

RendezVous Urban Flats | Tucson, Arizona

Life in Place™

Modifications to the UDC sought through the IID process

- Section 5.4 – Major street and routes setback
- Section 6.3.F – Perimeter yards
- Table 6.3-4A – Maximum lot coverage & maximum building height C-3 & OCR-2 zones
- Section 7.6 – Landscaping and screening standards
- Section 7.7 – Native plant preservation standards
- Section 5.12.10.D.2 & Technical Standards - Section 8-01.4.0 – Solid waste and recycling standards
- *Section 5.12.10.D.2 & Technical Standards - Section 8-01.5.3 – Access and maneuvering standards (*Item added since the IID Application Submittal)
- Section 5.12.8F Multi-zone parcels

Modifications to the existing parking requirements is not required for this project.



RendezVous:
A UNIQUE DESTINATION WHERE PEOPLE GATHER AND INTERACT
FOR EVERYDAY LIFE IN AN URBAN SETTING

RENDEZVOUS URBAN FLATS, Tucson AZ

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SITE

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CONTEXT

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BEN'S BELLS MURALS

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HISTORIC CHARLES O. BROWN HOUSE

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CONTEXT

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Accents



Agave ocahui
(Ocahui agave)



Agave weberii
(Weber's Agave)



Aloe "Blue Elf"
Blue Elf Aloe



Festuca gluca "Elijah Blue"
Elijah Blue Fescue



Hesperaloe parviflora
"Perpa Brakelights"
(Dwarf Brakelights Red Yucca)



Hesperaloe "Pink Parade"
(Pink Parade Hesperaloe)

Shrubs



Aquilegia chrysantha
(Golden Columbine)



Bulbine frutescens "Tiny Tangerine"
(Tiny Orange Bulbine)



Justicia spicigera
(Mexican Honeysuckle)



Oenothera berlandieri
(Mexican Evening Primrose)



Phlomis fruticosa
(Jerusalem Sage)



Portulacaria afra
(Elephant's Food)

