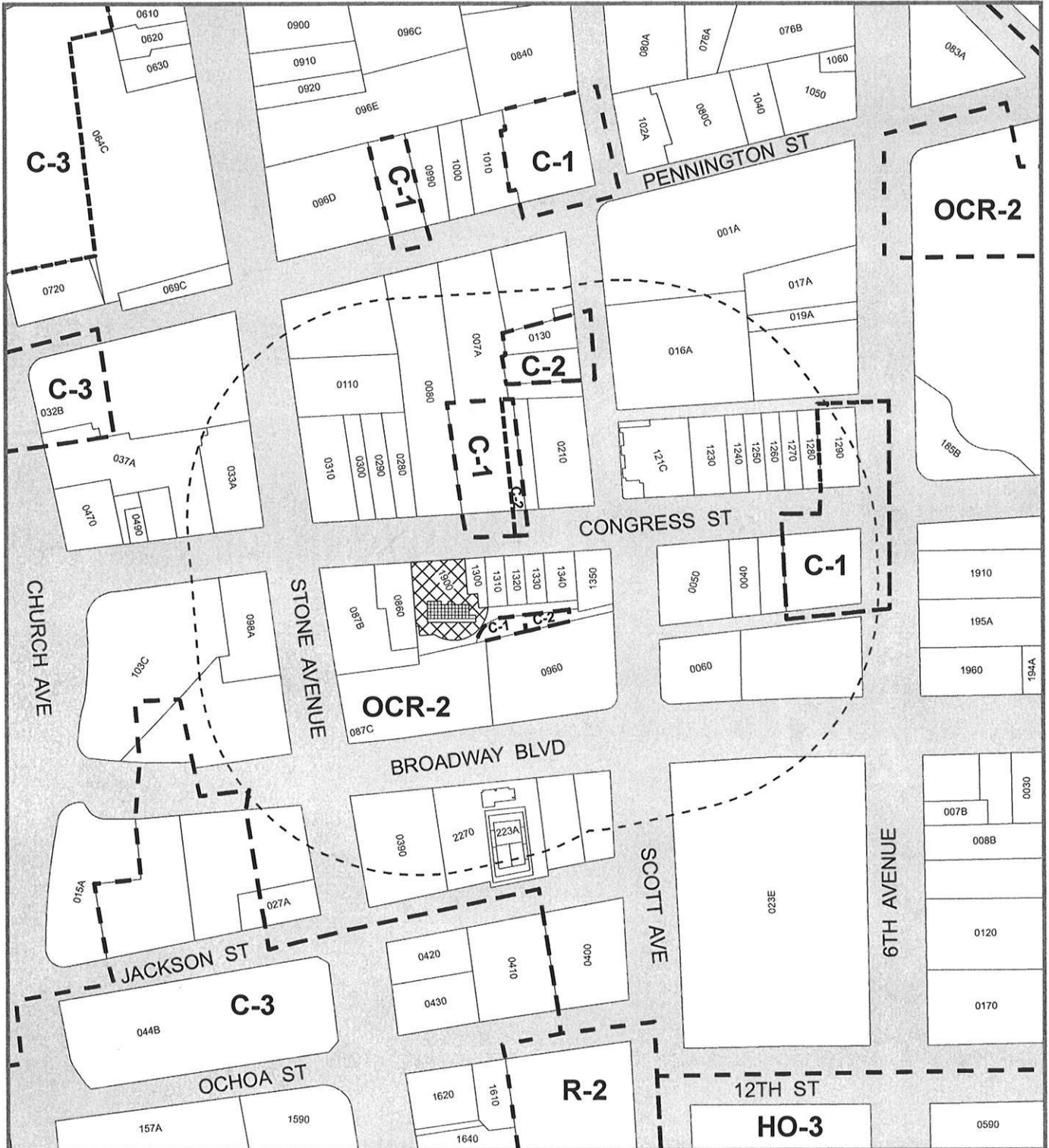


Matt Stuart

Project Manager

(520) 561-4983

mstuart@cypresscivil.com



Site



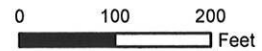
300' Notification Area



Zone Boundaries



Address: 56 E. Congress Street
 Base Maps: Sec.12 T.14 R.13
 Ward: 6



1 inch = 200 feet

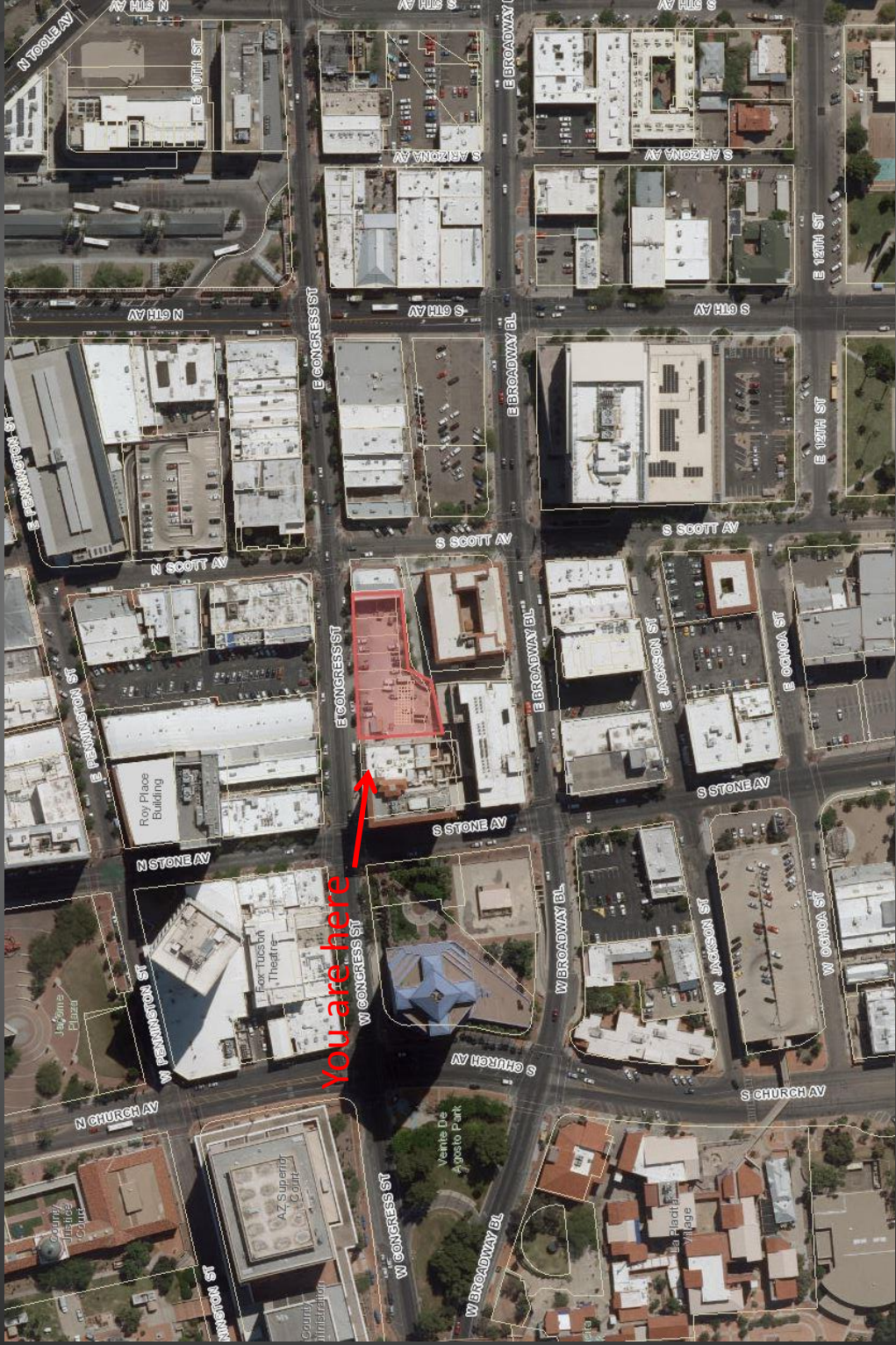


PRESENTATION OUTLINE

- Project Overview
 - Location
 - Project Goals
 - Proposed Site Layout
- Infill Incentive District
 - IID & DCS
 - Requested Modifications
 - Design/Development Package Process
- Architectural Precedence
 - Influential Elements
- Site Renderings
- Question & Answer



PROJECT OVERVIEW



PROJECT OVERVIEW

- Goals:
 - To create an urban oasis that creates a sense of community as a central place to meet, dine, and relax.
 - Provide space for unique food vendors to showcase Best in Class chefs and culinary.
 - Create a sustainable, eco-friendly environment featuring entertainment, programmed activities, and gathering place in a unique urban park setting.



CITY PARK

CYPRESS

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.
- **DOWNTOWN CORE SUBDISTRICT (DCS)**
 - Development is intended to take advantage of the Modern Street Car, and promote high-density infill transit-oriented development.
 - Development incentives for this zone include greater developable footprint and reduced parking requirements.



INFILL INCENTIVE DISTRICT

- Requested modifications
- Major Streets and Routes Setback
- Street perimeter yards
- Maximum Lot Coverage
- Minimum Lot Size
- Bicycle & Vehicle parking
- Off-street loading
- Landscaping & Screening
- Pedestrian Access
- Solid waste collection



CITY PARK

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 minutes.
- 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



Work.

Play.

Dine.

CITY PARK

CYPRESS

ARCHITECTURAL PRECEDENCE



Work.

Play.

Dine.

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ARCHITECTURAL PRECEDENCE



Work.

Play.

Dine.

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SITE RENDERINGS



Work.

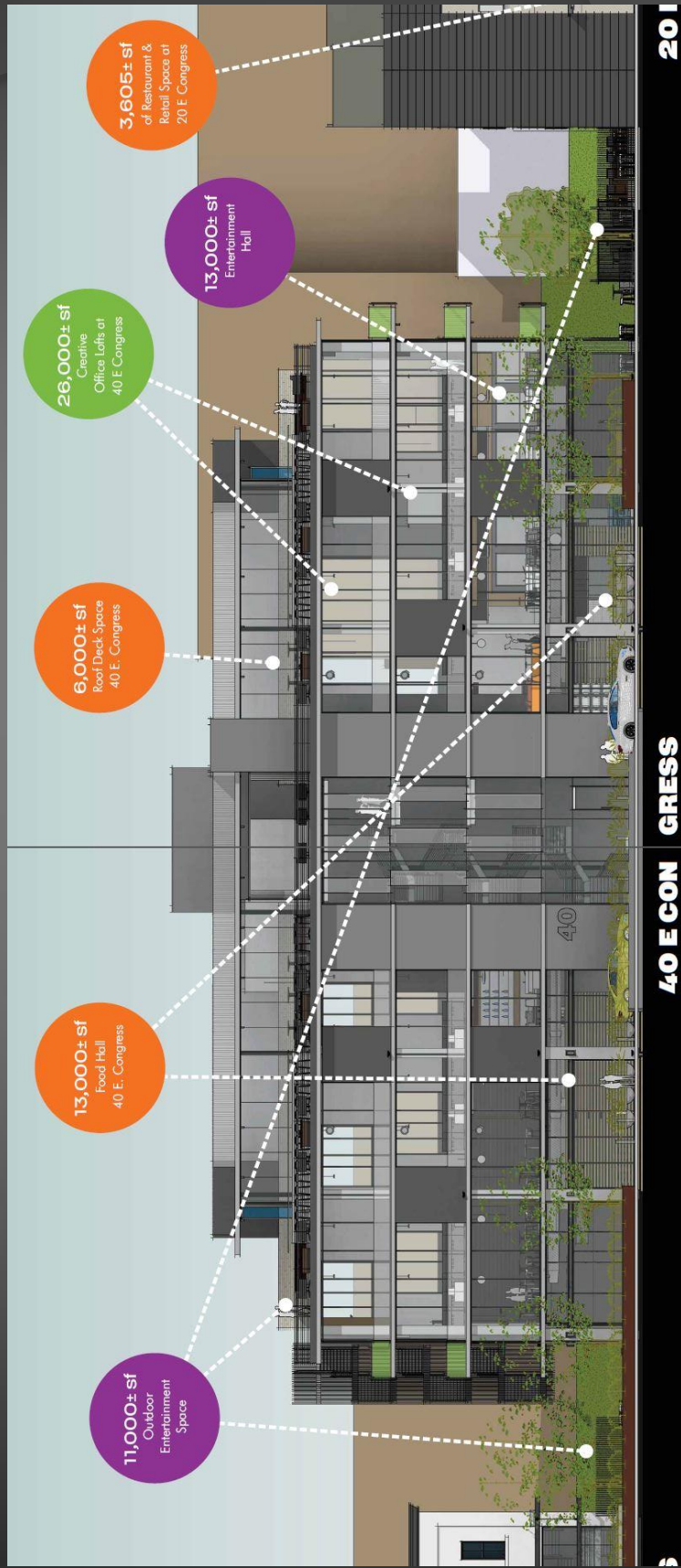
Play.

Dine.

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SITE RENDERINGS



CITY PARK



SITE RENDERINGS



Work.

Play.

Dine.

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SITE RENDERINGS



Work.

Play.

Dine.

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SITE RENDERINGS



Work.

Play.

Dine.

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CYPRESS

QUESTIONS & ANSWERS

- Questions?
- Contact information:
 - Matt Stuart – Cypress Civil Development
mstuart@cypresscivil.com

THANK YOU FOR COMING!

**CITY PARK – Mixed Use
Neighborhood Meeting Notes
May 25th, 2016**

Cypress Civil Development Attendee:

Matt Stuart, Project Manager

Bourn Companies Attendee:

Matt Dickey, Project Manager

Secrest Architecture Attendee:

Steve Secrest, Principal/Owner

Start Time: 5:32 p.m.

Finish Time: 6:13 p.m.

1) PowerPoint Slide 1

a) Matt Stuart opened the meeting, introducing himself and CYPRESS, as well as the developer Bourn Companies, represented by Matt Dickey, and the design architect, Steve Secrest. Mr. Stuart further explained the project name – City Park.

2) PowerPoint Slide 2

a) Mr. Stuart 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 Downtown Tucson in general.

4) PowerPoint Slide 4

a) Goals specific to the proposed project were provided, outlining the inspiration for the project design. This included creating an urban oasis and central place, providing space to showcase multiple Best in Class chefs and culinary from around Tucson, and providing a unique social gathering environment in a unique urban park, offering entertainment, and other programmed activities.

5) PowerPoint Slide 5

a) An overhead map of the building and site was shown, demonstrating the relationship of the building and the existing parcel to the two neighboring properties – Indian Trading

Post and Annex building. Mr. Stuart also explained that the use of the Infill Incentive District (IID) would assist in creating a building that would be inviting to pedestrian traffic, while also encouraging alternative designs desired by today's downtown residents and visitors. Mr. Stuart highlighted the urban parks along both sides of the building, and their ability to not only offer a unique outdoor space, but also provide buffering from the neighboring structures.

- b) It was further noted the proposed improvements along Congress Street and the desire to create a greater pedestrian streetscape for the entire block. Mr. Stuart noted that more detail regarding this improvement would be provided later in the presentation.

6) **PowerPoint Slide 6**

- a) Mr. Stuart provided a brief explanation of the intent of the optional Infill Incentive District (IID) overlay, and further explained the goal of the Downtown Core Subdistrict (DCS) - to create a pedestrian and transit oriented development that took advantage of the existing street car infrastructure and other alternative transportation options.
- b) Mr. Stuart further explained the trade-off involved with the IID, and with the flexibility of certain code modifications there is a greater emphasis placed on the design of the project and its contribution to the area and Tucson as a whole.

7) **PowerPoint Slide 7**

- a) Mr. Stuart explained the modifications pertinent to the IID, and highlighted those development regulations which would be part of the IID request:
- b) **Major Streets & Routes** – Under the DCS, it is encouraged to maintain the existing development setbacks of neighboring properties and to provide relief from the setback requirement is necessary to maximize the development potential of the lot and meet the expectations of a pedestrian/transit oriented development.
- c) **Street Perimeter Yards** – Under the DCS, it is encouraged to maintain the existing development setbacks of neighboring properties and to provide relief from the setback requirement is necessary to maximize the development potential of the lot and meet the expectations of a pedestrian/transit oriented development.
- d) **Bicycle and Vehicular Parking** – Under the DCS, reduced parking requirements are allowed. This is based on the idea that patrons will utilize alternative modes of transportation – walk, bike, bus, street car, to access the amenities of the Downtown Core. Mr. Stuart explained that this project will be taking advantage of the Street Car ridership, pedestrians and bicyclists that frequent downtown on a daily basis. Mr. Stuart also noted that a parking agreement with Park Tucson and other garages in the area is currently being negotiated to provide parking for tenants.
- e) **Off-Street Loading** – There is currently a loading zone along south side of Congress Street adjacent to the proposed development that can be utilized for deliveries and thus reducing the on-site requirements for the project. Related to Solid Waste Collection, a new loading zone is being proposed along Scott Ave adjacent to the Indian Trading Post.
- f) **Solid Waste Collection** – Due to the nature of the site and limited accessibility/maneuverability within the buildable footprint, an alternative solid waste collection system and agreement will need to be worked out with Environmental

Services. At this time, the primary option discussed with Environmental Services is to create a short term loading zone along Scott Avenue, with building management being responsible for moving the dumpsters from inside the site to the loading area for collection and back. A second option being discussed is utilizing the loading zone along the north side of Congress.

- 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, the existing structure and streetscape vegetation provide in excess of the 50% requirement. Landscaping will continue to be oriented throughout the site and streetscape.
- 8) **PowerPoint Slide 8** – Mr. Stuart discussed the Major IID process, who is involved and their role in the process:
- a) **Pre-Application Conference** – Includes City staff to discuss the use of the IID for the project.
 - b) **Host a Neighborhood Meeting** – Neighborhood meeting is held with interested residents and owners within a 300 foot notification radius and Neighborhood Associations within 1 mile of the project site.
 - c) **Submittal of a Design Package** – Presented to City staff
 - d) **Tucson/Pima County Historical Commission** – Review and Recommendation
 - e) **Meet & Review Design Package** – with Design Professional
 - f) **Design Review Committee** – Review & Recommendation
 - g) **Planning & Development Services Director** – Reviews findings and issue a final decision
- 9) **PowerPoint Slide 9**
- a) Architectural Precedence. Mr. Stuart provided photo examples of existing Downtown Core developments and streetscapes to highlight inspiration behind the proposed design.
- 10) **PowerPoint Slide 10**
- a) Architectural Precedence. Mr. Stuart provided photo examples of existing Downtown Core developments and streetscapes to highlight inspiration behind the proposed design.
- 11) **PowerPoint Slide 11**
- a) Architectural Precedence. Mr. Stuart provided photo examples of existing Downtown Core developments and streetscapes to highlight inspiration behind the proposed design.
- 12) **PowerPoint Slide 12**
- a) Mr. Stuart then introduced Steve Secrest, of Secrest Architecture to review the site renderings of the proposed development.
 - b) Mr. Secrest provided a brief overview of the project, explaining that it is planned to be 5 stories in height, including a mix of uses such as retail/restaurant, entertainment, and office.
- 13) **PowerPoint Slide 13**
- a) Mr. Secrest explained the proposed programming for each floor.

- b) 1st floor is to serve as a Food Hall; an upscale environment that offers local Best in Class chefs and culinary a place to showcase and serve their fare in an active environment.
- c) 2nd floor may have some office space, but will primarily focus of offering space for entertainment.
- d) 3rd and 4th floors will be reserved for creative office lofts.
- e) 5th floor or penthouse, will provide a large outdoor roof deck space for either a restaurant, some form of entertainment, or just a gathering point for the building.

14) PowerPoint Slide 14 –

- a) Mr. Secrest highlighted the design influence of the building and its relationship with the 2 neighboring buildings – Indian Trading Post and Annex. Mr. Secrest went on to describe some of the influential patterns and materials of the existing building and their presence or role within the new City Park building.
- b) Mr. Secrest also explained some of the landscape elements and the influence the streetscape of the Unisource Building has played into the proposed design.

15) PowerPoint Slide 15 –

- a) Mr. Secrest highlighted the design of Congress Street and how the interaction of the building, streetscape, and passenger drop-off would incorporate with one other.
- b) Mr. Secrest also explained some of the design features and elements proposed for the 5th floor penthouse and roof top deck.

16) PowerPoint Slide 16 –

- a) Mr. Secrest explained some of the features that will be incorporated into the rear of the property to not only provide adequate screening, but also security for the neighboring properties.
- b) Mr. Secrest also explained the desire to incorporate organic living walls and elements that will help soften the rear of the building. These organic living walls and elements will span staircases and walls, creating a more appealing feature for neighboring properties.

17) Questions and Answers – Mr. Stuart thanked everyone for coming to the neighborhood meeting and the floor was then opened to the attendees for questions:

- a) **Question** – Will there be bicycle parking?
 - i) Response – Yes, we do plan to provide short term bicycle parking as part of the streetscape furniture required by the City within Congress Street, as well as additional short term parking around the urban park spaces on either side of the building. Long term parking will be available within storage areas for tenants within the building. Lastly, we had a preliminary discussion with the City about possibly incorporating the shared bike program currently being explored.
- b) **Question** – What is south of the property?
 - i) Response – That is the federal courts. The space behind the wall serves as their parking and service area. We aren't able to utilize that area for access.
- c) **Question** – Will the vehicular parking be zero for the development?

- i) Response – No, it won't be zero, there will be a parking requirement, but we are requesting a reduction. We are working with Park Tucson on an agreement to utilize space in the under served garages in the area.
- d) **Question** – So there will be no parking on-site?
 - i) Response – Correct, no parking on-site. The goal is to create a truly transit-oriented development environment and utilize the garages for their original intent – as central parking areas, that allow surrounding developments to take advantage of the parcel/building footprint and create a strong pedestrian environment.
- e) **Question** – So you are planning on removing the trash requirement, how would you deal with the Trash?
 - i) Response – It's a modification to the technical standards. So instead of being required to install a large 2-bay dumpster enclosure that must be located and accessed on site, we will work with Environmental Services to develop a more site friendly, and pickup friendly alternative. In this case, smaller containers will be utilized on site in the rear, and pickup will occur every day from a loading zone on Scott.
- f) **Question** – How will you get the containers to Scott?
 - i) Response – They will be rolled through a service corridor at the rear of the building and out to Congress Street via the open space/park. From there they continue to be maneuvered around Indian Trading Post to the loading area on Scott. We will utilize smaller containers and motorized dolly's to assist in their movements.
- g) **Question** – Is the trash area a contained area?
 - i) Response – Yes, it will be enclosed.
- h) **Question** – Construction material is predominately concrete?
 - i) Response – Correct, the main structural components are concrete and steel. No stick. The main materials you will see is either stucco, concrete, steel, or glass.
- i) **Question** – Are you working on a national tenant roster?
 - i) Response – We are looking to partner with an operator/manager out of Phoenix to handle the food and entertainment venues. We think the restaurant users will be local Best in Class tenants instead of national chains. We would like to stick with the Tucson flare.
- j) **Question** – When V-Thai was across the street, the noise was an issue for the 1 E Broadway building. What is the plan for the rooftop and its potential use and noise?
 - i) Response – V-Thai had some issues due to the noise bouncing off the solid wall of the Pima County building, as well as the bowl like setting it was in. The goal of the rear of the property is to make it as solid as possible, especially on the top floor/penthouse/roof deck area, and force any noise to be projected north, away from residences. We are also bringing in an autistic engineer to consult for the project to help with internal & external from the different proposed uses. Right now the top floor use is not set in stone, it could be a restaurant, it could be an assembly area, or it could be a combination of both, we are still exploring what opportunities exist in that space.

- k) **Question** – Will it be available for residences to use (roof top deck)?
- i) Response – No, there is not a residential component being proposed with this project. Previous design and programs were exploring a residential component, but we are no longer looking at incorporating residential into the project.
- l) **Comment** – It is a beautiful design. It is spectacular.
- m) **Question** – Do you already have a tenant for your historical building?
- i) Response – We don't. The historical building isn't actually part of this application for the IID, it will come later after this project. Also because it is existing it will only require a Tenant Improvement, not an IID application.
- n) **Question** – You will be doing an IPP?
- i) Response – Yes, as part of the IID application we will be submitting an Individual Parking Plan. We are still having discussions with Park Tucson on how that plan will look, but once we can all come to an agreement, that will be incorporated into the IPP and IID.
- o) **Question** – How will the drop-off area and pedestrians on the sidewalk interact? Will a pedestrian have to stop to allow a car?
- i) Response – No, there will actually be room for both. Bollards will be placed to define the vehicular area, and there will be 4-5 feet between the bollards and the property line for pedestrian traffic to operate without interference.
- p) **Question** – So you are keeping the existing curb line?
- i) Response – No, we are going to push the curb line out to the street edge of the existing parallel parking spaces. It will move approximately 7-8 feet from its existing location.
- q) **Question** – So then all of us (1 E Broadway, Chase Building) will all be sharing the 1 loading zone in front of the annex?
- i) Response – We will be sharing, but there is also going to be a new short term loading zone along Scott by the Indian Trading Post, as well as another existing loading zone on the north side of Congress across the street from the project.
- r) **Question** – What provoked you to eliminate the residential component?
- i) Response – One of the big reasons is that the lenders struggled with getting their hands around all 3 use types in one building. They loved each component, but struggled with how to finance all 3 together under one-roof. Second reason is when we first started planning for this site, a lot of other new projects were still in their infancy stages and demand for residential was greater. Now that many are coming out of the ground and providing viable options, it was in our best interest to reconsider the market potential. The third reason is trying to create a large generator of sales tax for the area. We have been working closely with Rio Nuevo, and there has been a desire for a project than can provide entertainment and significantly contribute to the sales tax generation in the area.
- s) **Question** – Are you pursuing a GPLET?
- i) Response – We are not applying for a GPLET with the City. We are applying for a property tax deal through Rio Nuevo which is probably quite similar.

18) **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.

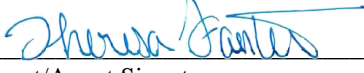
REQUEST FOR MAILING LABELS

Project Address 56 E Congress Street, Tucson, AZ 85701
(Note: if this is a new address, please provide verification from Pima County Addressing)

Applicant/Agent Name Theresa Fanter / Cypress Civil Development, LLC

Mailing Address 2030 E. Speedway Blvd, Ste. 110 Tucson, AZ 85719

Phone 520.499.2456

 8/17/2016
Applicant/Agent Signature Date

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) Assessor's Block & Lot Map
(one printout for each lot comprising the project site)

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 - Downtown Core</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: _____

THE POST CONDOMINIUMS

LOTS 101-106, 201-212, 301-312, 401-412, 501-512, 601-604

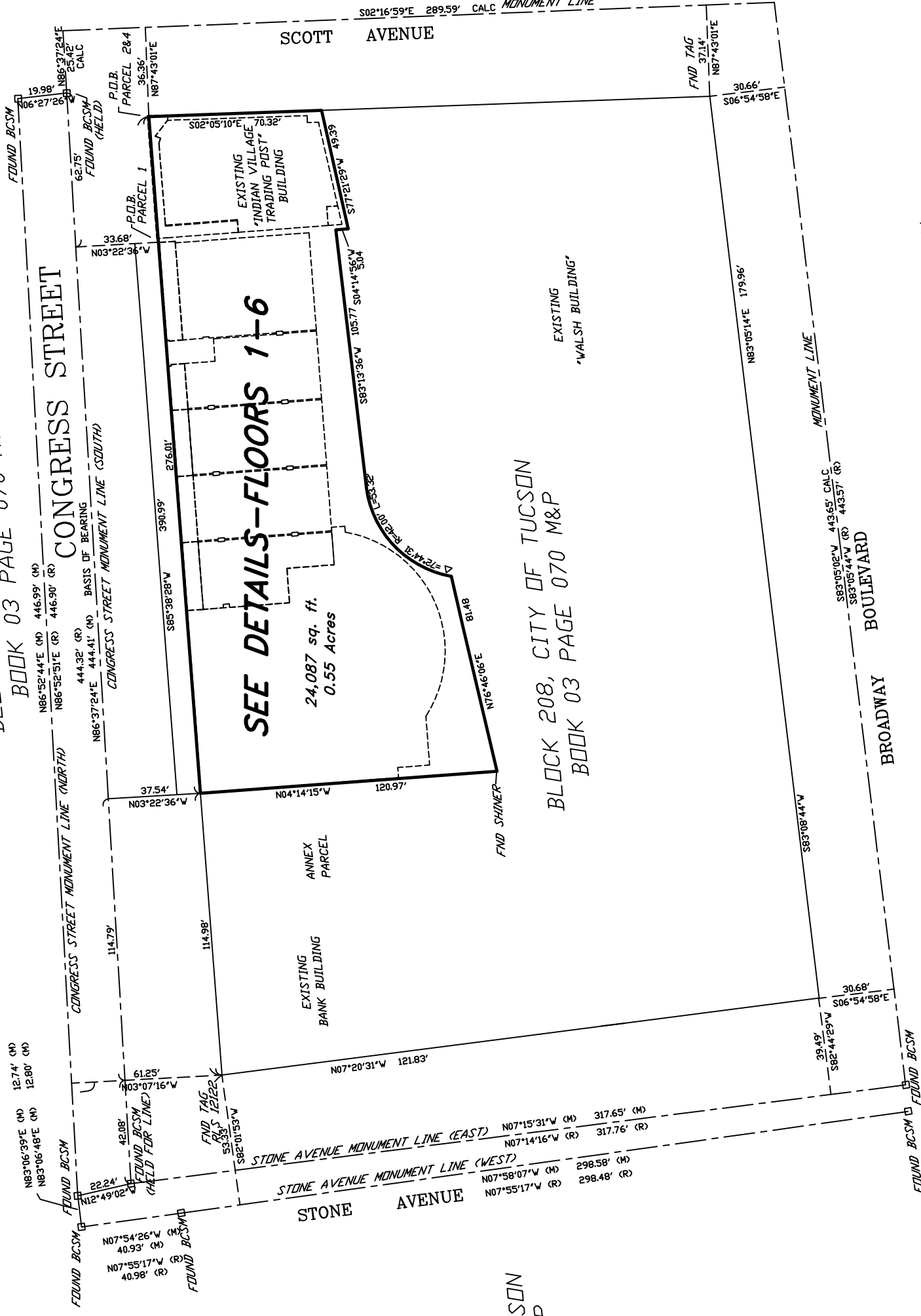
& COMMON ELEMENTS (GENERAL, RESIDENTIAL, LIMITED, COMMERCIAL)

SEE DETAILS (62061_??_DWG) FOR FLOORS 1-6

SEE DETAIL (62061_GR.DWG) FOR GARAGE LEVEL

BLOCK 195, CITY OF TUCSON

BOOK 03 PAGE 070 M&P



BLOCK 248, CITY OF TUCSON
BOOK 03 PAGE 070 M&P

BLOCK 209, CITY OF TUCSON
BOOK 03 PAGE 070 M&P

BLOCK 208, CITY OF TUCSON
BOOK 03 PAGE 070 M&P

BLOCK 216, CITY OF TUCSON
BOOK 03 PAGE 070 M&P

Pima
County
Assessor

SEE BOOK 62 PAGE 061 M&P
2007-1

S13,T14S,R13E

I:\MP62\62061_LA-06/30/08



FEET

"ELECTRONIC DATA PROVIDED"



Pima County Geographic Information Systems

Parcel 117-12-1300

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address

117-12-1300
 BP POST DEVELOPERS LLC
 ATTN: BOURN COMPANIES
 20 E CONGRESS ST STE 300
 TUCSON AZ 85701-1739

Legal description

POST CONDOMINIUMS (THE) CU UNIT 101
 & ANY INT IN LIMITED COMMON ELEMENTS
 & 8.88% INT GENERAL & COMMERCIAL COMMON ELEMENTS

Situs (property) address

[\(About situs addresses\)](#)

Street Address

Jurisdiction Postal City Zip Code

There is no situs address information.

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **117121300** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Docket 13054, Page 2311, Sequence Number 20032080698.
 - **Voter Precinct and Districts** are not available because there is no parcel situs address information.
- [Subdivision Plat Map](#) for Book 62, Page 61, Sequence Number 20070970591.
- Pima County [Sanitary Sewer Connection Search](#) and [Connection Records Overview](#).
- **Permits** from [Pima County Development Services](#).
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- City of Tucson Development Activity Records are not available because there is no parcel situs address information.
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.
 This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information:**
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
 - City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.

- ZoomTucson is not available because there is no parcel situs address information.

Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).

Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas Public Safety Schools	Sonoran Desert Conservation Plan Transportation Utilities Zoning
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Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.221756 degrees latitude, -110.970442 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> Approximately 0.04 acres or 1,626 square feet.

Zoom to maps of the parcel's area

<p>PimaMaps</p> <ul style="list-style-type: none"> ◦ Main map <p>Autodesk MapGuide</p> <ul style="list-style-type: none"> ◦ Main map ◦ Orthophoto map 	<p>Oblique Aerial Photos</p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/> <p> Pictometry Photos <small>INTELLIGENT IMAGES</small></p> <p>(Legacy Internet Explorer Viewer) Learn more</p> <hr/> <p> Bing Maps Photos</p> <p>If you don't see the oblique photo, pick "Bird's Eye".</p>	<p> Area Map</p> <p> Area Map</p> <p> Area Map</p> <p> Area Map</p>
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Pima County Geographic Information Systems

Parcel 117-12-1310

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address

117-12-1310
 BP POST DEVELOPERS LLC
 ATTN: BOURN COMPANIES
 20 E CONGRESS ST STE 300
 TUCSON AZ 85701-1739

Legal description

POST CONDOMINIUMS (THE) CU UNIT 102
 & ANY INT IN LIMITED COMMON ELEMENTS
 & 10.50% INT GENERAL & COMMERCIAL COMMON ELEMENTS

Situs (property) address

[\(About situs addresses\)](#)

Street Address

Jurisdiction Postal City Zip Code

There is no situs address information.

