

# INFILL INCENTIVE DISTRICT DESIGN PACKAGE for THE FLIN

October 2017

Revised: April 2018

## OWNER

HSL La Placita, LLC  
3901 East Broadway Boulevard  
Tucson, Arizona 85711

## PREPARED FOR

HSL La Placita, LLC  
3901 East Broadway Boulevard  
Tucson, Arizona 85711



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THE FLIN



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## SUBMITTAL REQUIREMENTS

**PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:**

X	1. <b>Application</b> form (signed by the Property Owner or Authorized Agent – include letter of authorization).
X	2. Written <b>summary</b> of neighborhood meeting with sign in sheet and agenda (if applicable).
X	3. Project <b>statement</b> outlining scope of work.
X	4. UDC compliance review <b>comments</b> (obtained at the 1 <sup>st</sup> floor).
X	5. Pima county assessor’s record parcel <b>detail</b> and record map.
X	6. Color aerial <b>photograph</b> of subject property (if applicable).
X	7. Color, labeled <b>photographs</b> 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 <b>photographs</b> of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable).
X	9. Site <b>Plan</b> (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. <b>Elevations</b> (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.
	11. <b>Samples</b> , cut sheets and/or photographs of the type, color and texture of the proposed materials (if applicable).
X	12. <b>PDF</b> of all above listed items (number of hard copies may be required).
X	13. Applicable <b>fees</b> (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.

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*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, long term housing has become important to the future fabric of the area. The increasing employment opportunities and amenities being offered in the Downtown Core are resulting in increased demand for a variety of housing options and lifestyles. The Flin multi-family development project seeks to fulfill that demand by offering a high-density residential transit-oriented development, at one of the major gateway activity corners of Downtown Tucson — Church & Broadway.

The Flin development will offer a distinct residential experience, offering 243 individual units with a mix of Studio, 1, 2, and 3 bedrooms. The project aims to go beyond the current residential offerings within the Downtown Core and provide a product mix that can appeal to a greater population, while offering prospective tenants exceptional access to some of the finest establishments and employment opportunities Tucson has to offer. Bounded to the east by Church Avenue, and the north by Broadway Boulevard, the project site is surrounded by amenities and employment opportunities, including 1 South Church, Fox Tucson Theatre, St. Augustine Cathedral, the Municipal Complex, the Tucson Convention Center, the Tucson Music Hall, and Congress Street 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 incorporate the rich history of the Samaniego House, the Stables, The Flin building, The Eckbo Landscape, and the La Placita Park (Gazebo) into both the public & private framework of the development site.

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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THE FLIN







February 19, 2018

Carolyn Laurie  
Planning and Development Services  
City Of Tucson

RE: The Flin's Project Planning Process

Mrs. Laurie,

The Flin, formerly La Placita Village, was originally conceived in early 2015. Over the last three years, HSL has continuously refined The Flin based on extensive community engagement, site-specific opportunities and constraints, and a deep understanding of the local market. Our project planning process systematically addressed a diverse and inherently complex set of issues associated with large-scale redevelopment in an urban core while also ensuring an economically viable project. Our process has resulted in downtown Tucson's first luxury living community.

Housing demand downtown has been strong in recent years, with vacancy rates hovering around 4% (Downtown Tucson Partnership, 2015). The Downtown Tucson Partnership's Strategic Plan emphasized the need for more housing downtown and to "implement and support aggressive housing and mixed-use development efforts." The Flin will provide 244 units equating to more than 500 residents and increasing the apartment unit supply by almost 19%. This represents nearly half the projected market-rate homes to be developed over a 2-year period within downtown, interjecting much needed life into Tucson's urban core (Downtown Tucson Partnership, Development Report, Summer 2017).

The Flin goes beyond the current residential offerings within Tucson's urban core. It will provide a product mix that appeals to a broader market demographic, offering prospective residents exceptional access to some of Tucson's top recreational and employment opportunities. The Flin's residents will activate downtown streets – walking their dogs, riding bikes, relaxing in the parks or at a café and thus livening an area that historically lacked 24-hour activity. Located along the Sun-Link transportation system, The Flin offers easy access to the entire Central Business District, 4th Avenue, and the University of Arizona. The connectivity to these districts is a fundamental aspect of our development.

The following provides key details involved in HSL's three-year planning process. We address previous concerns by staff and we are confident The Flin will deliver considerable value to downtown and the broader community. Our community engagement efforts during the planning process have created great partnerships with interested parties and neighbors. The Flin successfully balances many community needs and objectives while enabling us to provide an economically viable project.

### **The Flin Planning Process**

#### ***Community Engagement***

The Flin's planning process included direct engagement with neighboring property owners, community development organizations, as well as state and local government departments. Key community engagement included:

- Presentations to the State Historic Preservation Board as well as the Tucson/Pima County Historical Commission.
- Neighborhood meetings as part of the Infill Incentive District Overlay (IID) process.
- Six Ward Office presentations, twice with the Mayor's office, and twice with the City Manager's office.
- On-going working relationship with stakeholders regarding the Historic Eckbo Landscape (includes Elaine Becherer- City Manager's Office, Helen & Karla – TCC Today), working to ensure demolition and construction does not affect the historic landscape eligibility.
- Outreach to leaders of the local Hispanic community regarding remaining Barrio elements of La Placita, including Lydia Otero and Betty Villegas of Los Descendientes del Presidio de Tucson. Since early 2016, we have actively engaged the group 10-12 times to ensure local residents that the remaining Barrio elements of La Placita Village would remain intact and rehabilitated with the proposed future development.
- The IID and the Development Plan Package (DP) process involved multiple municipal agencies that would be impacted by the proposed development; including but not limited to City of Tucson Planning & Development Services, Economic Development Office, Parks & Recreation, Department of Transportation, Park Tucson, Tucson Fire, Tucson Water, City Manager's office, Historic Preservation Office, and the Tucson Convention Center (among others related to the standard review process).

Finally, HSL has created a website ([www.theflin.com](http://www.theflin.com)) to offer information and answers to commonly asked questions regarding the demolition, proposed development, and preservation efforts. The website will be updated continually as a tool for communication from the start of demolition until certificate of occupancy.

### ***Urban Planning and Design***

The Flin's development team has systematically worked through the planning process over a three-year period. We continue to work closely with the neighboring property owners and stakeholders to create an impact that extends beyond the parcel boundaries. With The Flin, we are both developing a new multi-family/commercial project and helping to define a distinct district within the Downtown Core where people will live, work and play. Our project planning process identified several ways to add value and further define the surrounding area as a unique place within downtown:

- HSL continues to coordinate, identify, and remedy any impacts our project might have with the historic Eckbo Landscape. As part of our effort and partnership with the Eckbo Landscape we have made clear our intention that upon the Development Plans approval we will make a donation toward the landscape's rehabilitation, as we not only understand the value the landscape will have on our project and residences, but hope will inspire and leverage future funding opportunities.
- HSL has engaged Poster, Frost, Mirto Architects and ARC Landscaping to assist in making improvements to the City owned and operated La Placita Park. It is our intention to work with the City's Parks and Recreation Department to identify improvement and additional landscape/hardscape opportunities – including possible public artwork, to make the park and surrounding public pedestrian area more user friendly and safe.
- HSL is coordinating with the City of Tucson Department of Transportation (DOT) to improve approximately 250 linear feet of The Flin's streetscape along Church Avenue. The DOT is moving forward with a preliminary design to improve the pedestrian and bicycle facilities within the right-of-way through the use of additional curbing, dedicated bike lanes, new striping, and a landscaped median island, all with the purpose of enhancing the streetscape and creating a more scenic and safer boulevard appearance. HSL has partnered with the Marist on Cathedral Square development team on the proposed Church Avenue improvements and its integration into their respective developments. The preliminary design is integrated into our Development Package and will enhance the streetscape

beyond the budgetary and physical limits of the DOT to increase the curb appeal for future pedestrians and residents.

- HSL intends to make improvements to the La Placita Garage across the street, formerly associated with La Placita Village, the garage is no longer necessary for The Flin. HSL understands the import role the garage plays within the greater Downtown Core context and plans to make visual improvements, such as repainting, as well as operational improvements, in order to better serve the community.

\*Attached is Exhibit A depicting these four (4) key areas around our property.

The Flin is consistent with the goals of the Infill Incentive District (IID). The IID “encourages sustainable infill development that supports the creation of urban neighborhoods that are pedestrian and transit-oriented and benefits the IID, the major activity centers in the area, and the City as a whole, while promoting compatibility with existing residential and non-residential properties and neighborhoods.”

In that regard, we strongly believe The Flin exemplifies “... sustainable infill development...” and maintains “...compatibility with (the) existing residential and non-residential properties...” through the redevelopment of an existing blighted development within the Downtown Core. Specifically, The Flin’s utilization of existing foundation walls and underground structures enables the building to maintain the existing developable footprint and setbacks. This is not only important from a feasibility and construction standpoint, but it also maintains the original intended goals of the “Pueblo Center” and development agreement executed in 1980. Moreover, The Flin’s site design respects and incorporates the surrounding context, establishing pedestrian space around the La Placita Park and the Eckbo Landscape and rehabilitating the three (3) eligible to be listed historic structures (Samaniego House, the Flin Building, and the Stables) and incorporating them into the overall development block.

### ***Commercial Development Opportunities and Constraints***

Redevelopment projects in urban cores require good bones – a strategic location, parks, transportation and nearby cultural attractions. Each site is unique with different opportunities and constraints and not every site lends itself or needs to have both commercial and residential components. The Flin is surrounded by a wonderfully diverse set of uses – the Tucson Community Center, Leo Rich Theater, Music Hall, bus and streetcar routes, a couple nearby parks, restaurants and an abundance of office buildings. It is not necessary for a development to be successful to have all uses occur in the same building.

The Visit Tucson building located at the southwest corner of Broadway and Church, has an intrinsic relationship with The Flin. Even though it is on a separate parcel and under different ownership the buildings share facilities and a legal relationship. The Visit Tucson building offers over 24,000 square feet of office/commercial space for the block.

Paired with The Flin’s residential component, this “block” has the potential to provide residents with the live/work/play atmosphere desired of a downtown living environment. Recognizing its importance, HSL has invested in considerable alterations and improvements to the Visit Tucson building to ensure continued operational success during demolition and construction, as well as compliance with accessibility and building code standards. This includes the addition of a new elevator, new utility infrastructure, new boiler and chiller, and enhanced safety and fire measures.

The Flin provides almost 5,000 square feet in commercial uses for the development through the adaptive reuse of the historic Samaniego House, the Flin Building, and the Stables. Older and historic areas of Tucson are much more walkable and the “Best of Tucson” can be found where old and new buildings sit side-by-side (Older, Smaller, Better Tucson 2016). Our future uses for these buildings are discussed below.

- *Samaniego House* – Our intent is to market the property and have a restaurant operator highly engaged in the proposed repairs and rehabilitation. Market statistics show a need for residential to support restaurants in this area. We plan to return to TPCHC with a detailed adaptive reuse plan. Landscape treatments will be developed with The Flin as shown on the current development and landscape plans.
- *Stables* – HSL will utilize the Stables as maintenance and amenity space for the proposed apartments. From an operational and management perspective this means the rooms will be utilized for storage of equipment and possibly storage for residents. HSL will return to TPCHC to present more detailed plans of the proposed repairs and rehabilitation.
- *Flin Building* – HSL would like to return the store-front to its original 4 bays, filling in the section that was removed in the 70's. HSL continues to discuss with a coffee shop operator, who expressed strong interest in pursuing a lease agreement, upon development plan and building plan approval. As with the Samaniego House, the preferred operator will more than likely want to incorporate finishes and designs into the construction. We would like to return to TPCHC to present more detailed plans.

It is our intent to rehabilitate the Flin Building and the Stables along with the construction of our new building. These two buildings are incorporated into The Flin and their reuse is critical to our redevelopment project and clearly demonstrates how our planning process included engagement with community stakeholders as well as local governments. We are working with a qualified architect on a preservation plan for the Samaniego House, Stables and Flin Building to be used during demolition and construction.

The site configuration relative to street frontage is another significant factor driving design. The Flin has approximately 254' of street frontage along Church Avenue. The repurposed Samaniego House (commercial) occupies approximately 53' of the street frontage, and the main entrance/office/lobby (commercial) occupies approximately 75' of street frontage – exceeding the 50% minimum requirement. Church Avenue is The Flin's only accessible vehicular entrance, limiting us to where we can place vehicular ingress/egress points, trash, and other necessary utilities. Of the 126' of street frontage left along Church, approximately 66' are provided for those services and access. The remaining 60' of street frontage is indeed a parking area, but is setback and screened from the Church Avenue right-of-way, per the Infill Incentive District design requirements. Attached is Exhibit B depicting the Church Avenue street frontage.

The Flin has approximately 105' of street frontage along Broadway Boulevard, however our building is placed 65' away and over 12' above the street level. This is due to the nebulous nature of the property and the site, including the harsh grade changes and the connection with the Municipal Bridge. The area along Broadway Boulevard serves as a retention basin for hardscape drainage for La Placita Park, Visit Tucson, and The Flin, which is a City of Tucson requirement of the development code for commercial uses. HSL intends improve the area by planting additional landscape and repainting the wall – potentially providing public art opportunities as well.

### ***Impact to Downtown***

With Church Avenue on the East and Broadway Boulevard on the North, The Flin site is surrounded by amenities and employment opportunities, including the Fox Tucson Theatre, St. Augustine Cathedral, the Municipal Complex, the Tucson Convention Center, the Tucson Music Hall, and Congress Street to name a few. We want our project to contribute to the revitalization of the downtown's west side, along with the surrounding development projects currently underway - Marist College, St. Augustine, and Rendezvous Lofts.

The ULI Study, performed in 2013, noted that La Placita Village should be removed, as it is an “outmoded and unsuccessful complex.” One goal of our project is to create a mixed-use, multi-family residential community that we can all be proud of and provide residents to have an active and urban lifestyle allowing residents to

incorporate and connect with the cultural and entertainment spaces associated with the Tucson Convention Center, Eckbo Landscape, La Placita Park, and the surrounding neighborhoods. We envision The Flin as providing an essential component to the 'live, work, play' mantra current Tucson residents and future tenants demand of an urban living environment. Additionally, The Flin will provide residents to Downtown with higher disposable incomes which will draw many additional services to the area.

Ultimately, our three-year design process resulted in more than just a multi-family project. The Flin will be a key piece in further defining this area of downtown, incorporating elements of historic preservation and adaptive reuse, blending with complementary commercial and civic uses to create a truly mixed use district within downtown, integrating and activating the Historic Eckbo Landscape, and critically, also delivering an economically viable project to the market.

Sincerely,

A handwritten signature in blue ink that reads "Teresa Vasquez". The signature is written in a cursive, flowing style.

Teresa Vasquez  
HSL Properties, Inc.

CC: Lynne Birkinbine  
Maria Gayosso

# Exhibit A



1. Historic Eckbo Landscape
2. City of Tucson, La Placita Park
3. Church Avenue
4. La Placita Parking Garage

# Exhibit B







# EXISTING PHOTO INDEX

The following pages show images taken from various locations adjacent to The Flin 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 Broadway Boulevard — looking east. This photo displays the existing streetscape adjacent to the property.



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# NORTHWEST

This picture displays the existing conditions at the northwest corner of the site, along Broadway Boulevard — looking west. This photo displays the existing streetscape adjacent to the property.



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# NORTHWEST

This picture displays the existing conditions at the northwest corner of the site, along Broadway Boulevard — looking south. This photo displays the existing streetscape and infrastructure as part of the La Placita Public Park and access to The Flin and The Stables.



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# NORTHCENTRAL

This picture displays the existing conditions at the northcentral corner of the site, adjacent to La Placita Park — looking north. This photo displays the existing streetscape of the Park area to remain in place.



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# NORTHCENTRAL

This picture displays the existing conditions at the northcentral corner of the site, adjacent to La Placita Park — looking east. This photo displays the existing Visit Tucson building and the streetscape of the Park area to remain in place.



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# NORTHEAST

This picture displays the existing conditions at the northeast corner of the site, along Church Street—looking south. This photo displays the existing streetscape along Church.



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# NORTHEAST

This picture displays the existing conditions at the northeast corner of the site, along Chuch Street—looking north. This photo displays the existing streetscape and architecture of the Visit Tucson building to remain in place.



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# SOUTHEAST

This picture displays the existing conditions at the southeast corner of the site, along Church Street—looking north. This photo displays the existing streetscape Church Street.



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# SOUTHEAST

This picture displays the existing conditions at the southeast corner of the site, along Church Street—looking west. This photo displays the existing hardscape along the Fire Access Lane.



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# SOUTHWEST

This picture displays the existing conditions at the southwest corner of the site—looking east. This photo displays the existing hardscape along the Fire Access Lane.



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# SOUTHWEST

This picture displays the existing conditions at the southwest corner of the site—looking east. This photo displays the existing hardscape adjacent to Eckbo Park.



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# SOUTHWEST

This picture displays the existing conditions at the southwest corner of the site—looking east. This photo displays the existing hardscape adjacent to Eckbo Park.



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**INFILL INCENTIVE DISTRICT RESPONSES:**

**The following letters provide a description outlining the proposed scope of work for THE FLIN – mixed use/multi-family development as it relates to the Downtown Area Infill Incentive District (IID) overlay zone:**

The Flin development project is located at the southwest corner of Broadway Boulevard and Church 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 – Multi-family & 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;  
The Samaniego House, The Stables, and The Flin Building will not be demolished 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 Section 5.12.8.E;  
Short-term bicycle parking reduction request
- 6) Where applicable, applicants are strongly encouraged to comply with Section 7.7, Native Plant Preservation;  
No Native Plants to be removed



## DOWNTOWN CORE SUBDISTRICT (DCS) 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 and the current development pattern.

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.

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.

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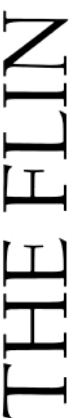


Motor Vehicle Parking – Per UDC Section 5.12.10.C.5 – relief from minimum vehicular and bicycle parking standards is allowed for projects within the DCS. The proposed project is located within the DCS and Downtown Parking District, as such; the proposed development seeks relief from the UDC requirements for on-site Motor Vehicle Parking as it relates to the prohibition of compact and tandem parking spaces, minimum vehicular use area dimensions, and the number of spaces. Currently, only within parking structures of the Main Gate Overlay District are compact parking spaces and tandem parking spaces allowed for a residential, mixed-use building. UDC Article 7.4.6.D requires 90 degree parking to be 8.5 feet in width and 18 feet in length. This development seeks to utilize a reduced minimum parking space width of 7.5 feet (while maintaining the 18 foot length) to accommodate structural infrastructure necessary to support the podium development. This development also seeks to utilize tandem parking spaces for multi-family residential development, a use currently not allowed within UDC Article 7.4.6.3. This development also seeks to modify the vehicular use area dimensions as outlined in UDC Article 7.4.6.D.2 in regard to vertical obstructions as previously outlined in the Main Gate Overlay District, to allow for the protrusion of parking structure columns up to 6 inches into the clear area width.

Lastly, this project seeks to modify the overall parking calculation. Per UDC Table 7.4.4-1, the development site requires 354 parking spaces. Under the Downtown Parking District per UDC Article 7.4.5.B, the development site requires 267 parking spaces. The site currently provides 278 parking spaces. Other downtown parking options are also available to the development, including on-street metered spaces and within the La Placita Garage across Church Avenue from the development site.

These modifications allow the development to utilize the existing foundation pattern and walls to meet the Downtown Parking District vehicular parking requirements as outlined in the UDC.

Bicycle Parking – Per UDC Section 5.12.8.E.2.b – reduction in the number bicycle parking spaces may be allowed by the PDS Director depending on the use, setting, and intensity of the proposal. This project seeks to reduce the short-term bicycle parking in and around the overall development site from 48 spaces to 26 spaces. The proposed use provides a reduction in overall visitor traffic in comparison to the previous commercial/office use; therefore, long-term bicycle parking is emphasized for residents within their individual units, and within a secure room in the parking garage for retail/commercial employees. Visitor short term bicycle parking is maximized and focused for the intended use at the 2 main entry points, along Church Avenue and at the west entry along Eckbo Landscape. This maintains a pedestrian friendly environment, free of potential bike/pedestrian conflict within the greater



central core/common area of the development - which includes the adjacent La Placita Park.