LANDSCAPE INSPIRATION

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SOUTHWEST CONTEXT VIEW

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SOUTHEAST CONTEXT VIEW

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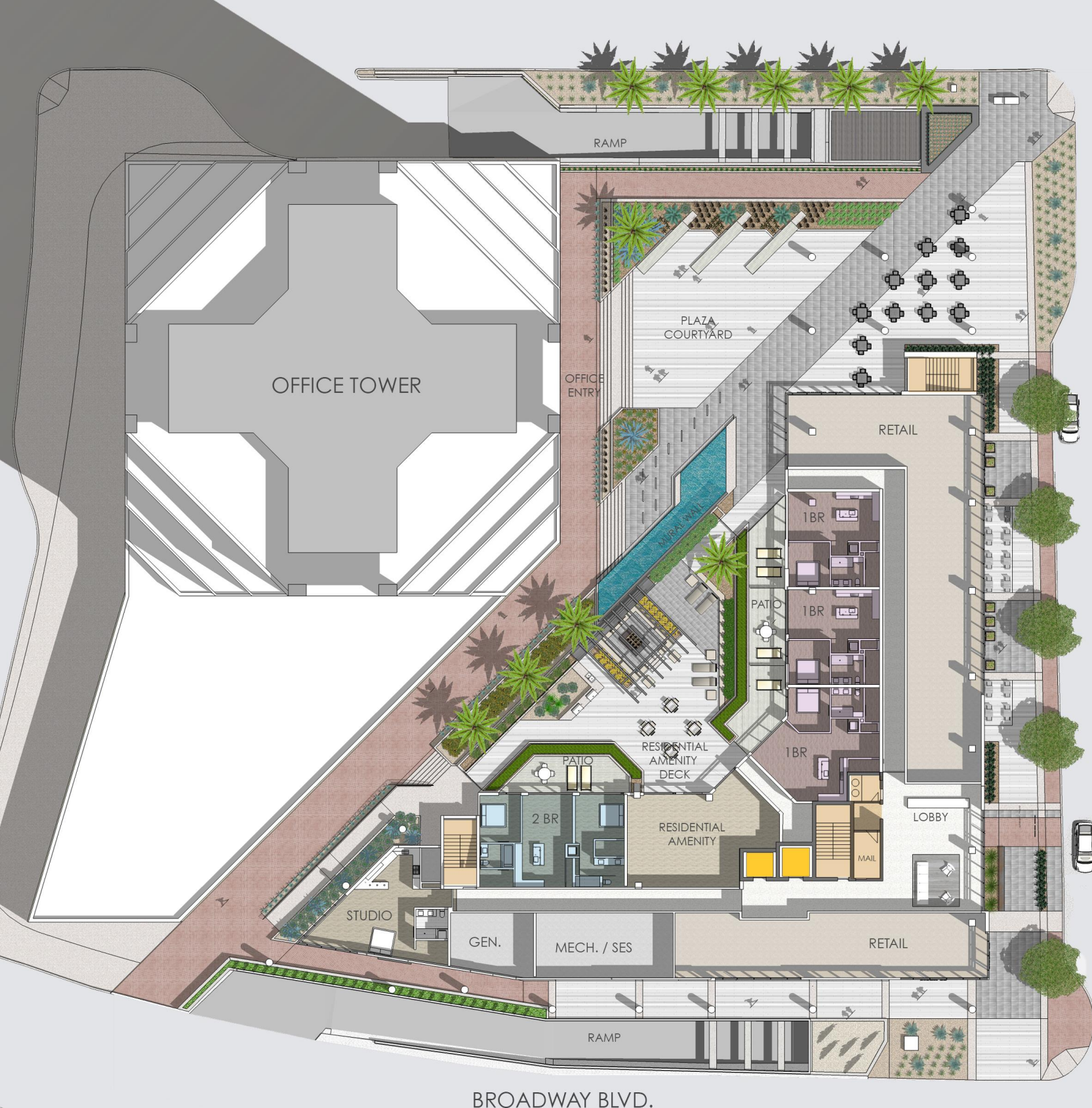


NORTHEAST CONTEXT VIEW

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TYPICAL FLOOR PLATE (2-6):

GROSS AREA: 21,165 SF (excl. balc.)
 RENTABLE AREA: 17,129 SF
 CIRCULATION + CORES: 4,036 SF

TOTAL ON FLOORS 2-6

GROSS AREA: 105,825 SF (excl. balcs.)
 RENTABLE AREA: 85,645 SF
 # UNITS: 95

GROUND FLOOR:

GROSS AREA: 14,719 SF
 RETAIL AREA: 2,748 SF
 RES. AMENITY AREA: 1,844 SF
 RES. UNITS (5): 4,403 SF
 LOBBY, CORE, MECH.: 5,724 SF

TOTAL BUILDING AREAS:

TOTAL GROSS AREA: 120,544 SF
 TOTAL GROSS incl. Balcs: 129,994 SF
 TOTAL RENTABLE: 92,796 SF
 TOTAL UNITS: 100 (900 sf average)
 UNIT MIX:
 41 1BR (41%)
 58 2BR (58%)
 1 STUDIO (1%)
 PARKING -1.5/UNIT: 150 spaces

STONE AVE.

BROADWAY BLVD.



SITE PLAN, PLAN FLOORS 2-6

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PLAN 3D VIEW

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APARTMENT CONCEPT

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EAST ELEVATION – STONE AVE.

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NORTH ELEVATION – PLAZA

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FIBER CEMENT BOARD CLADDING

PAINTED METAL BALCONY CLADDING

E.I.F.S.

HIGH PERFORMANCE LOW-E GLAZING: 24" & 48" WINDOW WIDTHS TYP. - 9' HT TYP. FLOORS, 10' ON 6TH FLOOR

PAINTED METAL BALCONY CLADDING
PAINTED METAL RAILING TYP.

E.I.F.S.

COMPOSITE WOOD CLADDING AT BALCONY SOFFITS TYP.