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **117121310** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Docket 13054, Page 2311, Sequence Number 20032080698.
 - **Voter Precinct and Districts** are not available because there is no parcel situs address information.
- [Subdivision Plat Map](#) for Book 62, Page 61, Sequence Number 20070970591.
- Pima County [Sanitary Sewer Connection Search](#) and [Connection Records Overview](#).
- **Permits** from [Pima County Development Services](#).
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- City of Tucson Development Activity Records are not available because there is no parcel situs address information.
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.
 This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information:**
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
 - City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.

- ZoomTucson is not available because there is no parcel situs address information.

Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).



Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas Public Safety Schools	Sonoran Desert Conservation Plan Transportation Utilities Zoning
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Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.221749 degrees latitude, -110.970356 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> Approximately 0.04 acres or 1,839 square feet.

Zoom to maps of the parcel's area

<p>PimaMaps</p> <ul style="list-style-type: none"> ◦ Main map <p>Autodesk MapGuide</p> <ul style="list-style-type: none"> ◦ Main map ◦ Orthophoto map 	<p>Oblique Aerial Photos</p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/> <p> Pictometry Photos <small>INTELLIGENT IMAGES</small></p> <p>(Legacy Internet Explorer Viewer) Learn more</p> <hr/> <p> Bing Maps Photos</p> <p>If you don't see the oblique photo, pick "Bird's Eye".</p>	<p> Area Map</p> <p> Area Map</p> <p> Area Map</p> <p> Area Map</p>
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Pima County Geographic Information Systems

Parcel 117-12-1320

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address

117-12-1320
 BP POST DEVELOPERS LLC
 ATTN: BOURN COMPANIES
 20 E CONGRESS ST STE 300
 TUCSON AZ 85701-1739

Legal description

POST CONDOMINIUMS (THE) CU UNIT 103
 & ANY INT IN LIMITED COMMON ELEMENTS
 & 10.50% INT GENERAL & COMMERCIAL COMMON ELEMENTS

Situs (property) address

[\(About situs addresses\)](#)

Street Address

Jurisdiction Postal City Zip Code

There is no situs address information.

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **117121320** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Docket 13054, Page 2311, Sequence Number 20032080698.
 - **Voter Precinct and Districts** are not available because there is no parcel situs address information.
- [Subdivision Plat Map](#) for Book 62, Page 61, Sequence Number 20070970591.
- Pima County [Sanitary Sewer Connection Search](#) and [Connection Records Overview](#).
- **Permits** from [Pima County Development Services](#).
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- City of Tucson Development Activity Records are not available because there is no parcel situs address information.
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.
 This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information:**
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
 - City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.

- ZoomTucson is not available because there is no parcel situs address information.

Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).


Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas Public Safety Schools	Sonoran Desert Conservation Plan Transportation Utilities Zoning
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Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.221754 degrees latitude, -110.970269 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> Approximately 0.04 acres or 1,808 square feet.

Zoom to maps of the parcel's area

<p>PimaMaps</p> <ul style="list-style-type: none"> ◦ Main map <p>Autodesk MapGuide</p> <ul style="list-style-type: none"> ◦ Main map ◦ Orthophoto map 	<p>Oblique Aerial Photos</p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/> <p> Pictometry Photos <small>INTELLIGENT IMAGES</small></p> <p>(Legacy Internet Explorer Viewer) Learn more</p> <hr/> <p> Bing Maps Photos</p> <p>If you don't see the oblique photo, pick "Bird's Eye".</p>	<p> Area Map</p> <p> Area Map</p> <p> Area Map</p> <p> Area Map</p>
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Pima County Geographic Information Systems

Parcel 117-12-1330

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address

117-12-1330
 BP POST DEVELOPERS LLC
 ATTN: BOURN COMPANIES
 20 E CONGRESS ST STE 300
 TUCSON AZ 85701-1739

Legal description

POST CONDOMINIUMS (THE) CU UNIT 104
 & ANY INT IN LIMITED COMMON ELEMENTS
 & 10.08% INT GENERAL & COMMERCIAL COMMON ELEMENTS

Situs (property) address

[\(About situs addresses\)](#)

Street Address

Jurisdiction Postal City Zip Code

There is no situs address information.

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **117121330** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Docket 13054, Page 2311, Sequence Number 20032080698.
 - **Voter Precinct and Districts** are not available because there is no parcel situs address information.
- [Subdivision Plat Map](#) for Book 62, Page 61, Sequence Number 20070970591.
- Pima County [Sanitary Sewer Connection Search](#) and [Connection Records Overview](#).
- **Permits** from [Pima County Development Services](#).
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- City of Tucson Development Activity Records are not available because there is no parcel situs address information.
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.
 This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information:**
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
 - City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.

- ZoomTucson is not available because there is no parcel situs address information.

Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).





Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas Public Safety Schools	Sonoran Desert Conservation Plan Transportation Utilities Zoning
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Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.221758 degrees latitude, -110.970181 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> Approximately 0.04 acres or 1,893 square feet.

Zoom to maps of the parcel's area

<p>PimaMaps</p> <ul style="list-style-type: none"> ◦ Main map <p>Autodesk MapGuide</p> <ul style="list-style-type: none"> ◦ Main map ◦ Orthophoto map 	<p>Oblique Aerial Photos</p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/> <p> Pictometry Photos <small>INTELLIGENT IMAGES</small></p> <p>(Legacy Internet Explorer Viewer) Learn more</p> <hr/> <p> Bing Maps Photos</p> <p>If you don't see the oblique photo, pick "Bird's Eye".</p>	<table> <tr> <td></td> <td>Area Map</td> </tr> <tr> <td></td> <td>Area Map</td> </tr> <tr> <td></td> <td>Area Map</td> </tr> <tr> <td></td> <td>Area Map</td> </tr> </table>		Area Map		Area Map		Area Map		Area Map
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	Area Map									



Pima County Geographic Information Systems

Parcel 117-12-1340

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address

117-12-1340
 BP POST DEVELOPERS LLC
 ATTN: BOURN COMPANIES
 20 E CONGRESS ST STE 300
 TUCSON AZ 85701-1739

Legal description

POST CONDOMINIUMS (THE) CU UNIT 105
 & ANY INT IN LIMITED COMMON ELEMENTS
 & 15.73% INT GENERAL & COMMERCIAL COMMON ELEMENTS

Situs (property) address

[\(About situs addresses\)](#)

Street Address

There is no situs address information.

Jurisdiction Postal City Zip Code

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **117121340** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Docket 13054, Page 2311, Sequence Number 20032080698.
 - **Voter Precinct and Districts** are not available because there is no parcel situs address information.
- [Subdivision Plat Map](#) for Book 62, Page 61, Sequence Number 20070970591.
- Pima County [Sanitary Sewer Connection Search](#) and [Connection Records Overview](#).
- **Permits** from [Pima County Development Services](#).
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- City of Tucson Development Activity Records are not available because there is no parcel situs address information.
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.
 This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information:**
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
 - City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.

- ZoomTucson is not available because there is no parcel situs address information.

Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).

Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas Public Safety Schools	Sonoran Desert Conservation Plan Transportation Utilities Zoning
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Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.221764 degrees latitude, -110.970067 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> Approximately 0.06 acres or 2,803 square feet.

Zoom to maps of the parcel's area

<p>PimaMaps</p> <ul style="list-style-type: none"> ◦ Main map <p>Autodesk MapGuide</p> <ul style="list-style-type: none"> ◦ Main map ◦ Orthophoto map 	<p>Oblique Aerial Photos</p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/> <p> Pictometry Photos <small>INTELLIGENT IMAGES</small></p> <p>(Legacy Internet Explorer Viewer) Learn more</p> <hr/> <p> Bing Maps Photos</p> <p>If you don't see the oblique photo, pick "Bird's Eye".</p>	<p> Area Map</p> <p> Area Map</p> <p> Area Map</p> <p> Area Map</p>
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Pima County Geographic Information Systems

Parcel 117-12-1890

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address

117-12-1890
 BP POST DEVELOPERS LLC
 ATTN: BOURN COMPANIES
 20 E CONGRESS ST STE 300
 TUCSON AZ 85701-1739

Legal description

POST CONDOMINIUMS (THE) GENERAL COMMON
 ELEMENTS LANDSCAPE / STRUCTRL COMPONENTS
 UTILITY MECHANICAL / SPRINKLER / VENTILATION
 DRAINAGE ROOFS / CHIMNEYS / FACADES

Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal City	Zip Code	
60 E CONGRESS ST	TUCSON	TUCSON	85701	<input type="text" value="ZIP+4 Lookup"/>

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **117121890** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Docket 13058, Page 2404, Sequence Number 20052241088.
 - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 62, Page 61, Sequence Number 20070970591.
- Pima County [Sanitary Sewer Connection Search](#) and [Connection Records Overview](#).
- **Permits** from [Pima County Development Services](#).
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from City of Tucson DSD [Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.
 This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information:**
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
 - City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.

- [ZoomTucson services](#) and [ZoomBiz incentives](#) near this parcel from the [City of Tucson](#). These are also useful for many parcels outside of the City of Tucson.

Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).



Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas Public Safety Schools	Sonoran Desert Conservation Plan Transportation Utilities Zoning
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Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.221639 degrees latitude, -110.970232 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> Approximately 0.08 acres or 3,349 square feet.

Zoom to maps of the parcel's area

<p>PimaMaps</p> <ul style="list-style-type: none"> ◦ Main map <p>Autodesk MapGuide</p> <ul style="list-style-type: none"> ◦ Main map ◦ Orthophoto map 	<p>Oblique Aerial Photos</p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/>  <p>Pictometry Photos</p> <p>(Legacy Internet Explorer Viewer) Learn more</p> <hr/> <p> Bing Maps Photos</p> <p>If you don't see the oblique photo, pick "Bird's Eye".</p>	<table> <tr> <td></td> <td>Area Map</td> </tr> <tr> <td></td> <td>Area Map</td> </tr> <tr> <td></td> <td>Area Map</td> </tr> <tr> <td></td> <td>Area Map</td> </tr> </table>		Area Map		Area Map		Area Map		Area Map
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	Area Map									
	Area Map									



Pima County Geographic Information Systems

Parcel 117-12-1900

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address

117-12-1900
BP POST DEVELOPERS LLC
ATTN: BOURN COMPANIES
20 E CONGRESS ST STE 300
TUCSON AZ 85701-1739

Legal description

POST CONDOMINIUMS (THE) RESIDENTIAL COMMON
AREA/ DRIVEWAYS / LOBBY / TRASH CHUTES
STAIRWELLS/UTILITY ROOM / ELEVATORS
CORRIDORS

Situs (property) address

[\(About situs addresses\)](#)

Street Address

[\(Admin.\)](#) 56 E CONGRESS ST

Jurisdiction

TUCSON

Postal City

TUCSON

Zip Code

[85701](#)

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **117121900** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Docket 13058, Page 2404, Sequence Number 20070930508.
 - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 62, Page 61, Sequence Number 20070970591.
- Pima County [Sanitary Sewer Connection Search](#) and [Connection Records Overview](#).
- **Permits** from [Pima County Development Services](#).
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from City of Tucson DSD [Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information:**
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
 - City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.

- [ZoomTucson services](#) and [ZoomBiz incentives](#) near this parcel from the [City of Tucson](#). These are also useful for many parcels outside of the City of Tucson.

Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).




Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas Public Safety Schools	Sonoran Desert Conservation Plan Transportation Utilities Zoning
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Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.221691 degrees latitude, -110.970588 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> Approximately 0.16 acres or 7,149 square feet.

Zoom to maps of the parcel's area

<p>PimaMaps</p> <ul style="list-style-type: none"> ◦ Main map <p>Autodesk MapGuide</p> <ul style="list-style-type: none"> ◦ Main map ◦ Orthophoto map 	<p>Oblique Aerial Photos</p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/>  <p>Pictometry Photos</p> <p>(Legacy Internet Explorer Viewer) Learn more</p> <hr/> <p> Bing Maps Photos</p> <p>If you don't see the oblique photo, pick "Bird's Eye".</p>	<table> <tr> <td></td> <td>Area Map</td> </tr> <tr> <td></td> <td>Area Map</td> </tr> <tr> <td></td> <td>Area Map</td> </tr> <tr> <td></td> <td>Area Map</td> </tr> </table>		Area Map		Area Map		Area Map		Area Map
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	Area Map									

01 September 2016

RE: Use of the Infill Incentive District Optional Overlay (IID) – City Park Mixed-Use.

Dear Neighbor:

We will be holding a neighborhood meeting to discuss the requested use of the Infill Incentive District Optional Overlay (IID) standards for the proposed development located at 40 E Congress Street in Downtown Tucson, otherwise known as City Park Mixed-Use. This meeting is intended to provide an update to the building and site design based on comments provided at the first neighborhood meeting held on May 25th, 2016. The goal of the development remains unchanged and aims to create a 5-story mixed-use building concept featuring Food, Retail, Creative Office, and Entertainment space. We would like to invite you to attend, provide insight about Downtown and the surrounding neighborhoods, 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 adjacent to the project site, at **20 E Congress Street**, east of the southeast corner of E Congress Street and S Stone Avenue. The meeting will be held at **5:30 PM on Wednesday, September 14th**.

We encourage public participation, and in addition to questions presented in person at the meeting, you may also direct written questions or comments to Matt Stuart at mstuart@cypresscivil.com prior to, or following the public meeting. If you have any questions about location or the scheduling of the neighborhood meeting, please feel free to contact via email or by phone at (520) 499-2456.

The purpose of this meeting will be to present the proposed development project, explain the specific details, its use of the IID, and address the changes made relative to constructive comments provided at the first neighborhood meeting. Our goal with this development process is to be able to respond to your ideas, and make every 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) 499-2456

mstuart@cypresscivil.com

PRESENTATION OUTLINE

- Project Overview
 - Location
 - Project Goals
 - Proposed Site Layout
- Infill Incentive District
 - IID & DCS
 - Requested Modifications
 - Design/Development Package Process
- Architectural Precedence
 - Influential Elements
- Site Renderings
- Question & Answer



PROJECT OVERVIEW

- Goals:
 - To create an urban oasis that creates a sense of community as a central place to meet, dine, and relax.
 - Provide space for unique food vendors to showcase Best in Class chefs and culinary.
 - Create a sustainable, eco-friendly environment featuring entertainment, programmed activities, and gathering place in a unique urban park setting.



CITY PARK

CYPRESS

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.
- **DOWNTOWN CORE SUBDISTRICT (DCS)**
 - Development is intended to take advantage of the Modern Street Car, and promote high-density infill transit-oriented development.
 - Development incentives for this zone include greater developable footprint and reduced parking requirements.



INFILL INCENTIVE DISTRICT

- Requested modifications
- Major Streets and Routes Setback
- Street perimeter yards
- Maximum Lot Coverage
- Minimum Lot Size
- Bicycle & Vehicle parking
- Off-street loading
- Landscaping & Screening
- Pedestrian Access
- Solid waste collection



CITY PARK



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 minutes.
- 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



Work.

Play.

Dine.

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ARCHITECTURAL PRECEDENCE



Work.

Play.

Dine.

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ARCHITECTURAL PRECEDENCE



Work.

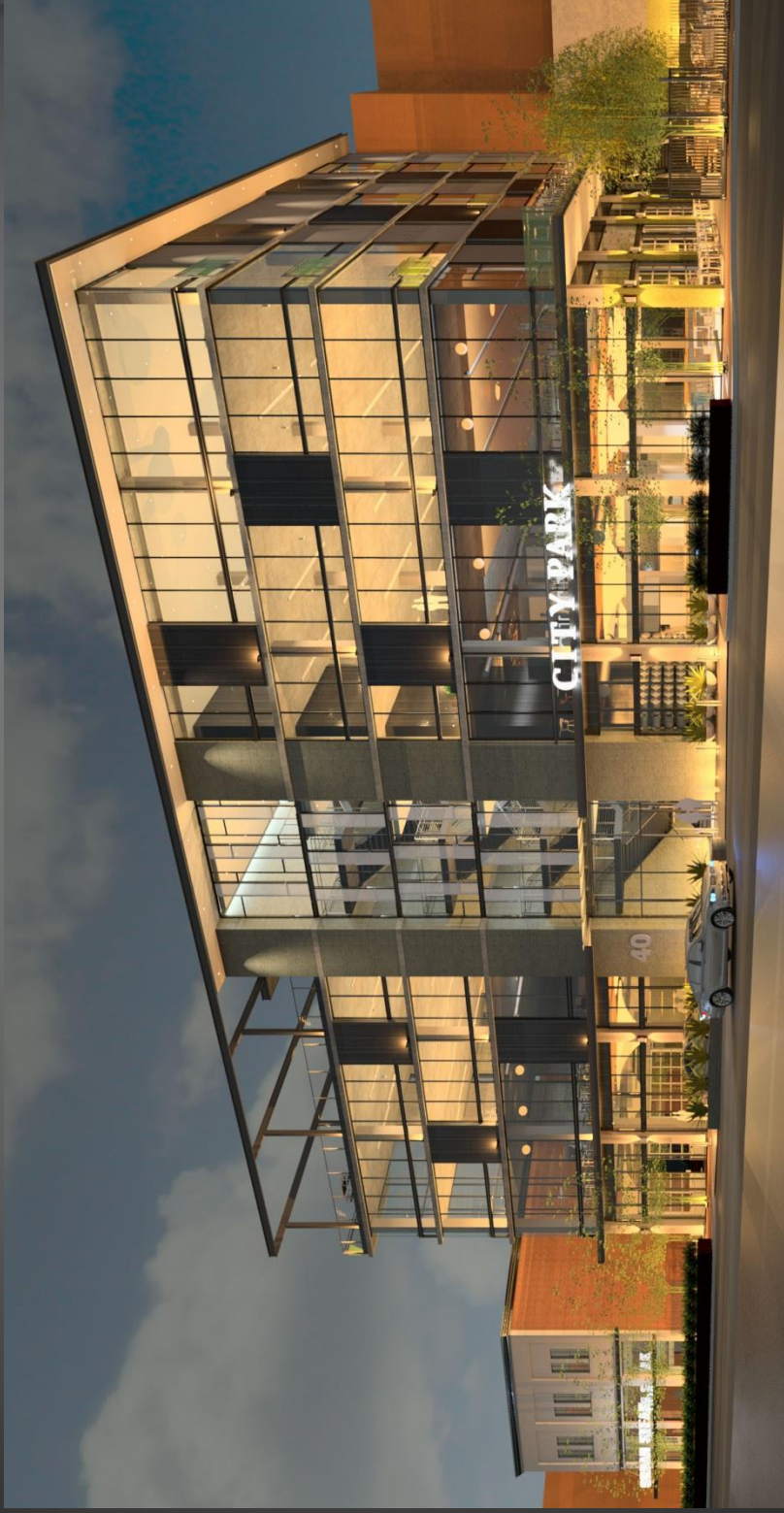
Play.

Dine.

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SITE RENDERINGS



Work.

Play.

Dine.

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SITE RENDERINGS



Work.

Play.

Dine.

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SITE RENDERINGS



Work.

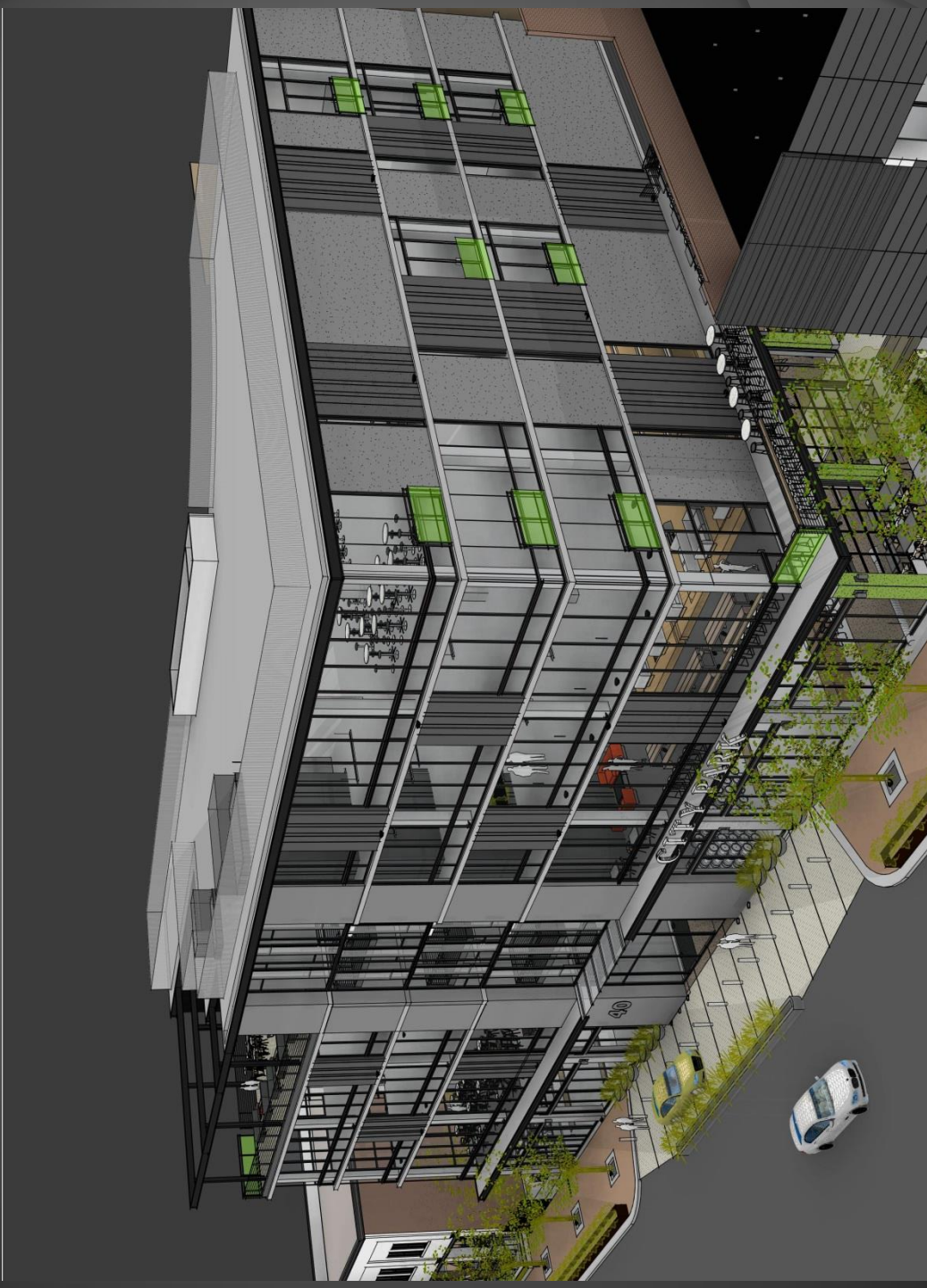
Play.

Dine.

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SITE RENDERINGS



Work.

Play.

Dine.

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Work.

Play.

Dine.

CITY PARK

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SITE RENDERINGS



Work.

Play.

Dine.

CITY PARK

CYPRESS

QUESTIONS & ANSWERS

- Questions?
- Contact information:
 - Matt Stuart – Cypress Civil Development
mstuart@cypresscivil.com

THANK YOU FOR COMING!

**CITY PARK – Mixed Use
Neighborhood Meeting Notes
September 14th, 2016**

Cypress Civil Development Attendee:

Matt Stuart, Project Manager

Bourn Companies Attendee:

Matt Dickey, Project Manager

Secrest Architecture Attendee:

Steve Secrest, Principal/Owner

Start Time: 5:32 p.m.

Finish Time: 6:13 p.m.

1) PowerPoint Slide 1

a) Matt Stuart opened the meeting, introducing himself and CYPRESS, as well as the developer Bourn Companies, represented by Matt Dickey, and the design architect, Steve Secrest. Mr. Stuart further explained the project name – City Park.

2) PowerPoint Slide 2

a) Mr. Stuart 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 Downtown Tucson in general.

4) PowerPoint Slide 4

a) Goals specific to the proposed project were provided, outlining the inspiration for the project design. This included creating an urban oasis and central place, providing space to showcase multiple Best in Class chefs and culinary from around Tucson, and providing a unique social gathering environment in a unique urban park, offering entertainment, and other programmed activities.

5) PowerPoint Slide 5

a) An overhead map of the building and site was shown, demonstrating the relationship of the building and the existing parcel to the two neighboring properties – Indian Trading

Post and Annex building. Mr. Stuart also explained that the use of the Infill Incentive District (IID) would assist in creating a building that would be inviting to pedestrian traffic, while also encouraging alternative designs desired by today's downtown residents and visitors. Mr. Stuart highlighted the urban parks along both sides of the building, and their ability to not only offer a unique outdoor space, but also provide buffering from the neighboring structures.

- b) It was further noted the proposed improvements along Congress Street and the desire to create a greater pedestrian streetscape for the entire block. Mr. Stuart noted that more detail regarding this improvement would be provided later in the presentation.

6) **PowerPoint Slide 6**

- a) Mr. Stuart provided a brief explanation of the intent of the optional Infill Incentive District (IID) overlay, and further explained the goal of the Downtown Core Subdistrict (DCS) - to create a pedestrian and transit oriented development that took advantage of the existing street car infrastructure and other alternative transportation options.
- b) Mr. Stuart further explained the trade-off involved with the IID, and with the flexibility of certain code modifications there is a greater emphasis placed on the design of the project and its contribution to the area and Tucson as a whole.

7) **PowerPoint Slide 7**

- a) Mr. Stuart explained the modifications pertinent to the IID, and highlighted those development regulations which would be part of the IID request:
- b) **Major Streets & Routes** – Under the DCS, it is encouraged to maintain the existing development setbacks of neighboring properties and to provide relief from the setback requirement is necessary to maximize the development potential of the lot and meet the expectations of a pedestrian/transit oriented development.
- c) **Street Perimeter Yards** – Under the DCS, it is encouraged to maintain the existing development setbacks of neighboring properties and to provide relief from the setback requirement is necessary to maximize the development potential of the lot and meet the expectations of a pedestrian/transit oriented development.
- d) **Bicycle and Vehicular Parking** – Under the DCS, reduced parking requirements are allowed. This is based on the idea that patrons will utilize alternative modes of transportation – walk, bike, bus, street car, to access the amenities of the Downtown Core. Mr. Stuart explained that this project will be taking advantage of the Street Car ridership, pedestrians and bicyclists that frequent downtown on a daily basis. Mr. Stuart also noted that a parking agreement with Park Tucson and other garages in the area is currently being negotiated to provide parking for tenants.
- e) **Off-Street Loading** – There is currently a loading zone along south side of Congress Street adjacent to the proposed development that can be utilized for deliveries and thus reducing the on-site requirements for the project. Related to Solid Waste Collection, a new loading zone is being proposed along Scott Ave adjacent to the Indian Trading Post.
- f) **Solid Waste Collection** – Due to the nature of the site and limited accessibility/maneuverability within the buildable footprint, an alternative solid waste collection system and agreement will need to be worked out with Environmental

Services. At this time, the primary option discussed with Environmental Services is to create a short term loading zone along Scott Avenue, with building management being responsible for moving the dumpsters from inside the site to the loading area for collection and back. A second option being discussed is utilizing the loading zone along the north side of Congress.

- 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, the existing structure and streetscape vegetation provide in excess of the 50% requirement. Landscaping will continue to be oriented throughout the site and streetscape.
- 8) **PowerPoint Slide 8** – Mr. Stuart discussed the Major IID process, who is involved and their role in the process:
- a) **Pre-Application Conference** – Includes City staff to discuss the use of the IID for the project.
 - b) **Host a Neighborhood Meeting** – Neighborhood meeting is held with interested residents and owners within a 300 foot notification radius and Neighborhood Associations within 1 mile of the project site.
 - c) **Submittal of a Design Package** – Presented to City staff
 - d) **Tucson/Pima County Historical Commission** – Review and Recommendation
 - e) **Meet & Review Design Package** – with Design Professional
 - f) **Design Review Committee** – Review & Recommendation
 - g) **Planning & Development Services Director** – Reviews findings and issue a final decision
- 9) **PowerPoint Slide 9**
- a) Architectural Precedence. Mr. Stuart provided photo examples of existing Downtown Core developments and streetscapes to highlight inspiration behind the proposed design.
- 10) **PowerPoint Slide 10**
- a) Architectural Precedence. Mr. Stuart provided photo examples of existing Downtown Core developments and streetscapes to highlight inspiration behind the proposed design.
- 11) **PowerPoint Slide 11**
- a) Architectural Precedence. Mr. Stuart provided photo examples of existing Downtown Core developments and streetscapes to highlight inspiration behind the proposed design.
- 12) **Power Point Slide 12**
- a) Site Renderings. Mr. Stuart introduced Mr. Steve Seacrest, of Seacrest Architecture to review the site renderings of the proposed development.
 - b) Mr. Seacrest provided a brief overview of the project, explaining that it is planned to be 5 stories in height, including a mix of uses such as retail/restaurant/entertainment and office.
- 13) **PowerPoint Slide 13**
- a) Mr. Seacrest explained the proposed programming for each floor.

- b) 1st floor is to serve as a Food Hall; an upscale environment that offers local Best in Class chefs and culinary a place to showcase and serve their fare in an active environment.
- c) 2nd floor may have some office space, but will primarily focus of offering space for entertainment.
- d) 3rd and 4th floors will be reserved for creative office lofts.
- e) 5th floor or penthouse, will provide a large outdoor roof deck space for either a restaurant, some form of entertainment, or just a gathering point for the building.

14) PowerPoint Slide 14 –

- a) Mr. Secrest highlighted the design influence of the building and its relationship with the 2 neighboring buildings – Indian Trading Post and Annex. Mr. Secrest went on to describe some of the influential patterns and materials of the existing building and their presence or role within the new City Park building.
- b) Mr. Secrest also explained some of the landscape elements and the influence the streetscape of the Unisource Building has played into the proposed design.

15) PowerPoint Slide 15 –

- a) Mr. Secrest highlighted the design of Congress Street and how the interaction of the building, streetscape, and passenger drop-off would incorporate with one other.
- b) Mr. Secrest also explained some of the design features and elements proposed for the 5th floor penthouse and roof top deck.

16) PowerPoint Slide 16 –

- a) Mr. Secrest explained some of the features that will be incorporated into the rear of the property to not only provide adequate screening, but also security for the neighboring properties.
- b) Mr. Secrest also explained the desire to incorporate organic living walls and elements that will help soften the rear of the building. These organic living walls and elements will span staircases and walls, creating a more appealing feature for neighboring properties.

17) Questions and Answers – Mr. Stuart thanked everyone for coming to the neighborhood meeting and the floor was then opened to the attendees for questions:

- a) **Question** – So there will be entrances on three sides?
 - i) **Response** – Yes, there will be a central lobby with an elevator and stairs that takes you to all levels, there are entries off of the courtyards also.
- b) **Question** – Will there be a loading zone?
 - i) **Response** – Yes, the existing loading zone will stay, in front of the central lobby. And there is another AM loading zone off of Scott.
- c) **Question** – Are you dropping the sidewalk off and putting the planter in?
 - i) **Response** – There will actually be a roll curb or a wedge curb down into the four parking spaces, which will be constructed out of roadway pavers to keep the look of the design. During the day, these parking spaces will be metered and in the evenings or during special events they can be for valet parking or the bollards can be moved back during special events or during lunch hours for regular parking.

- d) **Question** – Will food service deliveries be off of Scott near the trash area or will they be sharing the loading zone with the food service, FedEx, etc?
- i) Response – They will be able to use Scott in the morning but they will have to use the parking spaces in the afternoon and evening for metered parking, so they will have to share. They can also use the parking spaces in front as well.
- e) **Question** – What is the maximum occupancy of the building in comparison to the already maxed-out parking spaces downtown?
- i) Response – Maximum occupancy of the building is unknown. We have had discussions about utilizing the Library Garage for additional parking for the valet service and office personnel.
- f) **Question** – Will there be a parking agreement in place?
- i) Response – We have been working with Park Tucson to come up with an arrangement because this is the first one of this scale that the City has come across. This could lead for a push for more centralized garages downtown or for people to utilize the street car and take that into downtown.
- g) **Question** – Will there be a ramada or umbrellas for shading along the back and sides of the building?
- i) Response – There has been talk about removable shade items using livable green walls, the buildings themselves providing shade, balconies that provide shade, umbrellas and movable planters with large trees.
- h) **Question** – Will there be any balconies, open windows, etc on the South side of the building creating noise?
- i) Response – No, the function of the building's use on the South side does not really cause a need for windows. The event space on the top level has its back to the South side of the building also.
- i) **Question** – Are there any mechanical things on the roof?
- i) Response – Yes, there will be but there will be a screen around those items, shown here (referring to exhibit).
- j) **Question** – Do you know what the material along the South wall will be made out of?
- i) Response – We will be keeping the wall and looking to possibly articulate it using a screen pattern. The East and West sides will be condensing metal.
- k) **Question** – Worried about the noise
- i) Response – An acoustical engineer is on board who is taking all of the noise from the event space into consideration.
- l) **Question** – Are you envisioning an event space like Hotel Congress where they have entertainers come in?
- i) Response – A large portion of the top floor is open event space that is entirely closed in on all sides and has a stage area. You can have corporate office meetings, concerts, comedy events etc there that will be all closed in. The outside patio area is separate from that. You can also have events on the patio down below. There is an acoustics engineer on board and they are working towards their 40% drawings to

determine the types of materials to use both inside and outside the building to accommodate the acoustic treatments that might be needed.