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 along Church Avenue adjacent to the Parking and vehicular entry point, 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 Church Avenue and return said enclosures following pickup.

Pedestrian Access – Per UDC Section 5.12.9.C.6 – This project seeks to modify the requirements of pedestrian access. Due to the relative short property frontage along Broadway Boulevard, and the drastic elevation change within this area, pedestrian access from the new development is directed to the public areas accessible from Broadway Boulevard – Eckbo Landscape and La Placita Park. Both public spaces have direct access to Broadway Boulevard as well as the ability to connect pedestrians to Church Avenue to the east and the Tucson Convention Center complex to the south. Shade will continue to be provided along sidewalks, pedestrian circulation paths, and outdoor patios in accordance with Section 5.12.8.A.2.

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

**Response:** This project aims to create 243 multi-family residential units with approximately 4,500 square feet of restaurant and retail space on approximately 2.5 acres of land with the Downtown Core Subdistrict. This development supports the existing commercial, retail, and office development within the Downtown Core by providing workers and consumers a unique downtown housing and dining opportunity. Ideally positioned along the Tucson Sun-Link transportation system, the proposed project is a model for transit-oriented development, and will be able to provide easy accessibility to, and from, the Tucson Central Business District, the vibrant 4<sup>th</sup> Avenue, and the University of Arizona. The project site is surrounded by amenities and employment opportunities, including 1 South Church, Fox Tucson Theatre, St. Augustine Cathedral, the Municipal Complex, the Tucson Convention Center, the Tucson Music Hall, and Congress Street to name a few.



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

**Response:** This project will increase consumer traffic within an area lush with restaurant, retail, and office employment centers, both new and old, within Tucson’s Downtown Core Subdistrict. This project replaces an underutilized office complex with residential and dining opportunities, meeting the increasing demand of the general population to relocate to an urban environment and experience the various amenities offered. It is ideally located adjacent to the Tucson Convention Center and the Tucson Music Hall, bringing residents to an area of downtown that has historically lacked the 24 hour activity we seek within the Downtown Core and Rio Nuevo Area. The result is an improved built environment that provides a pedestrian friendly streetscape, compatible with the existing Eckbo Landscape and La Placita Park, accessibility to alternative modes of transportation, and architectural features that offer a more modern visual appeal than the existing development.

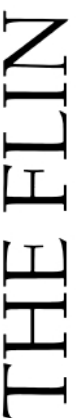
4. *DESCRIBE ANY SIGNIFICANT ADVERSE EFFECTS, SUCH AS NOISE LEVELS, GLARE, ODORS, VIBRATION, ILLUMINATION, FUMES AND VAPORS, THE PROJECT WILL HAVE ON ADJACENT PROPERTY;*

**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 uses – restaurant and predominantly residential, are relatively low intensity uses, and comparable to those being implemented by adjacent properties (see 1 West Broadway, Rendezvous Lofts, Marist College, Westerner). It is not only in the best interest of building management, but also their goal, to be cautious in leasing the restaurant/convenience space to those operations that may conflict with the quiet, peaceful nature of the residences.

The Samaniego House, The Stables, and The Flin Building will remain intact and be renovated per the Secretary of Interior’s Standards. Sensitive demolition techniques (i.e. no wrecking ball or blasting) are being utilized to deconstruct the current office development complex. Specific measures are in place to ensure any potential damage is mitigated to the maximum extent possible and the public areas, such as Eckbo Landscape and La Placita Park, remain accessible to the general public.

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 proposed development has limited street frontage, making it a challenge to provide the necessary infrastructure and accessibility that is typically



required for a development of this scale. As such, greater effort was paid to providing appropriate pedestrian-oriented scale along the non-vehicular use areas of the development. The proposed development has approximately 254' of street frontage along Church Avenue. Of that, the repurposed Samaniego House (commercial) occupies approximately 53' of the street frontage, and the main entrance/office/lobby (commercial) occupies approximately 75' of street frontage – exceeding the 50% minimum. As this is the only accessible entrance for the project, we are indeed limited in where we can place vehicular ingress/egress points, trash, and other necessary utilities. Of the 126' of street frontage left along Church Avenue, approximately 66' are provided for those services and access. The remaining 60' of street frontage is indeed a parking area, but is setback and screened from the Church Avenue right-of-way.

Along Broadway Boulevard, the project has approximately 105' of street frontage, however the proposed buildings are placed 65' away and over 12' above the street level. This is due to the nebulous nature of the property and the site, including the harsh grade changes, the Municipal Bridge, and the Sun Link Streetcar infrastructure. As such, the cost of development for this street frontage has proven to impose harsh economic barriers as well as tremendous difficulty in construction without having to significantly impact and disrupt the already established infrastructure in the vicinity. This area also currently serves as retention for hardscape drainage related to La Placita Park, Visit Tucson, and this development, which is a necessary requirement of the City of Tucson development code for commercial uses.

The project will provide architectural elements and details on all floor levels, ensuring any single plane of façade at the street level is no longer than 50 linear feet without being broken up by additional architectural detail. The horizontal lines of the first floor will closely resemble the height and lines associated with the existing Samaniego House, The Stables, and The Flin Building. The building mass is punctuated by balconies consisting of 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 both steps down and is broken at the parapet line with 2-story loft units, 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. The existing varied paving along Broadway Boulevard and the proposed varied paving along Church Avenue will offer an enhanced pedestrian environment along with the Eckbo Landscape and La Placita Park.

CYPRESS  
CIVIL DEVELOPMENT



THE FLIN

Entrances will be visible and identifiable from both Church Avenue and the Eckbo Landscape through the use of illumination, graphics, or other unique details. Parking is located within the interior of the site and will be screened accordingly through the use of the building's architecture, ensuring the view from the street level of parked vehicles is limited.

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

**Response:** Vehicular traffic into the property will be limited to a single ingress and egress location along Church Avenue. The single entry/exit for vehicles focuses travel to a predictable location for pedestrians, all but eliminating pedestrian/vehicle conflict along the major arterial – Broadway Boulevard. This design improves the ability for pedestrian users to anticipate vehicle movements and increases caution at the conflict point, while offering 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 82 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 west and south from exploring solar energy options in the future.

9. *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:** This project lies within the Downtown Core Subdistrict and is surrounded by arterial and collector streets. The new development will incorporate garage parking, exceeding the parking requirements as outlined in the Downtown Parking District section of the UDC. Also, other urban parking options are available, including metered on-street spaces and spaces within the La Placita garage on the eastside of Church Avenue.

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

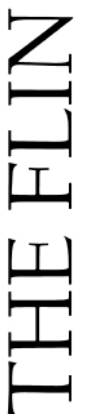
**Response:** (SAME AS RESPONSE #1) This project lies within the Downtown Core Subdistrict and is surrounded by arterial and collector streets. The new development will incorporate garage parking, exceeding the parking requirements as outlined in the Downtown Parking District section of the UDC. Also, other urban parking options are available, including metered on-street spaces and spaces within the La Placita garage on the eastside of Church Avenue.

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



**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;*

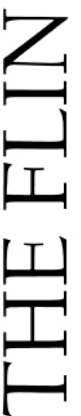
**Response:** The project is zoned OCR-2, allowing for a maximum height of up to 300 feet. However, to reduce the impact on the surrounding developments and to maintain an appropriate scale, the new building will be at a maximum height of approximately 82 feet, less than 1/3 of the allowable and underlying zoning height. This height is of similar scale to the recently approved downtown developments adjacent to the project site (see 1 West Broadway, Rendezvous Lofts, Marist College, Westerner, Arizona Hotel).

As the building moves north along Church Avenue, the general building mass steps down, providing a balance and scale when adjacent to the existing Visit Tucson building at the intersection corner. The west lobby entry along the Eckbo Landscape provides a vertical opening between the 2 buildings, allowing light and visual perspectives for both residences and the general public toward the interior of the site as well as the Stables and Flin 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 existing development and the remaining Visit Tucson building, along with existing development within the same general area (see 1 West Broadway, Rendezvous Lofts, Marist College, Westerner), maintain a zero lot line setback. The new building will be utilizing the existing foundation walls as the general footprint, providing minimal setbacks and providing congruency with 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 overall building design emphasizes a horizontal theme, consistent with historical and modern downtown developments. The articulated masses of the building appear to be floating on top of the first and second levels, holding a pronounced architectural line cohesive with the adjacent and remaining structures on-site. Projecting elements, overhangs, recessed balconies, and larger windows along the ground floor provide an inviting visual scale to complement the lobby and other pedestrian accessible openings.

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 proposed development has limited street frontage, making it a challenge to provide the necessary infrastructure and utility accessibility that is typically required for a development of this scale. As such, greater effort was paid to providing appropriate pedestrian-oriented scale and visible activity along the public and pedestrian use areas. The streetscape along Church Avenue will contain oversized storefront windows to accentuate the the lobby and leasing office, along with the vehicular ingress/egress point, screened parking, and the renovation of the Samaniego House. Along the pedestrian use areas of the Eckbo Landscape and La Placita Park, visible activity will be provided through the use and renovation of The Stables and The Flin Building, along with larger windows and private patios for residents.

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

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.



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 entries for the residential units will be from Church Avenue to the east, and along the Eckbo Landscape to the west, via Broadway Boulevard. It will be highlighted by oversized storefront windows which will provide and promote a pedestrian friendly refuge environment. A large, steel number “110” will be located and lighted adjacent to the main lobby along Church Avenue to announce the address, and a more pronounced sign will be provided above the entry indicating the developments marketing name, “The Flin.”

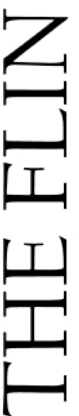
8. *MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLIMENT THE OVERALL HISTORIC CONTEXT OF THE DOWNTOWN AND RESPECT THE ARCHITECTURAL INTEGRITY OF THE HISTORIC FAÇADE;*

**Response:** This project consists of a combination of new building construction as well as the renovation of eligible for listing structures. The Samaniego House, The Stables, and The Flin Building were all evaluated and deemed eligible for listing in the State and National Registers of Historic Places by the State Historic Preservation Officer. This statement was confirmed, memorialized, and concurred in separate letters dated June 29, 2016 and March 15, 2018 from City of Tucson Historic Preservation Office and State Historic Preservation Office. In addition, the development team presented the aforementioned letter and a preliminary design package to the Tucson/Pima County Historical Commission’s Plans Review Subcommittee for conceptual approval, which was granted subject to certain design principles (see Appendix 4).

It is the developments intent to integrate these eligible to be listed buildings architecturally and functionally with the proposed new development. Any proposed renovations to these structures will be to the Secretary of Interior’s Standards.

An architect with a historical background has been retained and is currently performing a Preservation Plan for the three eligible to be listed for historic structures. Part of the plan scope is to prepare a Treatment and Use Analysis, which will identify recommended Preservation Treatment for the buildings, and identifying Character Defining Elements (CDE’s) related to conveying the significance of the building.

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. The proposed building will be within the existing La Placita office complex development, utilizing the existing foundation walls as a footprint. This design will provide consistency and adversely affect adjacent buildings and rights-of-way.

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

**Response:** Vehicular traffic into the property will be limited to a single ingress and egress location along Church Avenue. The single entry/exit for vehicles focuses travel to a predictable location for pedestrians, all but eliminating pedestrian/vehicle conflict along the major arterial – Broadway Boulevard. This design improves the ability for pedestrian users to anticipate vehicle movements and increases caution at the conflict point, while offering 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 Elevations and Material Board). The proposed palette will feature a natural color tone with a variety of browns and greys, and utilizing warmer colors to accentuate and highlight architectural features. Materials to be used include but are not limited to stucco, glass, concrete and steel.

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

**Response:** Stucco, 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 a combination of multi-family residential dwellings and restaurant/retail uses. Along with the surrounding public spaces, 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 main pedestrian entries for the residential units will be from Church Avenue to the east, and along the Eckbo Landscape to the west, via Broadway Boulevard. It will be highlighted by oversized storefront windows which will provide and promote a pedestrian friendly refuge environment. A large, steel number “110” will be located and lighted adjacent to the main lobby along Church Avenue to announce the address, and a more pronounced sign will be provided above the entry indicating the developments marketing name, “The Flin.”

#### **Site Design Standards:**

1. *VEHICULAR CIRCULATION;*

**Response:** See Development Plan. Vehicular ingress and egress is limited to a single access point off of Church Avenue. All vehicular circulation will be contained within the development footprint of a parking garage at, or below, ground level.

2. *PARKING;*

**Response:** See Development Plan. Parking is provided on-site within the development footprint through the use of a parking garage. Spaces are provided at, or below, ground level.

3. *PLAZAS AND OPEN SPACE;*

**Response:** See Development Plan. Plaza and Open Space is integrated into the development footprint, and provides permeability and accessibility between the La Placita Park, Eckbo Landscape, and the development project itself. In addition, Plaza and Open Space is created around the eligible to be listed historic structures to provide not only maintenance relief but also an environment to highlight their respected heritage and history.

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 consists of a combination of new building construction as well as the renovation of eligible for listing structures. The Samaniego House, The Stables, and The Flin Building were all evaluated and deemed eligible for listing in the State and National Registers of Historic Places by the State Historic Preservation Officer. This statement was confirmed, memorialized, and concurred in separate letters dated June 29, 2016 and March 15, 2018 from City of Tucson Historic Preservation Office and State Historic Preservation Office. In addition, the development team presented the aforementioned letter and a preliminary design package to the Tucson/Pima County Historical Commission's Plans Review Subcommittee for conceptual approval, which was granted subject to certain design principles (see Appendix 4).

It is the developments intent to integrate these eligible to be listed buildings architecturally and functionally with the proposed new development. Any proposed renovations to these structures will be to the Secretary of Interior's Standards to the greatest extent possible and reverse inappropriate alterations made during the original La Placita development.

Samaniego House – The intent is to market the property to a restaurant operator, who will be involved with the preservation and rehabilitation process. Market statistics show a need for residential uses within the area to support a new restaurant. The development team proposes to return to the Tucson/Pima County Historical Committee’s Plans Review Subcommittee with a detailed adaptive reuse plan in conjunction with the restaurant operator. A Preservation Plan will be implemented during demolition and construction of the new development, and landscape treatments will be developed as detailed within the Development Plan and Landscape Plan.

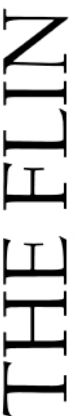
Stables – The intent will be to utilize the Stables as maintenance and amenity space for the proposed multi-family development. From an operational and management perspective this means the Stables and their individual rooms will be utilized for storage of equipment and possibly storage of residents. A Preservation Plan will be implemented during demolition and construction of the new development, and landscape treatments will be developed as detailed within the Development Plan and Landscape Plan.

Flin Building – The intent is to return the store front to its original 4 bays, and fill in the section that was removed in the 70's. A coffee shop operator has been identified and expressed strong interest in pursuing a lease agreement upon Development Plan approval. As with the Samaniego House, the preferred operator will more than likely want to incorporate finishes and designs into the construction. A Preservation Plan will be implemented during demolition and construction of the new development, and landscape treatments will be developed as detailed within the Development Plan and Landscape Plan.

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.

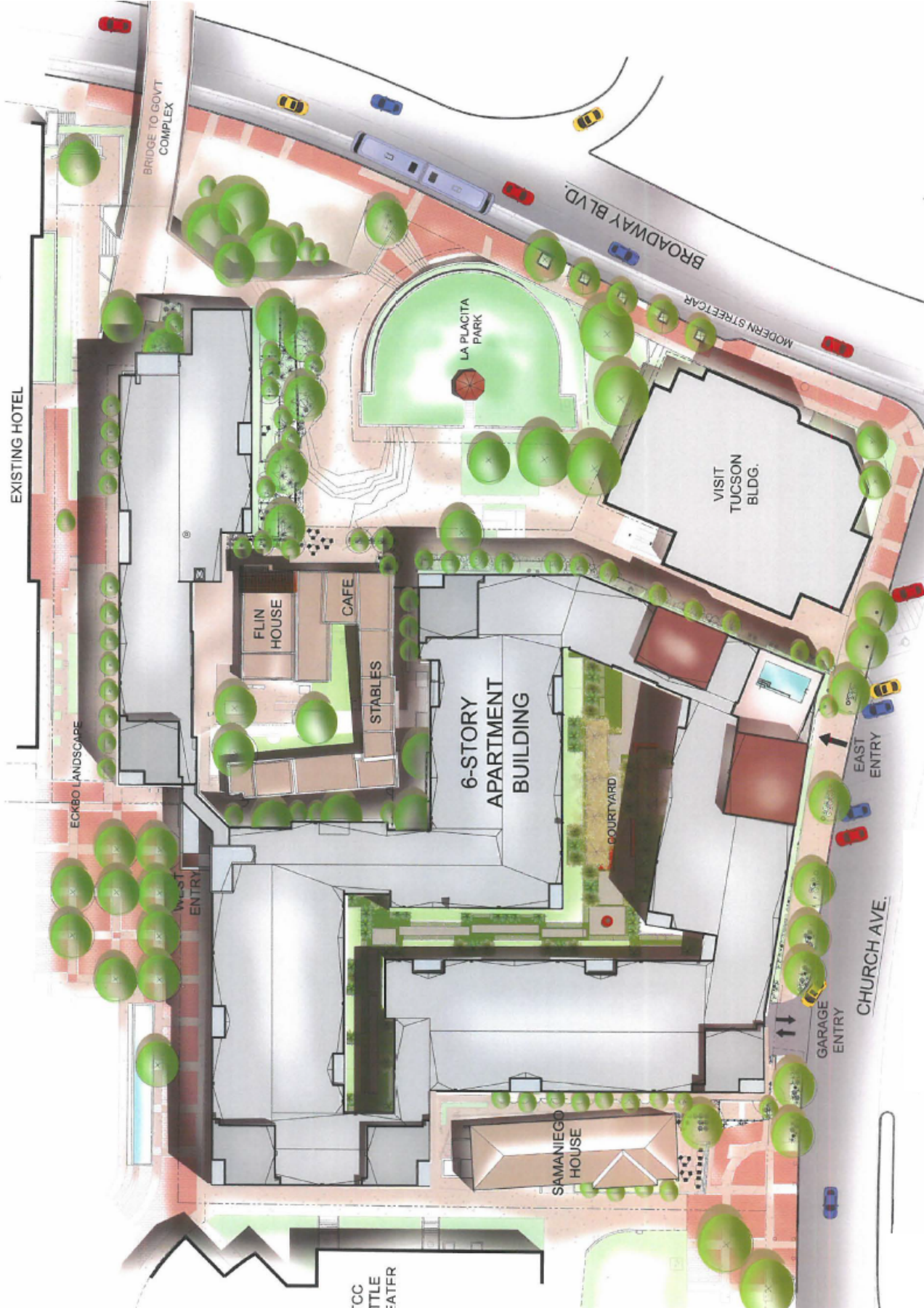
Sincerely,  
**Cypress Civil Development**