CONTINUOUS LOUVERS OR HORIZ. B-DECK AT MECH. PH. E.I.F.S.

FIBER CEMENT BOARD CLADDING

PAINTED METAL BALCONY CLADDING AND FASCIA

E.I.F.S.

+92' top of mech.

+80' parapet

+75' roof

+62' 6th floor

+51' 5th floor

+40' 4th floor

+29' 3rd floor

+18' 2nd floor

WEST ELEVATION – PLAZA, COURTYARD

BEN'S BELLS MURAL WALL

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FIBER CEMENT BOARD CLADDING

E.I.F.S

HIGH PERFORMANCE LOW-E GLAZING: 24" & 48" WINDOW WIDTHS TYP. - 9' HT TYP. FLOORS, 10' ON 6TH FLOOR TYP.

CONTINUOUS LOUVER WALL AT FIRST FLOOR GENERATOR AREA

PAINTED METAL BALCONY CLADDING

PAINTED METAL RAILING TYP.

TEXTURED CMU VENEER

E.I.F.S

TPO ROOF (GRAY/WHITE PATTERN)

COMPOSITE WOOD CLADDING AT BALCONY SOFFITS TYP.

UNIT LOUVER GRILLS AT SPANDREL 2/UNIT TYP.

FIBER CEMENT BOARD CLADDING

E.I.F.S

PAINTED METAL BALCONY CLADDING AND FASCIA TYP.

FIBER CEMENT BOARD CLADDING

TEXTURED CMU VENEER

CLEAR LOW-E STOREFRONT GLAZING W/ MTL SIGN BAND

+92' top of mech.
 +80' parapet
 +75' roof
 +62' 6th floor
 +51' 5th floor
 +40' 4th floor
 +29' 3rd floor
 +18' 2nd floor

SOUTH ELEVATION – BROADWAY BLVD.

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SOUTHWEST CORNER VIEW ON BROADWAY

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SOUTHEAST CORNER – BROADWAY AND STONE

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STONE AVE. ELEVATION

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RESIDENTIAL ENTRY AND STREET FRONTAGE

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RESIDENTIAL ENTRY CONCEPT

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RESIDENTIAL LOBBY CONCEPT

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FACADE

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FACADE

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FACADE

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NORTHEAST CORNER VIEW ON STONE AVE.

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PLAZA OVERVIEW

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VIEW SOUTH FROM FOX THEATRE

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VIEW SOUTH AT CORNER

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PLAZA VIEW

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PUBLIC PLAZA

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PLAZA AT OFFICE ENTRY WITH MURAL WALL

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RESIDENTIAL AMENITY DECK

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STREETSCAPE PLAZA EXPERIENCE

Blend the existing and proposed sites, balance the old and new materials
Create unique destination space
Diagonal through block access
Reflecting pool/ Ben's Bells Mural Wall feature as focal point, viewable from Stone and Congress
Seating and small / large group gathering/ interaction spaces
Stone Ave. streetscape designed as flexible potential retail use