- m) **Question** – Do we know what types of venues or hours of operation will be used in the building?
 - i) Response – There is not an operator lease signed for the top floor or the other two floors yet. We are envisioning corporate event functions, comedy events, limited music events and then complimentary food services below.
 - n) **Question** –Do you believe that DJ’s will be coming in around 1 am or 2 am in the morning making noise?
 - i) Response – It would probably be a special event out in this area of event space. Once you get an occupancy permit, it will be for whatever times you apply for.
 - o) **Question** - Will the event space be comparable to noise level produced by The Playground and Hotel Congress? Students parents have called concerned about noise level prohibiting studying of those living in the area.
 - i) Response - Something of that nature is not what is being sought after for this space on a regular basis. This is more aimed at special event space in a rotating manner. The things down below would be complimentary to the bowling alley and food court area.
 - p) **Question** – Is this space on the exhibit a portable wall that can be opened with events?
 - i) Response – No, we are looking at a space where there can be opened areas or an overheard type of door.
 - q) **Question** – You said there would be concrete floors, so does that mean the building will be steel?
 - i) Response – Concrete structure for the first four floors, flat plate construction the top roof will be steel construction. It is a concrete base with concrete columns and floor plates.
 - r) **Question** – Project budget?
 - i) Response – We are still working on that but we are over budget. The ultimate square footage is 67,500 and will end up close to about \$300/sf so about 15-18 million.
 - s) **Question** – How are you going to build it with the streetcar tracks right there?
 - i) Response – That is a challenge, because we are restricted due to the courthouse and the use of cranes, no alley in the back of the property and the size of the site itself. This is part of some of the budgetary issues right now.
- 18) **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.

2 - DOWNTOWN INTERIM STREETScape POLICY

CYPRESS
CIVIL DEVELOPMENT



BOURN[®]
COMPANIES



12 November 2016

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

The following letter addresses the Downtown Streetscape Interim Policy for the CITY PARK – MIXED USE IID Design Package Application:

The City Park – Mixed Use development project is located along the south side of Congress Street, between Scott Avenue and Stone Avenue, within the Downtown Core Subdistrict (DCS) and Rio Nuevo Area (RNA) of the Downtown Area Infill Incentive District overlay zone. As a part of the DCS, it is the goal of this development to create a distinct project that not only provides a streetscape that is unique, but also finds balance and uniformity within the neighboring area. To accomplish this, we offer the following statements as they relate to the City of Tucson's Downtown Streetscape Interim Policy:

2. Trees;

Response: Trees will be, at time of installation, of 24" box minimum size. It is the goal of this development to provide a unique streetscape experience and, as such, will be providing the following plant species in addition to the existing species already located adjacent to the site: Lady Slipper, Yellow Dot, Spineless Prickly Pear, Candelilla, Giant Timber Bamboo, Blue Elf Aloe, and Katie Ruellia-Purple. Encumbrances to Pedestrian, Streetcar, and Environmental Services movement will be monitored by building management, and a management plan will be put in place to ensure clear movement by all affected parties.

3. Pavers;

Response: Brick pavers in a basket weave pattern will be utilized on the Congress Street streetscape. Brick pavers will be used in coordination with concrete headers and tree grates to create a varied pedestrian environment and ensure that at least 30% of the paved area is represented by pavers. Please note that a contractor and/or distributor has not yet been selected for this project as of the date of this letter. It is the goal of the development project to ensure that the bricks selected are consistent with the Sunset Red and HTH Taupe Stone colors outlined within the policy.

4. Paving;

Response: Grey concrete paving will be provided both on and off-site, and will serve as the predominate (less than 70% of the paved area) hardscape material for pedestrian zones and sidewalk areas. To maintain consistency with the surrounding areas, a mixture of smooth grey, medium broom, and other colored finishes per the architectural program will be utilized.

5. Street furniture;

Response: Street furniture currently exists at the Sun-Link Transportation stop along Congress Street. Additional bike racks, benches, and trash receptacles will be added to both courtyards to the east and west of the building structure. All additional planters or furniture will be a neutral sage green-grey earth tone, natural/rustic steel, or black.

6. Planters and pots;

Response: ADA compatible steel tree grates will be utilized along Congress Street where trees are proposed to be planted. Raised planters will also be added to the streetscapes, and will be limited to a height of 12 to 20 inches. The raised planters will be of steel construction, and be of similar color to other street furniture elements.

7. Pedestrian lighting;

Response: Existing pedestrian and street lighting will remain within the public rights-of-way. Building lighting will balance the need for way-finding, ambiance, and safety, and will rely on lighting that not only compliments the building architecture, without distracting from the elements of the façade, but be in full compliance with the City of Tucson Outdoor Lighting Code.

These responses are intended to supplement the Infill Incentive District and Rio Nuevo District 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) 499-2456

mstuart@cypresscivil.com

3 - SHADE STUDY



CONGRESS STREET (PUBLIC)(MS&R)
BK. 3, PG. 70, MAPS AND PLATS

EXISTING STREET CAR TRACKS

SCALE: 1"=10'

EXISTING 2-STORY BUILDING

NEW 5-STORY BUILDING
AREA= 66,600 SF
HEIGHT= 76'

EXISTING 3-STORY BUILDING

EXISTING 6-STORY BUILDING

SHADE STUDY CALCULATIONS

PUBLIC PEDESTRIAN AREA TOTAL: 8,246 SF

SHADE PROVIDED AT 2:00PM ON JUNE 21: 5,261 SF

$5,261 / 8,246 = 0.638$

$0.638 \times 100 = \mathbf{63.8\%}$

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				BP POST DEVELOPERS, LLC 20 EAST CONGRESS STREET, SUITE 300 TUCSON, ARIZONA 85701 ATTN: BOURN COMPANIES PH: (520) 323-1005 EMAIL: info@bourncompanies.com
				SITE ADDRESS 56 EAST CONGRESS STREET TUCSON, ARIZONA 85701

CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL	
<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading Plat	<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 # _____	<input type="checkbox"/> per letter in SIRE

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

SITE DEVELOPMENT PLAN for CITY PARK MIXED USE shade study



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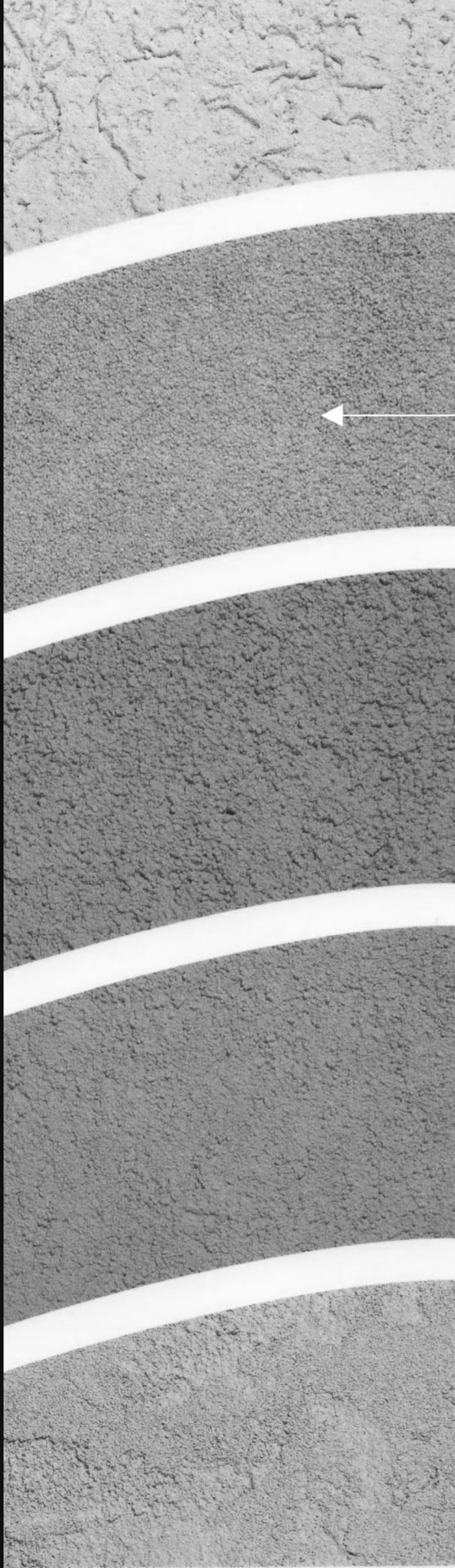


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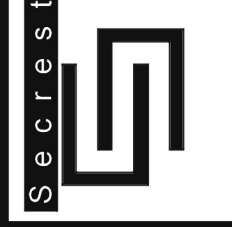


CYPRESS
CIVIL DEVELOPMENT

CITY PARK - MIXED USE



STUCCO OR EIFS (FINE SAND FINISH)



1021 E. SILVERTREE DR. TUCSON AZ. 85718
(520)742-3847

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City PARK - MIXED USE



SHOT BLAST MASONRY



SITE CAST CONCRETE



1021 E. SILVERTREE DR. TUCSON AZ. 85718
(520)742-3847

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City PARK - MIXED USE



PREFINISHED METAL PANELS



PREFINISHED METAL PANELS



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(520)742-3847

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City PARK - MIXED USE



PAINTED STEEL CANOPY



OFFSET GLAZING



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(520)742-3847

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SNX 51/23 (#2)

SuperNeutral Low-E

Table with 2 columns: Substrate/Appearance and Value. Outboard Substrate: Clear, Inboard Substrate: Clear, Exterior Appearance: Light Blue



Add IS 20 to Surface #4

Transmission

Table with 2 columns: Metric and Value. Visible Light %: 51, UV %: 11, Solar Energy %: 19

Reflectivity

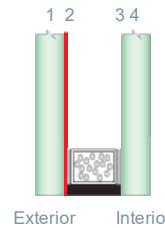
Table with 2 columns: Metric and Value. Visible Light Out %: 14, Visible Light In %: 14, Solar Energy %: 36

Heat Gain

Table with 2 columns: Metric and Value. Relative Heat Gain: 57, Solar Heat Gain Coefficient: 0.23, Light-to-Solar Gain: 2.19

U-Value

Table with 2 columns: Metric and Value. Winter Nighttime Argon: 0.24, Winter Nighttime Air: 0.29, Summer Daytime Air: 0.27



More Projects with this Product

Thermal Stress Guidelines

Outboard Lite

Inboard Lite

View product literature

Buttons for Order a Sample, Short-Form Summary, Download BIM, Send to Colleagues, Contact a Guardian Architectural Design Manager

For Technical Support Call 1-866-GuardSG (482-7374) or email us.

Color Disclaimer: Displayed colors are intended to represent actual color. Color is a function of light and reflectivity and cannot be accurately portrayed online.

Thermal Stress Disclaimer: The thermal stress guideline is only a rough guide to the thermal safety of a glazing. Other factors such as large glass areas, shapes and patterns, thick glass, glass damaged during shipping, handling or installation, orientation of the building, exterior shading, overhangs/fins that reduce wind speed, and areas with high daily temperature fluctuations can all increase the probability of thermal breakage.

This SunGuard lite must be tempered or heat-strengthened. Exercise caution when using annealed SunGuard products, heat-strengthening or tempering may be required. Go with annealed SunGuard products



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- Member Login Guardian Select Fabricator Glazier Connection Select Commercial Window

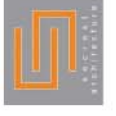


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30 December 2016

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

RE: Parking Plan for City Park – Mixed Use

The proposed project located at 56 E Congress Street – APN #'s 117-12-1900 is for the development of a 5-story mixed-use concept, featuring dining, entertainment, office, and retail. The project has been designed and constructed under the governance of the City of Tucson's Unified Development Code (UDC), the Downtown Area Infill Incentive Overlay District (IID), and the Downtown Core Subdistrict (DCS). The proposed uses are allowed use under Table 5.12-GIIS-1.

The proposed development is new construction, and provides ideal infill to a vacant downtown parcel. The proposed uses are required to be parked at 1 space per every 500 square feet of gross floor area of Office, and 1 space per every 400 square feet of gross floor area for all other commercial uses other than office per UDC Section 7.4.5.B – Downtown Parking District (*see Attachment 1 – Applicable Parking Codes*). The breakdown is as follows:

- Floor 1: Food Service (non-office)
- Floor 2: Food Service & Alcohol Beverage Service (non-office)
- Floor 3: Administrative & Professional Office (office)
- Floor 4: Administrative & Professional Office (office)
- Floor 5: Food Service & Alcohol Beverage Service (non - office)

Required parking per UDC Section 7.4.5.B is as follows:

- Floor 1: 13,318 SF (13,318/400) = 33 spaces
- Floor 2: 13,473 SF (13,473/400) = 34 spaces
- Floor 3: 13,460 SF (13,460/500) = 27 spaces
- Floor 4: 13,460 SF (13,460/500) = 27 spaces
- Floor 5: 10,986 SF (10,986/400) = 27 spaces

As a result, the required number of parking for the project is 148. Under section 5.12.9.C.2.a, an up to 25% reduction in the required parking calculation is allowed, reducing the required parking spaces to as follows:

- Floor 1: 13,318 SF (13,318/400 *.25) = 25 spaces
- Floor 2: 13,473 SF (13,473/400 *.25) = 25 spaces

Floor 3: $13,460 \text{ SF} (13,460/500 * .25) = 20 \text{ spaces}$

Floor 4: $13,460 \text{ SF} (13,460/500 * .25) = 20 \text{ spaces}$

Floor 5: $10,986 \text{ SF} (10,986/400 * .25) = 21 \text{ spaces}$

Total = 111

Under section 5.12.8.E, parking spaces may be provided off-site within ¼ mile of the project site under a shared parking agreement that is approved by the City. This project seeks to fully utilize shared parking facilities within ¼ of the site development to reduce minimum on-site parking to 0 (*see Attachment 1 – Applicable Parking Codes & Attachment 2 – Site Plan*).

In working with Park Tucson, it was determined that sufficient parking capacity exists at Pennington Street, Library, Depot Plaza, and Centro Garages to meet the anticipated parking demand of the proposed development project. As a result, an agreement requiring the purchase of a minimum number of parking spaces within these garages by the developer was deemed unwarranted. Individuals or companies leasing space at City Park may approach Park Tucson to purchase permits in the same fashion as any other member of the public, at a time convenient to them (*see Attachment 3 – Park Tucson Letter*).

The proposed project is along the Sun-link Transit line, and within 150 feet of the Congress/Stone stop. Public metered parking is provided along Congress Street, Stone Avenue, Broadway Boulevard, and Scott Avenue. Other private parking lots are within 300 feet of the proposed development (*see Attachment 4 – Downtown Parking/Transit Map*).

The hours of operation for the Project will be similar to other commercial businesses of similar uses, and the breakdown of operation by floor is as follows:

Floor 1: 6:00AM until 2:00AM

Floor 2: 6:00AM until 2:00AM

Floor 3: 7:00AM until 6:00PM

Floor 4: 7:00AM until 6:00PM

Floor 5: 6:00AM until 2:00AM

The hours of operation for this use will not violate any of the provision of the City of Tucson's Unified Development Code. The result is a well distributed arrival and departure trip load across the entire development project.

In conclusion, the developer proposes to work with Park Tucson and future tenants to reserve/lease spaces within Park Tucson garage facilities on an as need basis and reduce the on-site parking provided to 0.

Thank you for the opportunity to provide the above Parking Plan narrative to support the attached Development Plan and Design Package for the City Park – Mixed Use project. If you have any questions or concerns please feel free to contact.

Sincerely,

Cypress Civil Development

A handwritten signature in black ink that reads "Matt Stuart". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Matt Stuart

Project Manager

mstuart@cypresscivil.com

Attachment 1 – Applicable Parking Codes

Attachment 2 – Site Plan

Attachment 3 – Park Tucson Letter

Attachment 4 – Downtown Parking/Transit Map

7.4.5.B. DOWNTOWN PARKING DISTRICT

The following off-street motor vehicle and bicycle parking regulations apply within the Downtown Parking District as set forth in Section 11.4.5.

1. Change of Use within an Existing Building

No additional motor vehicle or bicycle parking spaces are required for a change of use which does not expand the existing building.

2. Expansions of Existing Development

a. No additional motor vehicle or bicycle parking spaces are required for the following:

(1) Expansions that do not involve construction of new building or the elimination of existing required parking spaces;

or,

(2) Expansions that involve construction of new structures of less than 1,000 square feet of gross floor area or less than 25% of the existing gross floor area, whichever is less.

b. Expansions that involve construction of a new building(s) of 1,000 square feet or more of gross floor area or 25% or more of the gross floor area of the existing building must provide motor vehicle and bicycle parking spaces only for the area of expansion.

c. Expansions that involve the removal of existing required motor vehicle or bicycle parking spaces must relocate the removed spaces either on site or in conformance with the provisions of this division.

3. New Development

a. Office Use

Required off-street motor vehicle parking for office use is one space for every 500 square feet of gross floor area.

b. Uses Other Than Office

Required off-street motor vehicle parking for all uses other than office uses in the Downtown Parking District is one space per 400 square feet of gross floor area.

c. Residential

Required off-street motor vehicle parking for residential uses in the Downtown Parking District is one space for each dwelling unit, one space for each apartment where rent/lease of space is not by the bedroom, or one space for each bedroom in projects where rent/lease of space is by the bedroom.

4. Public Area Amenity Incentive

Required off-street motor vehicle parking spaces for a use may be reduced by a percentage equal to twice the ratio of open space to GFA up to a maximum of 8%, if an interior public open space is provided. The interior public open space may be a roofed atrium, courtyard, plaza, galleria, or similar area. To qualify for a public area amenity reduction in required parking, all of the following criteria must be met:

a. The space is designed to encourage pedestrian activity and public use;

b. The space is not, in whole or in part, designated as tenant area;

c. Not more than 15% of the total area of the space is allocated toward corridor space;

d. The space is a minimum of 30 feet wide in any horizontal direction, with a floor-to-ceiling height of at least 20 feet;

e. The space is visible and physically accessible directly from a public right-of-way or public open space and is located no more than one floor level above or below grade;

f. A minimum of one linear foot of seating is provided for every 30 square feet of interior public open space; and,

g. A natural lighting source, either direct or indirect, such as skylights or clerestory windows, is provided for the space.

5. Motor Vehicle Parking Location

Motor vehicle parking in the Downtown Parking District may be located within 1,500 feet of the use provided the parking is within the District boundaries and is approved by the PDSO Director.

6. Bicycle Parking

Bicycle parking spaces in the Section 11.4.5, *Downtown Parking District*, and the Section 11.4.7, *Fourth Avenue Business District*, may be provided:

a. On site. The PDSO Director may allow short-term bicycle parking to be more than 50 feet from a public entrance(s) based on a finding from the City of Tucson's Bicycle Coordinator that the proposed location is consistent with best practices pertaining to siting short-term bicycle racks, particularly in regards to visibility, security, and convenience for bicyclists; or,

b. By paying the City parking in-lieu fee in accordance with Section 7.4.5.B.7.

7. In-Lieu Fee

The off-street parking requirements established by this Section may be satisfied in whole or in part by paying the City parking in-lieu fee in an amount established by separate ordinance to be used by the City for the installation of bicycle parking facilities or the construction of one or more Downtown public parking facilities.

8. Design Criteria

All new parking facilities must be designed so that vehicles are not visible from the adjoining street level, through incorporation of design elements such as pedestrian arcades, occupied space, or display space.

Places. The TPCHC Plans Review Subcommittee makes findings and recommendations to the PDSD Director.

5. Decision

The PDSD Director makes the decision whether to approve or deny the application after receiving recommendations from staff, DRB, and, when applicable, the TPCHC Plans Review Subcommittee.

6. Notice of Decision

Notice of the decision must be provided to the applicant within three (3) days of the date of the decision and the appropriate HPZ Advisory Board, if applicable, and the plans review subcommittee.

7. Appeals

If an application is denied, the applicant may appeal the decision to the Board of Adjustment in accordance with Section 3.10.2. Appeals must be submitted to the PDSD within five days of the notice of decision.

5.12.8. GENERAL IID ZONING OPTION DESIGN STANDARDS

An IID Plan under the IID zoning option design standards must demonstrate compliance with the following:

A. Streetscape Design

Streetscape design must comply with the street design standards in the Technical Manual and the Streetscape Design Manual.

1. Pedestrian-orientation

Projects shall be pedestrian-oriented and comply with all of the following standards:

- a. New construction shall have architectural elements/details at the first two floor levels;
- b. Buildings shall provide windows, window displays, or visible activity on the ground floor for at least 50 percent of frontage;
- c. A single plane of façade shall be no longer than fifty feet without architectural detail;
- d. Front doors shall be visible or identifiable from the street and visually

C. Alternative Compliance

1. The PDSO Director may approve an urban design best practice option for compliance with Section 5.12.8.A, *Streetscape Design*, and Section 5.12.8.B, *Development Transition Standards*.
2. For purposes of this section, urban design best practices may include urban design studies approved for the City of Tucson, adopted urban design standards for a downtown area in an Arizona city of comparable size or a city in the Southwest of comparable size, books written by urban design experts or endorsed by a professional organization, such as the American Institute of Architects, addressing downtown development, or any comparable report, study, or standards recommended by the City's Design Professional and approved by the PDSO Director.

D. Utilities

Plans shall include information on the layout and demonstrate availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.

E. Parking

1. Parking spaces may be located as follows:
 - a. On site; or
 - b. Off-site within ¼ of a mile of the project site under a shared parking agreement that is approved by the City.
2. Required vehicle and bicycle parking may be reduced pursuant to an IID Parking Plan in accordance with Section 7.4.5.A, except as modified as follows:
 - a. Section 7.4.5.A.3. in *Permitted Uses and Types of Development* does not apply. An IID Parking Plan may be used to reduce required residential parking.
 - b. Bike parking shall be provided when motor vehicle parking is provided. The PDSO Director may reduce the required number of

- a. A percentage of long-term residential parking may be located in a City public parking garage by an agreement with Park Tucson if the project is of significant economic benefit to the City to allow this option.
- b. The agreement must be reviewed by PDSD, the Design Professional, Park Tucson and approved by the City Manager.

F. Multi-zone Parcels

Where a development parcel contains more than one zoning district, uses and building massing may be distributed across the zoning districts on the parcel, provided that the development complies with the design standards in Section 5.12.8.B to mitigate the impact of the new development on existing, less intensely developed adjacent parcels.

5.12.9. GREATER INFILL INCENTIVE SUBDISTRICT

A. GIIS Land Uses

In the GIIS, a proposed development project using the IID zoning option must meet both of following requirements:

1. It must be a use permitted by the underlying zoning on the property.
2. It is limited to the uses listed in Table 5.12-GIIS-1 below.

TABLE 5.12-GIIS-1 PERMITTED LAND USES	
LAND USE TYPE	
Commercial Services Group	Industrial Use Group
Administrative and Professional Office	Craftwork
Alcoholic Beverage Service	Retail Trade Group
Entertainment	General Merchandise Sales
Food Service	Food and Beverage Sales
Personal Services	Residential Group
Travelers' Accommodation., Lodging	Attached Family Dwelling
Civic Use Group	Multifamily Dwelling
Civic Assembly	Group Dwellings, pursuant to Section 5.12.6.K
Cultural Use	
Educational Use: Instructional School	Other Uses

Educational Use: Postsecondary Institution	Mixed Uses are limited to a combination of Residential and any other uses listed in this table.
Religious Use	

3. Additional Permitted Uses

With the exception of Automotive Service and Repair uses, which are prohibited, permitted uses include any use permitted in the underlying zone for the property, provided the PDSO Director finds the proposed use to be in accordance with UDC Section 5.12.1, (*Purpose*).

- B. Modifications of Underlying Development Standards**
 Except as provided in Subsection C below, the requirements in the following sections of the UDC may be modified up to 25 percent of the dimension amount permitted by the underlying zoning: Art. 6: *Dimensional Standards and Measurements*; Section 7.4, *Motor Vehicle & Bicycle Parking*; Section 7.5, *Off-Street Loading*; Section 7.6, *Landscaping and Screening*. Section 7.7, *Native Plant Preservation* may not be modified.

- C. Exceptions**
 The following sections of the UDC may be modified in excess of 25 percent to the extent specified below upon findings by the PDSO Director that the modification is consistent with Section 5.12.1 *Purpose*.

1. Article 6: *Dimensional Standards and Measurements*

a. Building Height

Building height may be increased up to 60 feet unless the current zoning allows a greater height or where the IID Plan's Development Transition Standards as provided in Section 5.12.8.B require less.

b. Street Perimeter Yard

Perimeter yard requirements may be reduced or waived if the PDSO Director determines that the request is consistent with the Major Streets and Route Plan. The Director of the Transportation Department, may modify the Major Streets and Routes setback if there is

adequate sight visibility, no traffic safety issue is created, the reduction complies with the standards of Section 5.12.8.B, and the setback does not create a future roadway expansion problem. This provision may apply to Major Streets and Routes setbacks in the DCS and DLS.

- c. No residential density calculation (RAC) standards apply.

2. UDC Section 7.4: *Motor Vehicle and Bicycle Parking*

a. **Parking**

Parking as required by UDC Section 7.4, *Motor Vehicle and Bicycle Parking* may be reduced up to 25 percent. Parking may be decreased by more than 25 percent per a written agreement with the Park Tucson, or in accordance with Section 5.12.8.E, *IID Parking Plan*, if the analysis and findings show the proposed parking is adequate.

- b. Accessible Parking and Bicycle Facilities.

(1) The number and location of accessible parking spaces required by the City of Tucson's adopted Building Code shall not be reduced or eliminated and shall be based on the number of motor vehicle parking spaces required prior to any modification.

(2) Bicycle facilities may not be reduced or eliminated and must be based on the number of bicycle spaces required by Section 7.4.8 for the use.

- c. Location

Parking may be provided by any one of the following options or by a combination of the following options:

- (1) On-site;
- (2) Off-site within one-fourth of a mile of the project site through a

DCS as stated in Section 5.12.11.B.6, Downtown Links Subdistrict.

C. Exemptions

Except as provided in this section, development within the DCS is exempt from the following standards unless the PDSO Director makes a finding that public safety and health would be jeopardized:

1. Section 5.4, *Major Streets and Routes Setback Zone*;
2. Minimum perimeter yard standard as provided in Section 6.3, except when required by Section 5.12.8.B, *Development Transition Standards*;
3. Maximum lot coverage standard as provided in Section 6.3;
4. Minimum lot size standard as provided in Section 6.3,
5. **Section 7.4, Motor Vehicle and Bicycle Parking, except as provided in Section 5.12.8.E;**
6. Section 7.5, *Off-Street Loading*;
7. Section 7.6, *Landscaping and Screening Standards*, except as required by Section 5.12.8.B, *Development Transition Standards*; and,
8. Section 7.7, *Native Plant Preservation*, except when the property includes a drainage corridor where native plants are present or when the property is adjacent to a drainage corridor and remnant native plants are present on the project site.

D. Other Permitted Modifications

1. Pedestrian Access

Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalks may be allowed as long as no safety hazard is created. All pedestrian access shall conform to the City of Tucson's adopted Building Code.

2. Solid Waste Collection

On-site refuse collection container standards governing access, type, and location may be modified if the Environmental Services



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December 30, 2016

Carolyn Laurie
Department of Planning and Development Services
City of Tucson

Dear Ms. Laurie,

The proposed City Park development anticipates a mix of office and food/beverage service uses, with parking demand extending from 6:00am until 2:00am. Sufficient off-street and on-street parking exists within a reasonable walk from the City Park site to accommodate employee and customer parking needs generated by the development.

Two levels of office use (Floors 3 and 4), with a total combined 26,920 square feet of administrative/professional office space can be expected to generate demand for approximately forty (40) parking spaces for employees during weekday, daytime hours (7:00am to 6:00pm).

This demand can be met adequately at one or both, the Pennington Street Garage at 110 E. Pennington St. and the Library Garage at 45 W. Alameda St., or in some combination thereof, adding to 40 spaces during business hours. Monthly permits are available to the public for \$85/month at the Pennington Street Garage, which is open 24/7/365, and for \$65/month at the Library Garage, which is open from 5:45am to 9:00pm on weekdays and limited hours on the weekends. These rates are subject to change by Mayor and Council. A 2.5% lease tax will be added to the aforementioned monthly rates. Monthly permit-holders are given an access card which allows for entry and exit. They must park in designated areas of the garages.

Floors 1, 2, and 5 will include Food Service and Alcoholic Beverage Service. Anticipated activities on these levels will generate demand for employee parking as well as transient/daily parking from customers. The parking demand will be distributed among morning, afternoon, early evening, to late-night time periods.

Sufficient parking capacity exists at Pennington Street and Library Garages to meet the needs of employee parking from these uses, distributed among several time periods. However, since Library Garage closes at 9:00pm on weekdays and 6:00pm on weekends, the evening and late-night employees would need to park at Pennington Street Garage or elsewhere in order to access their vehicles at the end of their shifts.

Sufficient parking capacity exists at Pennington Street, Library, Depot Plaza, and Centro Garages to meet the needs of customers of the City Park food and beverage/entertainment establishments. This parking is provided on a first-come, first-served basis. Among these, the Pennington Street Garage's capacity is such that filling the entire facility is an extremely rare event. Capacity for transient parking on a scale of what



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will be needed for City Park is almost always available. Future growth in transient parking demand may be offset by new facilities at the AC Hotel Tucson (opening in 2017) and possibly the Ronstadt Center.

Again, customers anticipating staying past 9:00pm weekdays or 6:00pm weekends would need to use the 24/7 garages or park on-street. Currently, meters are enforced Monday through Friday, from 8:00am to 5:00pm. In the future, the meter hours (when payment is required) may be extended into the evenings and to the weekends.

Due to private-use restrictions required by the tax-exempt financing of Pennington Street Garage (as well as Depot Plaza Garage and Centro Garage), no guarantee of parking will be extended to City Park at those facilities. However, a parking agreement, requiring the applicant to purchase a minimum number of spaces at Pennington Street and Library Garages, is not needed in order for Park Tucson to be satisfied that the applicant's parking needs may be met at existing facilities. Individuals or companies working at City Park may approach Park Tucson as any other members of the public to purchase permits, and again, transient parking users visiting City Park may use Park Tucson's facilities on a first-come, first-served basis.

The applicant also proposes reducing the number of on-street metered spaces on Congress Street in order to promote a wider sidewalk for pedestrian movement, landscaping, and sidewalk dining, and proposes to use the remaining spaces for valet service in the evenings. The City of Tucson will require the payment of a fee, of which the amount is to be determined, for the on-street spaces that will be permanently eliminated to establish a new curb line.

Please feel free to contact me if there are any further questions.

Sincerely,

Donovan Durband
Administrator, Park Tucson
City of Tucson, Department of Transportation

Destinations

Cultural & Entertainment

- C1** Arizona Historical Society
- C2** Arizona History Museum
- C3** Arizona State Museum
- C4** Centennial Hall
- C5** Children's Museum Tucson
- C6** Fox Tucson Theatre
- C7** Joel D. Valdez Main Library
- C8** Leo Rich Theatre
- C9** Music Hall
- C10** Riato Theatre
- C11** Screening Room
- C12** Temple of Music & Art
- C13** Tucson Convention Center & Tucson Arena
- C14** Tucson Museum of Art, Cordova House, & Historic Block
- C15** UA Museum of Art
- C16** Museum of Contemporary Art (MOCA)
- C17** ZUZU Dance/Rogue Theatres
- C18** Haggerty Plaza

Government

- G1** Arizona State Building
- G2** City of Tucson Community Resource Center
- G3** County-City Public Works Center
- G4** Evo A. DeConcini Federal Court
- G5** Federal Building
- G6** Old Pima County Courthouse
- G7** Pima County Government Complex
- G8** Pima County Superior Court
- G9** Tucson City Court
- G10** Tucson City Hall
- G11** Tucson Police
- G12** Tucson Water
- G13** U.S. Post Office

Historic

- H1** Charles O. Brown House
- H2** Coronado Hotel
- H3** El Paso and Southwestern Depot
- H4** El Tiradito
- H5** Geronimo Plaza
- H6** Historic Train Depot
- H7** Hotel Congress
- H8** La Placita Village
- H9** Manning House
- H10** Old Town Artisans
- H11** Presidio San Agustín del Tucson
- H12** San Agustín Cathedral
- H13** Scottish Rite Cathedral
- H14** Sosa-Carrillo Frémont House
- H15** Stillwell House
- H16** Valley National Bank (currently Chase)

Parks

- P1** Armory Park
- P2** El Presidio Park
- P3** Catalina Park
- P4** Iron Horse Park
- P5** Jácome Plaza
- P6** Veinte de Agosto Park

Transportation

- #** Sun Link Streetcar Stop
- T1** Ronstadt Transit Center
- T2** Amtrak Station
- T3** Greyhound Bus Terminal
- SL4** Sun Link Maintenance and Storage Facility

Visitor Services

- V1** Downtown Information/ Park Tucson Office
- V2** Tucson Visitor Center
- V3** UA Visitor Center

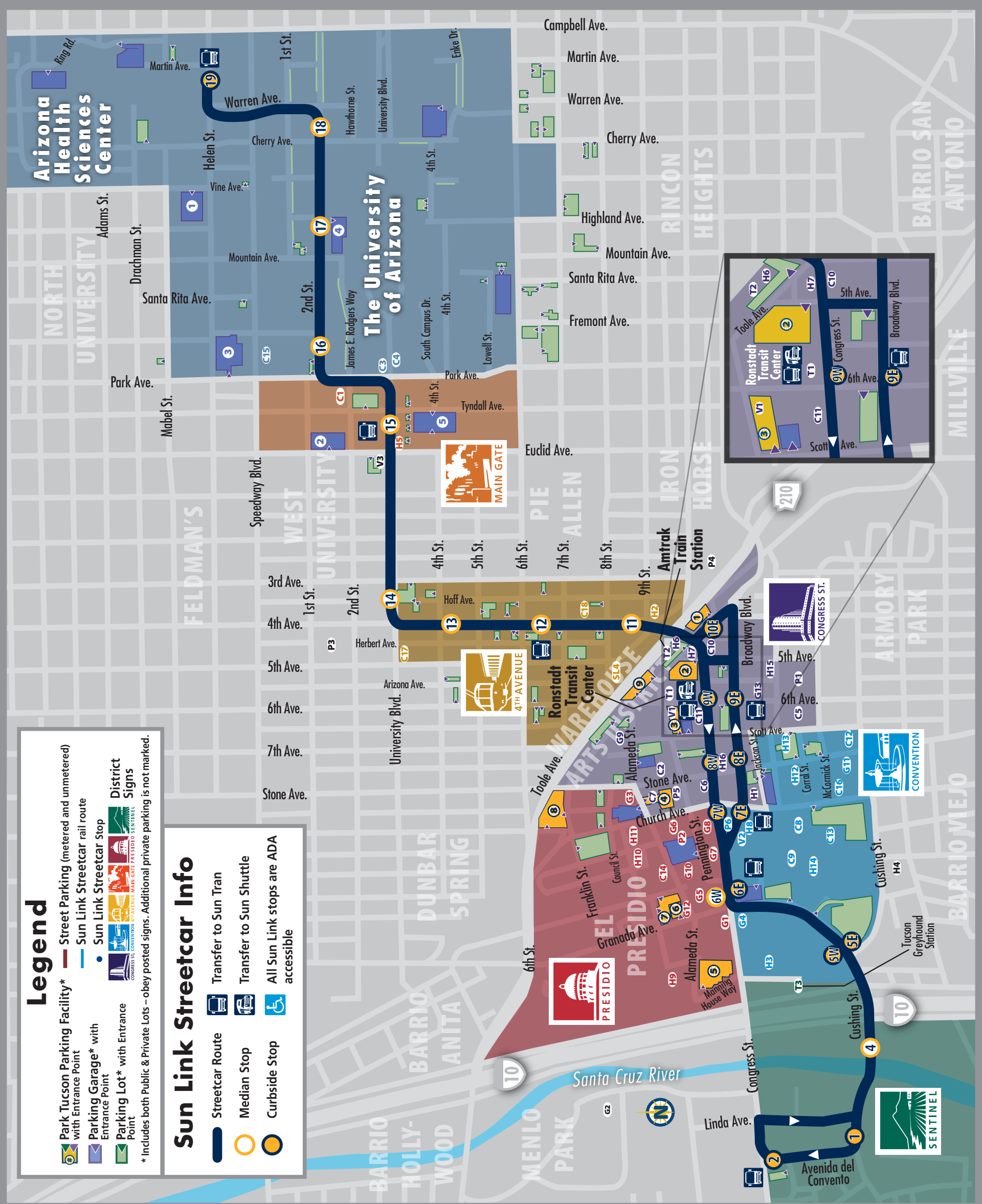
Legend

-  Park Tucson Parking Facility* with Entrance Point
-  Parking Garage* with Entrance Point
-  Parking Lot* with Entrance Point
-  Streetcar Route
-  Median Stop
-  Curbside Stop
-  Street Parking (metered and unmetered)
-  Sun Link Streetcar rail route
-  Sun Link Streetcar Stop
-  District Signs

* Includes both Public & Private Lots - obey posted signs. Additional private parking is not marked.