  
Matt Stuart  
Project Manager





# SITE PLAN



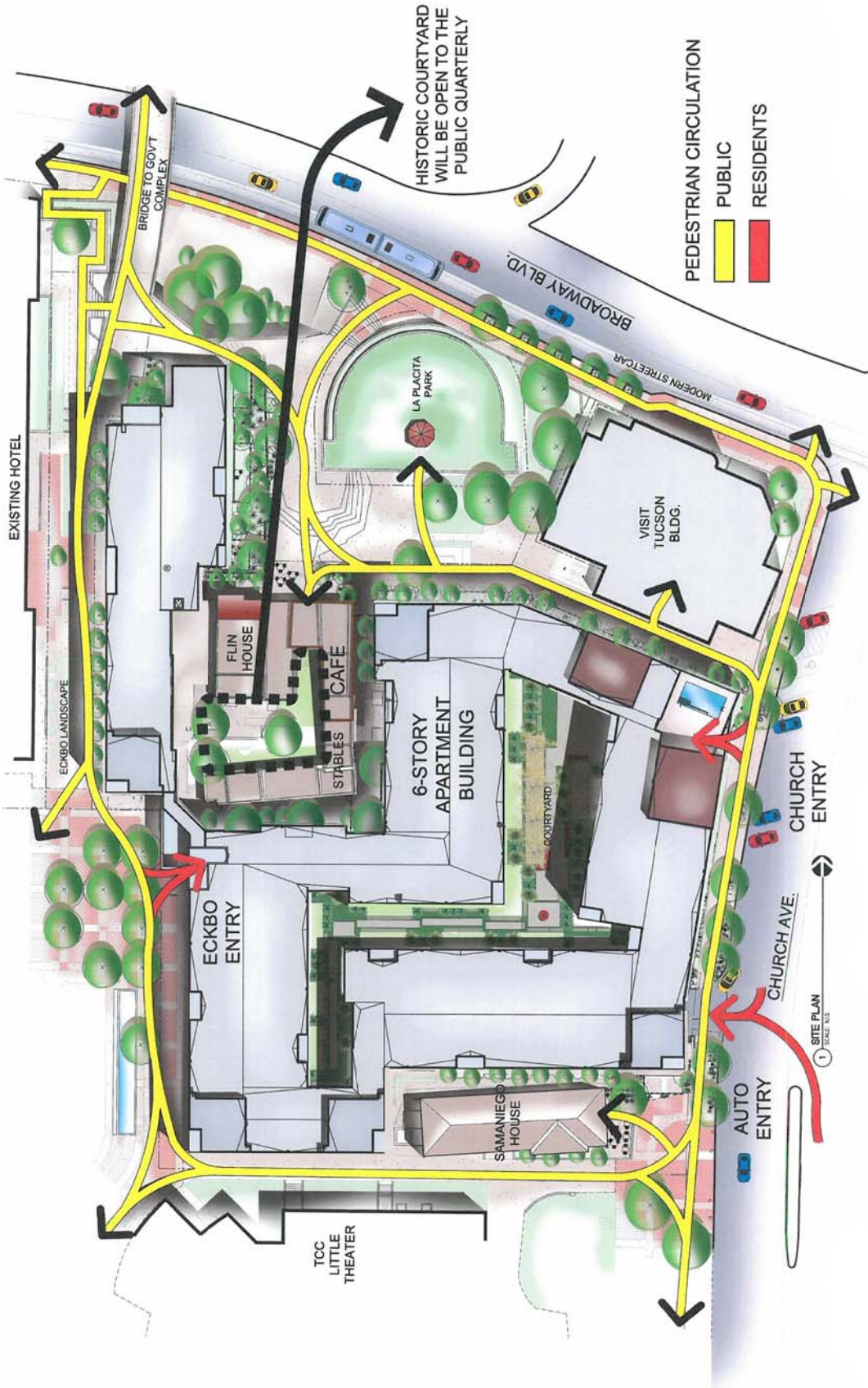
CYPRESS  
CIVIL DEVELOPMENT

EGLIN+BRESLER  
ARCHITECTS, P.C.



# THE FLIN

# PEDESTRIAN CIRCULATION PLAN



CYPRESS  
CIVIL DEVELOPMENT

EGLIN+BRESLER  
ARCHITECTS, P.C.



THE FLIN



# ELEVATIONS



CYPRESS  
CIVIL DEVELOPMENT



THE FLIN

# ELEVATIONS



NORTH ELEVATION ( BROADWAY BLVD.)

# THE FLIN



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CIVIL DEVELOPMENT

# ELEVATIONS



EAST ELEVATION (CHURCH AVE.)

# THE FLIN



# ELEVATIONS



NORTH



WEST

CYPRESS  
CIVIL DEVELOPMENT

EGLIN+BRESLER  
ARCHITECTS, P.C.  


  
HL  
PROPERTIES

THE FLIN

# ELEVATIONS



CYPRESS  
CIVIL DEVELOPMENT

EGLIN+BRESLER  
ARCHITECTS, P.C.



THE FLIN

# ELEVATIONS



CYPRESS  
CIVIL DEVELOPMENT



THE FLIN

# ELEVATIONS



CYPRESS  
CIVIL DEVELOPMENT



THE FLIN

# MATERIALS BOARD

## EXTERIOR SURFACE MATERIAL

### COLORS EIFS



### ACCENT VENEER



### RAILING



### HARDSCAPE SURFACES



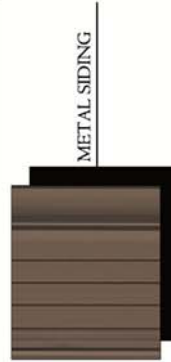
### WINDOWS & DOORS



### EIFS



### METAL SIDING



### CONCRETE



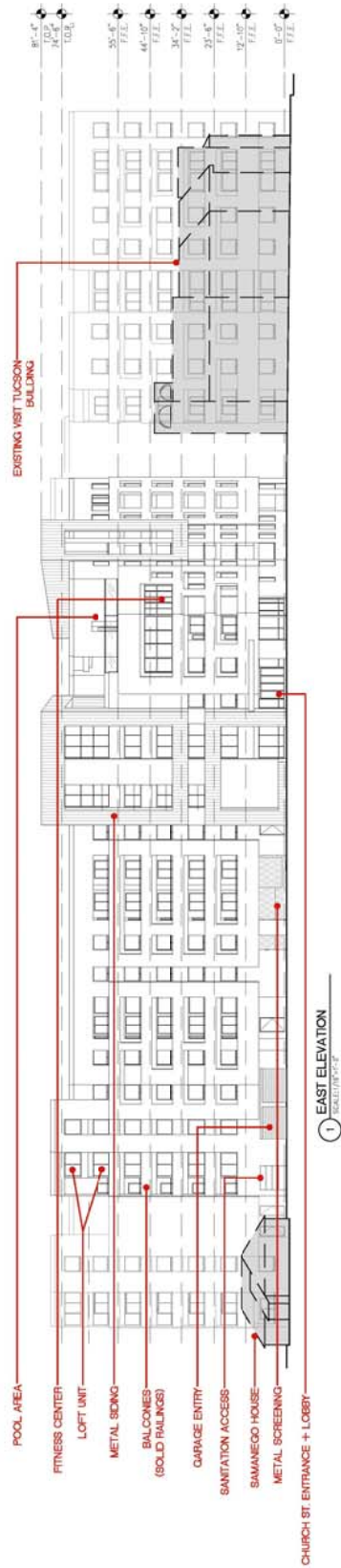
THE FLIN



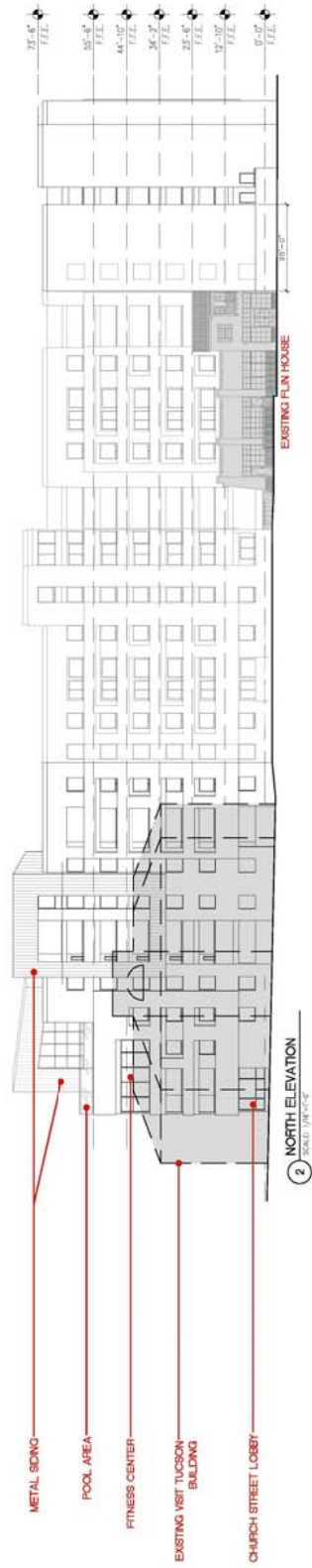
CYPRESS  
CIVIL DEVELOPMENT



# ELEVATIONS



① EAST ELEVATION  
SCALE: 1/8"=1'-0"

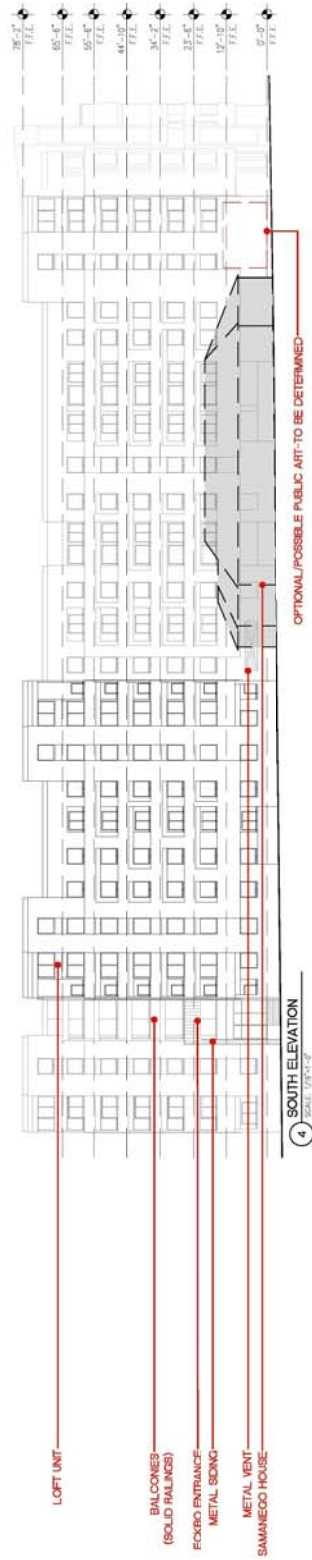
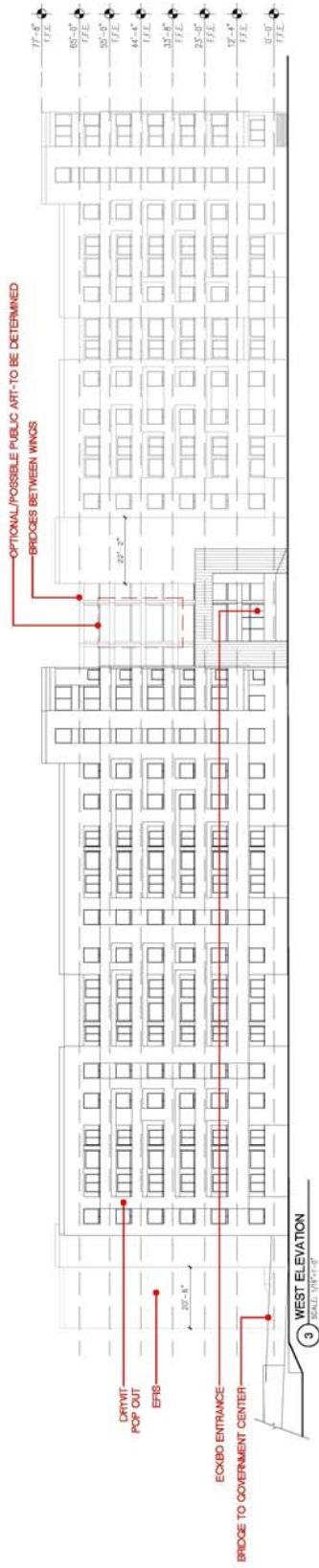


② NORTH ELEVATION  
SCALE: 1/8"=1'-0"

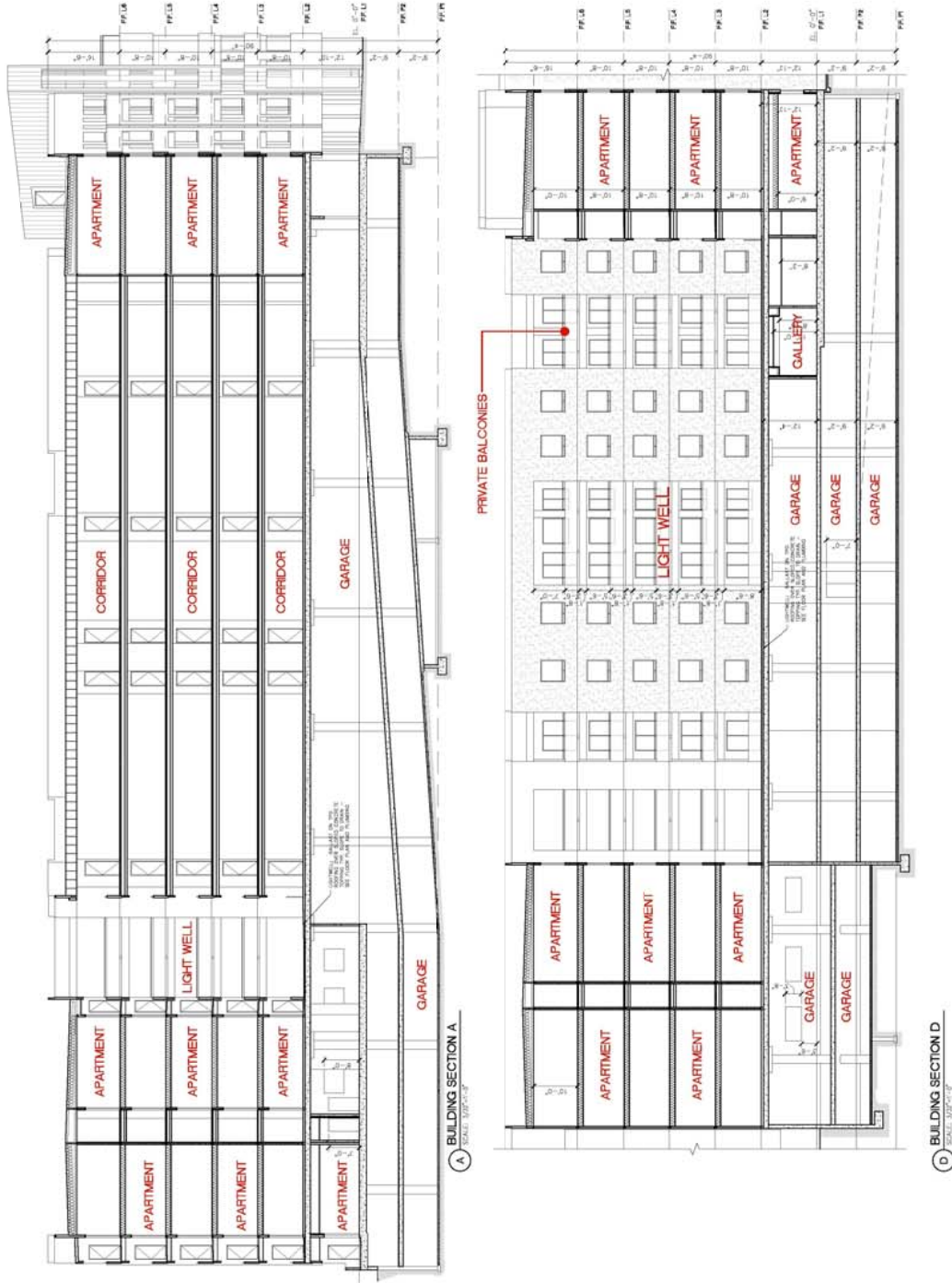
THE FLIN



# ELEVATIONS



# ELEVATIONS



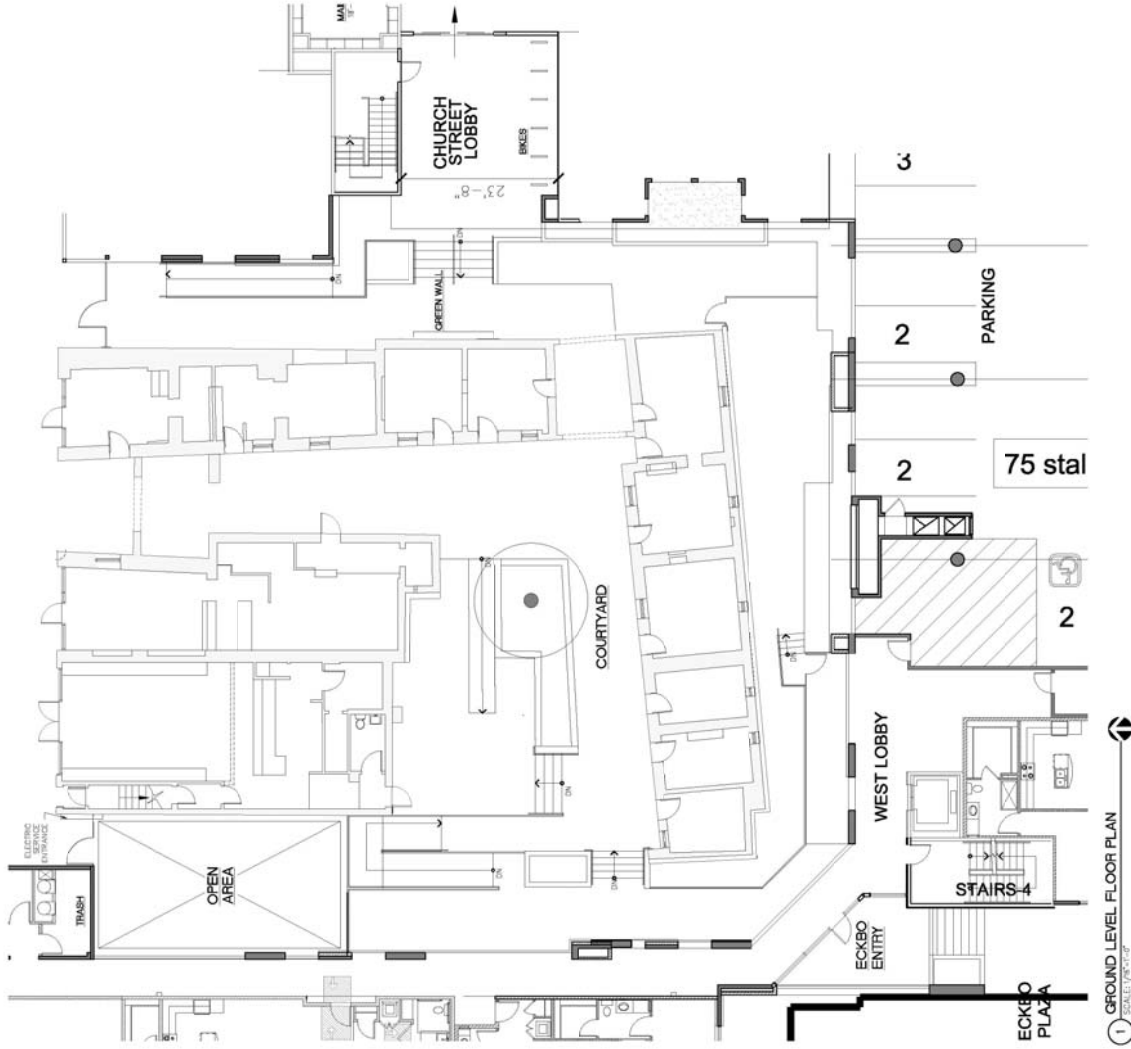
**CYPRESS**  
CIVIL DEVELOPMENT

**EGLIN+BRESLER**  
ARCHITECTS, P.C.

**HL**  
PROPERTIES

**THE FLIN**

# HISTORIC FOOTPRINT (EXISTING)



## Historical Buildings at **The Flin**

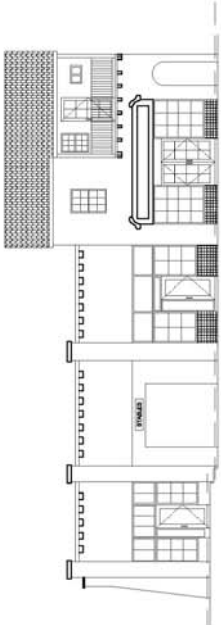
**THE FLIN**



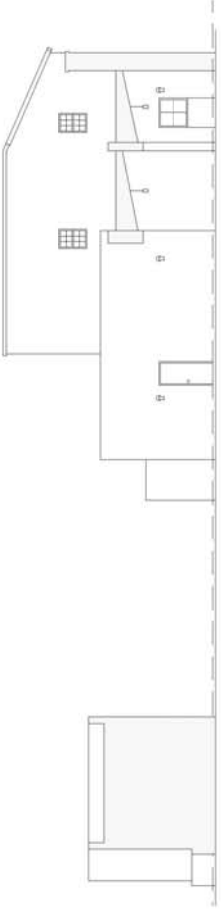
**EGLINT+BRESLER**  
ARCHITECTS, P.C.