MATERIALS / PALETTE

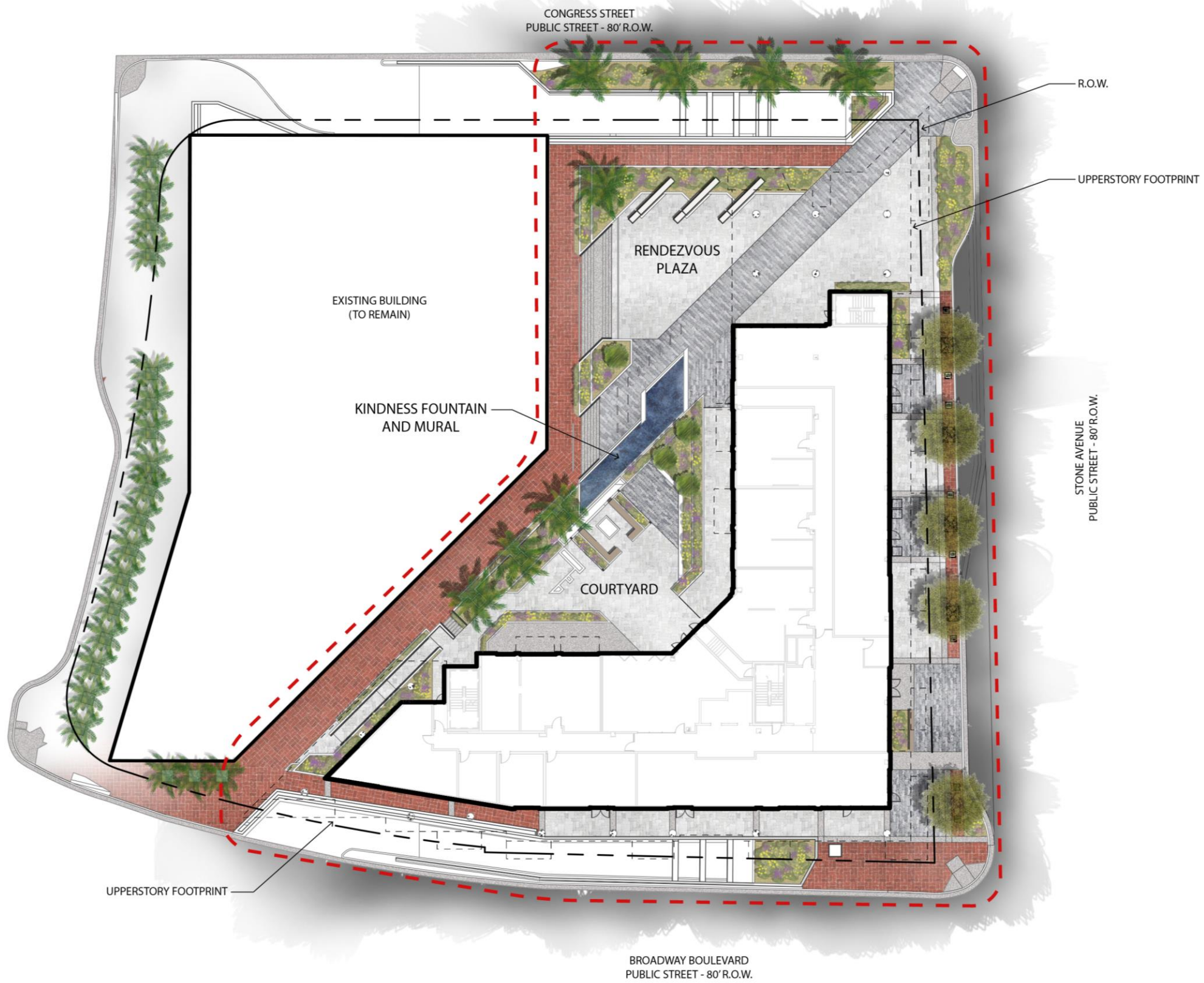
Hardscape materials are in scale with pedestrian experience – size, texture and color
Palette material provides color and lush character balancing the hardscape plaza materials
Water feature experience is maintained in conjunction with the relocated Ben's Bells mural wall

OVERLAY ZONES

5.12.7.3.a 5% GFA as public plaza and courtyards = *23% provided*
5.12.8.A Streetscape Design Manual compliance = *COT currently revamping the Manual*
5.12.8.A.1.f Widths shall be maintained to provide effective, accessible connectivity = *Provided*
5.12.8.A.2.a Trees shall be compatible with historic design context – *Palm trees are compatible with historic tree plantings. They allow clear visual access to the plaza from Congress and the Fox Theatre*

DP COMMENTS

LANDSCAPE: *No applicable comments*
TDOT: 3/8" Rock sizes, pavers in ROW are set on concrete, use historic red brick on Stone, Honeylocust trees changed to Live Oak trees along Stone



Seat Wall - Freestanding
Concrete Cap Color: Scofield #C-12 Mesa Beige
Primary Concrete Color: Scofield #C-34 Dark Gray



Colored Glass Tile
(seat wall and precast bench)
Color: Orange
Size: 2" x 2"



Reflecting Pool
Trench basin and infinity edge
Tiled mural wall

PLAZA HARDSCAPE PLAN

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Plant Material Options

Trees are required to be single trunk specimens.