Sun Link Streetcar Info

-  Streetcar Route
-  Transfer to Sun Tran
-  Transfer to Sun Shuttle
-  All Sun Link stops are ADA accessible



- DEVELOPMENT PLAN

CYPRESS
CIVIL DEVELOPMENT



BOURN[®]
COMPANIES



GENERAL NOTES

- OWNER/DEVELOPER:
BP POST DEVELOPERS, LLC
20 EAST CONGRESS STREET, SUITE 300
TUCSON, ARIZONA 85701
- EXISTING ZONING IS **OCR-2**, NO ZONING CHANGE REQUESTED FOR THIS PROJECT.
- THIS IS A MIXED USE DEVELOPMENT. THE PROPOSED USES ARE **ADMINISTRATIVE & PROFESSIONAL OFFICE**, **GENERAL MERCHANDISE SALES** (EXCL. LARGE RETAIL), **FOOD SERVICE** (EXCL. SOUP KITCHENS), **ALCOHOL BEVERAGE SERVICE** (EXCL. LARGE BAR). SUBJECT TO USE SPECIFIC STANDARDS 4.9.9.B.1, 4.9.4.C.3.
- THE GROSS SITE AREA IS **20,381** SQUARE FEET, OR 0.47 ACRES.
- THE TOTAL BUILDING GFA IS **64,697** SF. THE TOTAL PAVED AREA IS **5,457** SF.
- THE TOTAL DISTURBED AREA FOR THIS DEVELOPMENT IS APPROXIMATELY **20,381** SF.
- 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 REGIONAL WASTEWATER RECLAMATION DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING/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 REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- ACCESSIBILITY 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 ACCESSIBLE 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 OCR-2 ZONING:
MAXIMUM BUILDING HEIGHT = 300'
ACTUAL BUILDING HEIGHT = 75' (MAX.)

BUILDING SETBACKS:	REQUIRED	PROVIDED
NORTH (STREET)	75'*	8' MIN.
EAST	0'	31' MIN.
SOUTH	0'	0' MIN.
WEST	0'	20.2 MIN.

*SEE IID NOTE __, SHEET 2.

GENERAL NOTES (cont.)

- PARKING REQUIREMENTS FOR DOWNTOWN PARKING DISTRICT: 1 SPACE PER 500 SF GFA FOR OFFICE USE. 1 SPACE PER 400 SF GFA FOR FOOD SERVICE/ALCOHOLIC BEVERAGE SERVICE.

MOTOR VEHICLE:
OFFICE USE = 26,920/500 = 54 SPACES
USES OTHER THAN OFFICE:
FOOD SERVICE/ALCOHOLIC BEVERAGE SERVICE = 37,777/400 = 94 SPACES
TOTAL REQUIRED = 148 SPACES
TOTAL PROVIDED = 0* SPACES

- BICYCLE PARKING:
SHORT TERM: 1 SPACE PER 20,000 SF GFA FOR OFFICE USE. 1 SPACE PER 2,000 SF GFA FOOD SERVICE USE. (2 MIN.) TOTAL REQUIRED = 1 SPACES
OFFICE USE = 26,920/20,000 = 1 SPACES
FOOD SERVICE/ALCOHOLIC BEVERAGE SERVICE = 37,777/2,000 = 19 SPACES
TOTAL PROVIDED = 20 SPACES
- LONG TERM: 1 SPACE PER 6,000 SF GFA FOR OFFICE USE. 1 SPACE PER 12,000 SF GFA FOOD SERVICE USE. (2 MIN.) TOTAL REQUIRED = 4 SPACES
OFFICE = 26,920/6,000 = 4 SPACES
FOOD SERVICE = 37,777/12,000 = 3 SPACES
TOTAL PROVIDED = 8 SPACES

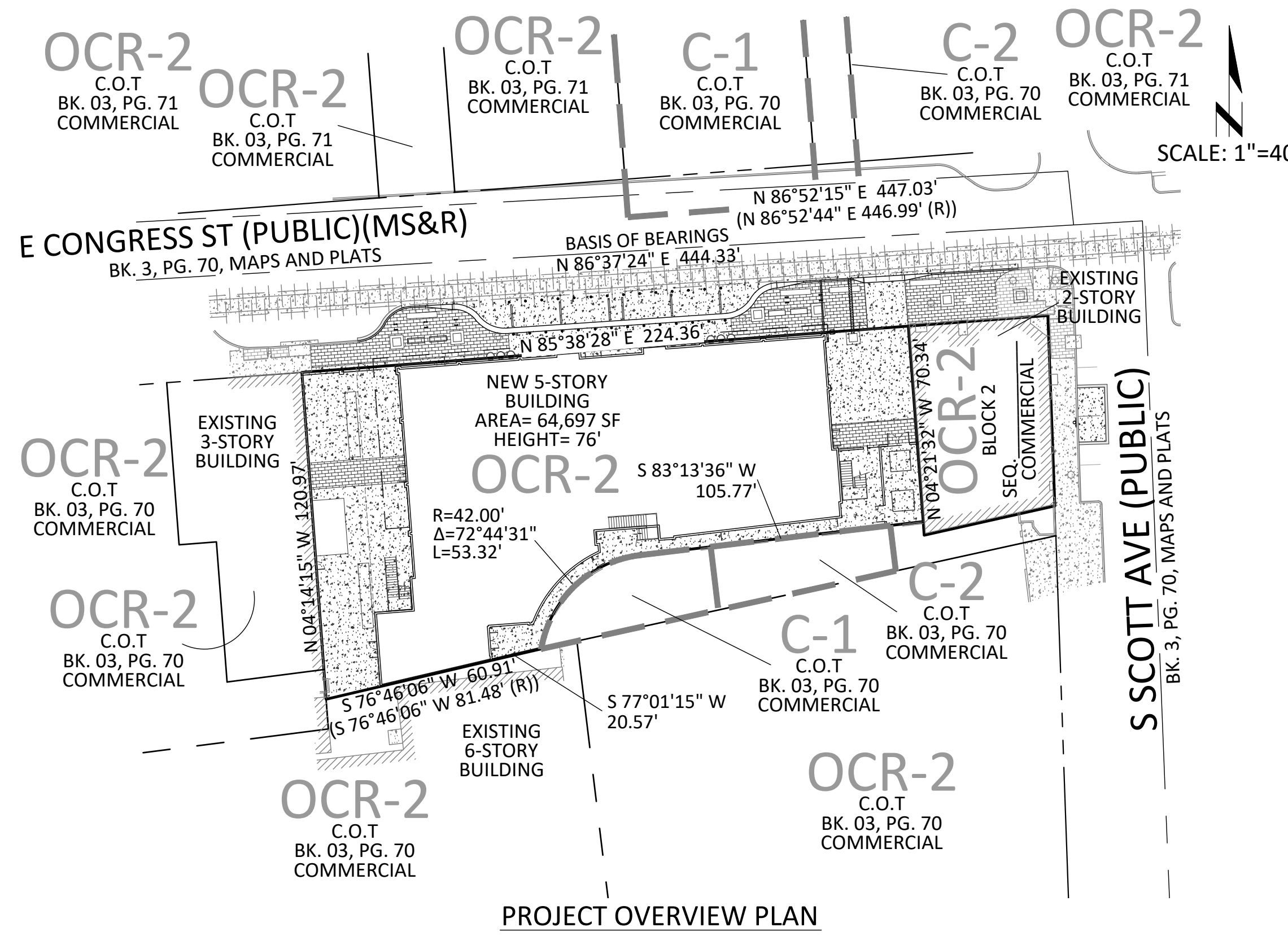
- NOTE: LONG-TERM SPACES ARE PROVIDED AS STORAGE UNITS WITHIN THE ENCLOSED REFUSE AREA.
- LOADING ZONES REQUIRED = 0 SPACES
LOADING ZONES PROVIDED = 0* SPACES
- *SEE IID GENERAL NOTES __, SHEET 2.

- NO FREESTANDING MONUMENT SIGNS OR PARKING AREA LIGHTING ARE PROPOSED WITHIN THIS DEVELOPMENT.
- MAIL SERVICE TO BE LOCATED INSIDE THE BUILDING.
- WASTE STREAM CALCULATION:
PER TSM 8-01.8.0 THIS SITE PRODUCES APPROXIMATELY 248 TONS OF SOLID WASTE PER YEAR (EQUATING TO 3,180 GALLONS PER WEEK). A MINIMUM OF 16 CUBIC-YARDS (TOTAL) OF TRASH WILL BE REQUIRED TO BE REMOVED FROM THE SITE EACH WEEK.
PER IID CASE # _____ TRASH PICK-UP REQUIREMENTS WILL BE MET BY PROVIDING _____. SEE IID GENERAL NOTE __, SHEET 2.
THE BUILDING OWNER'S FACILITY PERSONNEL WILL BE RESPONSIBLE FOR ROLLING OUT THE TRASH BINS TO THE SPECIFIED LOCATION & DURING THE SPECIFIED TIME OF SERVICE. AFTER SERVICE IS COMPLETE, THE BINS WILL BE REQUIRED TO BE ROLLED BACK INTO THE BUILDING.
MINIMUM VERTICAL CLEARANCE FOR GARBAGE TRUCKS IS 25.0' PER TSM 8-01.5.3.B.

- THE PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE CRITERIA FOR UDC SEC. 5.4, MAJOR STREETS AND ROUTES (MS&R) SETBACK ZONE; SEC. 5.5 GATEWAY CORRIDOR ZONE; UDC SEC. 5.12, DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID), INCLUDING 5.12.7 RIO NUEVO AREA AND 5.12.10 DOWNTOWN CORE SUBDISTRICT.
- ANY WORK WITHIN CITY OF TUCSON RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY PERMIT, OR A PRIVATE IMPROVEMENT AGREEMENT. CONTACT CITY OF TUCSON PERMITS AND CODES (791-4259) FOR ADDITIONAL INFORMATION.

	OTHER PARCEL LINE
	ROADWAY CENTERLINE
	EXISTING CONTOUR
	SPOT ELEV. (NEW GRADE)
	SPOT ELEV. (EXIST. GRADE)
	ZONE BOUNDARY
	FLOW-LINE
	EXISTING CURB
	EXISTING PAINT STRIPE
	EXISTING CONCRETE
	EXISTING FENCE/RAILING
	NEW CURB
	NEW PAINT STRIPE
	NEW ASPHALT
	NEW CONCRETE
	NEW CONCRETE GRADE BEAMS
	NEW TRASH MANEUVERABILITY PATHWAY
	RIGHT-OF-WAY
	PROJECT BOUNDARY LINE

DEVELOPMENT PACKAGE for CITY PARK MIXED USE



LEGEND

	NEW FENCE/RAILING		NEW SEWER		SURVEY MONUMENTATION AS NOTED
	NEW WALL		NEW WATER		PARKING SPACE COUNT
	EXISTING PARKING METER		NEW FIRE SERVICE		ZONING DIVISION
	EXISTING TELEPHONE		NEW SEWER CLEANOUT		SIGHT VISIBILITY TRIANGLE
	EXISTING SIGN		NEW WATER METER		RIGHT-OF-WAY
	EXISTING STREET/TRAFFIC LIGHT		EXISTING WATER VALVE		RECORDED DISTANCE
	EXISTING STORM DRAIN MANHOLE		EXISTING IRRIGATION VALVE		RADIUS
	EXISTING STORM DRAIN PIPE		EXISTING FIRE HYDRANT		PAVEMENT (ASPHALT)
	EXISTING SEWER		EXISTING FIRE CONNECTION		CONCRETE
	EXISTING WATER		EXISTING ELECTRIC MANHOLE		TOP OF CURB
	EXISTING FIRE SERVICE		EXISTING ELECTRIC PULLBOX/METER		LOW POINT
	EXISTING UNDERGROUND ELECTRIC		EXISTING ELECTRICAL EQUIPMENT		HIGH POINT
	EXISTING OVERHEAD ELECTRIC		EXISTING COMMUNICATION MANHOLE		GRADE BREAK
	EXISTING GAS LINE		EXISTING LIGHT PULLBOX		FINISHED FLOOR ELEVATION
	EXISTING SEWER MANHOLE		EXISTING GAS METER		BRICK
	EXISTING SEWER CLEANOUT		NEW SIGN		
	EXISTING WATER METER		NEW STREET/TRAFFIC LIGHT		

CITY OF TUCSON DEVELOPMENT PACKAGE PSD 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 # _____	<input type="checkbox"/> per letter in SIRE

NO.	DATE	REVISION DESCRIPTION	BY

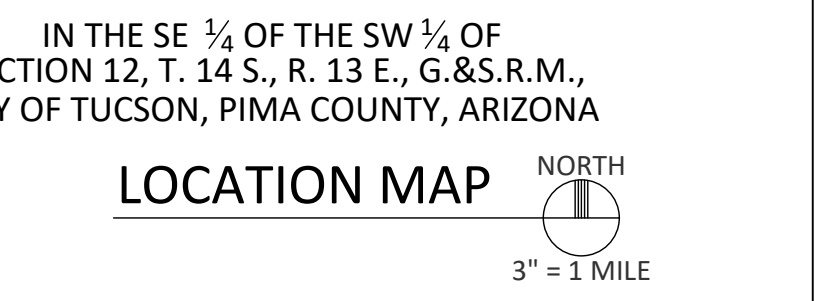
CYPRESS PROJECT NO: 16.005

2030 east speedway boulevard suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhall@cyresscivil.com

OWNER/DEVELOPER	
BP POST DEVELOPERS, LLC 20 EAST CONGRESS STREET, SUITE 300 TUCSON, ARIZONA 85701 ATTN: BOURN COMPANIES PH: (520) 323-1005 EMAIL: info@bourncompanies.com	
SITE ADDRESS	
56 EAST CONGRESS STREET TUCSON, ARIZONA 85701	

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

DEVELOPMENT PLAN for CITY PARK MIXED USE cover sheet



SHEET INDEX

- COVER SHEET
- NOTES
- SITE PLAN
- GRADING + DRAINAGE PLAN
- UTILITIES + EASEMENTS PLAN
- DEMOLITION PLAN
- HARDSCAPE PLAN
- LANDSCAPE PLAN
- IRRIGATION PLAN
- HARDSCAPE DETAILS
- PLANTING - IRRIGATION DETAILS

ARCHITECT
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DP16-0202
REF: C9-06-25, S16-074

PAVING & GRADING NOTES

- ALL CONSTRUCTION AND TEST METHODS SHALL CONFORM TO THE PIMA COUNTY/CITY OF TUCSON (PAG) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2003 EDITION, AND THE PAG 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	TOTAL FILL	COMPOSITE
237 CY	75 CY	161 CY (C)

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 CONTRACTORS 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 PDSO 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 PDSO 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 FACILITIES/IMPROVEMENTS, UTILITY TRENCHES ARE BACKFILLED, PRIVATE PAVING AND CURB, PERMANENT PROTECTIVE DEVICES, ALL EROSION CONTROL MEASURES HAVE BEEN COMPLETED, ALL CONDITIONS OF PERMITS ARE COMPLETED, IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND GRADING PERMIT, AND ANY OTHER REQUIRED REPORTS THAT HAVE BEEN SUBMITTED.
- 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 520-561-4983.
- AGGREGATE BASE COURSE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 303.

PAVING & GRADING NOTES (cont.)

- 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 (P). ADD 0.5' FOR THE ADJACENT TOP OF CURB/CONCRETE (TC/C) 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.
- THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL DECOMPOSED GRANITE AREAS SO THAT THE FINISHED SURFACE OF THE DECOMPOSED GRANITE WILL MATCH THE FINISHED SURFACE ELEVATION AS CALLED OUT ON THESE PLANS. WATER HARVESTING AREAS SHALL BE KEPT LOW TO ACHIEVE FULL DEPTH OF WATER HARVESTING TO THE FINISHED SURFACE OF THE DECOMPOSED GRANITE. SEE LANDSCAPE PLANS FOR DECOMPOSED GRANITE AREAS.
- THE APPROVED GRADING PLAN/DEVELOPMENT PACKAGE IS THE ONLY ACCEPTABLE CONSTRUCTION PLAN ONSITE. THE CONTRACTOR MAY NOT USE ANY OTHER PLANS, SUCH AS THE APPROVED TENTATIVE PLAT AND/OR DEVELOPMENT PLAN, FOR CONSTRUCTION PURPOSES. THE CONTRACTOR MAY ASK THE PLANNING AND DEVELOPMENT SERVICES INSPECTOR TO CONSULT WITH THE OTHER APPROVED PLANS FOR ADDITIONAL INFORMATION OR DETAILS THAT MIGHT NOT BE INCLUDED ON THE APPROVED GRADING PLAN BUT NEEDED FOR COMPLETION OF WORK.
- THE CONTRACTOR IS NOT PERMITTED TO MAKE AN AUTONOMOUS DECISION TO CARRY OUT CONSTRUCTION FIELD CHANGES WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND THE CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT.
- CURB RADII ARE MEASURED TO FRONT FACE OF CURB.
- ALL DIMENSIONS FOR PARKING AREA ACCESS LANES AND PARKING SPACES AS SHOWN ON THE PLANS ARE MEASURED AT THE GUTTER LINE.
- ALL WORK SHALL CONFORM TO THE CITY OF TUCSON TECHNICAL STANDARDS MANUAL SEC.2-01.
- ANY REVISION TO THE GRADING PLAN **MAY** REQUIRE A RE-SUBMITTAL OF A REVISED GRADING PLAN FOR REVIEW. CONTACT PDSO ENGINEERING AT 791-5550 TO DISCUSS CHANGES IN GRADING DESIGN.
- CONTACT PERMITS AND CODES AT 791-4259 FOR ANY QUESTIONS REGARDING ANY RIGHT-OF-WAY PERMIT REQUIREMENTS.
- AS-BUILTS AND LETTERS OF COMPLETION FOR BASIN(S) AND OVERALL PROJECT ARE REQUIRED.
- 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.
- CALL FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF EARTHWORK. TO SCHEDULE A PDSO PRE-CONSTRUCTION MEETING, SWPPP INSPECTION OR GENERAL ENGINEERING INSPECTIONS, CALL IVR (740-6970), OR SCHEDULE WITH A CUSTOMER SERVICE REPRESENTATIVE AT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, OR CONTACT PDSO ENGINEERING AT 791-5550 EXTENSION 2101, OR SCHEDULE INSPECTIONS ONLINE AT: www.ci.tucson.az.us/dsd/Online_Services/Online_Permits/online_permits.html

EARTHWORK/MATERIALS TESTING + CERTIFICATION

- A GEOTECHNICAL ENGINEERING INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY TERRACON. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT, DATED JANUARY 12, 2006, TERRACON PROJECT NO. 63055181.
- 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.

INFILL INCENTIVE DISTRICT GENERAL NOTES CASE #

- 1.
- 2.
- 3.
- ...

C9-06-25 REZONING CONDITIONS

- A SUBDIVISION PLAT/DEVELOPMENT PLAN IN SUBSTANTIAL COMPLIANCE WITH THE PRELIMINARY DEVELOPMENT PLAN DATED AUGUST 10, 2006, AND THE DESIGN COMPATIBILITY REPORT, IS TO BE SUBMITTED AND APPROVED IN ACCORDANCE WITH SECTIONS 4.1.1 AND 5.3.8 OF THE TUCSON LAND USE CODE.
- THE PROJECT SHALL DEMONSTRATE COMPLIANCE WITH THE REQUIREMENTS OF THE RIO NUEVO DOWNTOWN (RND) ZONE.
- UPON COMPLETION OF CONSTRUCTION OF THE ENTIRE SITE, THE OWNER/DEVELOPER SHALL BE PREPARED TO MITIGATE ANY PAVEMENT DAMAGE ON CONGRESS STREET BETWEEN SCOTT AVENUE AND STONE AVENUE (INCLUDING THE SOUTH SIDE PARKING LANE/SPACES) THAT IS DETERMINED TO BE ATTRIBUTABLE TO THE HEAVY CONSTRUCTION ACTIVITIES ON THE SUBJECT SITE.
- A DRAINAGE STATEMENT SHALL BE PROVIDED WITH THE SUBDIVISION PLAT/DEVELOPMENT PLAN SUBMITTAL.
- "SAFE BY DESIGN" CONCEPTS SHALL BE INCORPORATED IN THE PROJECT FOR REVIEW BY THE TUCSON POLICE DEPARTMENT.
- SIX (6) INCH SIDE FENCE BLOCK OR GREATER SHALL BE USED FOR PERIMETER WALLS.
- ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT SHALL BE AT NO EXPENSE TO THE PUBLIC.
- FIVE YEARS ARE ALLOWED FROM THE DATE OF THE INITIAL AUTHORIZATION TO IMPLEMENT AND EFFECTUATE ALL CODE REQUIREMENTS AND CONDITIONS OF REZONING.

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 POT HOLE ALL UTILITIES (SHOWN OR NOT SHOWN ON THE PLANS) MARKED BY BLUE STAKE PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.

PRIVATE UTILITY NOTES

- ALL ON-SITE BUILDING SEWER CONNECTION LINES ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
- ALL ON-SITE DOMESTIC WATER SUPPLY LINES ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
- ALL ON-SITE FIRE SERVICE MAINS ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) PUBLICATION 24, LATEST EDITION.

SURVEY NOTES

- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTHERN MONUMENT LINE OF CONGRESS STREET ADJACENT TO THE SUBJECT PARCEL AND BLOCK 208 OF THE CITY OF TUCSON, AS SHOWN ON THIS MAP AND THE "POST CONDOMINIUMS" PLAT RECORDED IN BOOK 62 AT PAGE 61 OF MAPS AND PLATS, RECORDS OF PIMA COUNTY ARIZONA. THE BEARING OF SAID LINE IS **N 86°37'24" E**.
- THE BASIS OF ELEVATIONS FOR THIS PROJECT IS CITY OF TUCSON BENCHMARK 28 PER FIELDBOOK 1989X, PAGE 3R, DESCRIBED AS A CHISELED "X" AT THE TOP SOUTHEAST CORNER OF A CATCH BASIN AT THE SOUTHWEST CORNER OF STONE AVENUE AND JACKSON STREET. APPROX. 500' SOUTH AND 200' WEST OF THE SUBJECT PARCEL. THE ELEVATION OF SAID BENCHMARK IS **2,386.30'**, 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
PH: (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.



- ASPHALTIC CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 406, MIX #2.
- ALL CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 1006, CLASS B, 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, AND CLASS S, 3000 PSI AT 28 DAYS.

CITY OF TUCSON DEVELOPMENT PACKAGE PDSO APPROVAL

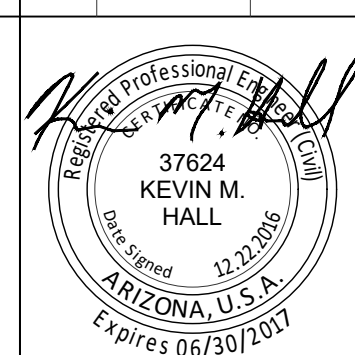
Site/Dev Plan SCZ
 Tentative Plat FRZ
 Grading HDZ
 SWPPP WASH
 FUP Other

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

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				BP POST DEVELOPERS, LLC 20 EAST CONGRESS STREET, SUITE 300 TUCSON, ARIZONA 85701 ATTN: BOURN COMPANIES PH: (520) 323-1005 EMAIL: info@bourncompanies.com
				SITE ADDRESS 56 EAST CONGRESS STREET TUCSON, ARIZONA 85701

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

DEVELOPMENT PLAN for CITY PARK MIXED USE notes



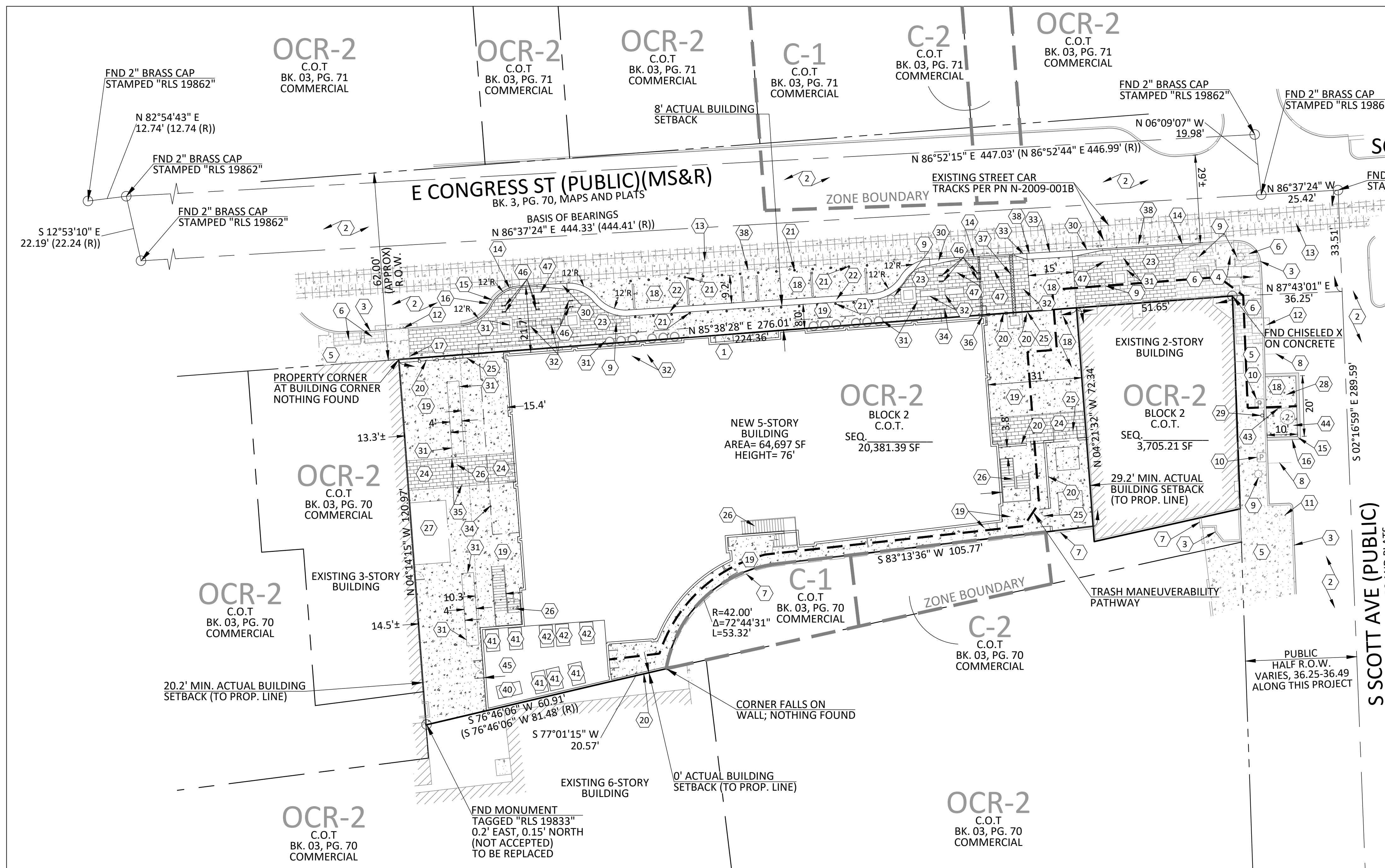
CYPRESS PROJECT NO: 16.005

CYPRESS CIVIL DEVELOPMENT
Strength + sustainability

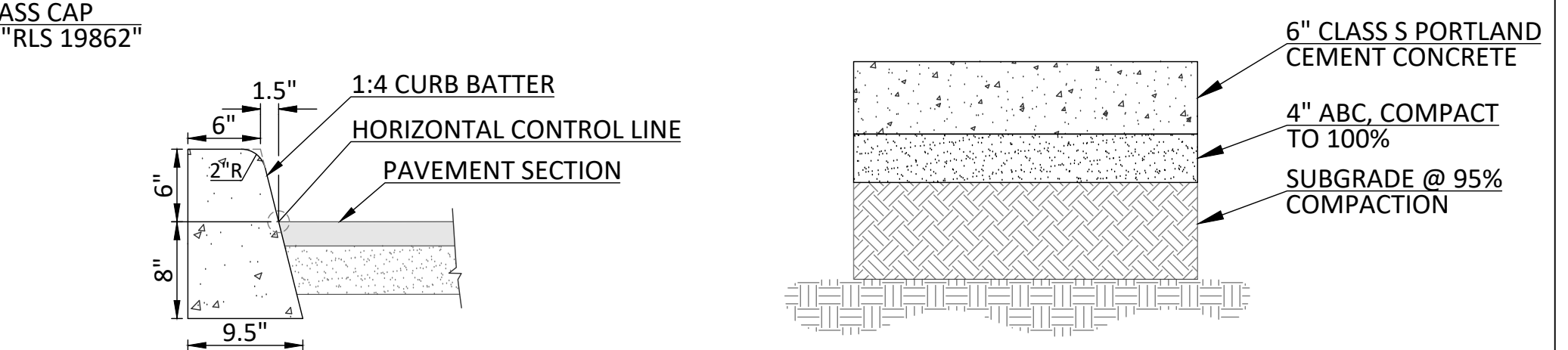
2030 east speedway boulevard suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhall@cyresscivil.com

DP16-0202
 REF: C9-06-25, S16-074

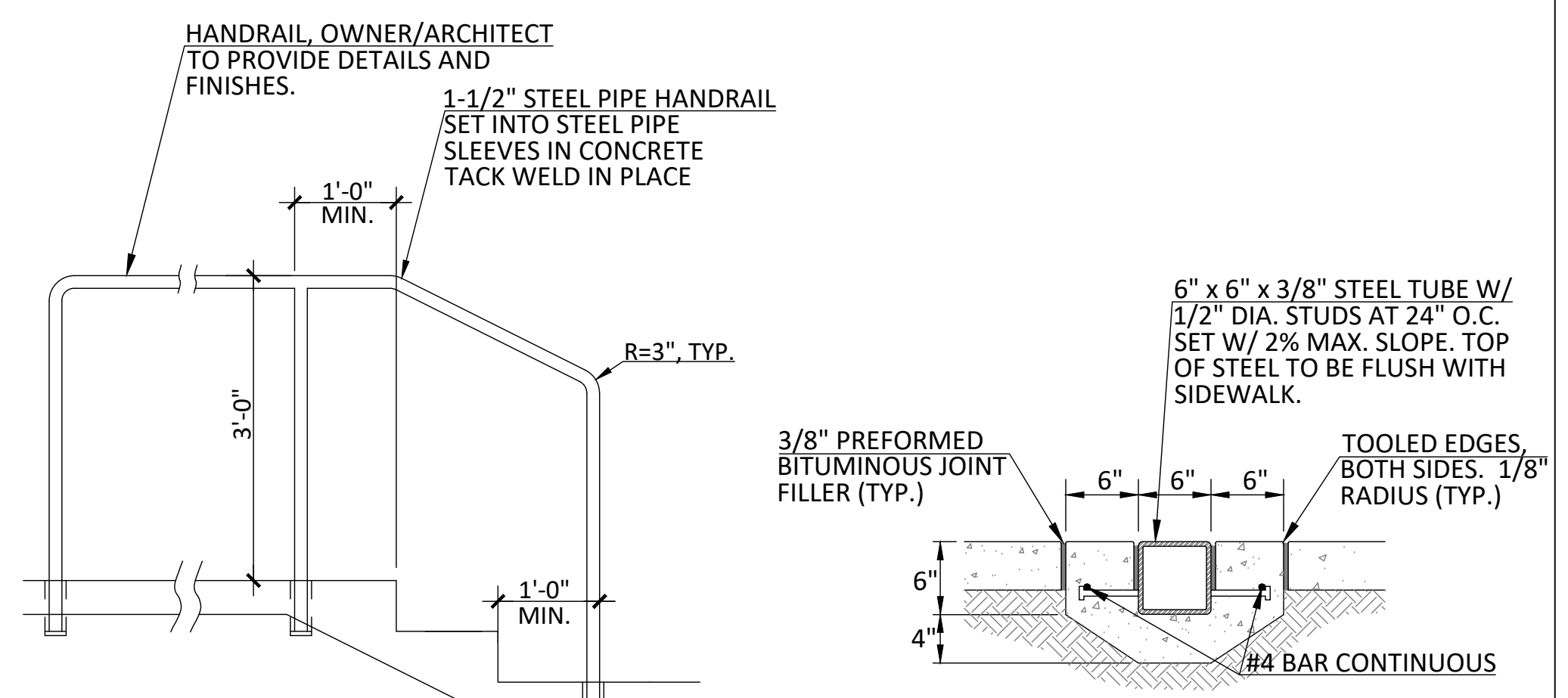
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11