**CYPRESS**  
CIVIL DEVELOPMENT

# HISTORIC ELEVATIONS (EXISTING)



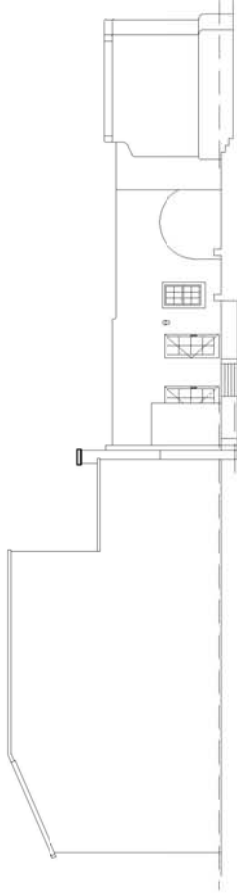
1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



2 WEST ELEVATION  
SCALE: 1/8"=1'-0"



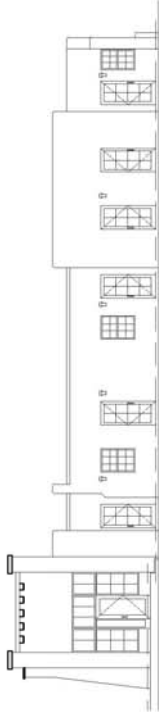
3 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



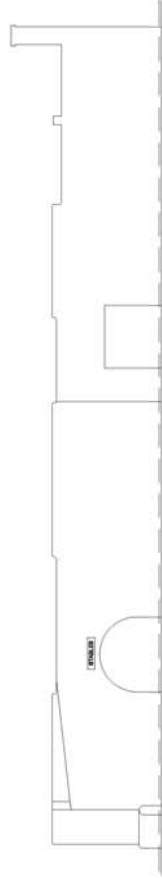
4 EAST ELEVATION  
SCALE: 1/8"=1'-0"



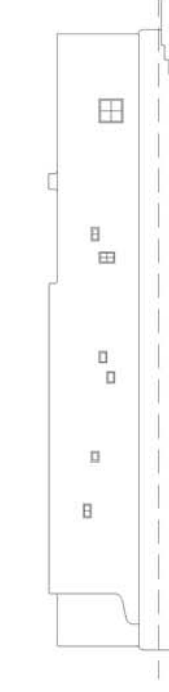
5 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



6 WEST ELEVATION  
SCALE: 1/8"=1'-0"



7 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

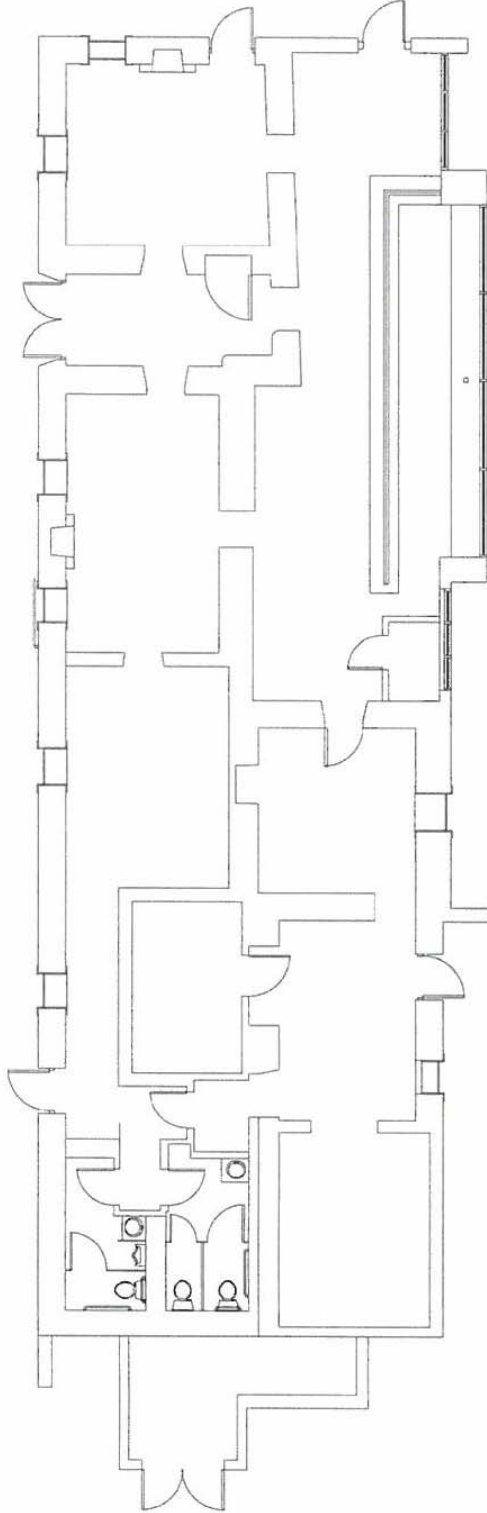


8 EAST ELEVATION  
SCALE: 1/8"=1'-0"

THE FLIN



# HISTORIC FOOTPRINT (EXISTING)



1 SAMANIEGO HOUSE

SCALE: 1/8"=1'-0"

CYPRESS  
CIVIL DEVELOPMENT

EGLIN+BRESLER  
ARCHITECTS, P.C.

HL  
PROPERTIES

THE FLIN

# ARCHITECTURAL PRECEDENT



CYPRESS  
CIVIL DEVELOPMENT

EGLIN+BRESLER  
ARCHITECTS, P.C.  


HL  
PROPERTIES

THE FLIN

# ARCHITECTURAL PRECEDENT



## BUILDING DESIGN INFLUENCES



# THE FLIN



# ARCHITECTURAL PRECEDENT



CYPRESS  
CIVIL DEVELOPMENT

EGLIN+BRESLER  
ARCHITECTS, P.C.

HL  
PROPERTIES

THE FLIN

# ARCHITECTURAL PRECEDENT



CYPRESS  
CIVIL DEVELOPMENT

EGLIN+BRESLER  
ARCHITECTS, P.C.



THE FLIN

# ARCHITECTURAL PRECEDENT



CYPRESS  
CIVIL DEVELOPMENT

EGLIN+BRESLER  
ARCHITECTS, P.C.

HL  
PROPERTIES

THE FLIN

# ARCHITECTURAL PRECEDENT



CYPRESS  
CIVIL DEVELOPMENT



THE FLIN

## APPENDICES

CYPRESS  
CIVIL DEVELOPMENT

EGLIN+BRESLER  
ARCHITECTS, P.C.

HL  
PROPERTIES

THE FLIN



# 1 - NEIGHBORHOOD MEETING DOCUMENTATION

CYPRESS  
CIVIL DEVELOPMENT



THE FLIN





# REQUEST FOR MAILING LABELS

Project Address 110 S Church Street, Tucson, AZ 85701  
(Note: if this is a new address, please provide verification from Pima County Addressing)

Applicant/Agent Name Matt Stuart - Cypress Civil Development

Mailing Address 2030 E Speedway Blvd, #110, Tucson, AZ 85711

Phone 520-499-2456

Matt Stuart 02/01/17  
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 ( <b>Full Notice</b> ) | <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: \_\_\_\_\_

Book-Map-Parcel: 117-20-016G [Oblique Image](#) Tax Year: Tax Area: [0150](#)

**Property Address:**

Street No	Street Direction	Street Name	Location
110	S	CHURCH AV	Tucson
120	W	BROADWAY BL	Tucson
222	S	CHURCH AV	Tucson

**Taxpayer Information:**

HSL LA PLACITA LLC  
 ATTN: OMAR MIRELES  
 3901 E BROADWAY BLVD  
 TUCSON AZ

**Property Description:**

PUEBLO CENTER REDEVELOPMENT PROJECT  
 ARIZONA R-8 LOTS 5 & 6 EXC NLY PTN BLK 510

85711- 3452

**Valuation Data:**

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2016	COMMERCIAL (1)	18.0	\$1,541,017	\$4,709,893	\$6,250,910	\$6,250,910	\$1,125,164
2017	COMMERCIAL (1)	18.0	\$1,541,017	\$4,709,893	\$6,250,910	\$6,250,910	\$1,125,164

**Property Information:**

Section: 13  
 Town: 14.0  
 Range: 13.0E  
 Map & Plat: 20/83  
 Block: 510  
 Tract:  
 Rule B District: 1  
 Land Measure: 102666.00F  
 Group Code: 000  
 Census Tract: 100  
 Use Code: 1514 (OFFICE BUILDING 4 OR MORE STORY )  
 File Id: 1  
 Date of Last Change: 5/4/2012

**Commercial Characteristics:**

Property Appraiser: Mark Baudendistel Phone: (520)724-7458

**Commercial Summary**

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	154,812	\$16,271,625	\$0	\$4,709,893

**Commercial Detail**

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
<a href="#">012-001</a>	1974	101/3	0000000	0	\$244,666	\$100,191	COMMERCIAL YARD IMPROVEMENTS
<a href="#">013-001</a>	1967	114/3	0000000	1,184	\$104,163	\$40,144	STRIP STORE
<a href="#">014-001</a>	1967	114/3	0000000	1,276	\$112,178	\$43,233	STRIP STORE
<a href="#">015-001</a>	1967	201/3	0000000	4,245	\$510,181	\$191,828	RESTAURANT FULL SERVICE
<a href="#">016-001</a>	1977	201/3	0000000	2,890	\$406,458	\$164,290	RESTAURANT FULL SERVICE
<a href="#">017-001</a>	1983	151/3	0000000	14,196	\$1,706,837	\$1,258,280	BUSINESS OFFICE
<a href="#">018-001</a>	1983	151/3	0000000	7,493	\$1,120,536	\$826,059	BUSINESS OFFICE
<a href="#">019-001</a>	1983	151/3	0000000	18,545	\$2,514,180	\$1,853,453	BUSINESS OFFICE
<a href="#">020-001</a>	1983	151/3	0000000	24,094	\$4,822,866	\$3,555,417	BUSINESS OFFICE
<a href="#">021-001</a>	1983	151/3	0000000	7,752	\$1,083,646	\$798,864	BUSINESS OFFICE
<a href="#">022-001</a>	1983	151/3	0000000	20,052	\$2,626,779	\$1,936,461	BUSINESS OFFICE
<a href="#">023-001</a>	1983	151/3	0000000	7,687	\$1,060,201	\$781,580	BUSINESS OFFICE
<a href="#">024-001</a>	1983	151/3	0000000	10,090	\$1,387,402	\$1,022,793	BUSINESS OFFICE
<a href="#">025-001</a>	1983	151/3	0000000	9,674	\$1,308,409	\$964,559	BUSINESS OFFICE
<a href="#">026-001</a>	1974	151/3	0000000	25,634	\$4,546,846	\$2,734,473	BUSINESS OFFICE

**Valuation Area:**

Condo Market: 60  
 DOR Market: 31  
 MFR Neighborhood: CB\_DOWNTOWN  
 SFR Neighborhood: 01020201  
 SFR District: 30

**Sales Information:**

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash Validation
20042250324	3	11/2004	Commercial/Industrial	\$7,800,000	\$7,800,000	N W1 LCB DEED: Special Warranty Deed

**Supervisor District:**

(2) RAMON VALADEZ

**Recording Information:**

Sequence No.	Docket	Page	Date Recorded	Type
20113640537	0	0	12/30/2011	WARRANTY DEED
20050640761	12523	4077	4/4/2005	WARRANTY DEED
20042250324	12433	1768	11/22/2004	WARRANTY DEED
0	11068	1083	6/15/1999	
19991140456	11068	1119	6/15/1999	

**Petition Information:**

Tax Year	Owner's Estimate	Petition	SBOE
2011	\$3,262,173		
2010	\$5,500,000		
2009	\$5,050,027		
2006	\$5,000,000		
2004	\$3,100,000		
2003	\$3,100,000		

**Parcel Note:** Click to see/expand 8 note(s)

Book-Map-Parcel: 117-20-016F

[Oblique Image](#)

Tax Year:

Tax Area: [0150](#)

**Property Address:**

**Taxpayer Information:**

HSL LA PLACITA LLC  
 ATTN: OMAR MIRELES  
 3901 E BROADWAY BLVD  
 TUCSON AZ

**Property Description:**

PUEBLO CENTER REDEVELOPMENT PROJECT  
 ARIZONA R-8 NWLY PTN LOTS 5 & 6 BLK 510

85711- 3452

**Valuation Data:**

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2016	Vacant/Ag/Golf (2)	15.0	\$74,014	\$0	\$74,014	\$74,014	\$11,102
2017	Vacant/Ag/Golf (2)	15.0	\$74,014	\$0	\$74,014	\$74,014	\$11,102

**Property Information:**

**Section:** 13  
**Town:** 14.0  
**Range:** 13.0E  
**Map & Plat:** 20/83  
**Block:**  
**Tract:**  
**Rule B District:** 1  
**Land Measure:** 4931.00F  
**Group Code:** 000  
**Census Tract:** 100  
**Use Code:** 0021 (VACANT COMMERCIAL URBAN SUBDIVIDED )  
**File Id:** 1  
**Date of Last Change:** 5/4/2012

**Valuation Area:**

**Condo Market:** 60  
**DOR Market:** 31  
**MFR Neighborhood:** CB\_DOWNTOWN  
**SFR Neighborhood:** 01020201  
**SFR District:** 30

**Sales Information:**

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash Validation
20042250324	3	11/2004	Commercial/Industrial	\$7,800,000	\$7,800,000	N W1 LCB DEED: Special Warranty Deed
19980870608	2	05/1998	Commercial/Industrial	\$8,500,000	\$8,500,000	N W1 LLC DEED: Special Warranty Deed

**Supervisor District:**

(2) RAMON VALADEZ

**Recording Information:**

Sequence No.	Docket	Page	Date Recorded	Type
20113640537	0	0	12/30/2011	WARRANTY DEED
20050640761	12523	4077	4/4/2005	WARRANTY DEED
20042250324	12433	1768	11/22/2004	WARRANTY DEED
0	11068	1083	6/15/1999	
19991140456	11068	1119	6/15/1999	
19980870608	10810	1254	6/4/1998	

**Petition Information:**

Tax Year	Owner's Estimate	Petition	SBOE
2010	\$50,000		
2009	\$74,014		
2006	\$50,000		
2003	\$500		
2002	\$500		

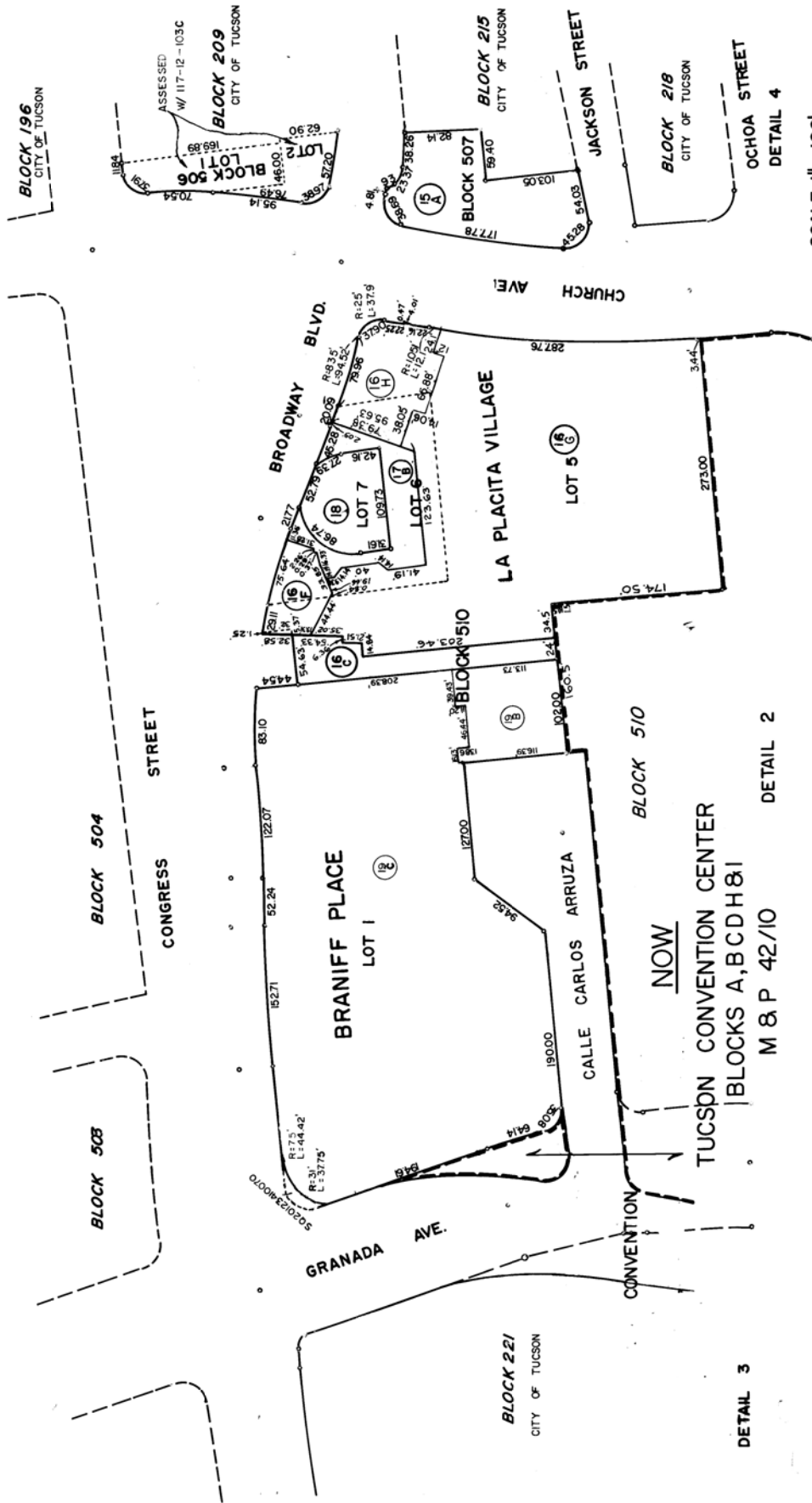
**Parcel Note:** Click to see/expand 5 note(s)

# ASSESSORS RECORD MAP

## PUEBLO CENTER

### DETAIL No. 1

117-20



SCALE 1" = 100'

SEE BOOK 20 PAGE 83 M&P

2013-1

20083001

SCANNED

DETAIL 3

DETAIL 2

BLOCK 510

TUCSON CONVENTION CENTER  
BLOCKS A, B, C, D, H & I

M & P 42/10

NOW

CALLE CARLOS ARRUZA

BLOCK 221  
CITY OF TUCSON

GRANADA AVE.

CONVENTION

BLOCK 510

LA PLACITA VILLAGE

LOT 5 (G)

BRANIFF PLACE

LOT 1 (E)

BROADWAY BLVD.