Shrubs within the sight visibility triangles must be under 30" tall.

Trees



Bauhinia lunarioides
(Anacacho Orchid)



Quercus fusiformis 'Joan Lionetti'
(Joan Lionetti Live Oak)



Phoenix dactylifera
(Date Palm)

Shrubs



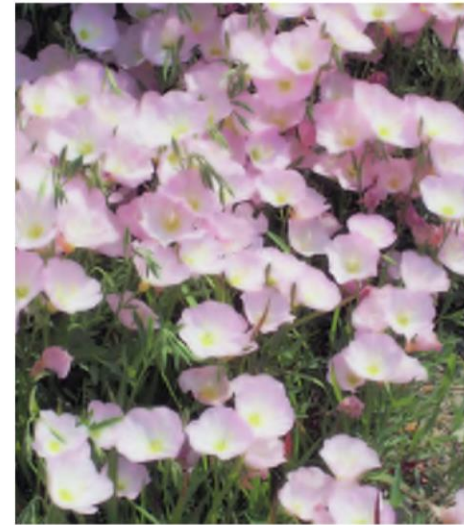
Aquilegia chrysantha
(Golden Columbine)



Bulbine frutescens "Tiny Tangerine"
(Tiny Orange Bulbine)



Justicia spicigera
(Mexican Honeysuckle)



Oenothera berlandieri
(Mexican Evening Primrose)



Phlomis fruticosa
(Jerusalem Sage)



Portulacaria afra
(Elephant's Food)

LANDSCAPE PALETTE

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Plant Material Options

Trees are required to be single trunk specimens.

Shrubs within the sight visibility triangles must be under 30" tall.

Shrubs



Ruellia brittoniana "Katie"
(Katie Dwarf Ruellia)



Salvia greggii
(Autumn Sage)



Setcreasea pallida
(Purple Heart Vine)

Accents



Agave ocahui
(Ocahui agave)



Agave weberii
(Weber's Agave)



Aloe "Blue Elf"
Blue Elf Aloe



Festuca gluca "Elijah Blue"
Elijah Blue Fescue



Hesperaloe parviflora
"Perpa Brakelights"
(Dwarf Brakelights Red Yucca)



Hesperaloe "Pink Parade"
(Pink Parade Hesperaloe)

LANDSCAPE PALETTE

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Plant Material Options

Trees are required to be single trunk specimens.

Shrubs within the sight visibility triangles must be under 30" tall.

Accents



Hesperaloe parviflora "Yellow"
(Yellow Yucca)



Hesperaloe funifera
(Giant Hesperaloe)



Muhlenbergia lindheimeri
"Autumn Glow"
(Linheimer Muhly Grass)



Muhlenbergia rigida "Nashville"
(Nashville Muhly Grass)



Pedilanthus macrocarpus
"Chilly Willy"
(Chilly Willy Lady Slipper)



Yucca recurvifolia
(Pendulous Yucca)

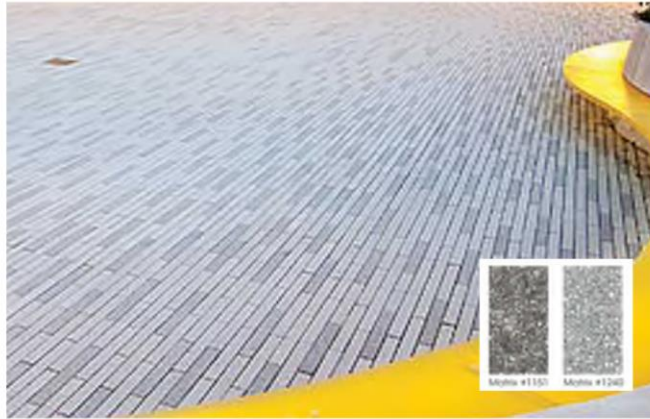


Yucca rupicola
(Twisted Leaf Yucca)