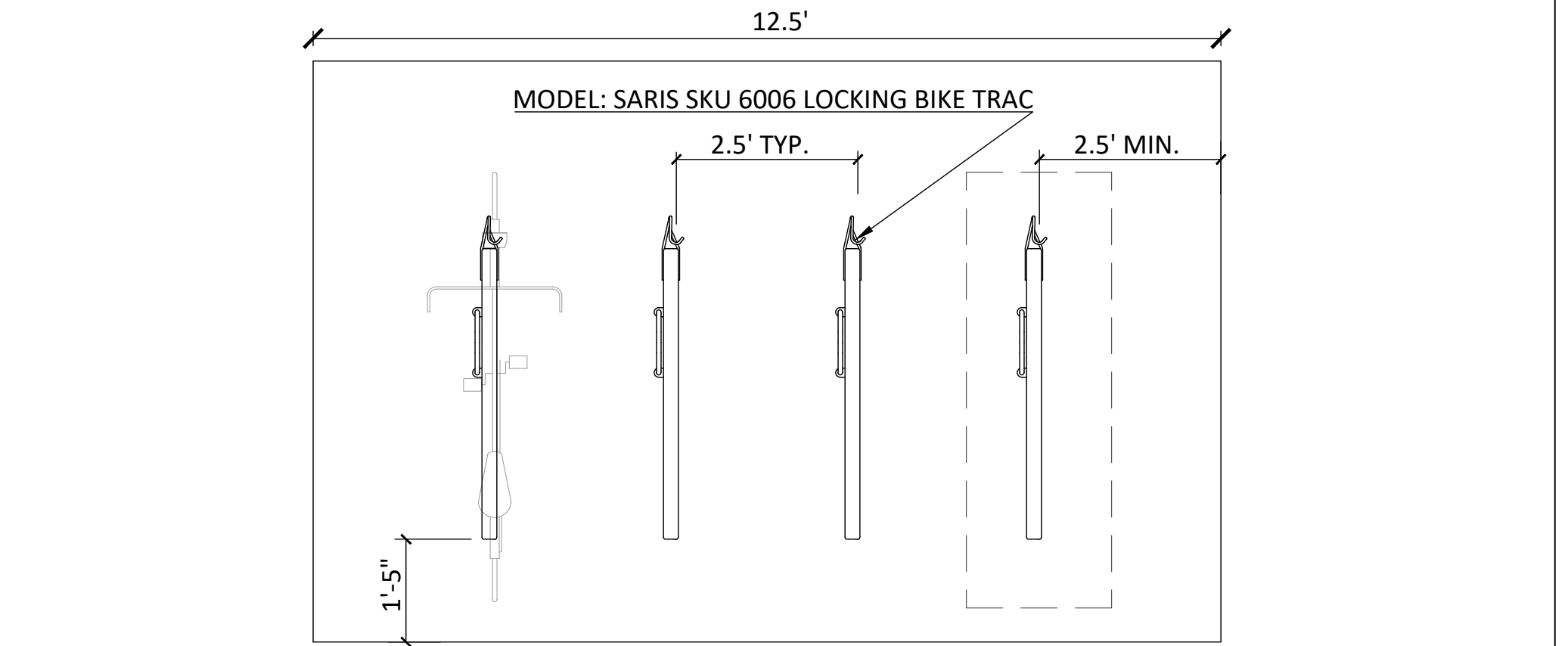
SCALE: 1"=20'



A CONCRETE VERTICAL CURB TYPE 2, H=6" PAG DTL 209 SCALE: 1"=1'
B CLASS S PAVEMENT SECTION SCALE: 1"=1'



C HANDRAIL AT STAIRS N.T.S.
D SIDEWALK SCUPPER TYPE 1 SCALE: 1"=1'



E INTERIOR LONG-TERM VERTICAL BIKE STORAGE ELEVATION SCALE: 1"=2'

- KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE.
 - 2 EXISTING ASPHALT TO REMAIN.
 - 3 EXISTING CURB TO REMAIN.
 - 4 EXISTING CURB RAMP TO REMAIN.
 - 5 EXISTING CONCRETE SIDEWALK TO REMAIN.
 - 6 EXISTING BRICK PAVERS TO REMAIN.
 - 7 EXISTING WALL TO REMAIN.
 - 8 EXISTING STRIPING TO REMAIN.
 - 9 EXISTING LIGHT TO REMAIN.
 - 10 EXISTING PARKING METER TO REMAIN.
 - 11 EXISTING BIKE PARKING TO REMAIN.
 - 12 EXISTING STORM DRAIN INLET TO REMAIN.
 - 13 EXISTING SUN LINK CONCRETE TO REMAIN.
 - 14 NEW 6" VERTICAL CURB (TYPE 2) PER PAG STD DTL 209. SEE DETAIL (A), THIS SHEET. CONNECT TO EXISTING CURB PER PAG DETAIL 211.
 - 15 NEW AC PAVEMENT OVER ABC. MATCH EXISTING ADJACENT SECTION.
 - 16 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
 - 17 CONNECT TO EXISTING SIDEWALK PER PAG STD DTL 203.
 - 18 NEW 6" CONCRETE PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL (B), THIS SHEET.
 - 19 NEW CONCRETE SIDEWALK PER PAG STD DTL 200. SEE PLAN FOR DIMENSIONS.
 - 20 NEW WALL/FENCE. OWNER/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
 - 21 NEW REMOVABLE POST BARRICADE PER PAG STD DTL 107 (TYP.). 28 TOTAL.
 - 22 NEW 6" HIGH WEDGE CURB, PER PAG DETAIL 209.
 - 23 NEW BRICK PAVEMENT TO MATCH PREVIOUS STYLE ALONG CONGRESS STREET. OWNER/ARCHITECT TO PROVIDE MATERIALS AND FINISHES.
 - 24 NEW NARROW LINEAR MODULAR PAVERS. OWNER/ARCHITECT TO PROVIDE MATERIALS AND FINISHES.
 - 25 NEW GATE. OWNER/ARCHITECT TO PROVIDE MATERIALS AND FINISHES.
 - 26 NEW STAIRS. OWNER/ARCHITECT TO PROVIDE MATERIALS AND FINISHES.
 - 27 NEW STAGE. OWNER/ARCHITECT TO PROVIDE MATERIALS AND FINISHES.
 - 28 NEW AM LOADING ZONE.
 - 29 NEW SIGN FOR AM LOADING ZONE.
 - 30 NEW CURB TRANSITION (VERTICAL TO WEDGE) PER PAG DETAIL 210.
 - 31 NEW RAISED LANDSCAPE PLANTER. OWNER/ARCHITECT TO PROVIDE DETAILS. PLANTERS TO PROVIDE 4" OPENINGS TO ALLOW FOR STORMWATER TO DRAIN INTO PROPOSED CATCH BASINS.
 - 32 NEW BENCH. OWNER/ARCHITECT TO PROVIDE DETAILS.
 - 33 NEW MODIFIED 4" CURB TRANSITION (VERTICAL TO WEDGE) PER PAD DETAIL 210.
 - 34 NEW BUILDING OVERHANG. OWNER/ARCHITECT TO PROVIDE DETAILS.
 - 35 NEW ICC A117.1 SECTIONS 504 & 505 COMPLIANT RAILING FOR STAIRS. SEE DETAIL (C), THIS SHEET. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.
 - 36 NEW TYPE 1 SCUPPER PER PC/COT STD 204. SEE DETAIL (D), THIS SHEET.
 - 37 NEW 1" WIDE TYPE 2 SCUPPER PER PC/COT STD 205.
 - 38 MATCH EXISTING EDGE OF CONCRETE.
 - 39 NEW TREE GRATE. SEE LANDSCAPE PLAN FOR DETAILS.
 - 40 NEW ROLLING SELF-CONTAINED 2.75 CY COMPACTOR.
 - 41 NEW TRASH DUMPSTER.
 - 42 NEW RECYCLE DUMPSTER.
 - 43 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
 - 44 NEW TRASH PICK-UP LOCATION.
 - 45 NEW LONG TERM BIKE STORAGE. SEE DETAIL (E), THIS SHEET.
 - 46 NEW SHORT TERM BIKE PARKING. SEE LANDSCAPE PLANS FOR DETAILS.
 - 47 NEW STEEL PLANTER. SEE LANDSCAPE PLANS FOR DETAILS.

NOTE: ALL PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE RIGHT-OF-WAY PERMIT.

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 # _____	<input type="checkbox"/> per letter in SIRE

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				BP POST DEVELOPERS, LLC 20 EAST CONGRESS STREET, SUITE 300 TUCSON, ARIZONA 85701 ATTN: BOURN COMPANIES PH: (520) 323-1005 EMAIL: info@bourncompanies.com
				SITE ADDRESS 56 EAST CONGRESS STREET TUCSON, ARIZONA 85701

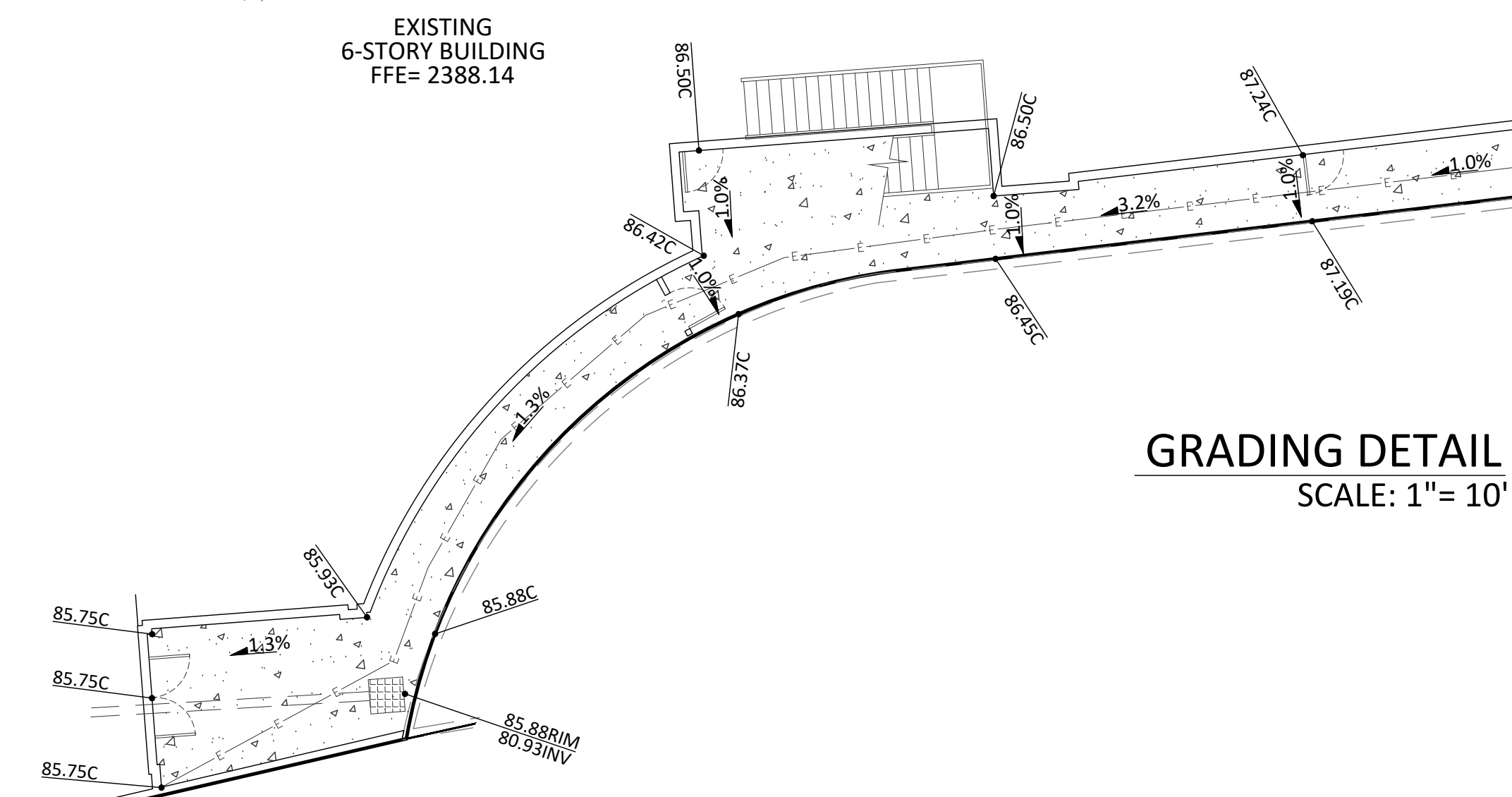
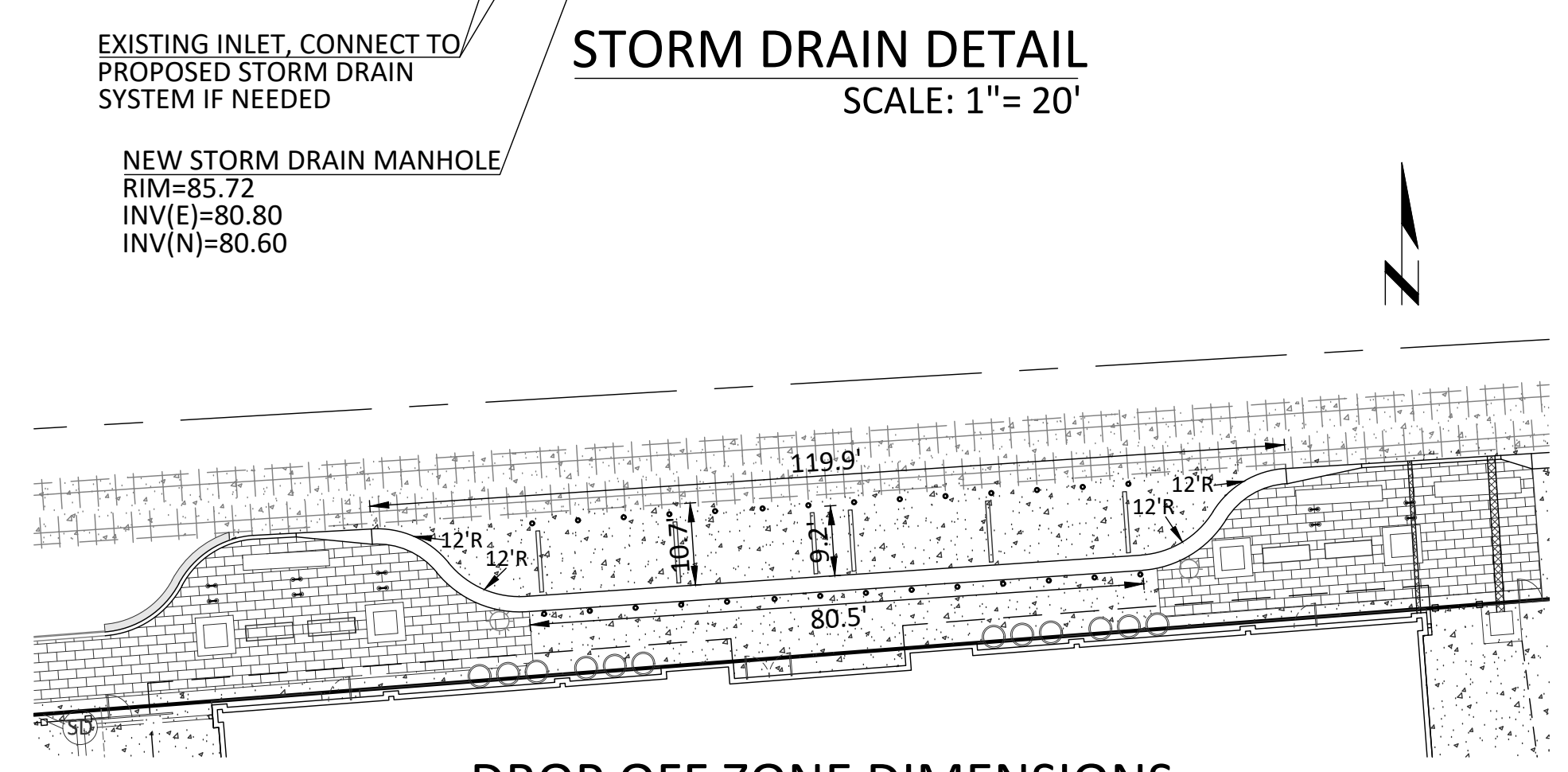
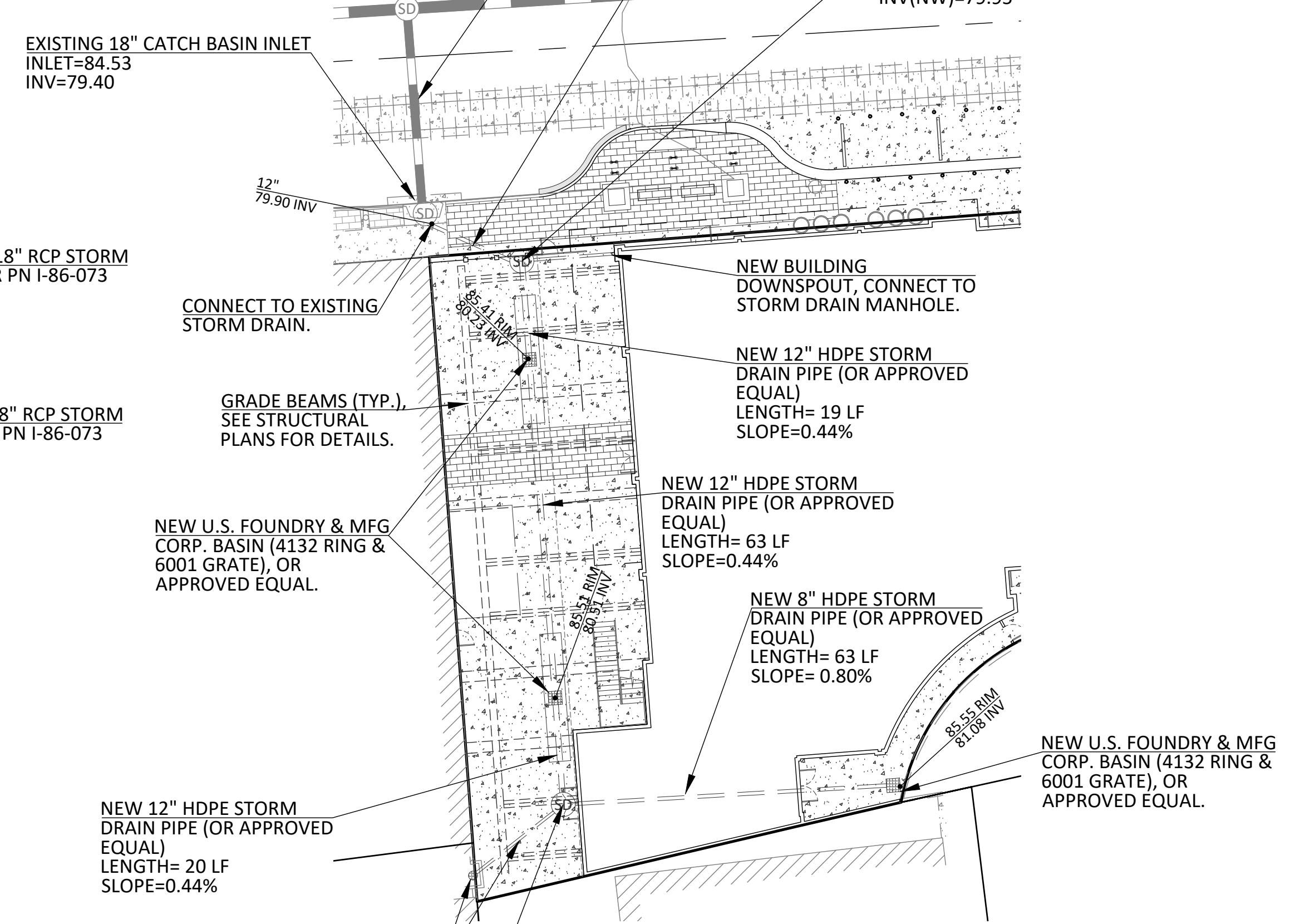
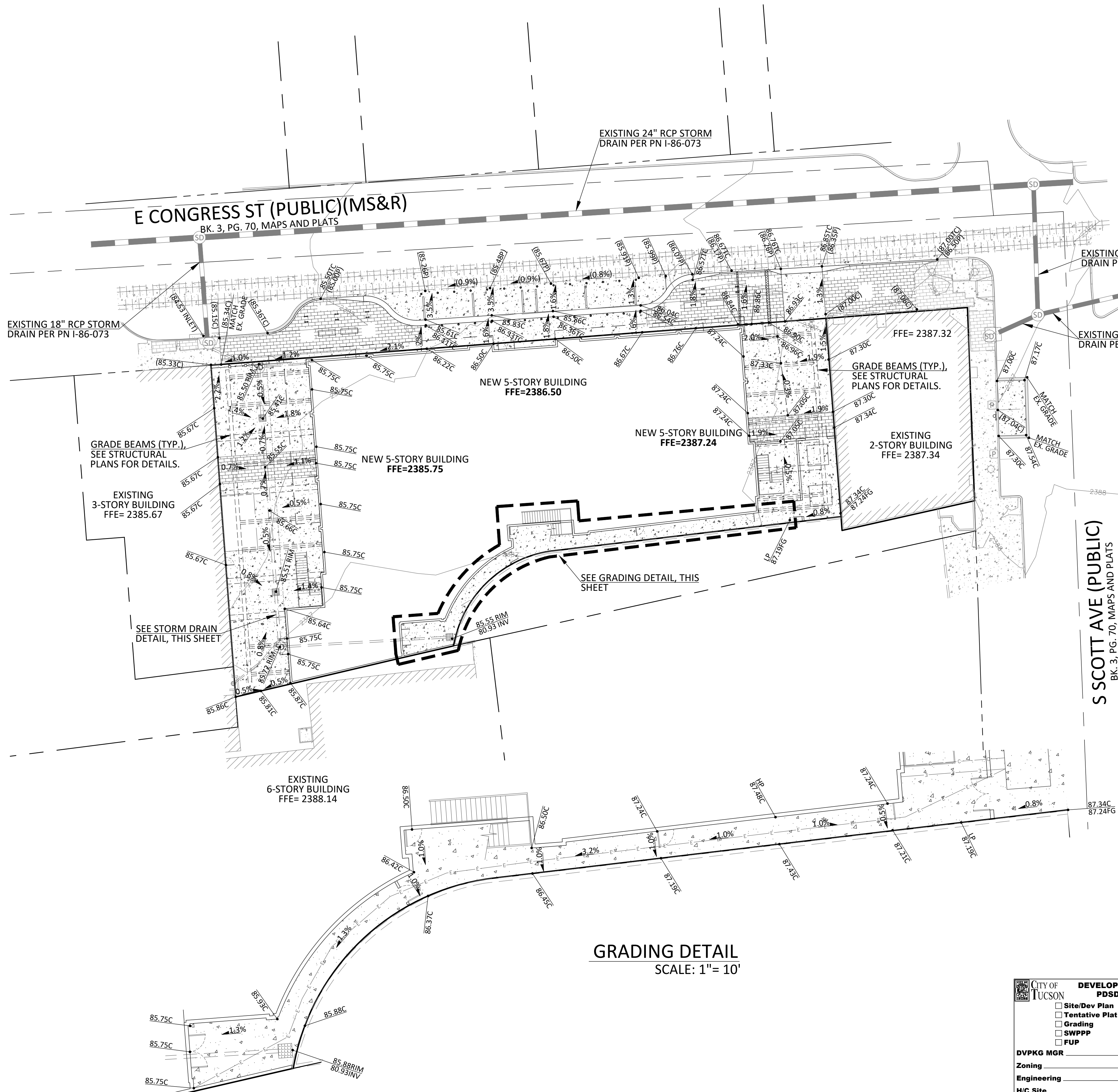
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 12, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

DEVELOPMENT PLAN for CITY PARK MIXED USE site plan



DP16-0202 REF: C9-06-25, S16-074 3 OF 11

SCALE: 1"=20'
C.I. = 1 FOOT



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CYPRESS PROJECT NO: 16.005
2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhall@cypresscivil.com

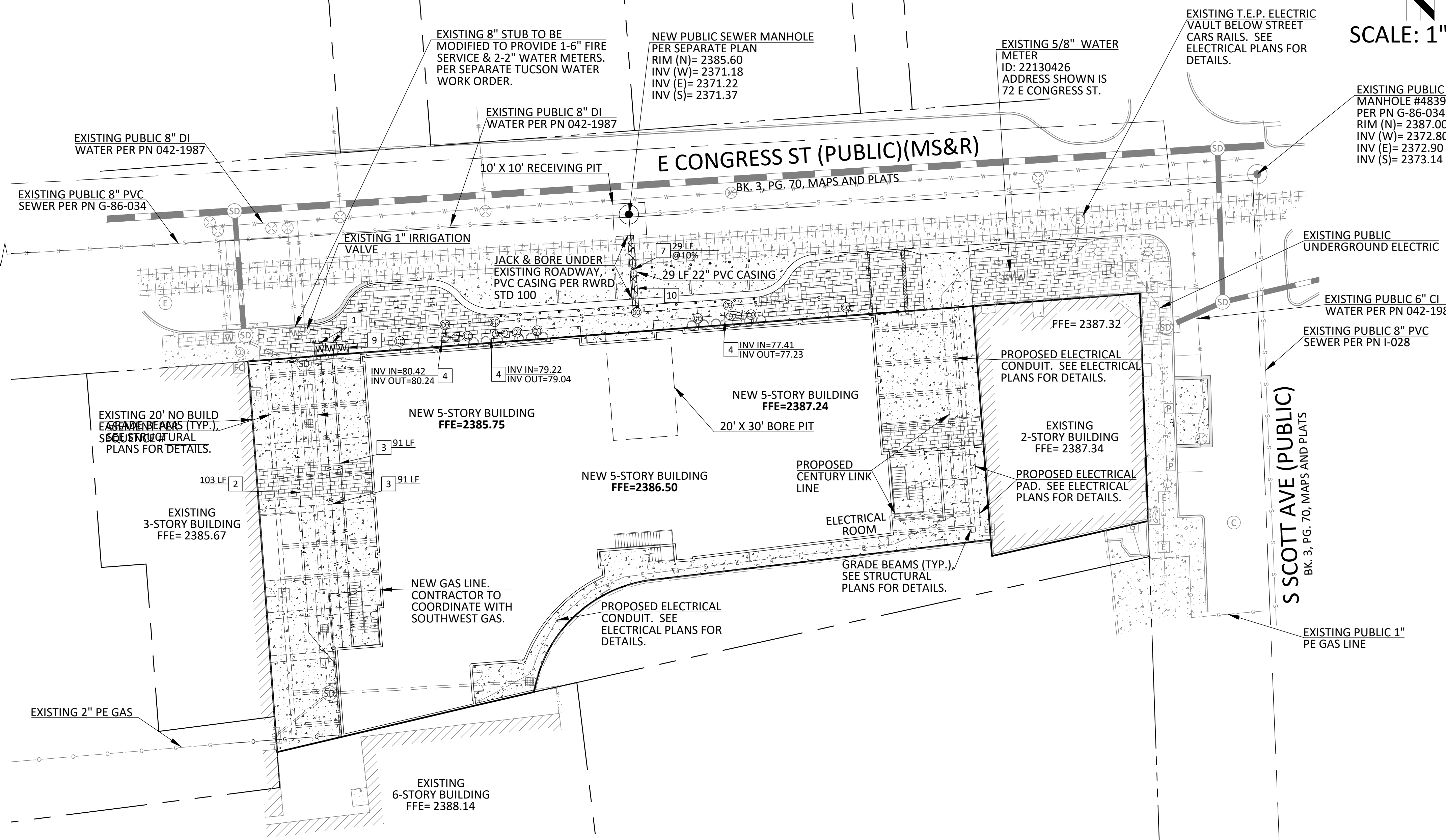
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**DEVELOPMENT PLAN for
CITY PARK MIXED USE
grading + drainage plan**

- CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL**
- Site/Dev Plan
 - Tentative Plat
 - Grading
 - SWPPP
 - FUP
 - SCZ
 - FRZ
 - HDZ
 - WASH
 - Other
- DVPKG MGR _____ Date _____
Zoning _____ Date _____
Engineering _____ Date _____
H/C Site _____ Date _____
Fire _____ Date _____
Landscape _____ Date _____
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SCALE: 1"=20'



UTILITY KEYNOTES

- 1 NEW 2" TURBO WATER METER. SEE PLUMBING PLAN FOR DETAILS.
- 2 NEW PRIVATE 6" PVC FIRE SUPPRESSION SERVICE.
- 3 NEW PRIVATE 2" CW WATER SERVICE BY SEPARATE PLAN.
- 4 NEW GREASE INTERCEPTOR. SEE MECHANICAL PLANS FOR VENTING DETAILS. INSTALLATION PER MANUFACTURER SPECIFICATIONS.
- 5 NEW SEWER CLEANOUT. SEE KEYNOTE FOR RIM AND INVERT(S).
- 6 NEW PRIVATE 4" PVC SEWER LINE. SEE KEYNOTE FOR LENGTH.
- 7 NEW PRIVATE 6" DIP SEWER LINE. SEE KEYNOTE FOR LENGTH. 22" PVC CASING PER RWRD STD. 100
- 8 NEW SEWER CLEANOUT. INSTALL BACKWATER VALVE. SEE KEYNOTE FOR RIM AND INVERT(S).
- 9 NEW 5/8" OR 3/4" WATER METER FOR IRRIGATION. SEE LANDSCAPE PLAN FOR DETAILS.
- 10 NEW HIGH POTENTIAL 32 LB MAGNESIUM ANODE (TWO TOTAL), PER TUCSON WATER SD-710. DIRECT ATTACH BOTH ANODES TO THE DUCTILE IRON PIPE SECTION.

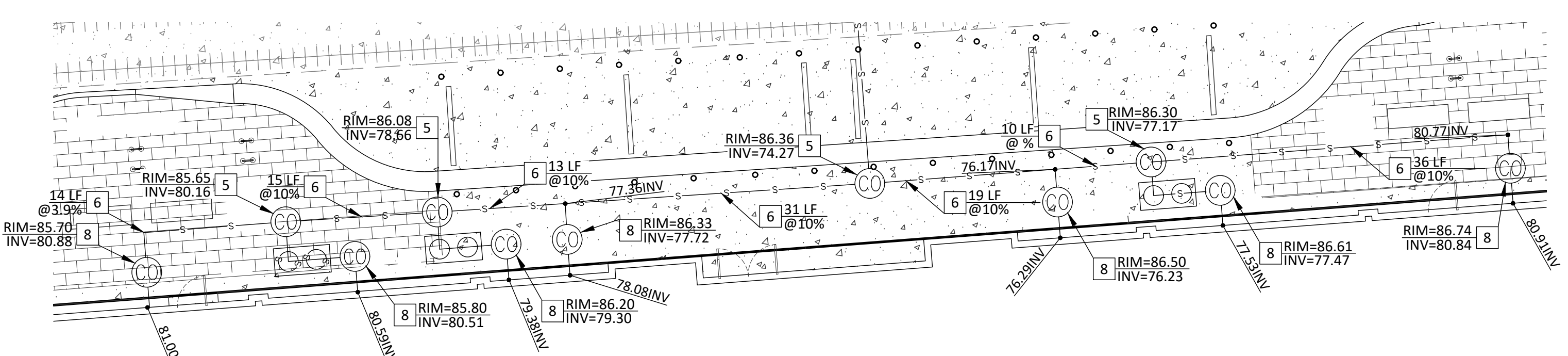
NOTE: A BACKWATER VALVE IS REQUIRED FOR THE FIRST FLOOR AND ALL FLOOR BELOW WHEN FUTURE PLUMBING ACTIVITIES TAKE PLACE.

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.

PRIVATE FIRE SUPPRESSION NOTES

1. INSTALLATION OF FIRE SERVICE UNDERGROUND SHALL CONFORM TO NFPA 13.
2. MINIMUM DEPTH OF BURY TO BE 30".
3. SYSTEM TO BE TESTED AT 200 PSI (OR 50 PSI ABOVE STREET PRESSURE) FOR 2 HOURS.
4. SYSTEM TO BE FLUSHED. FLUSH TO BE WITNESSED BY TFD INSPECTOR.
5. RESTRAINT METHOD FOR NEW FIRE SERVICE INSTALLATION TO BE CONCRETE THRUST BLOCKS.