CHURCH AVE

JACKSON STREET

OCHOA STREET

DETAIL 4

BLOCK 218  
CITY OF TUCSON

BLOCK 507

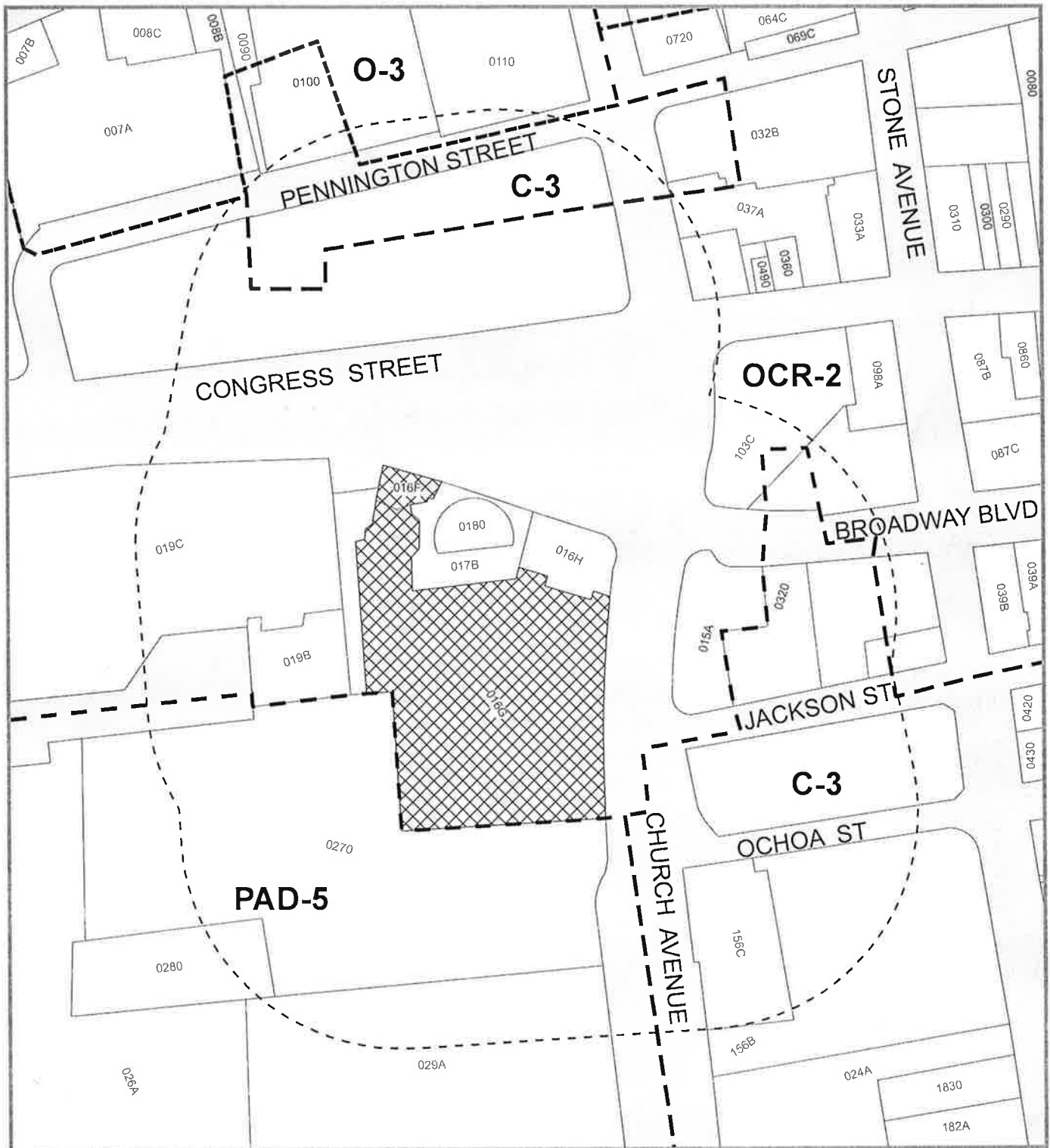
BLOCK 215  
CITY OF TUCSON




BLOCK 209  
CITY OF TUCSON

ASSESSED  
W/ 117-12-103C

BLOCK 196  
CITY OF TUCSON

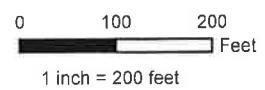
# 110 S. Church Avenue



-  Site
-  300' Notification Area
-  Zone Boundaries



Address: 110 S. Church Avenue  
Base Maps: Sec.13 T.14 R.13  
Ward: 6



117200110  
PIMA COUNTY

00000

11712037A  
RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT  
400 W CONGRESS ST STE 152  
TUCSON AZ

85701

11720019C  
PUEBLO CENTER PARTNERS LP  
3901 E BROADWAY BLVD  
TUCSON AZ 85711

11720015A  
FSL PADRE KINO VILLAGE LP  
1201 E THOMAS RD  
PHOENIX AZ 85014

11720019B  
HSL CIRCLE PROPERTIES LTD PARTNERSHIP  
3901 E BROADWAY BLVD  
TUCSON AZ 85711

11713156B  
SAINT AUGUSTINE CATHEDRAL  
ATTN: REAL PROPERTY DEPT  
PO BOX 31  
TUCSON AZ 85702

117200100  
PIMA COUNTY  
& CITY OF TUCSON

00000

117120470  
BC LIMITED LLC  
ATTN: SWAIN R CHAPMAN  
33 W CONGRESS ST STE 205  
TUCSON AZ 85701

11720016F  
HSL LA PLACITA LLC  
ATTN: OMAR MIRELES  
3901 E BROADWAY BLVD  
TUCSON AZ 85711

11713029A  
ONE WEST BROADWAY LLC  
ATTN: PAULA CAYLOR  
2 E CONGRESS ST STE 900  
TUCSON AZ 85701

11713027A  
COPE PROPERTIES LLC  
82 S STONE AVE  
TUCSON AZ 85701

117200280  
STATE OF ARIZONA  
HISTORIAL SOCIETY

00000

110 S. Church IID Major created 2/6/2017  
Expires 4/6/2017

117200090  
CITY OF TUCSON

00000

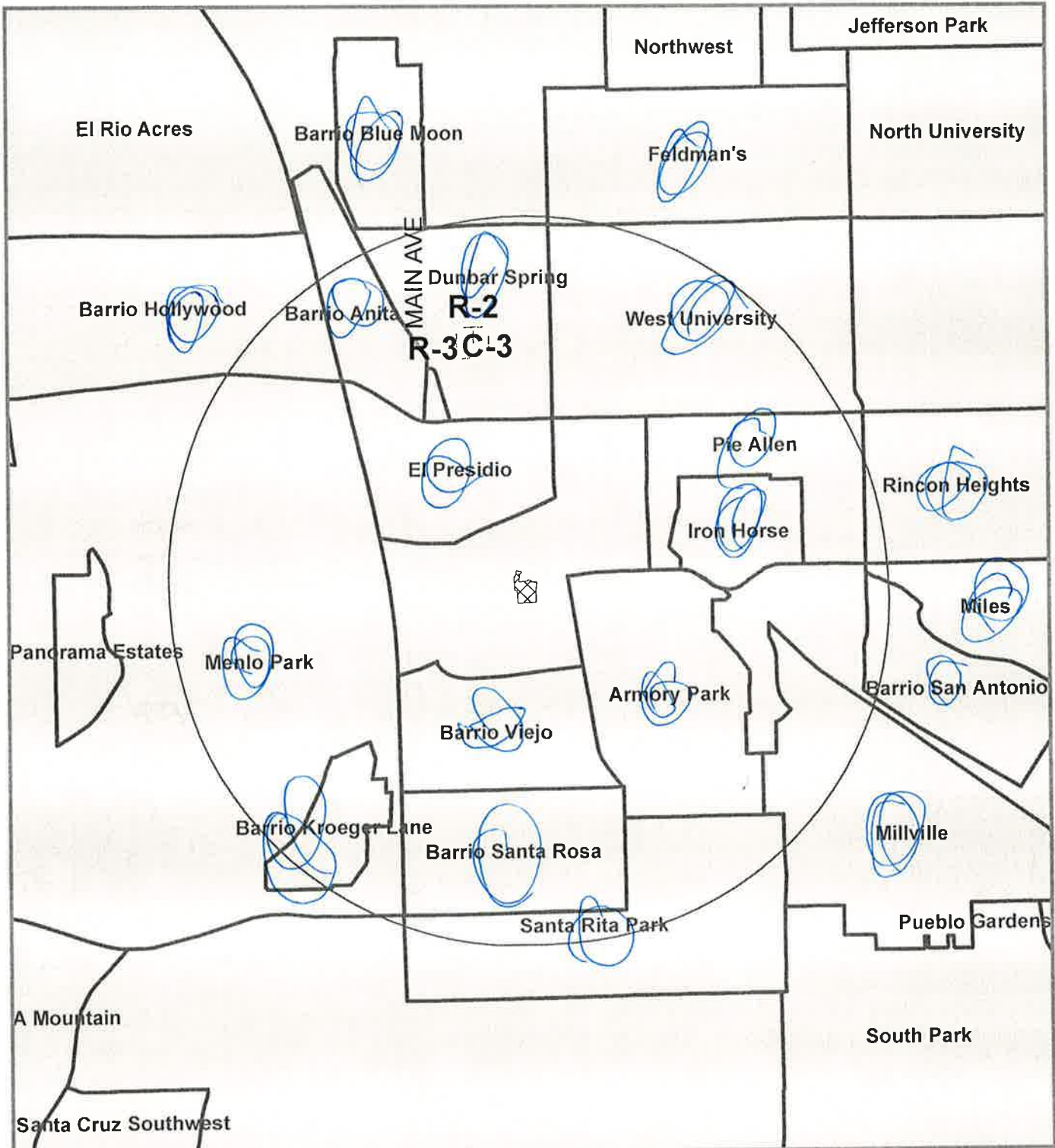
11712103C  
1SC PARTNERS LLC  
6700 N ORACLE RD STE 504  
TUCSON AZ 85704

11720016H  
METROPOLITAN TUCSON CONVENTION &  
VISITORS BUREAU  
100 S CHURCH AVE  
TUCSON AZ 85701

117130320  
ARIZONA PIONEERS HISTORICAL SOCIETY  
949 E 2ND ST  
TUCSON AZ 85719

11713044B  
MIVI LA PLACITA PARKING LLC  
ATTN: HSL LA PLACITA LLC  
3901 E BROADWAY BLVD  
TUCSON AZ 85711


11720029A  
RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT  
ATTN: PROPERTY MANAGEMENT  
PO BOX 27210  
TUCSON AZ 85726



Address: 110 S. Church Avenue  
 Base Maps: Sec.13 T.14 R.13  
 Ward: 6



 Site

0200  
 Feet  
 1 inch = 2,249.916667 feet





Jonathan Rothschild  
Mayor  
255 W. Alameda ST  
Tucson, AZ 85701

Carla Proano  
N.A.-Armory Park  
723 S. 5th Ave  
Tucson, AZ 85701

William J. Duffy  
N.A.-Armory Park  
245 S 4th Ave  
Tucson, AZ 85701

John D. Burr  
N.A.-Armory Park  
P.O. Box 2132  
Tucson, AZ 85702

Feliciano Leon  
N.A.-Barrio Anita  
772 N. Anita Ave  
Tucson, AZ 85705

Gracie N. Soto  
N.A.-Barrio Anita  
809 N. Anita Ave.  
Tucson, AZ 85705

Tina Gonzales  
N.A.-Barrio Anita  
855 N. Contzen  
Tucson, AZ 85705

Jessica F. Brown  
N.A.-Barrio Blue Moon  
665 W. Alto Pl.  
Tucson, AZ 85705

Bobbie Martinez  
N.A.-Barrio Blue Moon  
551 W Mabel St  
Tucson, AZ 85705

Manny Jacques  
N.A.-Barrio Hollywood  
Tucson, AZ 85745

Steve Leal  
N.A.-Barrio Hollywood  
1455 W Delaware  
Tucson, AZ 85745

Scott Egan  
N.A.-Barrio Hollywood  
1409 W Niagara St  
Tucson, AZ 85745

Brian Taraz (Chair)  
N.A.-Barrio Kroeger Lane  
860 W. 20th St.  
Tucson, AZ 85745

Margaret Ward  
N.A.-Barrio Kroeger Lane  
870 W 19th St  
Tucson, AZ 85745

Shirley Roman (Co-Chair)  
N.A.-Barrio Kroeger Lane  
906 W. 21st St.  
Tucson, AZ 85745

Ted Warmbrand  
N.A.-Barrio San Antonio  
402 S Star Ave  
Tucson, AZ 85719

Mike Mason  
N.A.-Barrio San Antonio  
Tucson, AZ 85719

Ana Acuna  
N.A.-Barrio San Antonio  
Tucson, AZ 85719

Angela M. Quiroz  
N.A.-Barrio Santa Rita Park-West Ochoa  
448 E 22nd St  
Tucson, AZ 85713

Yolanda Quiroz  
N.A.-Barrio Santa Rita Park-West Ochoa  
440 E 22nd St  
Tucson, AZ 85713

Ernie Lujan  
N.A.-Barrio Santa Rita Park-West Ocho  
1445 S 4th Ave  
Tucson, AZ 85713

Nicole Gonzales  
N.A.-Barrio Santa Rosa  
323 W. 19th Street  
Tucson, AZ 85701

Art Munoz  
N.A.-Barrio Santa Rosa  
Tucson, AZ

Yolanda Gonzales  
N.A.-Barrio Santa Rosa  
826 S. Rubio  
Tucson, AZ 85701

Pedro M Gonzales  
N.A.-Barrio Viejo  
423 S Elias  
Tucson, AZ 85701

Letitia A Gonzales  
N.A.-Barrio Viejo  
423 S Elias  
Tucson, AZ 85701

Ezra Roati  
N.A.-Dunbar Spring  
1015 N 10th Ave  
Tucson, AZ 85705

Karen Greene  
N.A.-Dunbar Spring  
Tucson, AZ

Sky Jacobs  
N.A.-Dunbar Spring  
P.O. Box 508  
Tucson, AZ 85702

Mike Rebro (Co-Pres)  
N.A.-El Presidio  
426 N Court  
Tucson, AZ 85701

Mary Jo Curtin  
N.A.-El Presidio  
233 N Main Ave  
Tucson, AZ 85701

Thaddeus Pace (Co-Pres)  
N.A.-El Presidio  
425 N Main Ave  
Tucson, AZ 85701

Sarah Harris (Co-Pres)  
N.A.-Feldman's  
1217 N 1st Avenue  
Tucson, AZ 85719

Sue Sanders  
N.A.-Feldman's  
634 E Mabel  
Tucson, AZ 85705

Diana Lett (Co-Pres)  
N.A.-Feldman's  
1309 N 1st Ave  
Tucson, AZ 85719

John Daniel Twelker  
N.A.-Iron Horse  
229 N 1st Ave  
Tucson, AZ 85719

Mary Lynn Miners  
N.A.-Iron Horse  
528 E. 8th St.  
Tucson, AZ 85705

Jeff DiGregorio  
N.A.-Iron Horse  
-  
Tucson, AZ -

Gene Einfrank  
N.A.-Menlo Park  
212 S. Avenida del Sembrador  
Tucson, AZ 85745

Suzanne Cervantes Sheard  
N.A.-Menlo Park  
184 S Avenida del Sembrador  
Tucson, AZ 85745

Gilbert Fimbres  
N.A.-Menlo Park  
934 W Grandview Ln  
Tucson, AZ 85745

Andrew Hayes  
N.A.-Miles  
Tucson, AZ

Peter Norback  
N.A.-Miles  
1428 E Miles  
Tucson, AZ 85719

George Kalil  
N.A.-Millville  
931 S Highland  
Tucson, AZ 85719

Roger Becksted  
N.A.-Millville  
1070 E 20th St  
Tucson, AZ 85719

Pat Homan  
N.A.-Pie Allen  
850 E. 7th St  
Tucson, AZ 85719

Nancy Robins  
N.A.-Pie Allen  
801 E 7th St  
Tucson, AZ 85719

Evren Sonmez  
N.A.-Rincon Heights  
1735 E 8th St  
Tucson, AZ 85719

Mark S. Homan  
N.A.-Rincon Heights  
1619 E 8th St  
Tucson, AZ 85719

Timothy A. Olcott  
N.A.-Rincon Heights  
1141 E. 9th St.  
Tucson, AZ 85719

Chris Gans  
N.A.-West University  
P.O. Box 42825  
Tucson, AZ 85733

Angela Storey  
N.A.-West University  
P.O. Box 42825  
Tucson, AZ 85733

Richard Mayers  
N.A.-West University  
PO Box 42825  
Tucson, AZ 85733

Regina Romero  
Ward 1  
940 W. Alameda St  
Tucson, AZ 85745

Karin Uhlich  
Ward 3  
1510 East Grant Rd  
Tucson, AZ 85719

Richard Fimbres  
Ward 5  
4300 S. Park Av  
Tucson, AZ 85714

Steve Kozachik  
Ward 6  
3202 E. 1st St  
Tucson, AZ 85716

07 March 2017

**RE: Use of the Infill Incentive District Optional Overlay (IID) – La Placita Village Redevelopment – 110 S Church Avenue**

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 mixed-use/multi-family development project located at 110 S Church Avenue, aka La Placita Village. The goal of the development project is to redevelop the downtown property with approximately 247 residential units and associated parking; while also rehabilitating the historic structures (Samaniego House, Flin Building, Stables) and incorporating them into the overall development scheme. We would like to invite you to attend, provide insight about the area 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 at the Park Tucson downtown office - **110 E Pennington Street, Suite 150**, at the southwest corner of E Pennington Street and N 6<sup>th</sup> Avenue. The meeting will be held at **5:00 PM on Wednesday, March 22<sup>nd</sup>**.