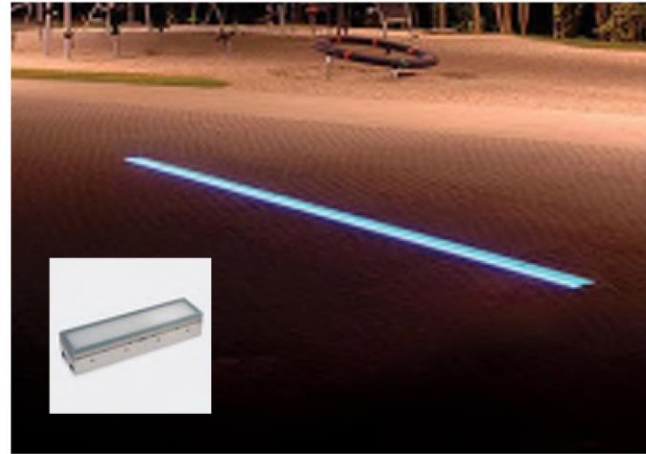
LANDSCAPE PALETTE

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Hardscape Material and Amenity Options For Streetscape



Decorative Paver "A"
 Hanover Architectural Products, Plankstone
 Primary Color: Matrix#1151 Secondary Color: Matrix#1240
 *Located in plaza (on property) and in streetscape (set on concrete in public R.O.W)

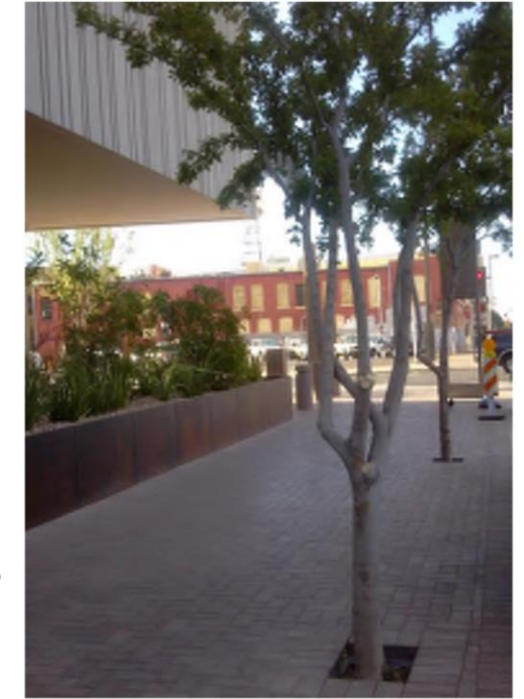


Paver Light
 Inter-lux Model: RC150



Plaza Bollard and Pole Light
 (Hess Linea 450 series LED)

Paver Tree Grate
 Ironsmith Tree Grate
 Size: 48"x 60"
 *In streetscape (public R.O.W)



Decorative Paver "B"
 Hanover Architectural Products, Prest Pavers
 Primary Color: Matrix#1875 W/ Tudor Finish
 *Located in plaza (on property) and in streetscape (set on concrete in public R.O.W)