SEWER DETAIL
SCALE: 1"= 10'

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CYPRESS PROJECT NO: 16.005

2030 east speedway boulevard suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhall@cypresscivil.com

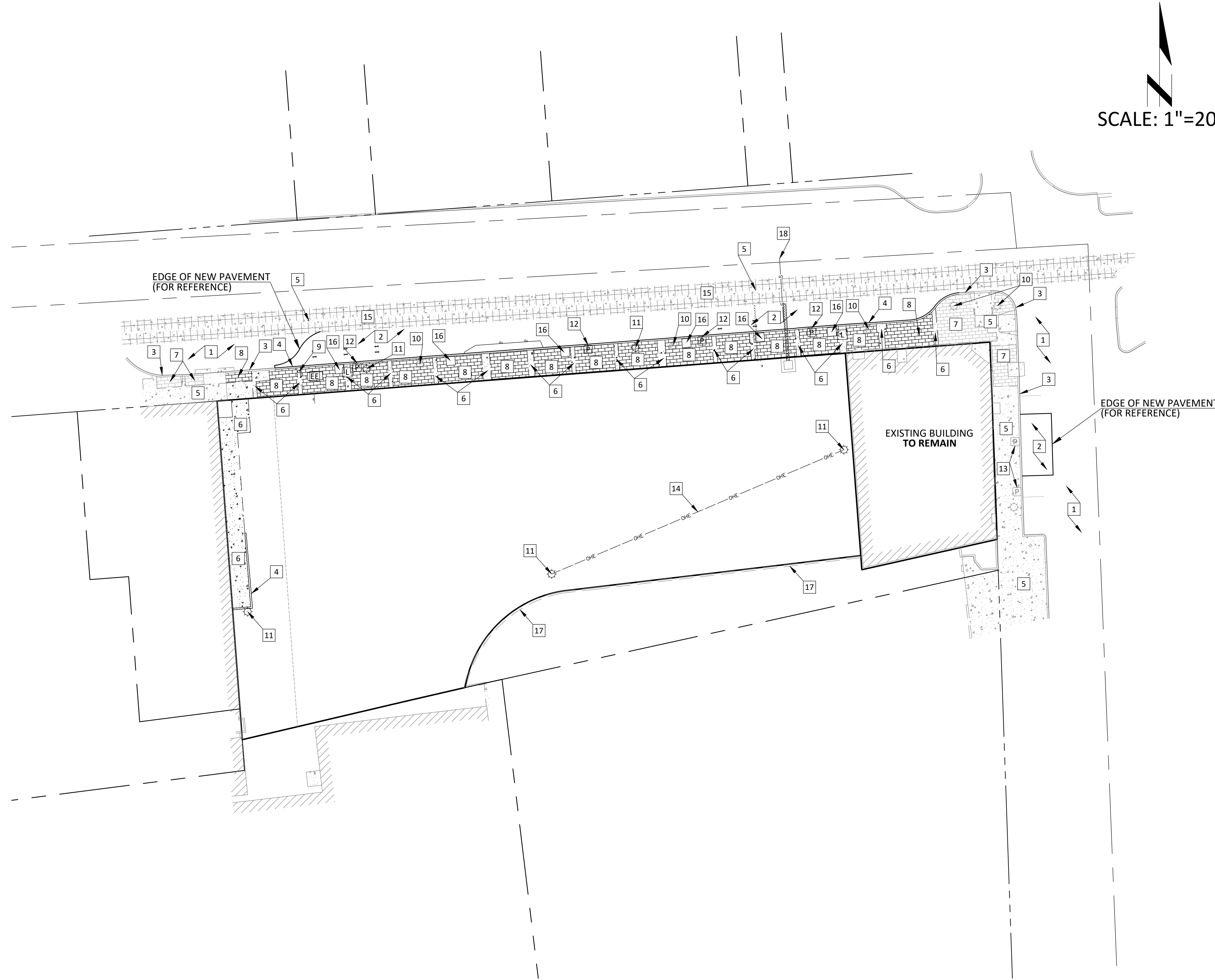
CYPRESS CIVIL DEVELOPMENT
Strength + sustainability

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

DEVELOPMENT PLAN for CITY PARK MIXED USE utilities + easements plan



SCALE: 1"=20'



DEMOLITION KEYNOTES

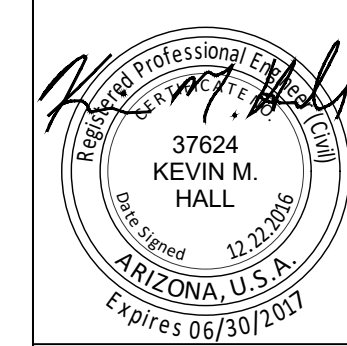
- 1 EXISTING PAVEMENT TO REMAIN.
- 2 EXISTING PAVEMENT TO BE REMOVED.
- 3 EXISTING CURB TO REMAIN.
- 4 EXISTING CURB TO BE REMOVED.
- 5 EXISTING CONCRETE TO REMAIN.
- 6 EXISTING CONCRETE TO BE REMOVED.
- 7 EXISTING BRICK PAVERS TO REMAIN.
- 8 EXISTING BRICK PAVERS TO BE REMOVED.
- 9 EXISTING SIGN TO BE REMOVED.
- 10 EXISTING LIGHT TO REMAIN.
- 11 EXISTING LIGHT TO BE REMOVED.
- 12 EXISTING PARKING METER TO BE REMOVED.
- 13 EXISTING PARKING METER TO REMAIN.
- 14 EXISTING OVERHEAD ELECTRIC LINE TO BE REMOVED.
- 15 EXISTING SUN LINK STREET CAR TRACKS TO REMAIN.
- 16 EXISTING TREE GRATE TO BE REMOVED.
- 17 EXISTING WALL TO REMAIN.
- 18 EXISTING UTILITY INFRASTRUCTURE TO REMAIN.

NOTE: ANY WORK UNDER THE SUN LINK SYSTEM WILL REQUIRE A PERMIT FROM SUN LINK AND COMPLETION OF A "TRACK ACCESS COURSE".



CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL	
<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
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**DEVELOPMENT PLAN for
CITY PARK MIXED USE
demolition plan**

DP16-0202
REF: C9-06-25, S16-074

General Notes

1. Pedestrian integral color Concrete Paving - 4" depth over 4" AB with 8"x8" toe down at all planting areas - Saw cut 1/4" wide x 1" depth score joints - power wash finish.
Vehicular Rated Concrete Paving - 6" depth over 6" depth AB with #4 Rebar - 18" O.C - Each way
2. All concrete paving - Power washed finished with saw cut control joints
3. Maintain 3" reveal against all paving /landscape areas to allow for 2" depth of rock mulch.
4. Install Min. 12" Dia. x 24" deep sump under each raised planter.
bring irrigation up through sump into planter box. backfill sump with pea gravel.
5. Concrete Pavers -Ground Face Finish -Color TBD

Site Elements

Round Planters - 12 Total - COR-TEN Pre-Weathered Steel Finish
CY22C 30"x30"x22" - Pre-Flashed and Sealed
Round with 2" Dia. Drainage hole and 1" Pipe sleeve hole
By: Form And Fiber www.formandfiber.com

Square Planters - 6 Total - COR-TEN Plate Steel Pre-Weathered Steel Finish
42" x 42" X 3' HT. Square with 2" Dia. Drainage hole and 1" Pipe sleeve hole
Custom Fabricated

Trash Receptacles # DYN-242 - 4 -Total - Color Titanium
Model # www.victorstanley.com

Bike Racks - 7 Total
Model #BFRE -161 - In-Ground Mount Color Titanium
www.victorstanley.com

Benches - 6' - 4 Total - Freesia backless bench
Model # FRE-23 - 101 In-Ground Mount - Color Titanium
www.victorstanley.com

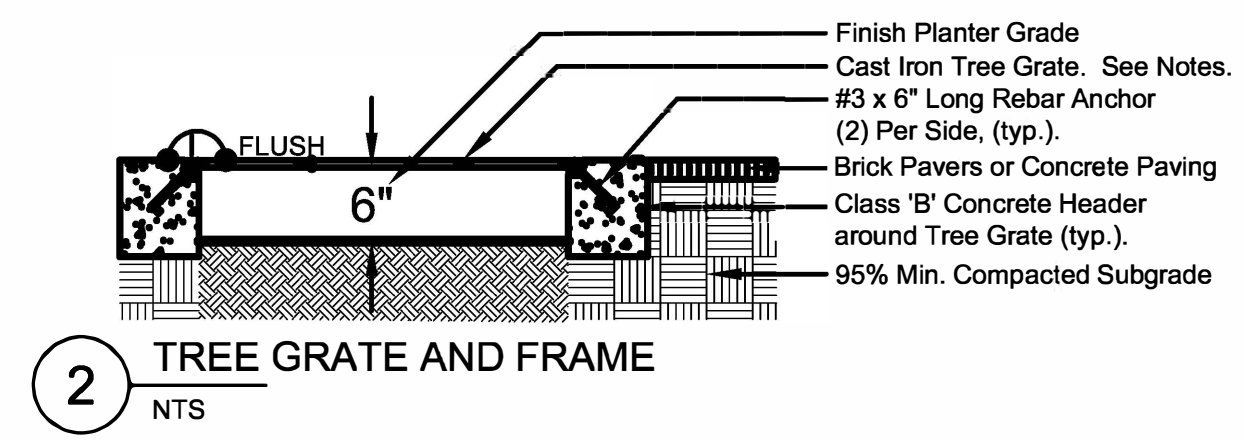
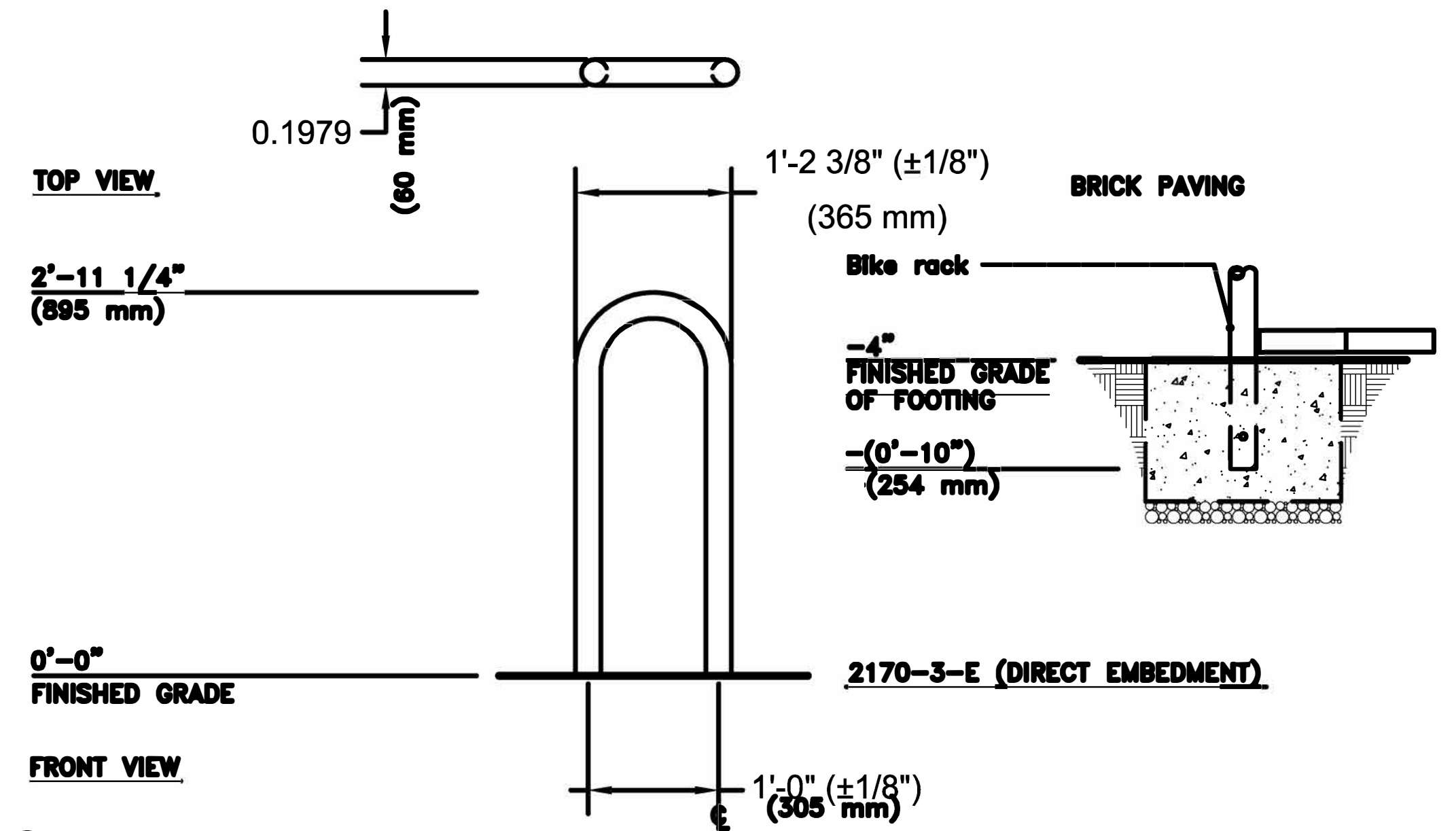
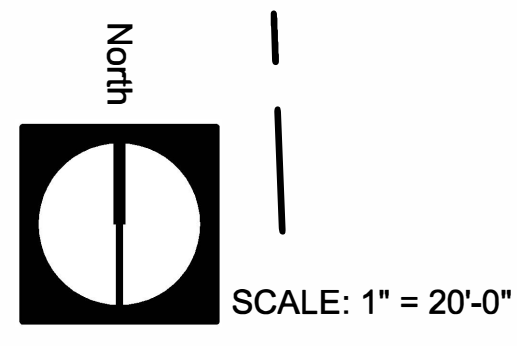
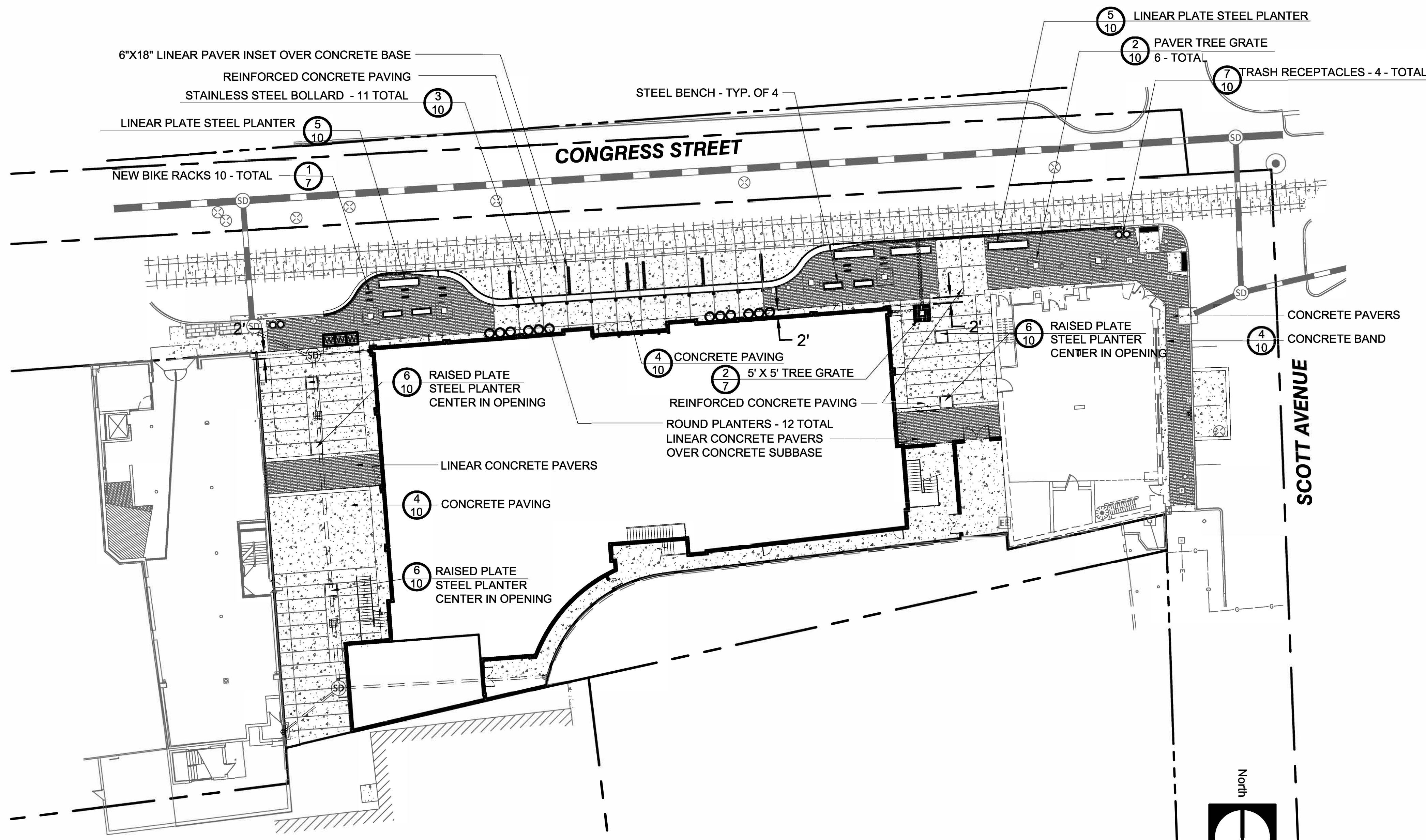
Brushed Stainless Steel Semi-Domed Bollards - 12 Total
6" Dia. X 36" above finish grade - or equal, In-Ground Mount
www.innecitystreetfurniture.co.uk

Paver Tree Grate with Aluminum tree ring -12" Opening - Market Street Style
6 Total Quantity
IRONSMITH # 5224 -MSA 60" SQ. galvanized Steel Paver Grate
800-338-4766
www.ironsmith.com

Tree Grate - 1 Total Quantity - 12" Tree Opening - Market Street
IRONSMITH # 6062 - 60" X 60" - Cast Gray Iron - Or Equal
With 6000F Frame
www.ironsmith.com

Concrete Pavers - 4"x 8"x 2" Ground face texture - Color TBD
www.basallite.com

Cityscape Linear Concrete Pavers - 3" X 18"x 2" and 6"X18" X 2"
Ground face texture - Color TBD
www.basallite.com



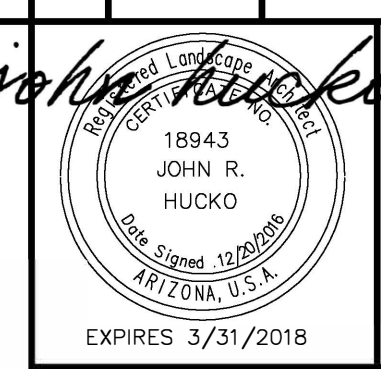
1 BIKE RACK
NTS



CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL

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<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
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DVPKG MGR _____ Date _____
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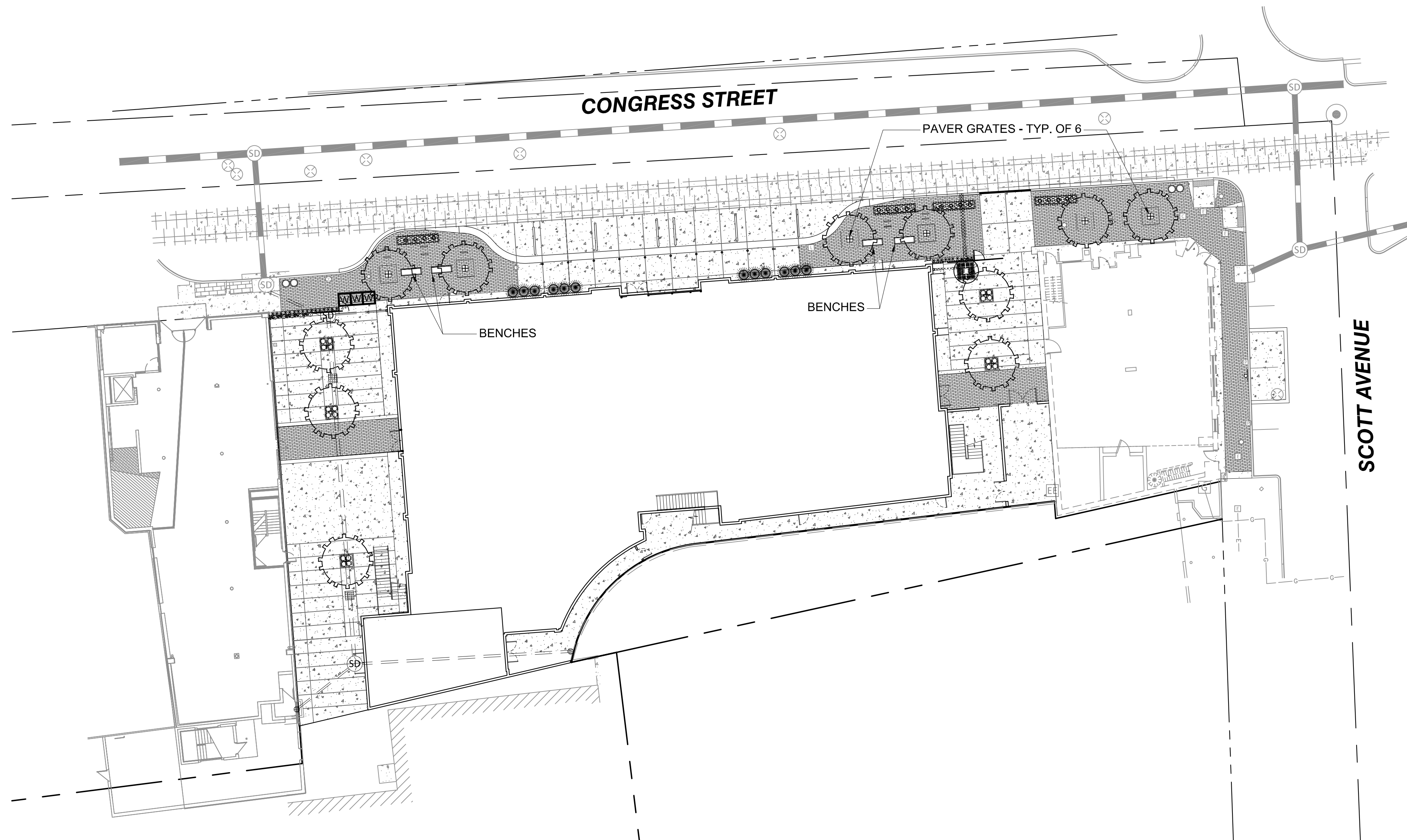
JOHN HUCKO - LANDSCAPE ARCHITECT
5236 N. STONEHOUSE PL.
TUCSON, ARIZONA 85750
P: (520) 400.8529
E: jhucko789@comcast.net
PROJECT NO: 16-13
DECEMBER 20, 2016

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				BP POST DEVELOPERS, LLC 20 EAST CONGRESS STREET, SUITE 300 TUCSON, ARIZONA 85701 ATTN: BOURN COMPANIES PH: (520) 323-1005 EMAIL: info@bourncompanies.com
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LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 12, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

SITE DEVELOPMENT PLAN for CITY PARK MIXED USE HARDSCAPE PLAN

DP16-0202
REF:
7 OF 11



IRRIGATION NOTES

1. NEW 3/4" BACKFLOW PREVENTER, WITH SECURITY CAGE AND FROST BLANKET SCH. 40 PVC MAINLINE AND DRIP LATERAL
2. IRRIGATION EQUIPMENT IS LISTED.
3. DRIP IRRIGATION LATERAL LINES SHALL BE 3/4" SCH. 40 PVC
4. CONTROLLER SHALL BE MOUNTED AT 60" ABOVE FINISH GRADE. CONTROLLER SHALL BE HARDWIRED IN STEEL CONDUIT TO DEDICATED NON-GFI CIRCUIT
5. ALL VALVE WIRE BELOW GRADE SHALL BE PLACED IN SCH. 80 PVC CONDUIT.
6. EACH PATIO AREA SHALL BE VALVE SEPARATELY. CONGRESS STREET TREES SHALL BE VALVED SEPARATELY. RAISED PLANTERS ALONG CONGRESS SHALL BE VALVED SEPARATELY

PLANT LEGEND

PLANT SYMBOL	BOTANICAL NAME COMMON NAME:	SIZE:	QTY:	GPH:
TREES:				
	Parkinsonia Hybrid Palo Verde	36' box	11	10
	Acacia willardiana Palo Blanco	15' box	1	6
SHRUBS & GROUNDCOVERS:				
	Pedilanthus macrocarpus Lady slipper	15 Gal.	12	2
	Wedelia trilobata Yellow Dot	1 Gal.	36	1
	Opuntia gomei "Old Mexico" Spineless Prickly Pear	5 Gal.	5	.5
	Euphorbia antisiphilitica Candelilla	5 Gal.	5	1
	Bambusa oldhami Giant Timber Bamboo	15 Gal.	0	2
	Aloe species - "Blue Elf" Blue Elf Aloe	2.5 Gal.	72	1
	Ruellia brittoniana "Katie" Katie Ruellia - Purple	5 Gal.	26	2

All landscape areas shall have 2" depth of rock mulch - Mex. beach pebbles 1"-3" Dia.
All planters shall have 1" depth of 1/2" minus DG - color to be determined.
See Hardscape Plan for planter information and paver-grate information.

ROW STANDARD PLANTING NOTES

- It is the owners responsibility to keep the Site Visibility Triangles (SVT) and the pedestrian access area clear of vegetation at all times, per Unified Development Code(UDC) section.
- Final plant locations must be in compliance with all utility setback requirements.
- the owner understands that if the City of Tucson Transportation Dept. or any utility company needs to work within the ROW in the landscape area, plants and irrigation may be destroyed without replacement or repair.
- The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- The only private irrigation equipment that is allowed within the ROW are lateral lines, tubing and emitters that are not under constant pressure. All other equipment must be on private property. (excluding water meter)
- Contractor to obtain a Right Of Way excavation permit prior to construction within the right of way.

LANDSCAPE NOTES

- Backfill mix for Raised planter boxes and at grade planters adjacent building shall consist of 50% screened topsoil and 50% GRO-WELL Brand Organic Compost. Install 6" pea-gravel layer with filter fabric as drainage layer in raised planter boxes
- Topdress planters above with rock mulch.

GENERAL LANDSCAPE NOTES

- The Gross Site Area is 20,381 S.F., or 0.47 Acres Parcel is zoned OCR-2
- Shrubs used to satisfy Landscape Border requirements will not be smaller than 5 gallon size. They will be aligned, grouped or clustered to provide interest and continuous screening at maturity.
- Plant materials will cover at least 50% of the area Landscape Borders not including canopy trees.
- Trees planted near sidewalks or curbs will be planted 5' away to prevent upheaval. Where 5' is not available, a root barrier will be used.
- Site visibility triangles: Materials within site visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finish grade. All shrub heights in SVT's shall be maintained below 30" and tree canopy's shall be maintained above 72" height
- All plant materials will be selected from the approved City of Tucson Plant List.
- An automatic drip irrigation system will be installed to irrigate all planting
- Any plant material in areas requiring landscaping that does not survive will be replaced with an equivalent size and species within 30 days.
- Landscape maintenance will be provided including watering, pruning, mulching, weeding, and fertilizing. Per the Unified Development Code all required landscaping, irrigation and site improvements will be maintained. The property owner is responsible for proper and adequate landscaping as required by the UDC.
- Grading Limits:
The entire site is previously been developed.
- The majority of this Multi-Use development is comprised of residential housing. Therefore the Commercial Rainwater Harvesting requirements do not apply. Rainwater will be harvested from the building roof and directed to landscape areas if possible.



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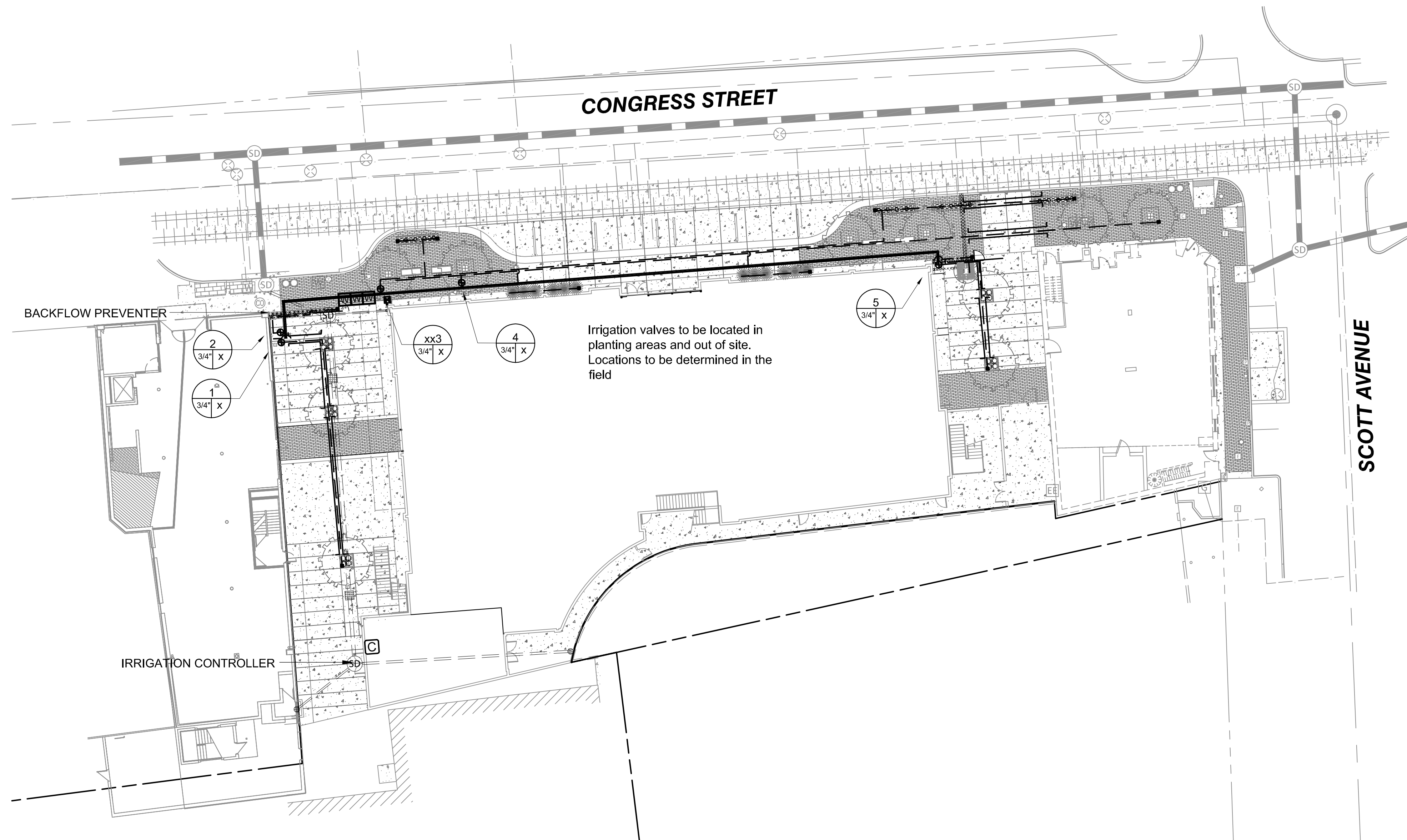
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**SITE DEVELOPMENT PLAN for
CITY PARK MIXED USE
LANDSCAPE PLAN**

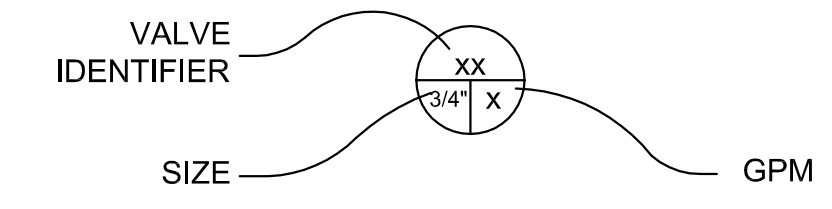
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OF
11



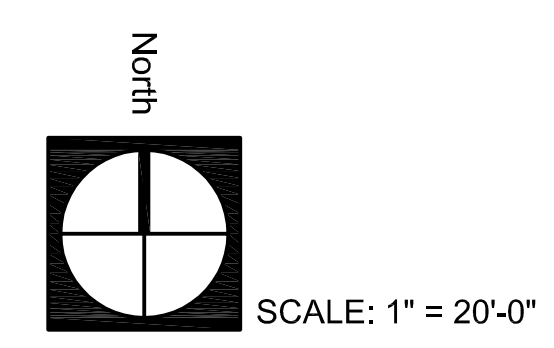
IRRIGATION LEGEND

Symbol	Manufacturer	Description
	Water Meter	Irrigation P.O.C
	Hunter	X-CORE - XC-6 (6 Station Outdoor Model) - Wall Mount with wireless Solar Sync - Mount 10' above finish grade. Location TBD
	Febco	3/4" -Reduced Pressure Backflow Preventer, Febco 825Y With Tan Guardshack enclosure
	Rain Bird	XCZ-075-PRF - 3/4" Low Flow Control Zone Kit
	SCH. 40 PVC	3/4" Mainline -
	SCH. 40 PVC	3" Sleeve.
	SCH. 40 PVC	Lateral line - 3/4" -
	SCH. 40 PVC	3/4" SCH. 40 PVC - Pipe Drip Lateral w/ Rain Bug XBT-20-6 Multi-outlet Emitter @ 1 GPH each Outlet XBT-20 Single-outlet Emitter @ 1 GPH w/ XQ 1/2" Distribution Tubing. 2 GPH per Shrub or Groundcover. 8 GPH per Tree
	Lasco	In-Line Drip Tubing - Rain Bird XFS-06-12 - .6 GPH AP-075 - 3/4" Hose End Flush Cap.