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](mailto: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, explain relative details, its use of the IID, and hear any constructive ideas that you may have relating to our proposal. Our goal with this 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**



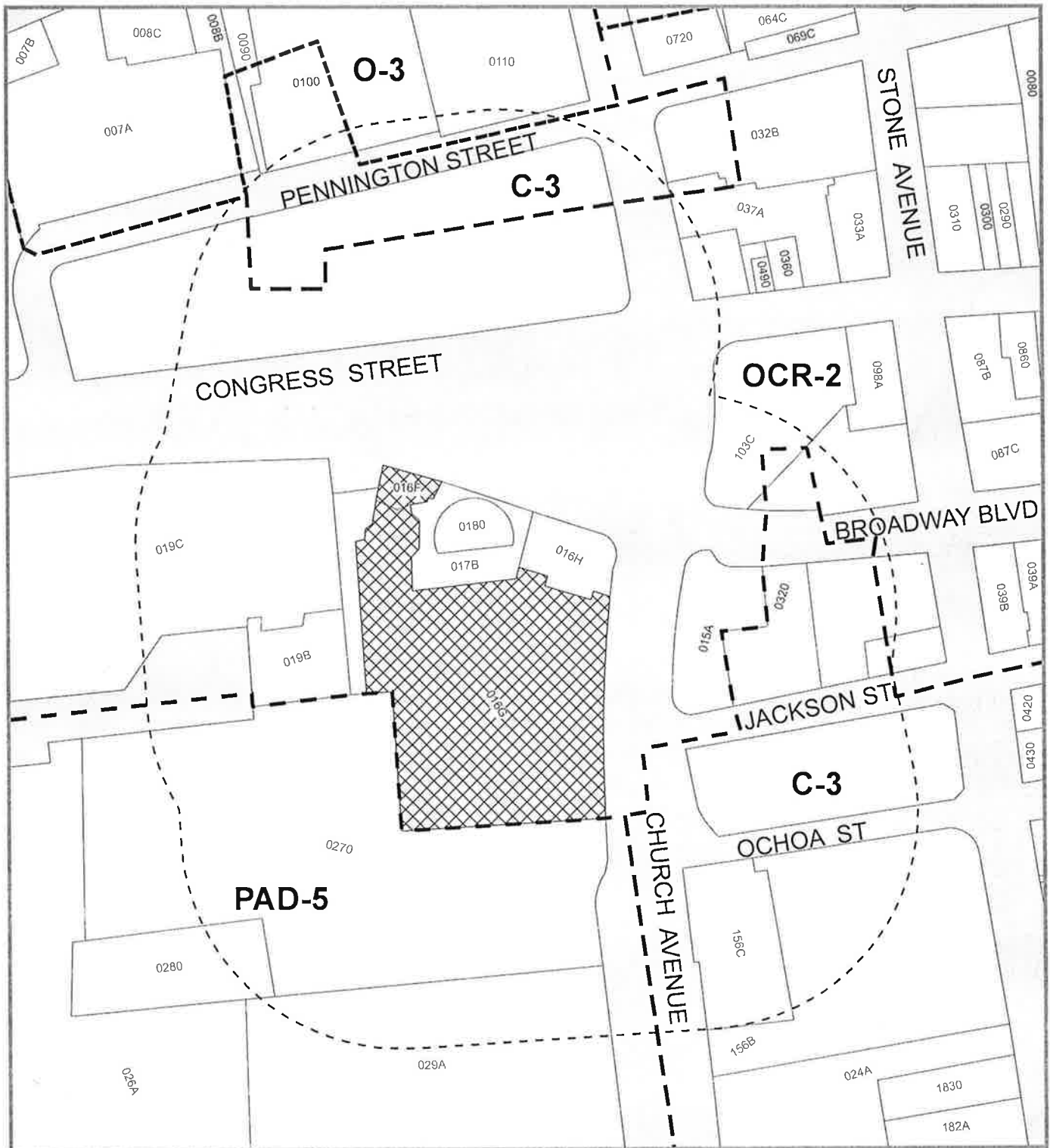
Matt Stuart




Project Manager

(520) 499-2456

[mstuart@cypresscivil.com](mailto:mstuart@cypresscivil.com)

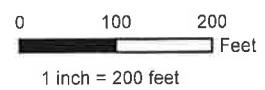
# 110 S. Church Avenue



-  Site
-  300' Notification Area
-  Zone Boundaries



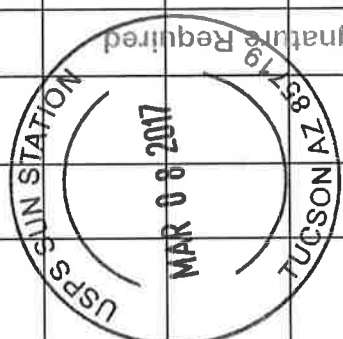
Address: 110 S. Church Avenue  
Base Maps: Sec.13 T.14 R.13  
Ward: 6





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																	Postmark	Postmark	
1.	7015 1520 0003 0067 1051		Karin Unlich Ward 3 1510 East Grant Rd Tucson, AZ 85719																
2.	7015 1520 0003 0067 1068		Sarah Harris (Co-Pres) N.A. - Feldman's 1217 N 1st Avenue Tucson, AZ 85719																
3.	7015 1520 0003 0067 1075		John Daniel Twelker N.A. - Iron Horse 229 N 1st Ave Tucson, AZ 85719																
4.	7015 1520 0003 0067 1082		Suzanne Cervantes Sheard N.A. - Menlo Park 184 S Avenida del Sembrador Tucson, AZ 85745																
5.	7015 1520 0003 0067 1099		George Kalil N.A. - Millville 931 S Highland Tucson, AZ 85719																
6.	7015 1520 0003 0067 1105		Nancy Robins N.A. - Pie Allen 301 E 7th St Tucson, AZ 85719																
7.	7015 1520 0003 0067 1112		Timothy A. Olcott N.A. - Rincon Heights 1141 E 9th St Tucson, AZ 85719																
8.	7015 1520 0003 0067 1129		Richard Mayers N.A. - West University PO Box 42825 Tucson, AZ 85733																
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John Daniel Tweiker  
 N.A. – Iron Horse  
 229 N 1<sup>st</sup> Ave  
 Tucson, AZ 85719

Sarah Harris (Co-Pres)  
 N.A. – Feldman's  
 1217 N 1<sup>st</sup> Avenue  
 Tucson, AZ 85719

Karin Uhlich  
 Ward 3  
 1510 East Grant Rd  
 Tucson, AZ 85719

Nancy Robins  
 N.A. – Pie Allen  
 801 E 7<sup>th</sup> St  
 Tucson, AZ 85719

George Kail  
 N.A. – Millville  
 931 S Highland  
 Tucson, AZ 85719

Suzanne Cervantes Sheard  
 N.A. – Menlo Park  
 184 S Avenida del Sembrador  
 Tucson, AZ 85745

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Timothy A. Olcott  
N.A. – Rincon Heights  
1141 E 9<sup>th</sup> St  
Tucson, AZ 85719

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Richard Mayers  
N.A. – West University  
PO Box 42825  
Tucson, AZ 85733

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Certified Mail     Return Receipt for Merchandise

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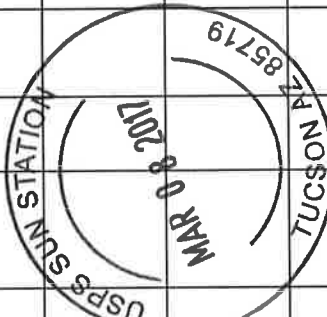
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6. 7015 1520 0003 0067 1020													
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Return Receipt

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**Angela Story**  
**N.A. – West University**  
**PO Box 42825**  
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**Mark S. Homan**  
**N.A. – Rincon Heights**  
**1619 E 8<sup>th</sup> St**  
**Tucson, AZ 85719**

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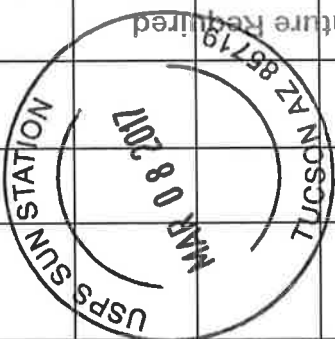
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**Chris Gans**  
**N.A. – West University**  
**PO Box 42825**  
**Tucson, AZ 85733**

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Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage and Fees** \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. No., or P.O. Box No. \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

**Regina Romero**  
**Ward 1**  
**940 W Alameda St**  
**Tucson, AZ 85701**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2015 1520 0003 0067 0962



**Firm Mailing Book For Accountable Mail**

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (if issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.													
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	7015 1520 0003 0067 1143	Jonathan Rothchild Magick 255 W. Avenida St Tucson, AZ 85711		<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express												
2.	7015 1520 0003 0067 1150	John D. Burr Magick PO Box 2132 Tucson, AZ 85702		<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail												
3.	7015 1520 0003 0067 1167	Tina Gonzales N.A. - Emma-Virgo 855 N Centzen Tucson, AZ 85705		<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise												
4.	7015 1520 0003 0067 1174	Steve Lull N.A. - Emma-Virgo 1455 W Doanere Tucson, AZ 85745		<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
5.	7015 1520 0003 0067 1181	Margaret Ward N.A. - Emma-Virgo 870 W 19th St Tucson, AZ 85745		<input type="checkbox"/> Insured Mail													
6.	7015 1520 0003 0067 1198	Angela M. Quroz N.A. - Emma-Virgo 448 E 22nd St Tucson, AZ 85713		<input type="checkbox"/> Priority Mail													
7.	7015 1520 0003 0067 1204	Nicole Gonzales N.A. - Emma-Virgo 323 W 19th St Tucson, AZ 85701															
8.	7015 1520 0003 0067 1211	Leticia A. Gonzales N.A. - Emma-Virgo 423 S Elias Tucson, AZ 85741															
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)		Handling Charge - If Registered and over \$50,000 in value													
Total Number of Pieces Received at Post Office				USPS SUN STATION MAR 08 2017 TUCSON AZ 85719													

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MAR 08 2017  
TUCSON AZ 85719

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
**Total Postage and Fee** \$  
 Sent To Jonathan Rothschild  
 Street and Apt. No., or PO Box 255 W Alameda St  
 City, State, ZIP+4® Tucson, AZ 85701  
 PS Form 3800, April 2016 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1198

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Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
**Total Postage and Fee** \$  
 Sent To John D. Burr  
 Street and Apt. No., or PO Box N.A. – Armory Park  
 City, State, ZIP+4® PO Box 2132  
 Tucson, AZ 85702  
 PS Form 3800, April 2016 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1198

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Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
**Total Postage and Fee** \$  
 Sent To Tina Gonzales  
 Street and Apt. No., or PO Box N.A. – Barrio Anita  
 City, State, ZIP+4® 855 N Contzen  
 Tucson, AZ 85705  
 PS Form 3800, April 2016 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1198

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Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
**Total Postage and Fee** \$  
 Sent To Steve Leal  
 Street and Apt. No., or PO Box N.A. – Barrio Hollywood  
 City, State, ZIP+4® 1455 W Delaware  
 Tucson, AZ 85745  
 PS Form 3800, April 2016 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1198

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TUCSON AZ 85719

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
**Total Postage and Fee** \$  
 Sent To Margaret Ward  
 Street and Apt. No., or PO Box N.A. – Barrio Kroeger Lane  
 City, State, ZIP+4® 870 W 19<sup>th</sup> St  
 Tucson, AZ 85745  
 PS Form 3800, April 2016 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1198

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TUCSON AZ 85719

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
**Total Postage and Fee** \$  
 Sent To Angela M. Quiroz  
 Street and Apt. No., or PO Box N.A. – Barrio Santa Rita Park-West  
 City, State, ZIP+4® Ochoa  
 448 E 22<sup>nd</sup> St  
 Tucson, AZ 85713  
 PS Form 3800, April 2016 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1198

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage and Fees** \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. No., or PO Box \_\_\_\_\_

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See reverse for instructions

7015 1520 0257 5102

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage and Fees** \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. No., or PO Box \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See reverse for instructions

7015 1520 0257 5102

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage and Fees** \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. No., or PO Box \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

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7015 1520 0257 5102

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage and Fees** \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. No., or PO Box \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See reverse for instructions

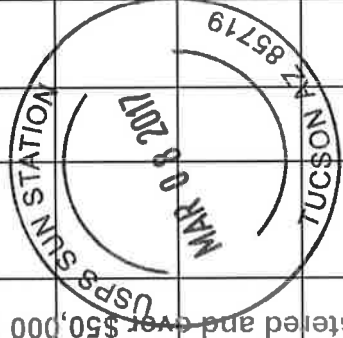
7015 1520 0257 5102





**Firm Mailing Book For Accountable Mail**

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (if issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.													
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	7015 1520 0003 0067 1228	Maria Pineda (Co-Prod) M. Pineda & Associates Tucson, AZ 85701	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery														
2.	7015 1520 0003 0067 1235	Carla Pineda M. Pineda & Associates 723 S 5th Ave Tucson, AZ 85701															
3.	7015 1520 0003 0067 1242	Feliciano Leon N.A. - Barrio Guadalupe 772 N Main Ave Tucson, AZ 85705															
4.	7015 1520 0003 0067 1259	Jessica F. Brown N.A. - Barrio Guadalupe 665 W 4th St Tucson, AZ 85705															
5.	7015 1520 0003 0067 1266	Scott Espar N.A. - Barrio Hollywood 1495 W Niagara St Tucson, AZ 85745															
6.	7015 1520 0003 0067 1273	Shirley Roman (Co-Chair) N.A. - Barrio Kroeger Lane 806 W 21st St Tucson, AZ 85745															
7.	7015 1520 0003 0067 1280	Yolanda Quiroz N.A. - Barrio Santa Rita Park - West Gate 440 E 22nd St Tucson, AZ 85713															
8.	7015 1520 0003 0067 1297	Yolanda Gonzalez N.A. - Barrio Santa Rita 805 S Polaris Blvd Tucson, AZ 85701															
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)															
Total Number of Pieces Received at Post Office																	



Handling Charge - if Registered and over \$50,000 in value

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Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO# \_\_\_\_\_  
 City, State, Zip+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions

7015 1520 0003 0067 1242

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 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO# \_\_\_\_\_  
 City, State, Zip+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions

7015 1520 0003 0067 1242

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 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO# \_\_\_\_\_  
 City, State, Zip+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions

7015 1520 0003 0067 1242

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 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO# \_\_\_\_\_  
 City, State, Zip+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions

7015 1520 0003 0067 1242

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Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO# \_\_\_\_\_  
 City, State, Zip+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions

7015 1520 0003 0067 1242

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Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO# \_\_\_\_\_  
 City, State, Zip+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions

7015 1520 0003 0067 1242

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box and fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. No., or P.O. Box \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

Yolanda Quiroz TUCSON  
N.A. – Barrio Santa Rita Park – West  
Ochoa  
440 E 22<sup>nd</sup> St  
Tucson, AZ 85713

PS Form 3800, April 2013 PSN 753002-000-9047 See Reverse for Instructions

7015 1520 003 0067 1280

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Extra Services & Fees (check box and fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. No., or P.O. Box \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

Yolanda Gonzales  
N.A. – Barrio Santa Rosa  
826 S Rubio  
Tucson, AZ 85701

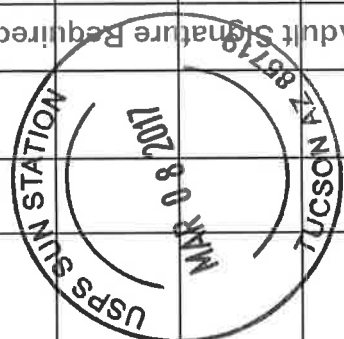
PS Form 3800, April 2013 PSN 753002-000-9047 See Reverse for Instructions

7015 1520 003 0067 1297



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Name and Address of Sender		Check type of mail or service		Affix Stamp Here (if issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.													
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	7015 1520 0003 0067 1303	Ezra Road N.A. Phoenix-Spring 1012N 1st Ave Tucson, AZ 85710	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery														
2.	7015 1520 0003 0067 1310	William J. Duff N.A. - Banks Area 246 S 4th Ave Tucson, AZ 85701															
3.	7015 1520 0003 0067 1327	Grade N. Solo N.A. - Banks Area 809 N Anas Ave Tucson, AZ 85705															
4.	7015 1520 0003 0067 1334	Bobble Martinez N.A. - Banks Area 351 W Alisal St Tucson, AZ 85709															
5.	7015 1520 0003 0067 1341	Brian Trest (Chief) N.A. - Banks Scouter Lane 800 W 20th St Tucson, AZ 85745															
6.	7015 1520 0003 0067 1358	Ted Wambrand N.A. - Banks Scouter Lane 402 S 3rd Ave Tucson, AZ 85718															
7.	7015 1520 0003 0067 1365	Erin Lujan N.A. - Banks Scouter Lane 1445 S 4th Ave Tucson, AZ 85713															
8.	7015 1520 0003 0067 1372	Pedro M. Gonzales N.A. - Banks Scouter Lane 253 W 19th St Tucson, AZ 85701															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)													



Handling Charge - if Registered and over \$50,000 in value

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7015 1520 0003 0067 1310

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USPS SUNDAY STATION

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate) \$  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO \_\_\_\_\_  
 City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2011

See Reverse for Instructions



Esra Roati  
 N.A. – Dunbar Spring  
 1015 N 10<sup>th</sup> Ave  
 Tucson, AZ 85705

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7015 1520 0003 0067 1310

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7015 1520 0003 0067 1310

**OFFICIAL USE**

USPS SUNDAY STATION

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate) \$  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO \_\_\_\_\_  
 City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2011

See Reverse for Instructions



William J. Duffy  
 N.A. – Armory Park  
 245 S 4<sup>th</sup> Ave  
 Tucson, AZ 85701

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7015 1520 0003 0067 1310

**OFFICIAL USE**

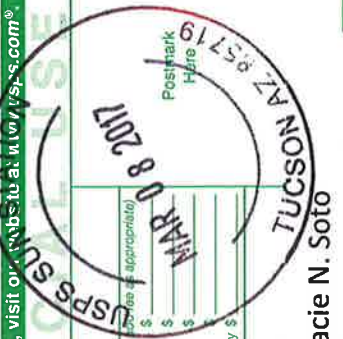
USPS SUNDAY STATION

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate) \$  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO \_\_\_\_\_  
 City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2011

See Reverse for Instructions



Gracie N. Soto  
 N.A. – Barrio Anita  
 809 N Anita Ave  
 Tucson, AZ 85705

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

7015 1520 0003 0067 1341

**OFFICIAL USE**

USPS SUNDAY STATION

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7015 1520 0003 0067 1341

**OFFICIAL USE**

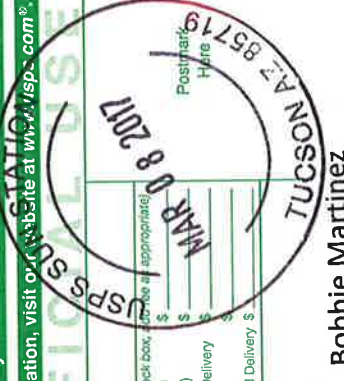
USPS SUNDAY STATION

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate) \$  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO \_\_\_\_\_  
 City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2011

See Reverse for Instructions



Bobbie Martinez  
 N.A. – Barrio Blue Moon  
 551 W Mabel St  
 Tucson, AZ 85705

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7015 1520 0003 0067 1358

**OFFICIAL USE**

USPS SUNDAY STATION

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7015 1520 0003 0067 1358

**OFFICIAL USE**

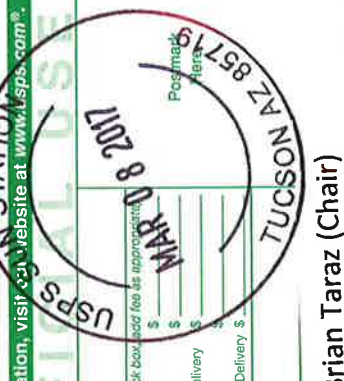
USPS SUNDAY STATION

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate) \$  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO \_\_\_\_\_  
 City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2011

See Reverse for Instructions



Brian Taraz (Chair)  
 N.A. – Barrio Kroeger Lane  
 860 W 20<sup>th</sup> St  
 Tucson, AZ 85745

**U.S. Postal Service™  
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7015 1520 0003 0067 1358

**OFFICIAL USE**

USPS SUNDAY STATION

**U.S. Postal Service™  
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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

7015 1520 0003 0067 1358

**OFFICIAL USE**

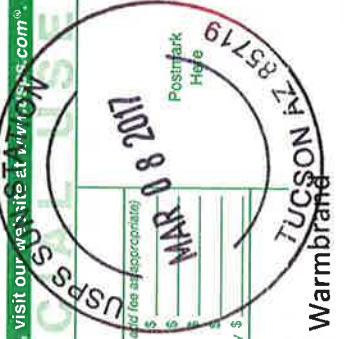
USPS SUNDAY STATION

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate) \$  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO \_\_\_\_\_  
 City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2011

See Reverse for Instructions



Ted Warmbrand  
 N.A. – Barrio San Antonio  
 402 S Star Ave  
 Tucson, AZ 85719

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

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**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage** \$ \_\_\_\_\_

**Sent To** \_\_\_\_\_

**Street and Apt. No., or P.O. Box** \_\_\_\_\_

**City, State, ZIP+4®** \_\_\_\_\_

**Ernie Lujan**  
**N.A. – Barrio Santa Rita Park – West**  
**Ochoa**  
**1445 S 4<sup>th</sup> Ave**  
**Tucson, AZ 85713**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1365

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage and Fees** \$ \_\_\_\_\_

**Sent To** \_\_\_\_\_

**Street and Apt. No., or P.O. Box** \_\_\_\_\_

**City, State, ZIP+4®** \_\_\_\_\_

**Pedro M Gonzales**  
**N.A. – Barrio Santa Rosa**  
**323 W 19<sup>th</sup> St**  
**Tucson, AZ 85701**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1372



**Firm Mailing Book For Accountable Mail**

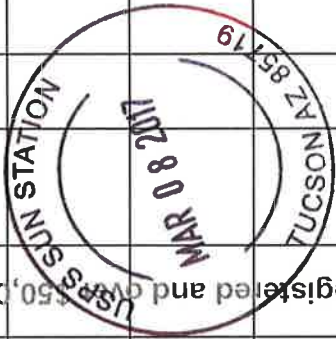
Name and Address of Sender

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

**Affix Stamp Here**  
*(if issued as an international certificate of mailing or for additional copies of this receipt).  
 Postmark with Date of Receipt.*

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. 7015 1520 0003 0067 1389			Handling Charge - if Registered and over \$50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.													
3.													
4.													
5.													
6.													
7.													
8.													



Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

**U.S. Postal Service™**  
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*Domestic Mail Only*

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**OFFICE**

Certified Mail Fee \$ \_\_\_\_\_  
Extra Services & Fees (check box, fee if appropriate)  
 Return Receipt (hardcopy)  
 Return Receipt (electronic)  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
Postage \$ \_\_\_\_\_



**Total Postage and Fees** \$ \_\_\_\_\_

Sent To Sky Jacobs

Street and Apt. No., or N.A. – Dunbar Spring

PO Box 508

City, State, Zip+4® Tucson, AZ 85702

PS Form 3800, April 2009

[Instructions](#)

7015 1520 0003 0057 1389





Firm Mailing Book For Accountable Mail

Name and Address of Sender

Check type of mail or service

- Adult Signature Required
Adult Signature Restricted Delivery
Certified Mail
Certified Mail Restricted Delivery
Collect on Delivery (COD)
Insured Mail
Priority Mail
Priority Mail Express
Registered Mail
Return Receipt for Merchandise
Signature Confirmation
Signature Confirmation Restricted Delivery

Affix Stamp Here
(if issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.

Table with columns: USPS Tracking/Article Number, Addressee (Name, Street, City, State, & ZIP Code), Postage, Extra Service Fee, Handling Charge, Actual Value, Insured Value, Due Sender if COD, ASR Fee, ASRD Fee, RD Fee, RR Fee, SC Fee, SCRD Fee, SH Fee. Includes a circular postmark: USPS SUN STATION, MAR 08 2017, TUCSON AZ 85718 Required.

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender, Total Number of Pieces Received at Post Office

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Extra Services \$

Sent To Rio Nuevo Multipurpose Facilities  
 District  
 400 W Congress St Ste 152  
 Tucson, AZ 85701  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

2015 1520 0003 0067 1496

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Extra Services \$

Sent To Pueblo Center Partners LP  
 3901 E Broadway Blvd  
 Tucson, AZ 85711  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

2015 1520 0003 0067 1419

**U.S. Postal Service™  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Extra Services \$

Sent To FSL Padre Kino Village LP  
 1201 E Thomas Rd  
 Phoenix, AZ 85014  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

2015 1520 0003 0067 1419

**U.S. Postal Service™  
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Domestic Mail Only**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Extra Services \$

Sent To HSL Circle Properties LP  
 Partnership  
 3901 E Broadway Blvd  
 Tucson, AZ 85711  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

2015 1520 0003 0067 1433

**U.S. Postal Service™  
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Domestic Mail Only**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Extra Services \$

Sent To Saint Augustine Cathedral  
 Attn: Real Property Dept  
 PO Box 31  
 Tucson, AZ 85702  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

2015 1520 0003 0067 1444

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Extra Services \$

Sent To BC Limited LLC  
 Attn: Swain R Chapman  
 33 W Congress St Ste 205  
 Tucson, AZ 85701  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

2015 1520 0003 0067 1444

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage and Fees** \$ \_\_\_\_\_

**HSL La Placita LLC**  
Attn: Omar Mireles  
3901 E Broadway Blvd  
Tucson, AZ 85711

PS Form 3800, April 2010 PSN 7530-02-000-9007 See Reverse for Instructions

7015 1520 0003 0067 1457

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage and Fees** \$ \_\_\_\_\_

**One West Broadway LLC**  
Attn: Paula Caylor  
2 E Congress St Ste 900  
Tucson, AZ 85701

PS Form 3800, April 2010 PSN 7530-02-000-9007 See Reverse for Instructions

7015 1520 0003 0067 1464



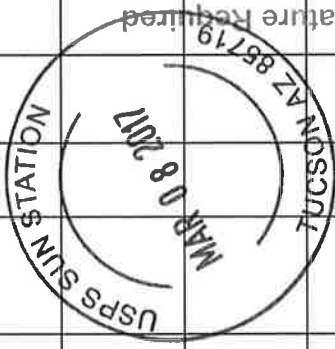
**Firm Mailing Book For Accountable Mail**

Name and Address of Sender

Check type of mail or service  
 Adult Signature Required     Priority Mail Express  
 Adult Signature Restricted Delivery     Registered Mail  
 Certified Mail     Return Receipt for Merchandise  
 Certified Mail Restricted Delivery     Signature Confirmation  
 Collect on Delivery (COD)     Signature Confirmation Restricted Delivery  
 Insured Mail  
 Priority Mail

**Affix Stamp Here**  
*(if issued as an international certificate of mailing or for additional copies of this receipt).*  
**Postmark with Date of Receipt.**

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. 7015 1520 0003 0067 1136			Handling Charge - if Registered and over \$50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.													
3.													
4.													
5.													
6.													
7.													
8.													



Total Number of Pieces Listed by Sender: \_\_\_\_\_ Total Number of Pieces Received at Post Office: \_\_\_\_\_  
 Postmaster, Per (Name of receiving employee)

2015 1500 2900 E000 025T 5T02  
957T 2900 E000 025T 5T02

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**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit [usps.com](http://usps.com) or call 1-800-ASK-USPS.

OFFICIAL USE

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate) \$ \_\_\_\_\_

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_



**Total Postage and Fees** \$ \_\_\_\_\_

Start To \_\_\_\_\_

Street and Apt. No., or P.O. Box No. \_\_\_\_\_

City, State, Zip+4® \_\_\_\_\_

Richard Fimbres  
Ward 5  
4300 S Park Ave  
Tucson, AZ 85714

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



**Firm Mailing Book For Accountable Mail**

Name and Address of Sender	USPS Tracking/Article Number	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	Affix Stamp Here (if issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.				
																	Postmark	Date			
	1.		COPE Properties, LLC 82 S Stone Ave Tucson, AZ 85701																		
	2.		Rio Nuevo Multipurpose Facilities District Alternative Property Management PO Box 7110 Tucson, AZ 85726																		
	3.		ISC Partners LLC 6700 N Oracle Rd Ste 504 Tucson, AZ 85704																		
	4.		Metropolitan Tucson Convention & Visitors Bureau 100 S Church Ave Tucson, AZ 85701																		
	5.		Arizona Pioneers Historical Society 949 E 2nd St Tucson, AZ 85719																		
	6.		MVL La Placita Parking LLC 401 E La Placita LLC 3901 E Broadway Blvd Tucson, AZ 85711																		
	7.																				
	8.																				
	Total Number of Pieces Listed by Sender			Postmaster, Per (Name of receiving employee)																	
	Total Number of Pieces Received at Post Office																				



**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit [www.usps.com](http://www.usps.com).

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Sent To \$  
Street and Apt. No. \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

**COPE Properties, LLC**  
82 S Stone Ave  
Tucson, AZ 85701

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2121 2900 0003 0257 5102

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Sent To \$  
Street and Apt. No. \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

**Rio Nuevo Multipurpose Facilities**  
District  
Attn: Real Property Management  
PO Box 27210  
Tucson, AZ 85726

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

8847 2900 0003 0257 5102

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Sent To \$  
Street and Apt. No. \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

**1SC Partners LLC**  
6700 N Oracle Rd Ste 504  
Tucson, AZ 85704

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

5495 2900 0003 0257 5102

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Sent To \$  
Street and Apt. No. \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

**Metropolitan Tucson Convention & Visitors Bureau**  
100 S Church Ave  
Tucson, AZ 85701

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2121 2900 0003 0257 5102

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Sent To \$  
Street and Apt. No. \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

**Arizona Pioneers Historical Society**  
949 E 2<sup>nd</sup> St  
Tucson, AZ 85719

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

8757 2900 0003 0257 5102

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Sent To \$  
Street and Apt. No. \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

**MIVI La Placita Parking LLC**  
Attn: HSL La Placita LLC  
3901 E Broadway Blvd  
Tucson, AZ 85711

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

5257 2900 0003 0257 5102

SUN  
2100 E SPEEDWAY BLVD  
TUCSON  
AZ

85719-9998  
0388970747

03/08/2017 (800)275-8777 1:58 PM

Product Description	Sale Qty	Final Price
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First-Class Mail Letter	1	\$0.49
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(Domestic)  
(TUCSON, AZ 85705)  
(Weight:0 Lb 0.40 Oz)  
(Expected Delivery Day)  
(Friday 03/10/2017)

Certified	1	\$3.35
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(@USPS Certified Mail #)  
(70151520000300670917)

First-Class Mail Letter	1	\$0.49
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(TUCSON, AZ 85745)  
(Weight:0 Lb 0.40 Oz)  
(Expected Delivery Day)  
(Friday 03/10/2017)

Certified	1	\$3.35
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First-Class Mail Letter	1	\$0.49
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(Domestic)  
(TUCSON, AZ 85719)  
(Weight:0 Lb 0.30 Oz)  
(Expected Delivery Day)  
(Friday 03/10/2017)

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First-Class Mail Letter	1	\$0.49
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(TUCSON, AZ 85719)  
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(Expected Delivery Day)  
(Friday 03/10/2017)

Certified	1	\$3.35
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(70151520000300671130)

Total		\$96.00
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Credit Card Remitd		\$96.00
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(Card Name:VISA)  
(Account #:XXXXXXXXXX5992)  
(Approval #:008684)  
(Transaction #:717)

Text your tracking number to 28777

SUN  
2100 E SPEEDWAY BLVD  
TUCSON  
AZ

85719-9998  
0388970747

03/08/2017 (800)275-8777 2:13 PM

Product Description	Sale Qty	Final Price
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First-Class Mail Letter	1	\$0.49
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(Domestic)  
(TUCSON, AZ 85705)  
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(Expected Delivery Day)  
(Friday 03/10/2017)

Certified	1	\$3.35
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First-Class Mail Letter	1	\$0.49
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(TUCSON, AZ 85701)  
(Weight:0 Lb 0.40 Oz)  
(Expected Delivery Day)  
(Friday 03/10/2017)

Certified	1	\$3.35
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(@USPS Certified Mail #)  
(70151520000300671204)

First-Class Mail Letter	1	\$0.49
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(Domestic)  
(TUCSON, AZ 85701)  
(Weight:0 Lb 0.40 Oz)  
(Expected Delivery Day)  
(Friday 03/10/2017)

Certified	1	\$3.35
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(70151520000300671211)

First-Class Mail Letter	1	\$0.49
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(Domestic)  
(TUCSON, AZ 85701)  
(Weight:0 Lb 0.40 Oz)  
(Expected Delivery Day)  
(Friday 03/10/2017)

Certified	1	\$3.35
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First-Class Mail Letter	1	\$0.49
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(Domestic)  
(TUCSON, AZ 85719)

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Credit Card Remitd		\$149.76
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USPS Tracking or call 1-800-222-1811.





**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 03/8/17,  
(date of mailing)

for the neighborhood meeting to be held on 03/22/17.  
(date of neighborhood meeting)

*Matt Stuart*  
(signature of applicant/applicant's agent)

03/30/17  
(date signed)

Documentation if available (such as receipt)

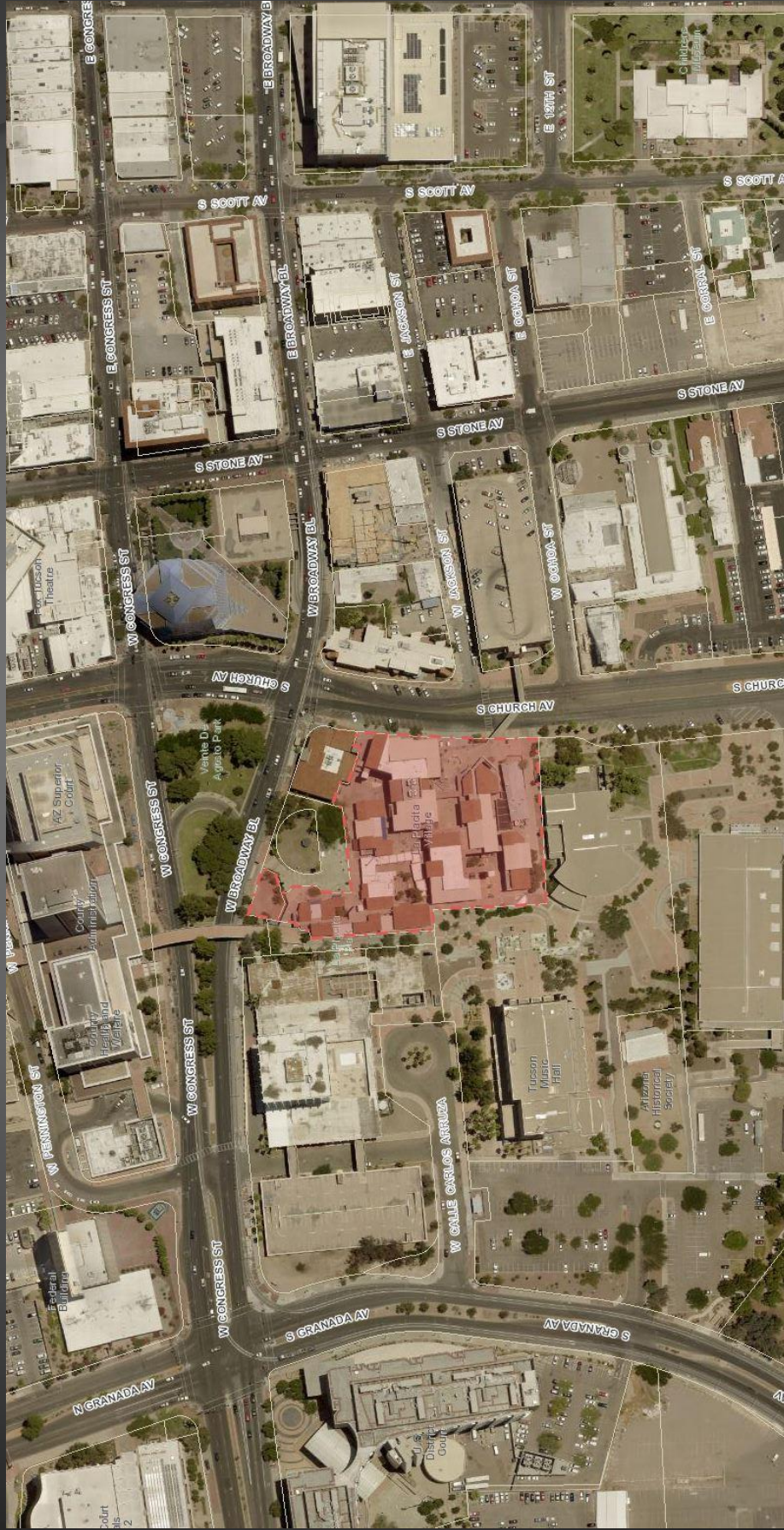




# PRESENTATION OUTLINE

- Project Overview
  - Location
  - Project Goals
- Infill Incentive District
  - IID & DCS
  - Requested Modifications
  - Site Plan
  - Design/Development Package Process
- Architectural Precedence
  - Downtown Projects
- Site Renderings
- Question & Answer

# PROJECT OVERVIEW



# PROJECT OVERVIEW

- Goals:
  - To provide market rate, class A, multi-family residential dwelling opportunities in the Downtown Core.
  - Incorporate and retain the 3 eligible Historic structures on the property (Samaniego House, Flin Building, Stables).
  - Create a sustainable, eco-friendly environment for future downtown residents adjacent to a unique urban park setting and entertainment opportunities.

# 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



# SITE PLAN



# 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

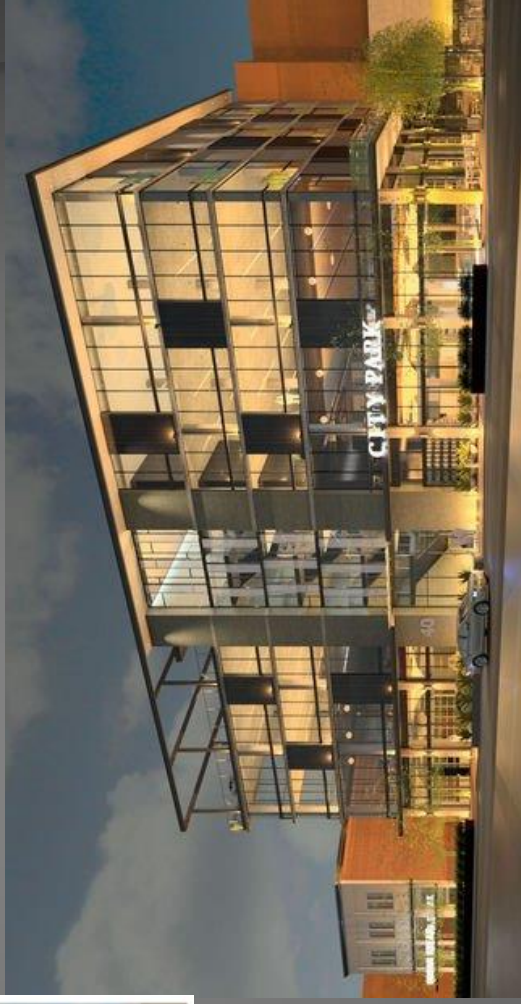
# ARCHITECTURAL PRECEDENCE



# ARCHITECTURAL PRECEDENCE



# ARCHITECTURAL PRECEDENCE



# ARCHITECTURAL PRECEDENCE



# ARCHITECTURAL PRECEDENCE



# SITE RENDERINGS





# SITE RENDERINGS



# SITE RENDERINGS



# SITE RENDERINGS



# SITE RENDERINGS



# SITE RENDERINGS



# QUESTIONS & ANSWERS

- Questions?
- Contact information:
  - Matt Stuart – Cypress Civil Development  
[mstuart@cypresscivil.com](mailto:mstuart@cypresscivil.com)

THANK YOU FOR COMING!







## THE FLIN

### Neighborhood Meeting Notes

March 23<sup>rd</sup>, 2017

#### Cypress Civil Development Attendee:

Matt Stuart, Project Manager

#### HSL Properties Attendees:

Teresa Vasquez, Project Manager  
Mike Censky, Assistant Vice President  
Omar Mireles, President

#### Eglin + Bresler Architecture Attendees:

Evan Eglin, Principle Architect  
Tatyana Bresler, Principle Architect

**Start Time: 5:06 p.m.**

**Finish Time: 6:05 p.m.**

- 1) **PowerPoint Slide 1**
  - a) Matt Stuart opened the meeting, introducing himself and CYPRESS, to the attendees. Mr. Stuart further explained the project name The Flin, a dedication to the rich history of the site and area.
- 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. Mr. Stuart pointed out the close proximity of some of the recently approved and under construction projects that have utilized the IID.
- 4) **PowerPoint Slide 4**
  - a) Goals specific to the proposed project were provided, outlining the inspiration for the project design. This included providing 247 market rate, class A, multi-family residential dwelling opportunities in the Downtown Core; incorporate and retain the 3 eligible to

2030 east speedway boulevard, suite #110  
tucson, arizona 85719  
p: 520.499.2456

be listed historic structures on the property (Samaniego House, Flin Building, Stables) for restaurant/retail use as well as resident amenity space; and create a sustainable, eco-friendly environment for future downtown residents adjacent to a unique urban park setting and entertainment opportunities.

5) **PowerPoint Slide 5**

- 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 take 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.

6) **PowerPoint Slide 6**

- 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 project seeks to modify the existing parking requirements as it relates to compact and tandem parking stalls. Currently, both are only allowed within garage structures within the Main Gate Overlay District. This project would like to utilize a reduced parking width from 8.5' to 8.0' to accommodate internal structural infrastructure for the podium project. Tandem spaces are also desired to help maximize the space within the existing foundation walls and building footprint. Currently the UDC excludes multi-family residential uses from utilizing tandem space designs, which is specifically allowed under the Main Gate Overlay District. Allowing the use of compact and tandem parking spaces allows the site to exceed the required parking outlined in the Downtown Parking District.
- e) **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.
- f) **Pedestrian Access** – Due to the nature and topography of the site, in conjunction with the limited footprint along Broadway Boulevard, pedestrian accessibility to Broadway Boulevard is provided via the existing public Eckbo Park and La Placita Park. Both

provide pedestrian friendly access to Broadway Boulevard and allow for a more integrated site design.