Bike Rack
 Equipark Esplanade Collection
 Color: Metallic Silver



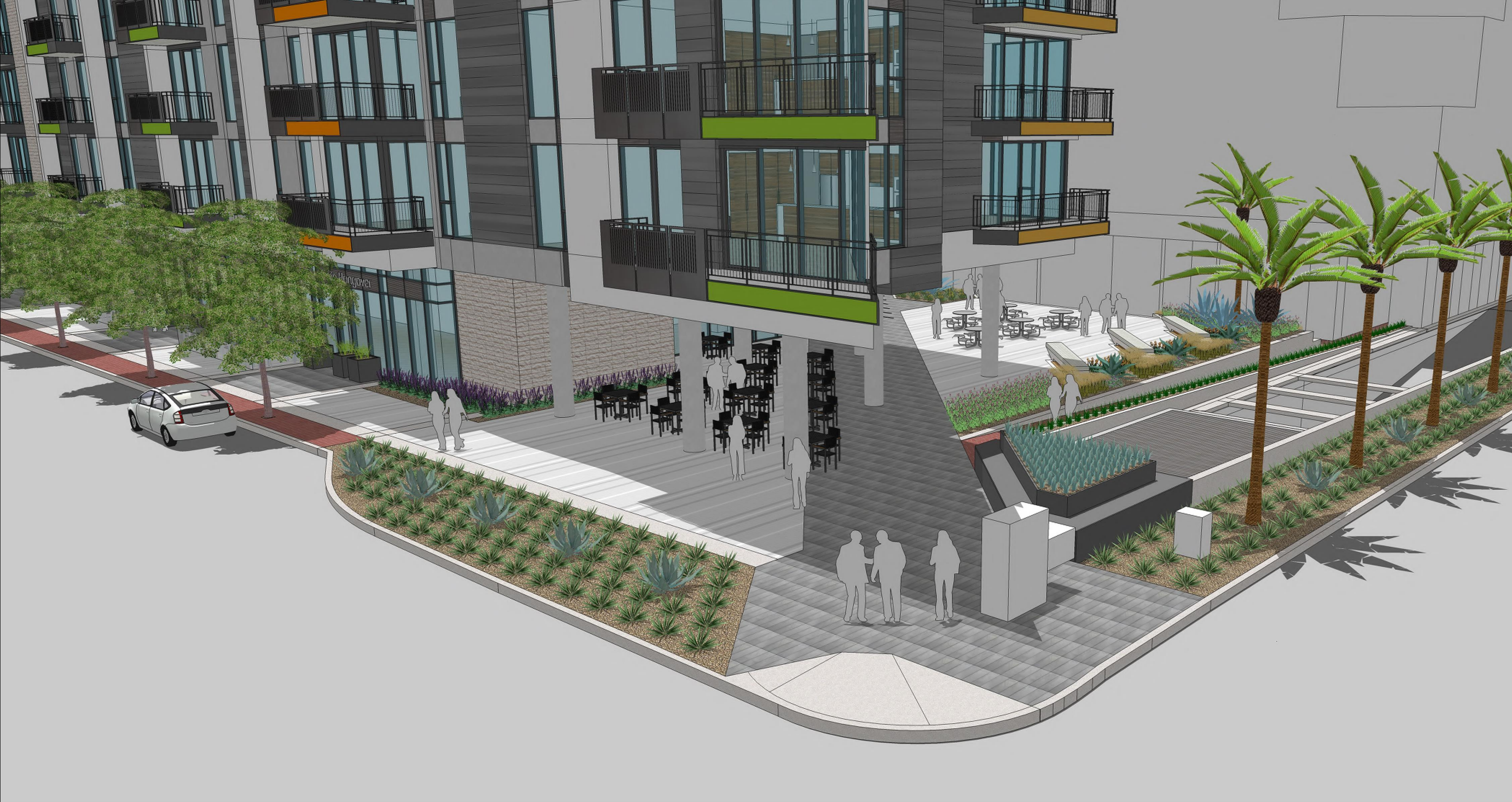
Concrete Planter
 Quick Crete Products Corp, California Square
 Color: Bungalow



Tile Mosaic Wall 50' x 12'
 Salvaged from Existing Site
 Mounted on Steel Frame.

HARDSCAPE MATERIALS, AMENITIES

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STONE AND CONGRESS

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PLAZA

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VIEW FROM FOX THEATRE TO PLAZA

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KINDNESS WATER FEATURE AND MURAL

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STONE STREETScape

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CONGRESS STREET

CHURCH AVENUE

EXISTING BUILDING
(TO REMAIN)