IRRIGATION NOTES

- Plan is schematic only. All mainlines, valves, etc. shall be placed within planting areas wherever possible.
- The entire irrigation system shall satisfy all code requirements and be installed as per manufacturers' specifications.
- Contractor shall sleeve all mainlines (2" or less), valve wires and laterals under all paved surfaces and walls, extending sleeves 1 foot from edge of paved surface or wall. Mainlines greater than 2 inches in diameter shall be direct buried.
- Contractor shall coordinate installation of drip irrigation lines prior to installation of plant material with the Owner's Representative.
- Trees to be irrigated by multi-outlet emitters. Shrubs and groundcover to be irrigated by single-outlet emitters.
- Contractor shall apply for Reduced Pressure Backflow Preventer permit from Backflow Prevention Department.
- The irrigation system design is based on a minimum operating static water pressure of 50 PSI. Any discrepancy shall be reported to the owner immediately.
- Sleeve all irrigation lines under concrete including all drip laterals and lateral lines.
- Use In-Line drip tubing for raised planters and linear planters at base of building. .6 GPH and 12" spacing
- All mainline and direct burial lateral lines shall be pressure tested for a minimum of 2 hours at 100 PSI. No piping shall be backfilled or covered until pressure test is approved.



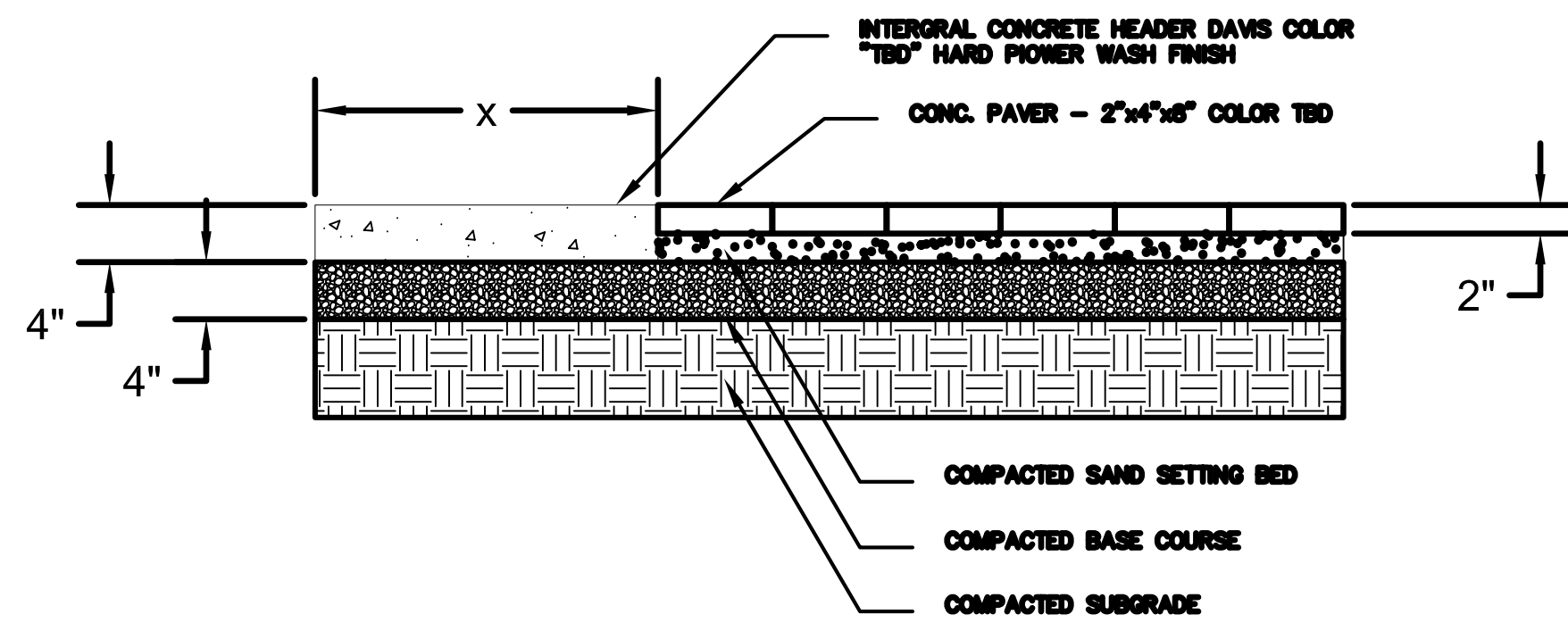
CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL	
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DVPKG MGR _____	Date _____
Zoning _____	Date _____
Engineering _____	Date _____
H/C Site _____	Date _____
Fire _____	Date _____
Landscape _____	Date _____
PL/ME _____	Date _____
Revision # _____	<input type="checkbox"/> per letter in SIRE

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				BP POST DEVELOPERS, LLC 20 EAST CONGRESS STREET, SUITE 300 TUCSON, ARIZONA 85701 ATTN: BOURN COMPANIES PH: (520) 323-1005 EMAIL: info@bourncompanies.com
				SITE ADDRESS 56 EAST CONGRESS STREET TUCSON, ARIZONA 85701

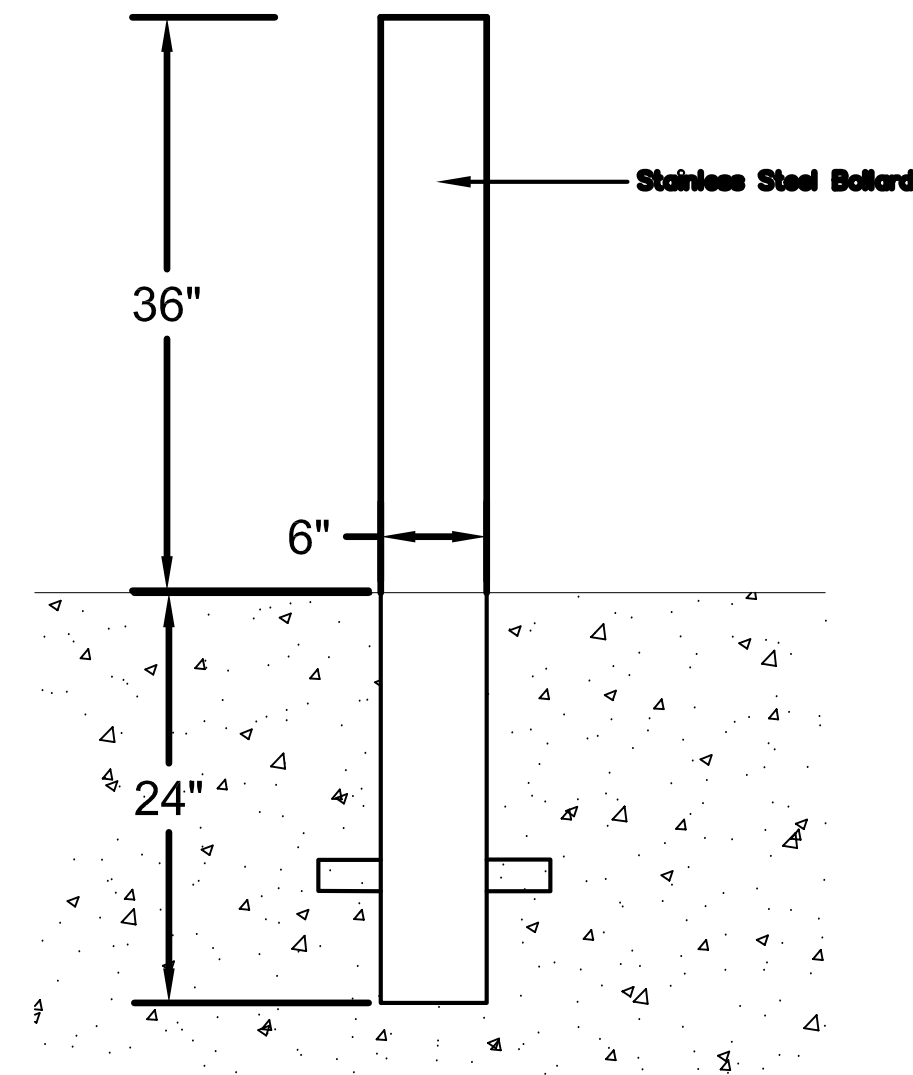
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 12, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

**SITE DEVELOPMENT PLAN for
CITY PARK MIXED USE
IRRIGATION PLAN**

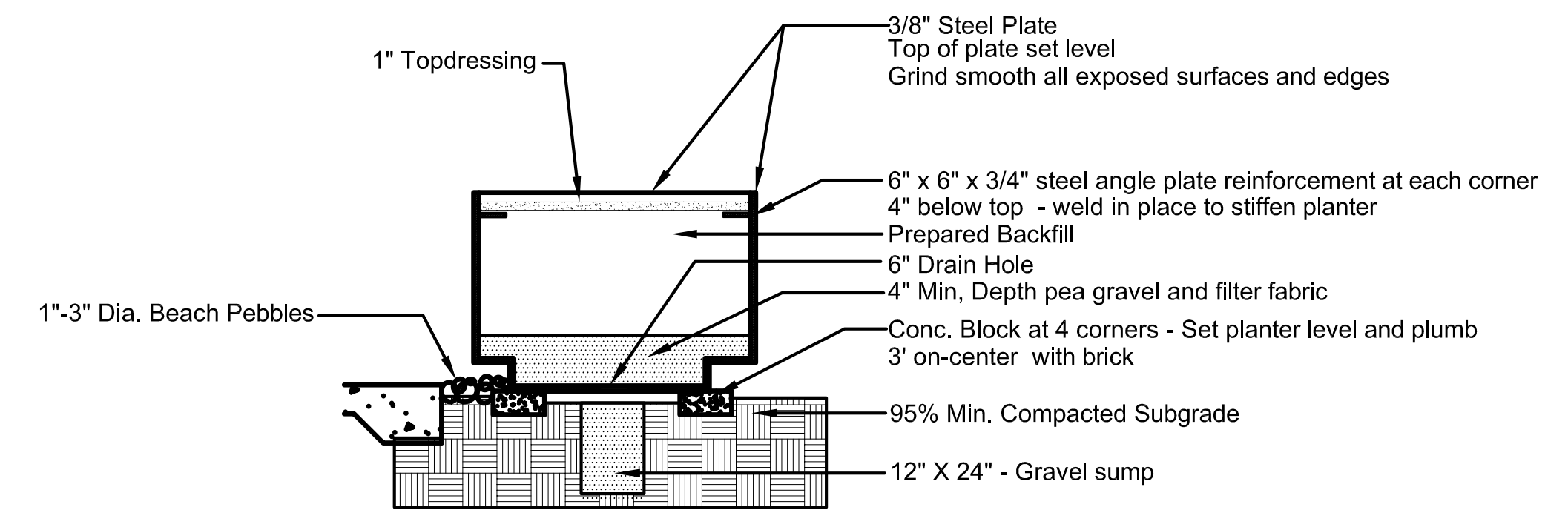




1 CONCRETE HEADER - CONCRETE PAVERS



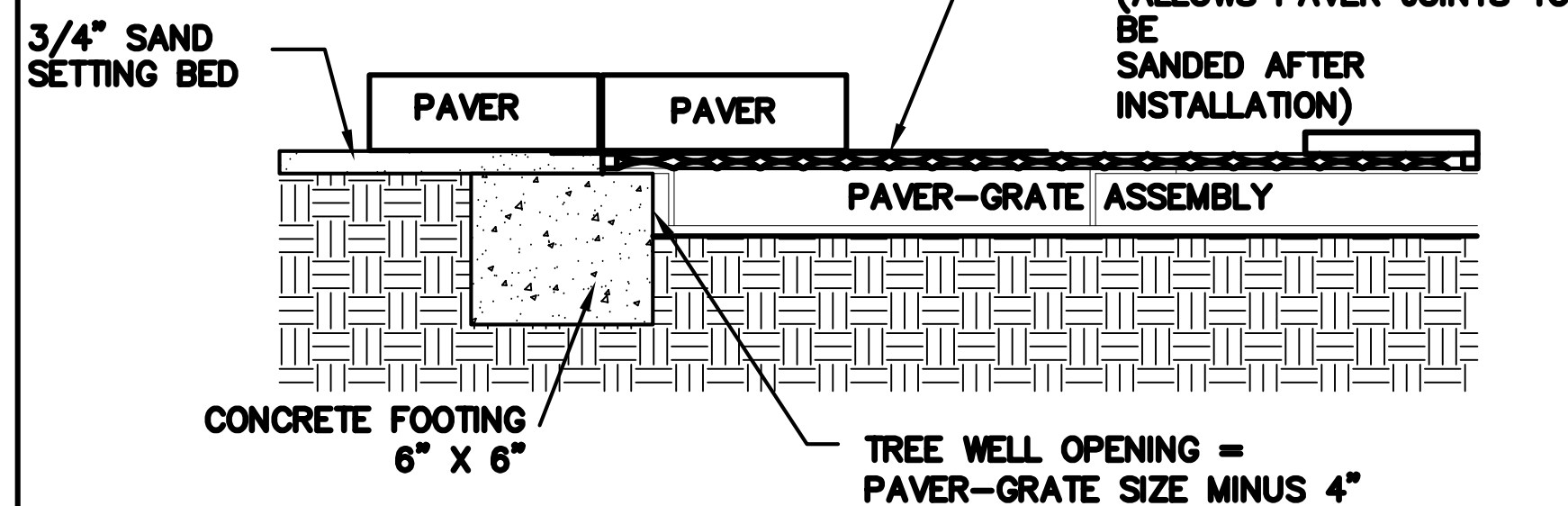
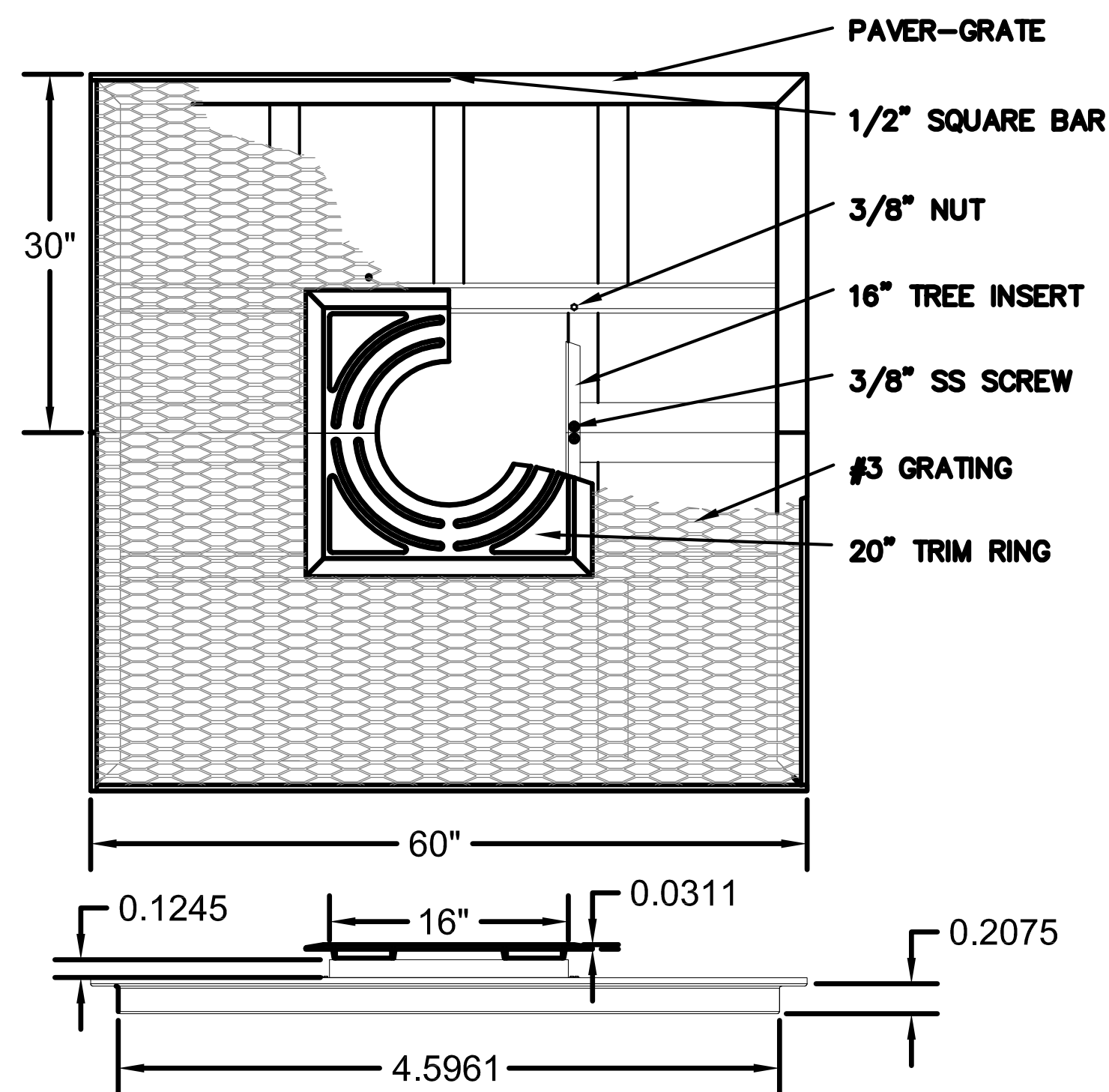
3 STEEL BOLLARD



NOTE:
Treat steel plate with muriatic acid to clean and light sandblast finish prior to installation.
Wash steel plate with water and allow to rust for 2 weeks.
Seal with 3 - coats of clear-coat automobile sealer.

6 RAISED PLATE STEEL PLANTER

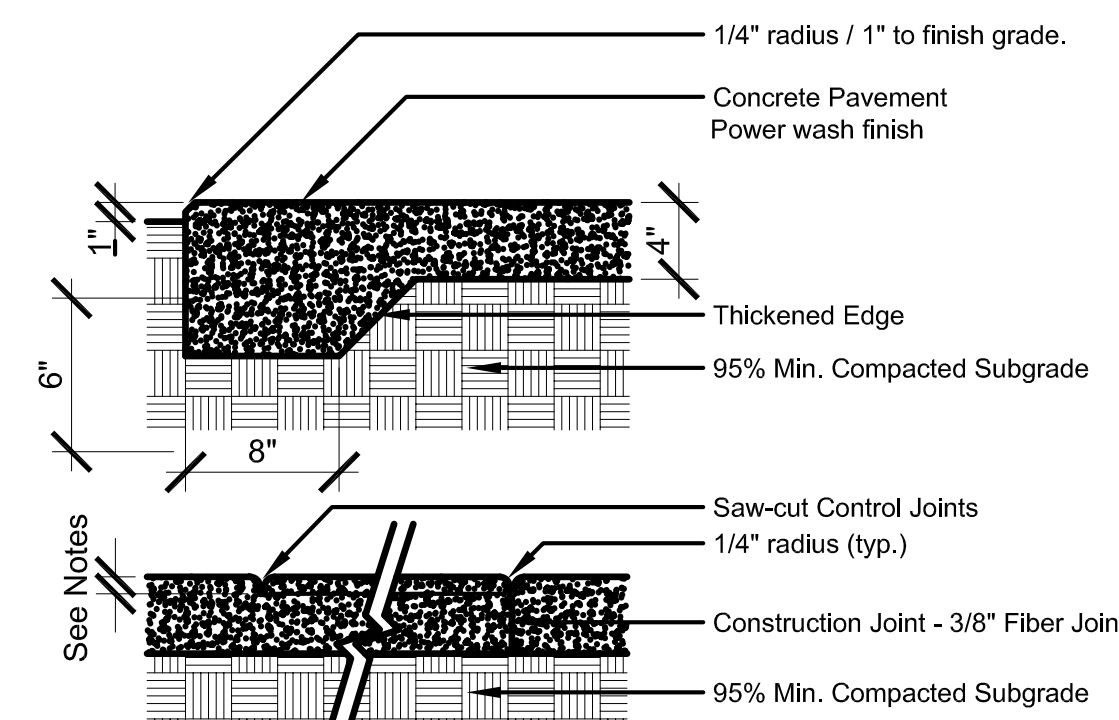
NTS



2 PAVER GRATE

5224 PAVER-GRATE (TM) + TRIM RING 60\"/>

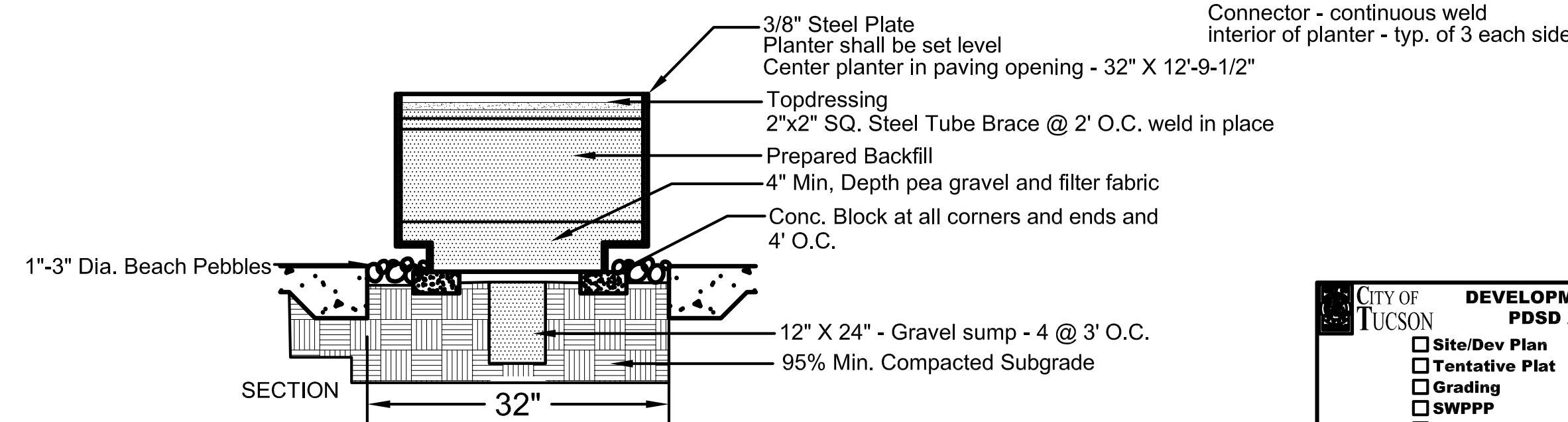
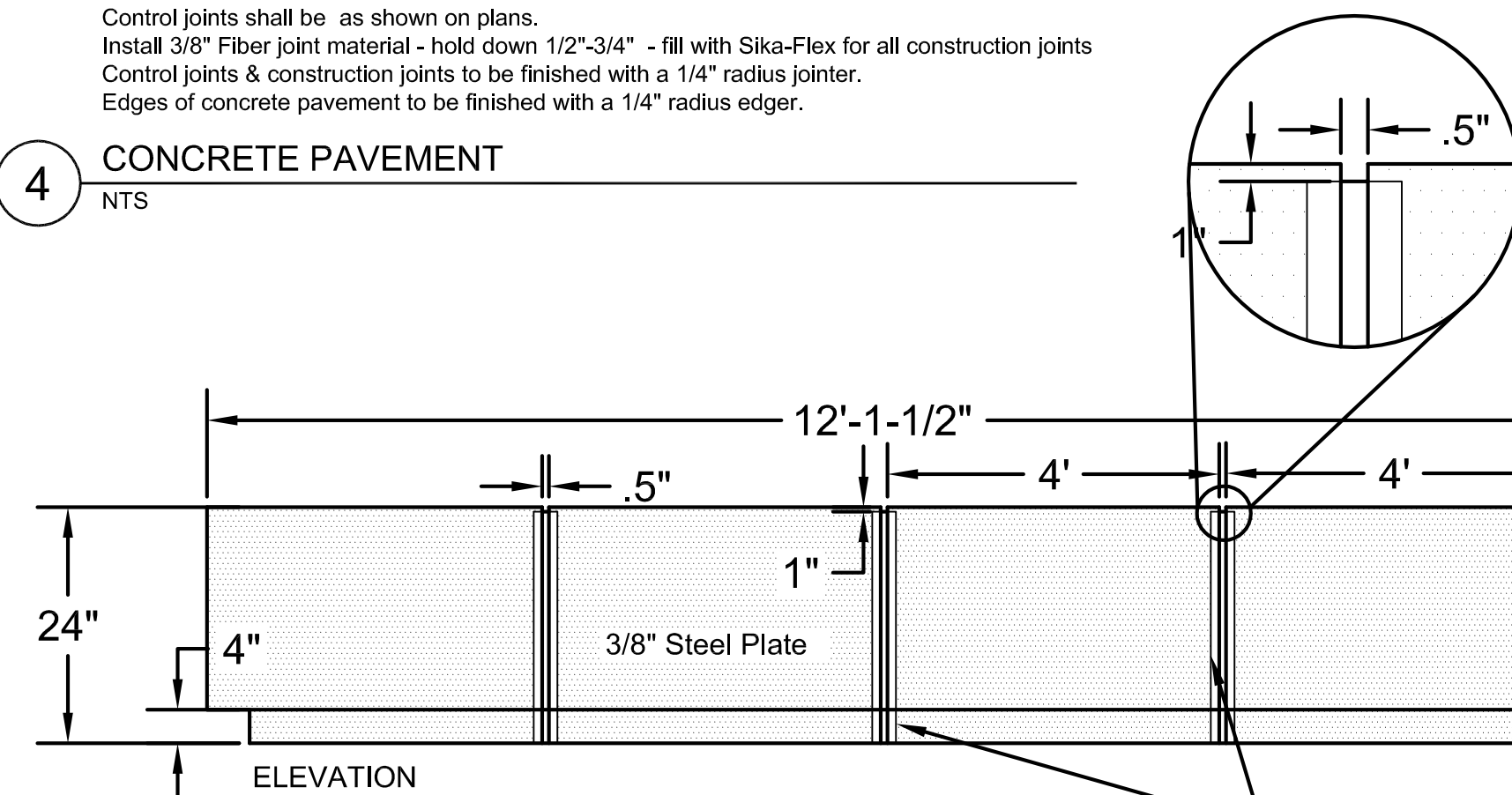
FINISH: STEEL: GALVANIZED TRIM RING: ALUMINUM



NOTE:
Pour sample on-site for finish approval by the Owner's Rep.
Control joints to be installed at a depth of 1/4 the thickness of the concrete slab.
Control joints shall be as shown on plans.
Install 3/8\"/>

4 CONCRETE PAVEMENT

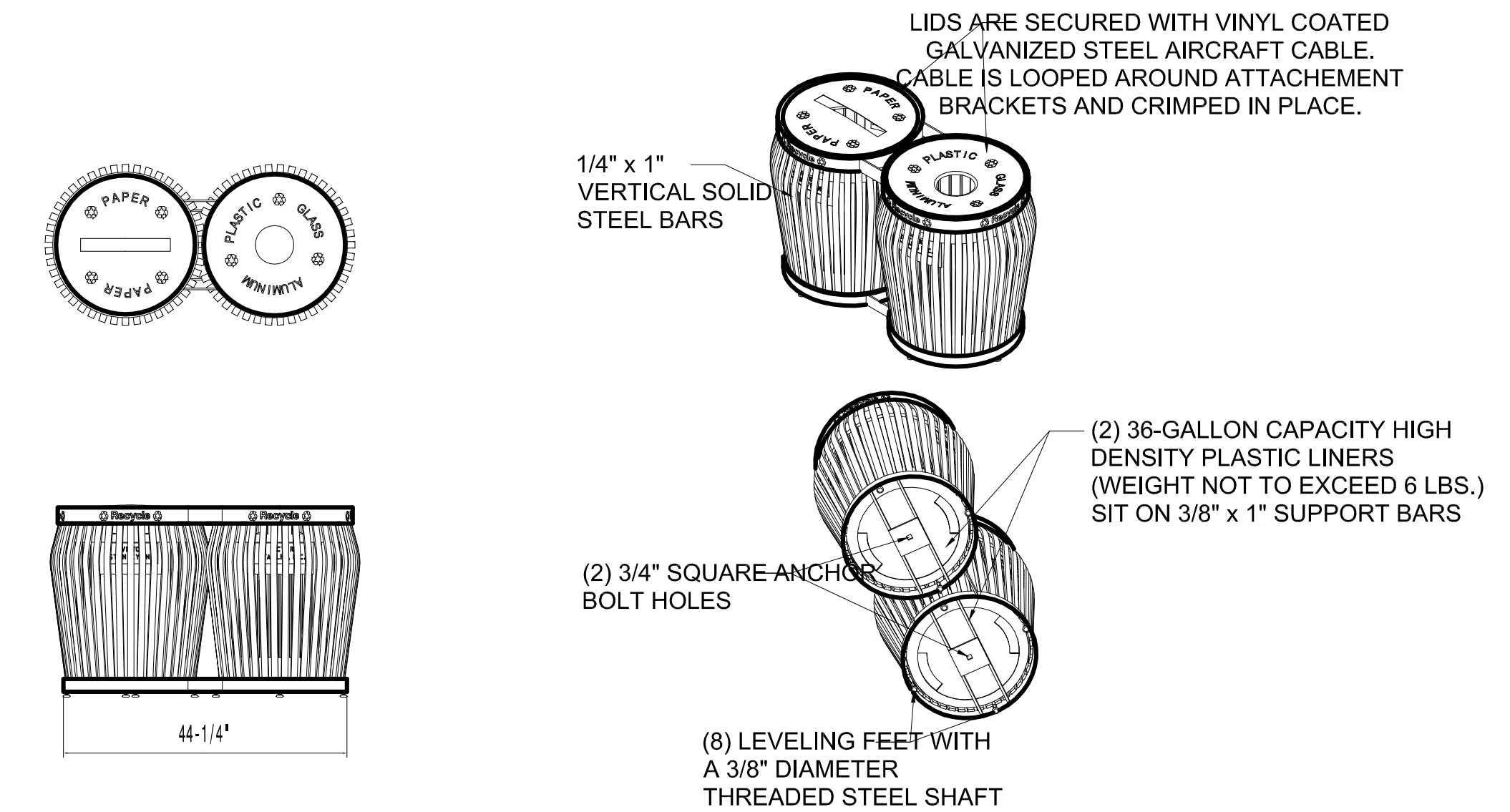
NTS



5 RAISED LINEAR STEEL PLATE PLANTER

NTS

NOTE:
Treat steel plate with muriatic acid to clean and light sandblast finish prior to installation.
Wash steel plate with water and allow to rust for 2 weeks.
Seal with 3 - coats of clear-coat automobile sealer.