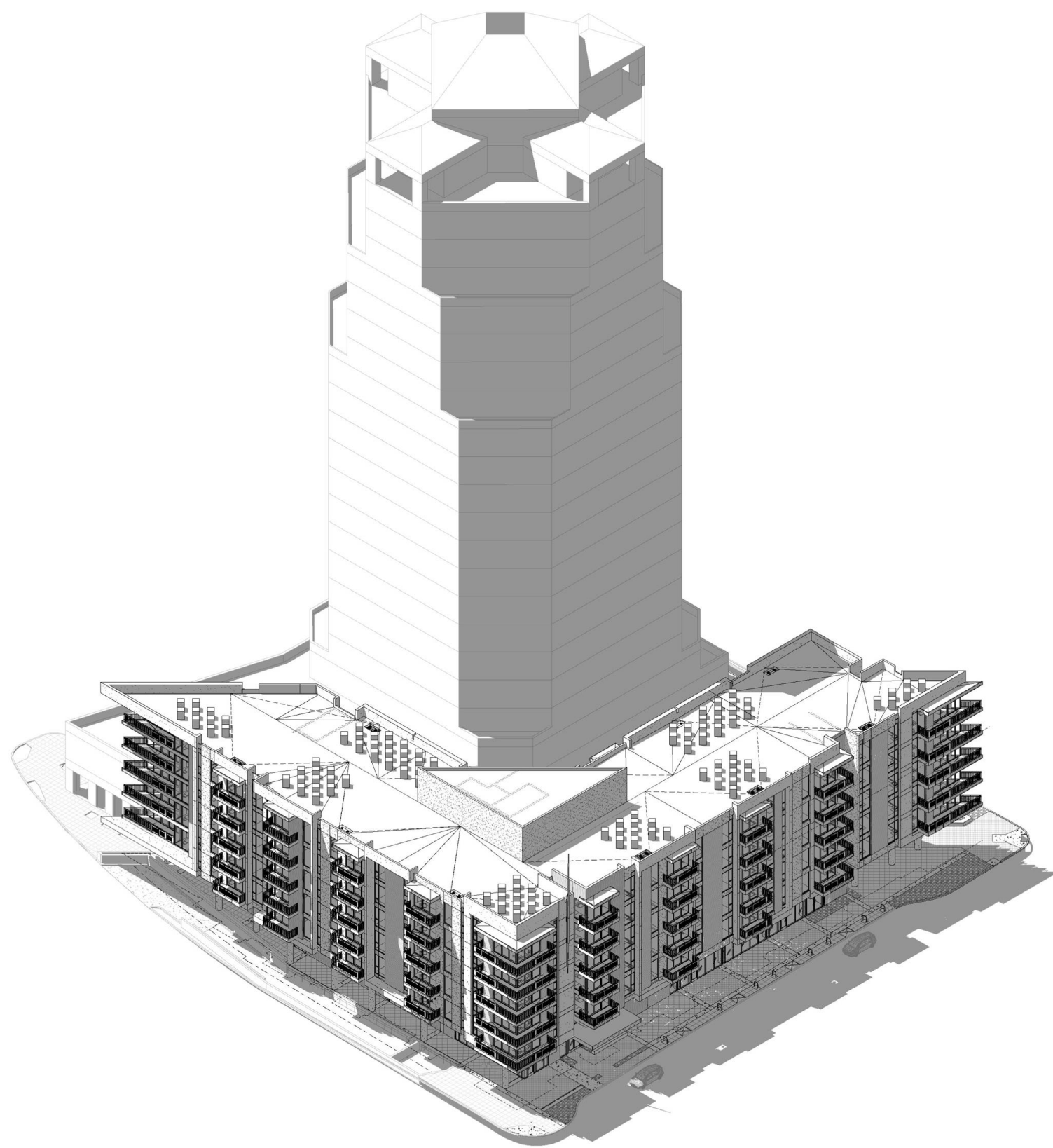
PROPOSED BUILDING

STONE AVENUE

BROADWAY BOULEVARD

Shading Calcs: (Shadow calculated using BIM model based on June 21st at 2:00 PM)

Total Area -	= 12,902 SF
Total Shaded Area -	= 10,161 SF
Percent Shaded -	= 78.8%



SHADE STUDY

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inspired architecture for everyday life





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