7 TRASH RECEPTACLE

NTS

TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-8300 - FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
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CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL	
<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
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<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 _____	
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H/C Site _____ Date _____	
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Landscape _____ Date _____	
PL/ME _____ Date _____	
Revision # _____	<input type="checkbox"/> per letter in SIRE

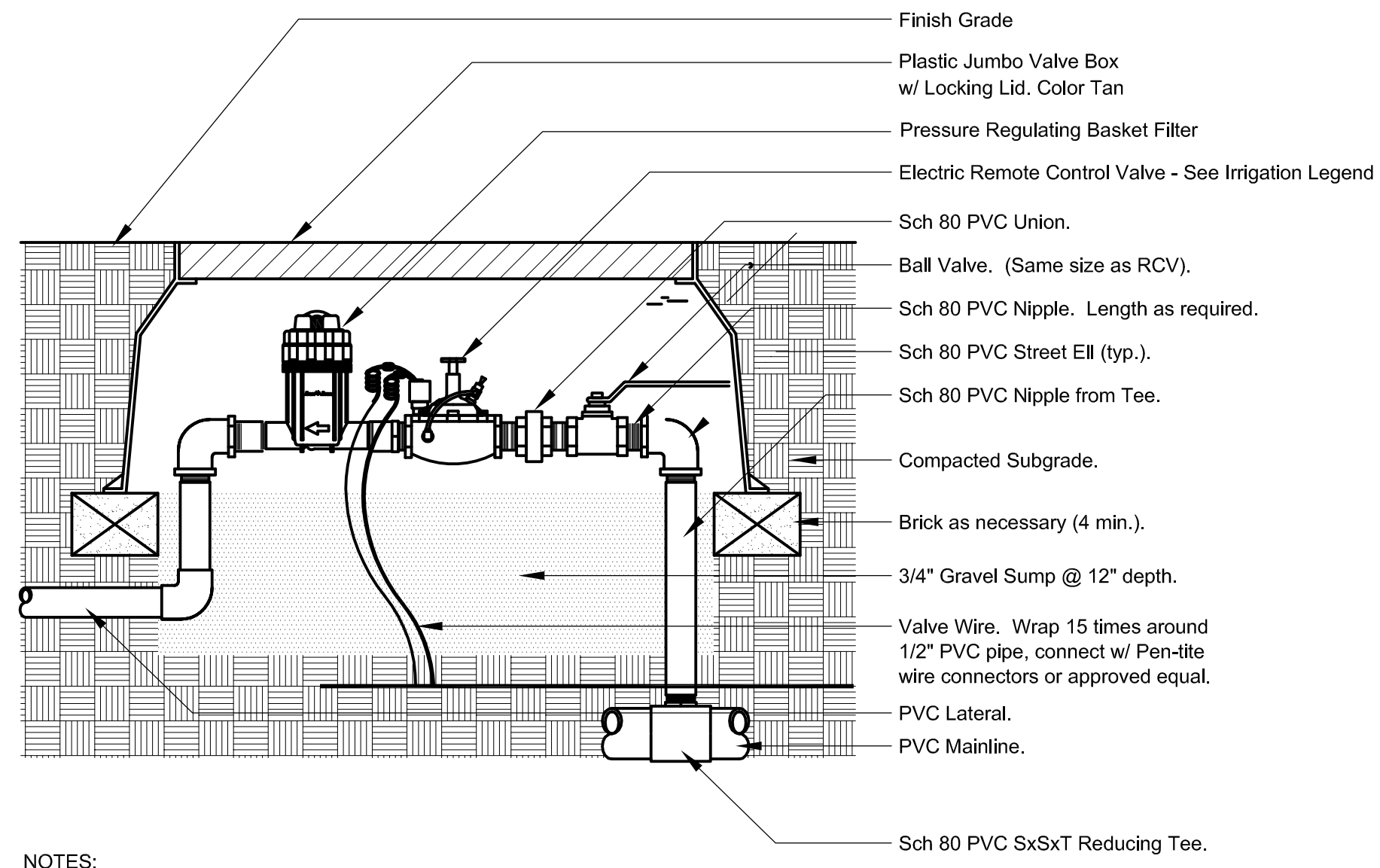
JOHN HUCKO - LANDSCAPE ARCHITECT
56 N. STONEHOUSE PL.
TUCSON, ARIZONA 85750
P: (520) 400.8529
E: jhucko789@comcast.net
PROJECT NO: 16-13
DECEMBER 20, 2016

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

SITE DEVELOPMENT PLAN for CITY PARK MIXED USE HARDSCAPE DETAILS

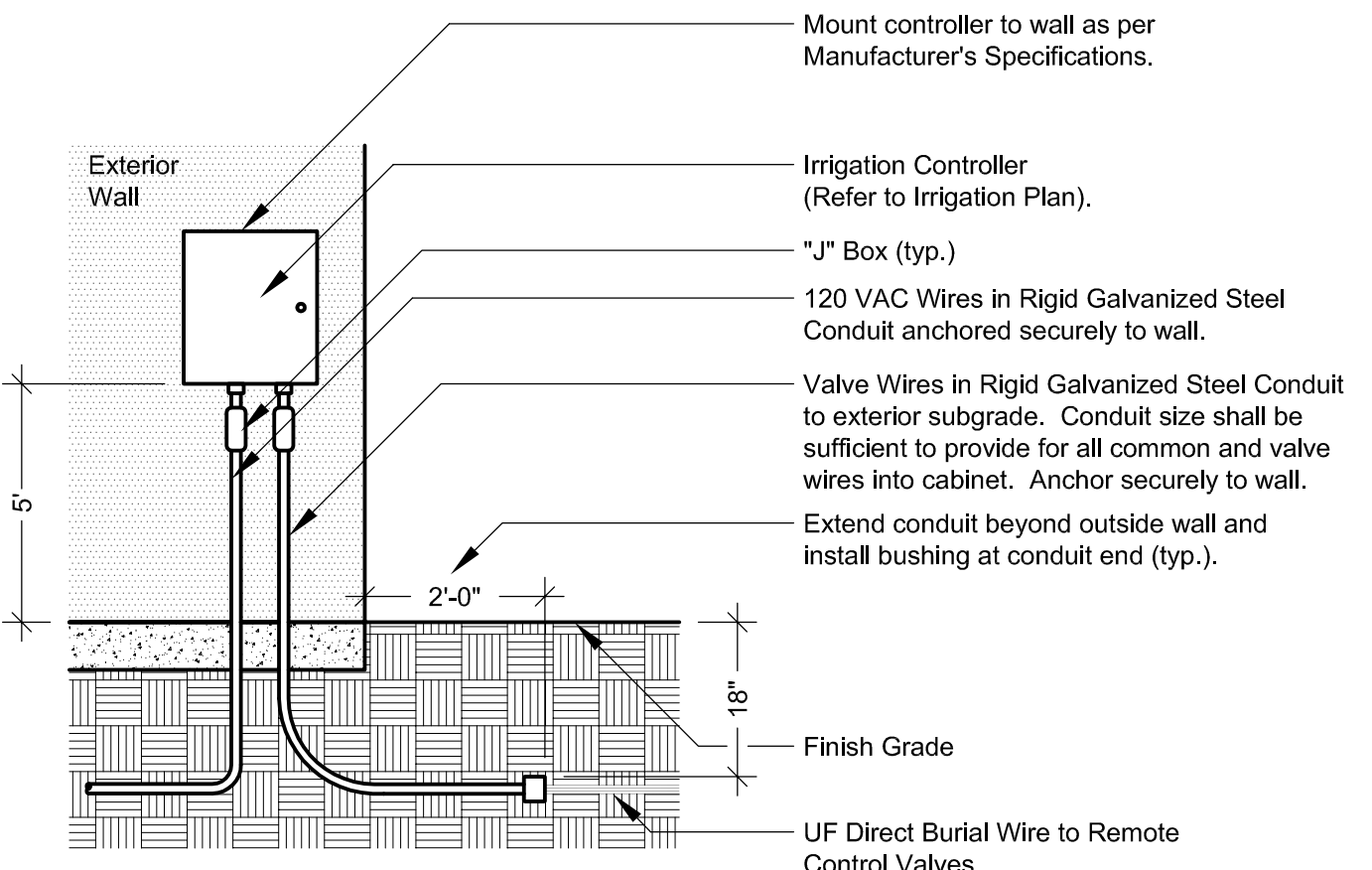
DP16-0202 REF: 10 OF 11





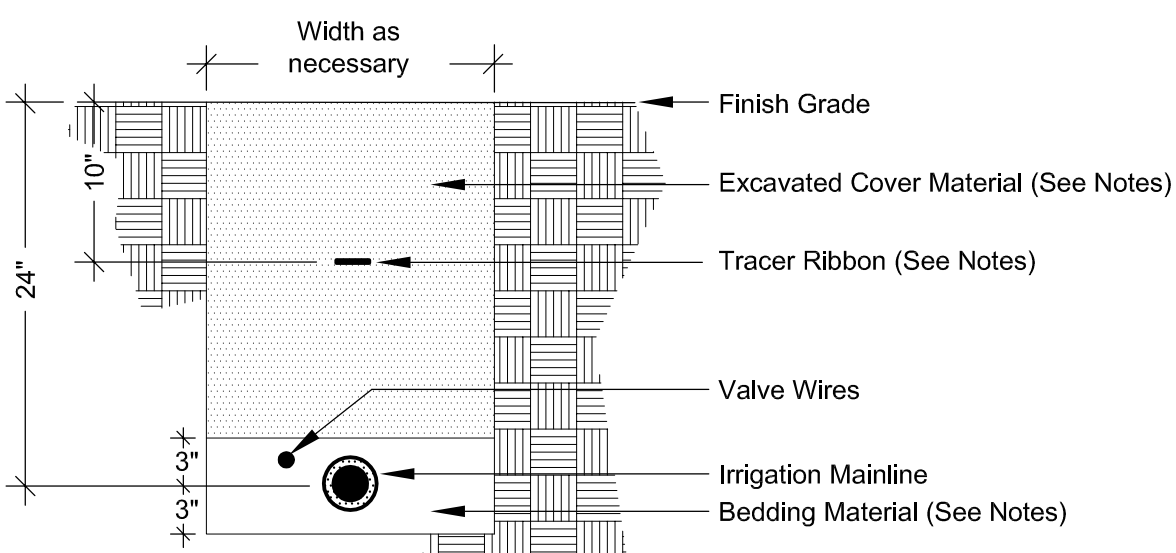
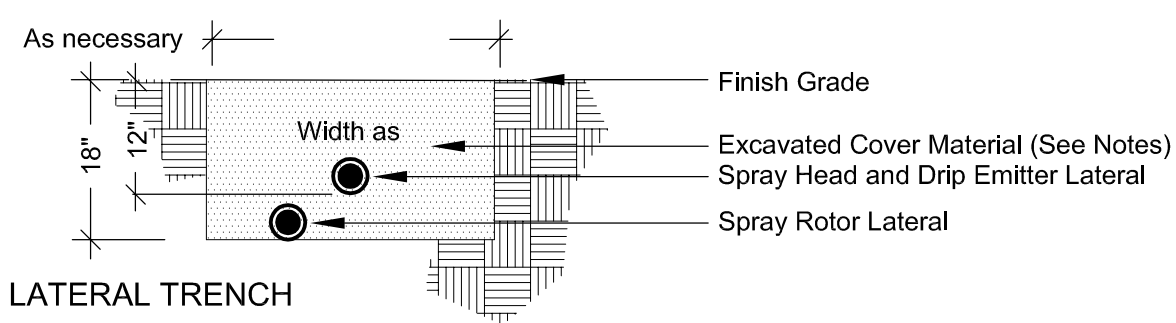
NOTES:
Apply Recto Seal #5 or Teflon Tape to all pipe joints & thread connections, or approved equal.
Compact soil around piping and valve box to same density as undisturbed soil.
Refer to Specifications for piping material.

1 REMOTE CONTROL VALVE WITH FILTER - DRIP
NTS



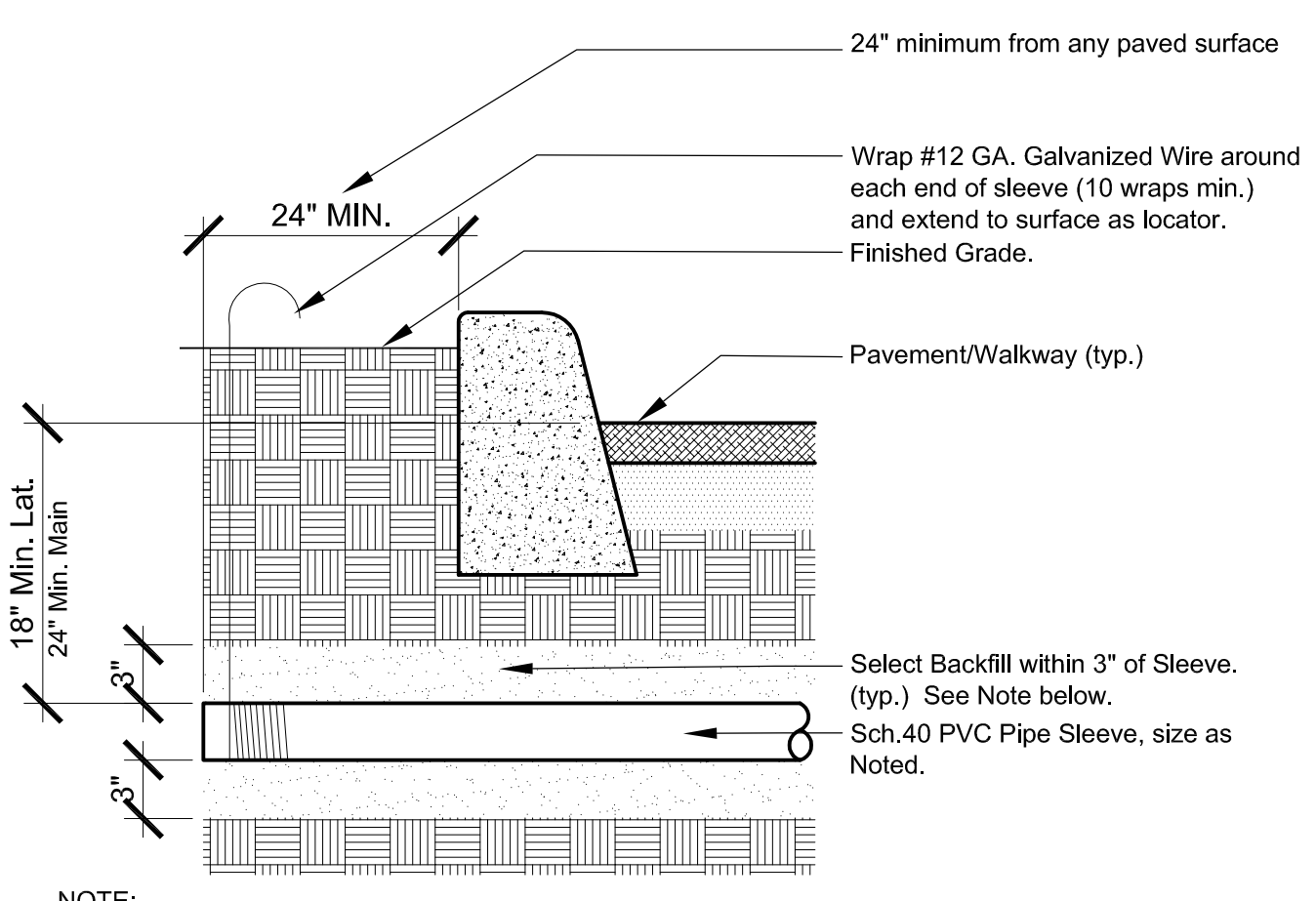
NOTES:
All wiring to be installed as per City Code.
Refer to Electrical Plans for location and power source.

2 WALL-MOUNTED IRRIGATION CONTROLLER
NTS



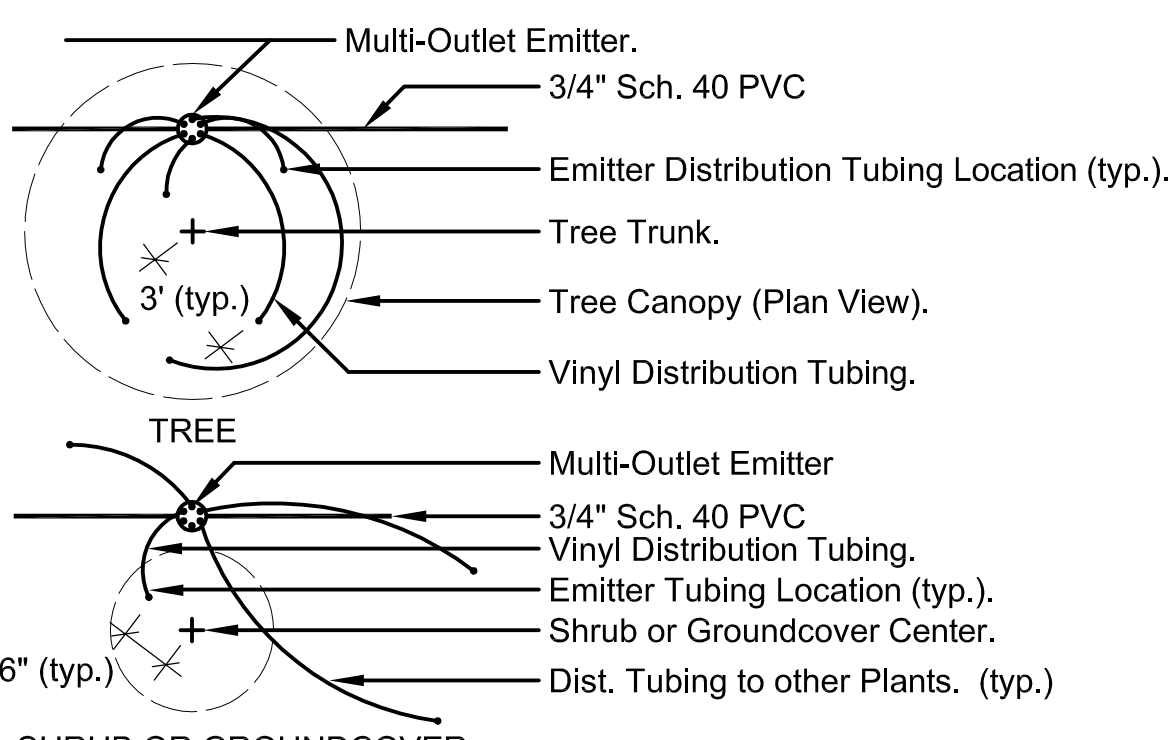
All mainlines to be installed in accordance with manufacturer's Specifications.
All electrical wire connections to valves and splices to be installed within a valve box and made with Pen-tite waterproof connectors, or approved equal. Bundle and tape wiring at 10 foot intervals.
Valve wires to be installed within mainline trench wherever possible.
Bedding material shall be 1/4\"/>

3 TRENCHING DETAIL
NTS



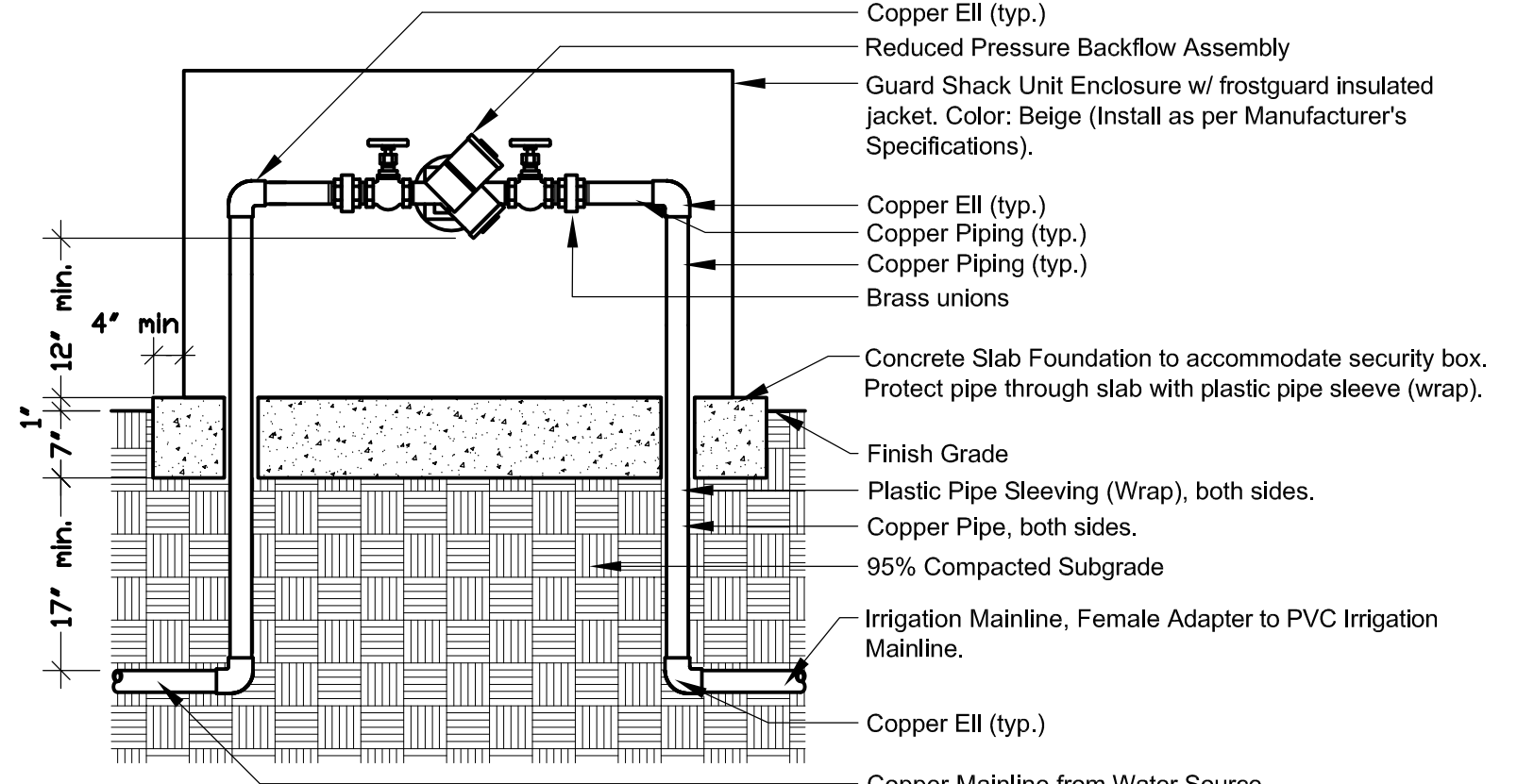
NOTE:
Backfill within 3\"/>

4 PIPE SLEEVING
NTS



NOTES:
Refer to Irrigation Key for Manufacturer.

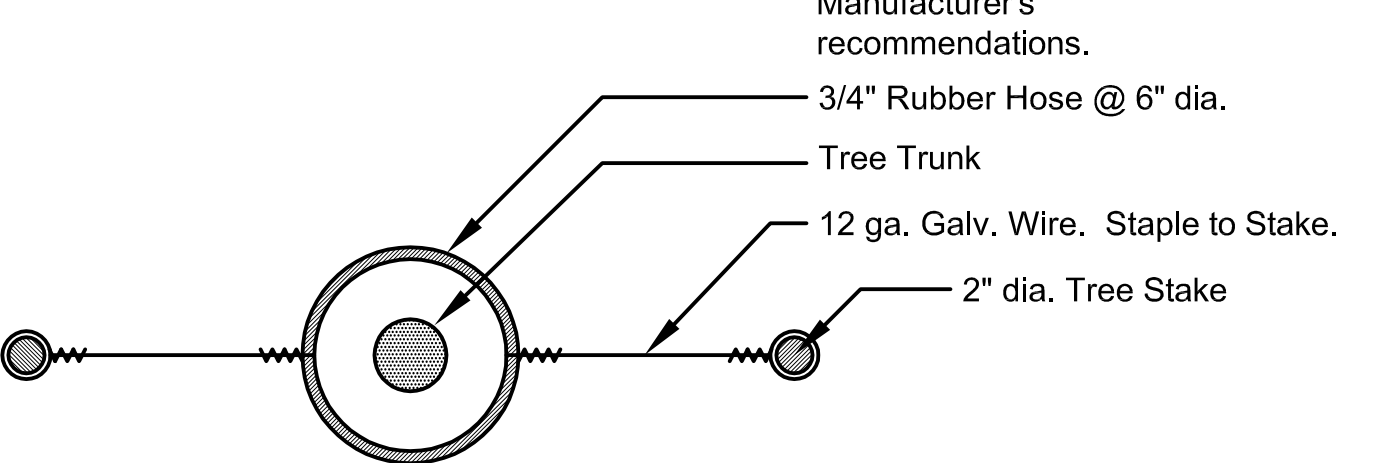
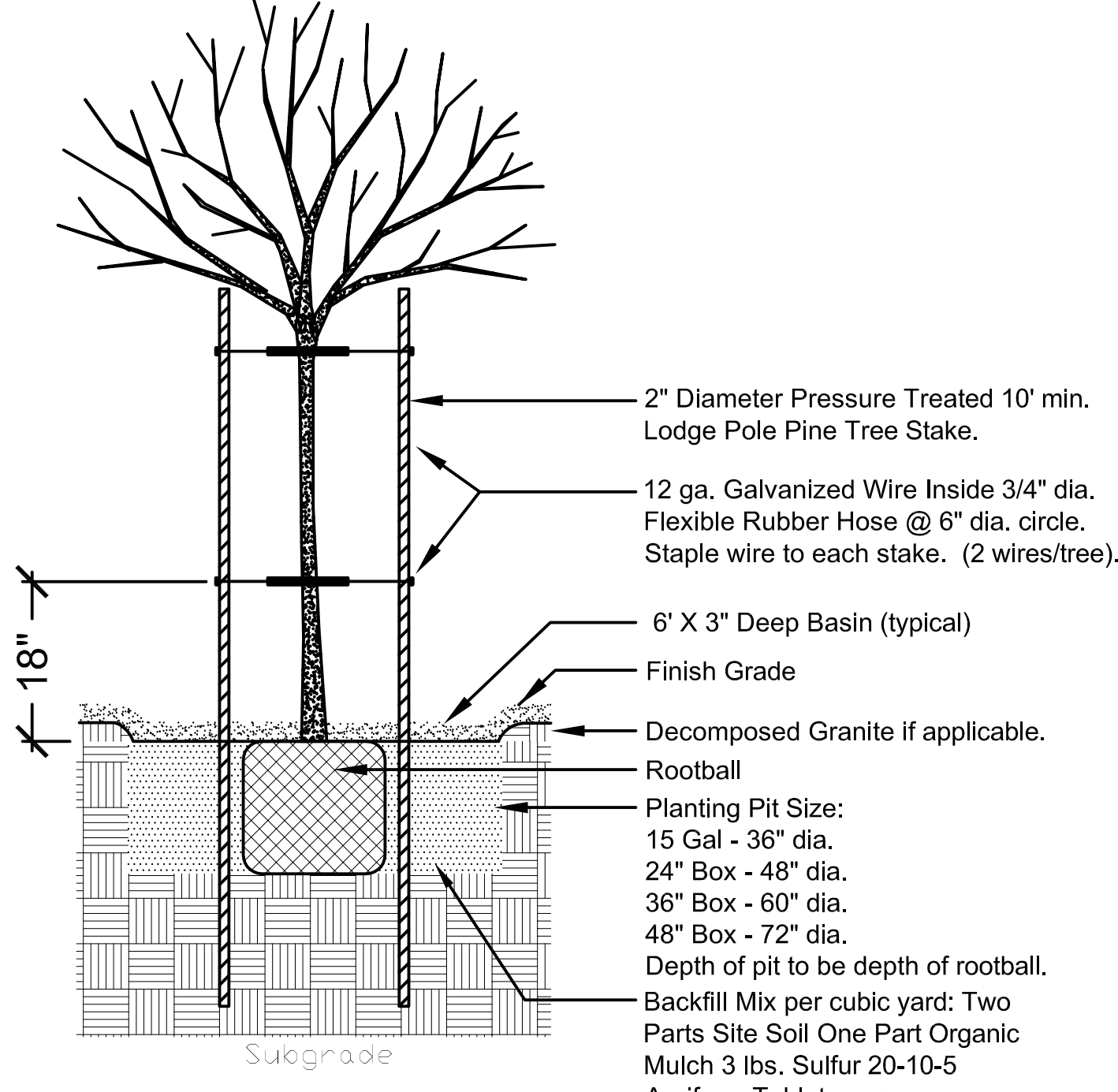
5 EMITTER PLACEMENT
NTS



NOTES:
Apply Recto Seal #5 or Teflon Tape to all pipe joints & thread connections, or approved equal. Compact soil around mainline piping to same density as undisturbed soil. Refer to specifications for piping material.

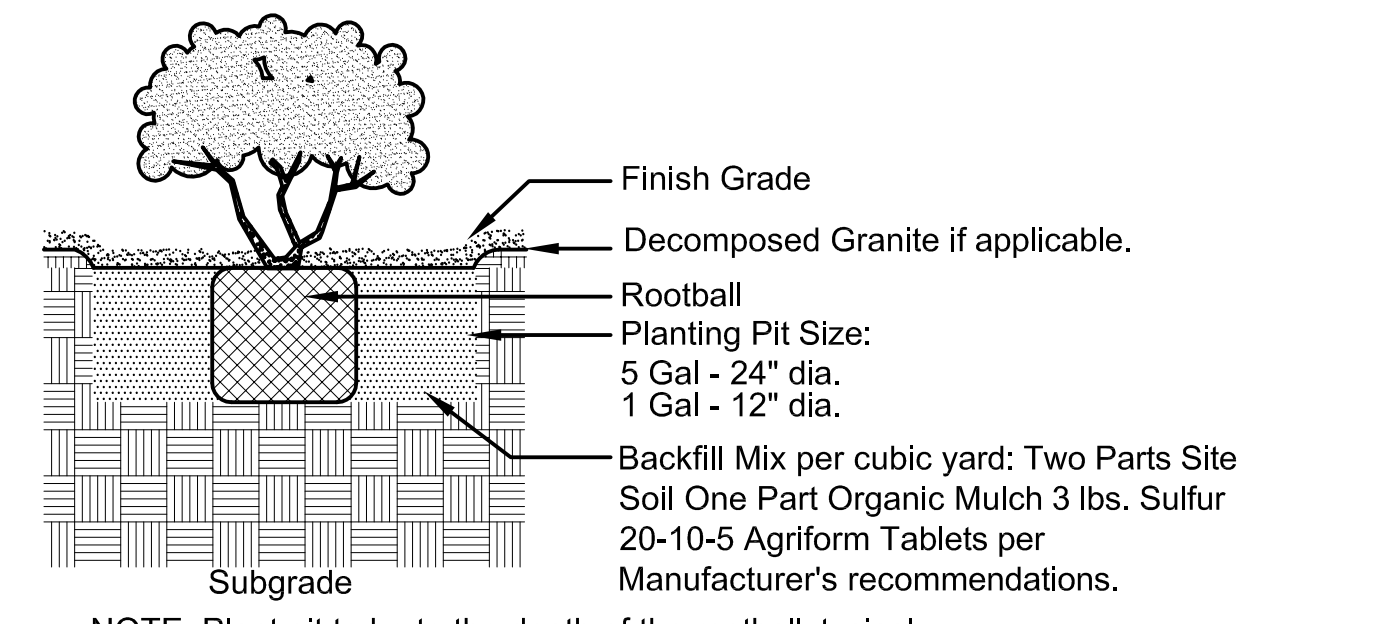
6 REDUCED PRESSURE BACKFLOW PREVENTER
NTS

Supply keyed padlock, Master Lock Model #957 w/ two keys, or approved equal, for locking security enclosure.



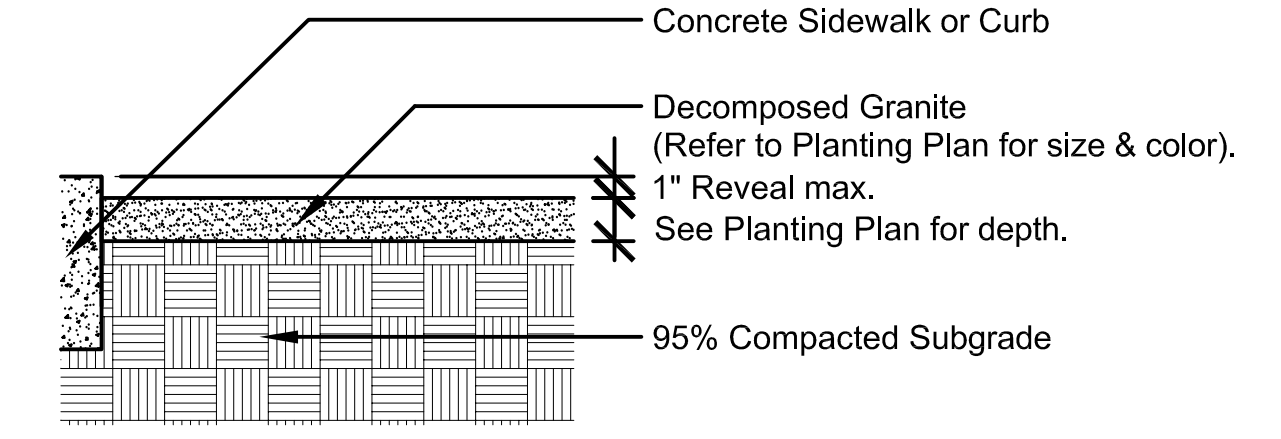
NOTE:
See Specifications for application of FERROMEC AC Liquid Iron to all trees.
Plant pit to be to the depth of the rootball, typical.

7 SINGLE TRUNK TREE PLANTING
NTS

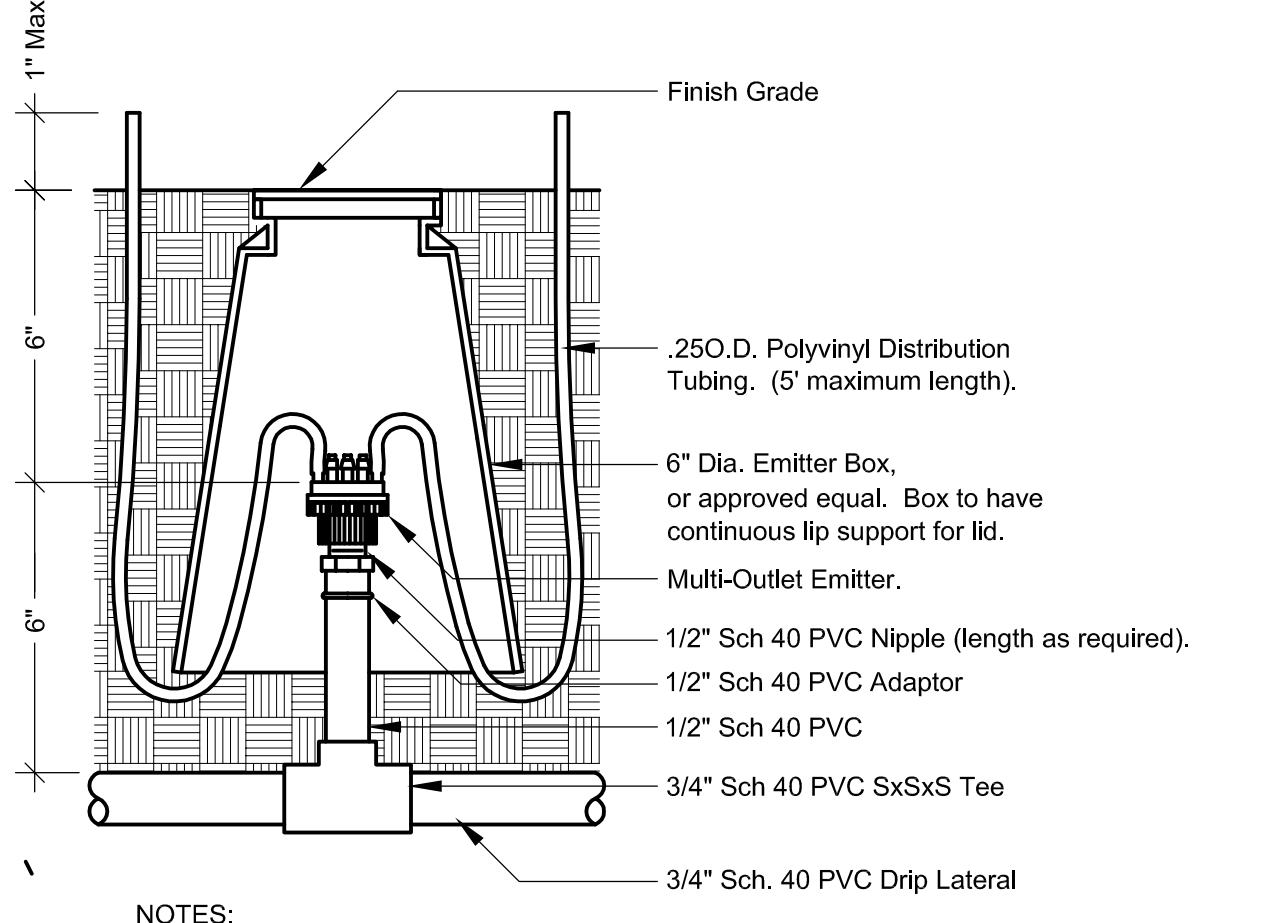


NOTE: Plant pit to be to the depth of the rootball, typical.

8 SHRUB PLANTING
NTS



9 SCREENED ROCK / DECOMPOSED GRANITE
NTS



NOTES:
Compact soil around emitter assembly to same density as undisturbed soil.

10 EMITTER INSTALLATION
NTS

NO.	DATE	REVISION DESCRIPTION	BY

DEVELOPMENT PACKAGE
PDS 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
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SITE DEVELOPMENT PLAN for CITY PARK MIXED USE PLANTING - IRRIGATION DETAILS