- g) **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 has been established with Environmental Services. The site will utilize an internal trash compactor system and building management will be responsible for moving the dumpsters from inside the site to the refuse area on Church for collection and back. Environmental Services has approved this alternative design as part of the Development Plan package submittal.

7) **PowerPoint Slide 7**

- a) An overhead map of the building and site was shown, demonstrating the relationship of the building and the existing parcel to the remaining eligible to be listed structures, Eckbo Landscape, La Placita Park, as well as the Tucson Convention Center complex.
- b) Mr. Stuart explained that the proposed building layout utilizes the existing foundation walls, therefore providing a footprint consistent with the previous development which still allows public accessibility to the eligible to be listed structures and the other public spaces.
- c) 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 highlighting the public spaces that surround the entire building site.

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 - 13**

- a) Architectural Precedence. Mr. Stuart provided photo examples of existing and recently approved Downtown Core developments and streetscapes to highlight inspiration behind the proposed design.

10) **Power Point Slide 14**

- a) Site Renderings. Mr. Stuart provided a rendering of a west bird's eye view of the building from Broadway Boulevard. Highlighting the relationship to the existing streetscape, La Placita Park, and The Stables and Flin Building.
- b) Mr. Stuart pointed out the proposed maximum height of the structures at just under 80', consistent with adjacent development projects in the area.

**11) PowerPoint Slide 15**

- a) Mr. Stuart provided a rendering of a bird's eye view of the building from the corner of Broadway and Church. The Visit Tucson building was made invisible to highlight the façade and its relationship to the streetscape and other public spaces.
- b) Mr. Stuart highlighted the horizontal lines of the architecture, consistent with historic and modern downtown developments.
- c) Mr. Stuart highlighted the varying mass of the roof line and façade, where balcony spaces both recessed and extended allow for greater architectural detail and natural light/shadow play for residents.
- d) Mr. Stuart highlighted the main lobby and entry for the development at the corner of the building in the foreground, with resident amenity space above.

**12) PowerPoint Slide 16**

- a) Mr. Secrest provided a rendering of the building from the west side, along Eckbo Landscape.
- b) Mr. Stuart pointed out the important relationship to the pedestrian scale, while also trying to provide privacy and security for the residents.
- c) Mr. Stuart highlighted the uniqueness and challenge of this site, having public pedestrian accessibility on all 4 sides.
- d) Mr. Stuart pointed out that the topography of the area would mean that the residences and their respective patios would be elevated along the west side, approximately 5'. This helps with privacy and security while still incorporating "activity" along this area.
- e) Mr. Stuart highlighted the opening between the two buildings above the west entry lobby. Sky bridges link the two buildings on each floor allowing for natural light and visibility to the interior of the site and eligible to be listed Stables and Flin Building. Mr. Stuart also emphasized the large storefront windows of the lobby area, which will also provide visibility from the public space into the interior of the site and the interior buildings.

**13) PowerPoint Slide 17**

- a) Mr. Stuart provided a rendering of a bird's eye view of the building from the south, with the Samaniego House in the foreground.
- b) Mr. Stuart highlighted the vertical lines of the ground floor and its relationship to the Samaniego house roof line, noting the cohesiveness.
- c) Mr. Stuart pointed out the main vehicular ingress/egress location, which is in close proximity to the existing loading area as part of the La Placita office complex.

**14) PowerPoint Slide 18**

- a) Mr. provided an aerial bird's eye view of the development from the north. This view highlighted the scale of the new development as it relates to those structures in close proximity.
- b) Mr. Stuart highlighted the approved mid-rise low income, senior housing development to be constructed at the southeast corner of Church and Broadway by the Foundation for Senior Living, and its approximate building height of 80'.

- c) Mr. Stuart also pointed out the relationship of the new structure with the Stables and Flin Building, noting the new developments openings between the buildings, which allows for light and visibility of the eligible to be listed structures from the public spaces along the west side.
- d) Mr. Stuart further pointed out the courtyard design of the development, which allows residents to experience private outdoor space in addition to the existing public space on all 4 sides.

15) **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** – How are you addressing access from Broadway?
  - i) **Response** – We are utilizing Eckbo landscape and the La Placita Park to accommodate the pedestrian access requirement. Because of the grade differential and limited actual frontage on Broadway, there was no way to accommodate an actual physical building entrance. Lobby’s will be along Church and Eckbo.
- b) **Question** – Will there be further excavation for the garage? My concern is how this would affect the historic buildings.
  - i) **Response** – In some places we need to excavate approximately an additional foot to meet the underground parking limits. However, the basement does not extend under the eligible to be listed buildings. The proposed building footprint utilizes the existing foundation/basement wall footprint. We don’t anticipate any issues with excavation and the buildings to remain.
- c) **Question** – Does the foundation meet current code?
  - i) **Response** – I’ll have to research specifics, but to our knowledge yes, it meets code. A structural engineer has been hired and hard at work, nothing in their assessment has indicated the foundation is not supportive of the proposed development.
- d) **Question** – Are you available to present at a Menlo Park neighborhood association meeting?
  - i) **Response** – Absolutely. We can exchange contact information after the meeting and find a suitable date.
- e) **Question** – Is there room around the historic buildings to repair them in the future?
  - i) **Response** – Yes, all areas around the building will be accessible for maintenance. The goal was to utilize the existing buildings and incorporate it into the open space aspect of the future development.
- f) **Question** – What types of renderings are we seeing?
  - i) **Response** – These are conceptual renderings, and are based off of the building plan models, so they are quite accurate to what we anticipate to be built. The goal with these renderings is to highlight the different elevations and vantage points of the building.
- g) **Question** – What type of materials will be used?
  - i) **Response** – The building will utilize three main materials, EIFS, glass, and steel.
- h) **Question** – What will happen to the hotel side and pedestrian connection?

- i) Response – The hotel is a separate project, so cannot speak to it, but the proposed project is not planning to disrupt the pedestrian connection offered by the Eckbo Landscape between the Convention Center and Municipal complex. HSL has been in contact with the Eckbo Landscape group about how this project can help their mission and goal.
- i) **Question** – How much space between the north side of the Samaniego House and the new building? Could there be an opportunity to step the new building back to honor the Samaniego House?
  - i) Response – At the closest point the buildings are 8 feet apart, and it widens as you move west. Under the IID, and especially the DCS, there is specific language encouraging the full use of the allowable building height. We see as what is being proposed not any different than the 1W Broadway project and the proposed FSL Mid-rise adjacent to the Brown House.
- j) **Question** – Are there other ways not to have a “canyon” around the historic buildings?
  - i) Response – There is a break in the buildings along the west side, above the west lobby entrance. Pedestrian sky bridges connect the two buildings, but it will remain open, letting in light and air. The lobby will also feature storefront windows to assist in the open affect between the two structures along west side.
- k) **Question** – What is the zoning for this?
  - i) Response – Underlying zoning is OCR-2.
- l) **Question** – Why stop at 6 stories?
  - i) Response – It really comes down to the cost of construction as it relates to the standards of the building code. As buildings begin to increase above 80’ in height, the structural requirements change, adding substantial costs.
- m) **Question** – Is there a projected budget for this project?
  - i) Response – Yes, we are currently projecting a budget of about \$50 million.
- n) **Question** –Will this be LEED certified?
  - i) Response – No, we will not be applying for LEED certification. We will be using energy efficient products and materials as part of our internal goals and standards, just won’t be trying to obtain actual certification.
- o) **Question** - What happens to all of the existing steel when demolished?
  - i) Response – It won’t be recycled onsite, but will be taken to a recycling facility.
- p) **Question** – Are you rehabbing or restoring the historic buildings?
  - i) Response – This will be a rehabilitation. There was significant work done to the buildings as part of the original La Placita construction, and so a full rehabilitation would be excessive and unlikely. We will be held to the Department of Interiors standards, but are aiming to renovate and rehabilitate the structures so they can adequately serve today’s operational needs. Due to the lengthy construction time of the project, we don’t have specifics on the three existing buildings and how the rehabilitation process will be executed. We anticipate returning at a later date to the TPCHC with more specific details regarding the how and what, as the demolition and site construction will prevent the usability/marketability of these structures.

- q) **Question** – What do you envision for the Samaniego House?
- i) Response – Right now we envision the Samaniego House becoming a restaurant. With all the construction and new residences in the area, we feel a restaurant could be sustainable in that location.
- r) **Question** – What is the total square footage?
- i) Response – The overall building footprint including the lower levels of parking are just over 400,000 square feet.
- s) **Question** – What is the status of the parking garage across the street? Are there long term leases, is it open, can others lease spaces?
- i) Response – HSL currently leases the parking garage. The proposed project will not need to utilize the parking garage to meet its parking requirements and doesn't plan to hold any spaces. Currently the Visit Tucson building utilizes the parking garage under an agreement, but otherwise with the removal of the office tenants the garage has availability and can lease spaces to others.
- t) **Question** – If a hotel were to go on the west side of the project, could they utilize the garage?
- i) Response – Yes, at this point in time there is availability within the garage to accommodate other users in the area.
- u) **Question** – What is the economic life of the building?
- i) Response – We aim to construct buildings that can last 50+ years.
- v) **Question** – What are you planning to do to help restore Eckbo Landscape?
- i) Response – We are working with the organization, right now it is their plan and their expertise. We have expressed interest in being involved and how we can help to make it an amenity for our project. But right now those conversations are still in their infancy stages.
- w) **Question** – The main exterior material is EIFS? Would you consider other products? Concrete panels, glass, etc?
- i) Response – We will need to take that into consideration and see what we can do in regard to alternative materials.
- x) **Question** – Any thought given to having zip-car in the garage, and/or bus or bike programs offered to residents?
- i) Response – Yes, it is definitely a consideration. We have been working with TDOT in regard to future Church Avenue improvements and being able to tie into the bike program, which plans on putting a bike share facility at the TCC as well as perhaps by St. Augustine. The greatest motivator behind the need to provide the number of parking we do is we see this project reaching toward a market that includes residents who work outside of the downtown limits. Its accessibility to the freeway makes commuting north or south relatively painless. So we think this project will open up the demographic a bit more and introduce downtown living to individuals and families who may not work that close to the downtown area.
- y) **Question** – Not lace stucco right?
- i) Response – No, EIFS, won't be like residential stucco material.

- z) **Question** – Where are we staging?
- i) **Response** – Ideally we would like to be staging on-site and along Church Avenue. Because of the street car along Broadway, primary access to the site will be off of Church. We are working with City agencies as well as the other surrounding projects on how to best accommodate everyone and where possible street closures would be best suited.
- aa) **Question** – Are the historic buildings work to be completed last?
- i) **Response** – Mostly last. Because they are tenant driven and because of the length of construction time, their usability and marketability will probably mean they are completed last.
- bb) **Question** – What happens if the developer leaves or there is a recession? Is there a performance bond for the historic buildings?
- i) **Response** – HSL has factored in the cost of the development and renovation of the three existing buildings into the overall budget, and fully intend to fulfill that commitment. As part of the IID, there are milestone steps in the process that also can be utilized as a form of assurance that certain tasks are completed in a reasonable amount of time.
- cc) **Question** – What is the guarantee that the historic buildings are maintained and kept up?
- i) **Response** – Internally, there will a management company established for the overall project, and the three existing buildings will be under there purview. Externally, this would be no different than any other building and would be enforced to the same extent an historic building is now.
- dd) **Question** – Will the demolition be moving forward? I am aware you have the permit.
- i) **Response** – Yes, we are in the final stages of the financing deal – about 95% complete. Once that is completed we will be able to proceed with the demolition. We anticipate beginning demolition early this summer.
- ee) **Question** – Drainage & rainwater harvesting? How much roof area?
- i) **Response** – The roof area has not increased for the overall site. There is currently a stormdrain network that redistributes runoff into the TDOT stormdrain system under Broadway Boulevard. As part of coordination with TDOT, it was determined that we could continue to use that redistribution as long as the roof runoff remained the same. Because there is subfloors, it is difficult to provide rainwater harvesting onsite, but the landscaping out in the rights-of-way and where there is no subfloor will have a capture component.
- ff) **Question** – What is the status of the parking garage across the street? Are there long term leases, is it open, can others lease spaces?
- i) **Response** – HSL currently leases the parking garage. The proposed project will not need to utilize the parking garage to meet its parking requirements and doesn't plan to hold any spaces. Currently the Visit Tucson building utilizes the parking garage under an agreement, but otherwise with the removal of the office tenants the garage has availability and can lease spaces to others.



gg) **Question** – Insurance during demolition?

i) **Response** – Yes, the contractor and owner will carry insurance in case of any accidents or unintentional damage to surrounding/existing structures is done.

hh) **Question** – Will there be more detailed plans on the webpage?

i) **Response** – We will provide the information seen tonight and can provide a link to the City’s permitting database – PRO, which will offer copies of the submitted plansets.

ii) **Question** – Did Mayor and Council approve the GPLET?

i) **Response** – Yes, the GPLET application was approved.

16) **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 110 S. Church Ave.

Applicant/Agent Name Matt Stuart - Cypress Civil Development

Mailing Address 2030 E Speedway Blvd. Ste. 110

Phone 520.499.2456

Matt Stuart 08.03.17  
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 included in the project)

## 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>Infill Incentive District</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: HS \_\_\_\_\_ GDS \_\_\_\_\_ SM \_\_\_\_\_ Other \_\_\_\_\_

Comments: T17PRE0068

8/3/2017

Office of The Pima County Assessor

Book-Map-Parcel: 117-20-016F

[Oblique Image](#)

Tax Year: 2018

Tax Area: 0150

Property Address:

Taxpayer Information:  
HSL LA PLACITA LLC  
ATTN: OMAR MIRELES  
3901 E BROADWAY BLVD  
TUCSON AZ

Property Description:  
PUEBLO CENTER REDEVELOPMENT PROJECT  
ARIZONA R-8 NWLY PTN LOTS 5 & 6 BLK 510

85711- 3452

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2017	Vacant/Ag/Golf (2)	15.0	\$74,014	\$0	\$74,014	\$74,014	\$11,102
2018	Vacant/Ag/Golf (2)	15.0	\$74,014	\$0	\$74,014	\$74,014	\$11,102

Property Information:

Section: 13  
 Town: 14.0  
 Range: 13.0E  
 Map & Plat: 20/83  
 Block:  
 Tract:  
 Rule B District: 1  
 Land Measure: 4931.00F  
 Group Code: 000  
 Census Tract: 100  
 Use Code: 0021 (VACANT COMMERCIAL URBAN SUBDIVIDED )  
 File Id: 1  
 Date of Last Change: 5/4/2012

Valuation Area:

Condo Market: 60  
 DOR Market: 31  
 MFR Neighborhood: CB\_DOWNTOWN  
 SFR Neighborhood: 01020201  
 SFR District: 30

Sales Information:

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash Validation
20042250324	3	11/2004	Commercial/Industrial	\$7,800,000	\$7,800,000	N W1 LCB DEED: Special Warranty Deed
19980870608	2	05/1998	Commercial/Industrial	\$8,500,000	\$8,500,000	N W1 LLC DEED: Special Warranty Deed

Supervisor District:

(2) RAMON VALADEZ

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20113640537	0	0	12/30/2011	WARRANTY DEED
20050640761	12523	4077	4/4/2005	WARRANTY DEED
20042250324	12433	1768	11/22/2004	WARRANTY DEED
0	11088	1083	6/15/1999	
19991140456	11068	1119	6/15/1999	
19980870608	10810	1254	6/4/1998	

Petition Information:

Tax Year	Owner's Estimate	Petition	SBOE
2010	\$50,000		
2009	\$74,014		
2006	\$50,000		
2003	\$500		
2002	\$500		

Parcel Note: Click to see/expand 5 note(s)

8/3/2017

Office of The Pima County Assessor

Book-Map-Parcel: 117-20-016G

Oblique Image

Tax Year: 2018

Tax Area: 0150

Property Address:

Street No	Street Direction	Street Name	Location
110	S	CHURCH AV	Tucson
120	W	BROADWAY BL	Tucson
222	S	CHURCH AV	Tucson

Taxpayer Information:

HSL LA PLACITA LLC  
 ATTN: OMAR MIRELES  
 3901 E BROADWAY BLVD  
 TUCSON AZ

Property Description:

PUEBLO CENTER REDEVELOPMENT PROJECT  
 ARIZONA R-8 LOTS 5 & 6 EXC NLY PTN BLK 510

85711- 3452

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2017	COMMERCIAL (1)	18.0	\$1,541,017	\$4,709,893	\$6,250,910	\$6,250,910	\$1,125,164
2018	COMMERCIAL (1)	18.0	\$1,541,017	\$4,709,893	\$6,250,910	\$6,250,910	\$1,125,164

Property Information:

Section: 13  
 Town: 14.0  
 Range: 13.0E  
 Map & Plat: 20/83  
 Block: 510  
 Tract:  
 Rule B District: 1  
 Land Measure: 102666.00F  
 Group Code: 000  
 Census Tract: 100  
 Use Code: 1514 (OFFICE BUILDING 4 OR MORE STORY )  
 File Id: 1  
 Date of Last Change: 5/4/2012

Commercial Characteristics:

Property Appraiser: Mark Baudendistel Phone: 520-724-7458

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	154,812	\$15,760,134	\$0	\$4,709,893

Commercial Detail

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
012-001	1974	101/3	0000000	0	\$243,252	\$96,328	COMMERCIAL YARD IMPROVEMENTS
013-001	1967	114/3	0000000	1,184	\$103,441	\$38,480	STRIP STORE
014-001	1967	114/3	0000000	1,276	\$111,403	\$41,442	STRIP STORE
015-001	1967	201/3	0000000	4,245	\$506,653	\$188,475	RESTAURANT FULL SERVICE
016-001	1977	201/3	0000000	2,890	\$403,656	\$161,422	RESTAURANT FULL SERVICE
017-001	1983	151/3	0000000	14,196	\$1,698,183	\$1,222,692	BUSINESS OFFICE
018-001	1983	151/3	0000000	7,493	\$1,114,920	\$802,742	BUSINESS OFFICE
019-001	1983	151/3	0000000	18,545	\$2,501,436	\$1,801,034	BUSINESS OFFICE
020-001	1983	151/3	0000000	24,094	\$4,798,818	\$3,455,149	BUSINESS OFFICE
021-001	1983	151/3	0000000	7,752	\$1,078,213	\$776,313	BUSINESS OFFICE
022-001	1983	151/3	0000000	20,052	\$2,613,559	\$1,881,762	BUSINESS OFFICE
023-001	1983	151/3	0000000	7,687	\$1,054,232	\$759,047	BUSINESS OFFICE
024-001	1983	151/3	0000000	10,090	\$1,379,642	\$993,342	BUSINESS OFFICE
025-001	1983	151/3	0000000	9,674	\$1,301,139	\$936,820	BUSINESS OFFICE
026-001	1974	151/3	0000000	25,634	\$4,522,719	\$2,605,088	BUSINESS OFFICE

Valuation Area:

Condo Market: 60  
 DOR Market: 31  
 MFR Neighborhood: CB\_DOWNTOWN  
 SFR Neighborhood: 01020201  
 SFR District: 30

Sales Information:

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash Validation
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(2) RAMON VALADEZ

Recording Information:

8/3/2017

Office of The Pima County Assessor

Sequence No.	Docket	Page	Date Recorded	Type
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20050840781	12523	4077	4/4/2005	WARRANTY DEED
20042250324	12433	1768	11/22/2004	WARRANTY DEED
0	11068	1083	6/15/1999	
19991140456	11068	1119	6/15/1999	

Petition Information:

Tax Year	Owner's Estimate	Petition	SBOE
2018	\$1,541,017	<a href="#">link</a>	
2011	\$3,282,173		
2010	\$5,500,000		
2009	\$5,050,027		
2006	\$5,000,000		
2004	\$3,100,000		
2003	\$3,100,000		

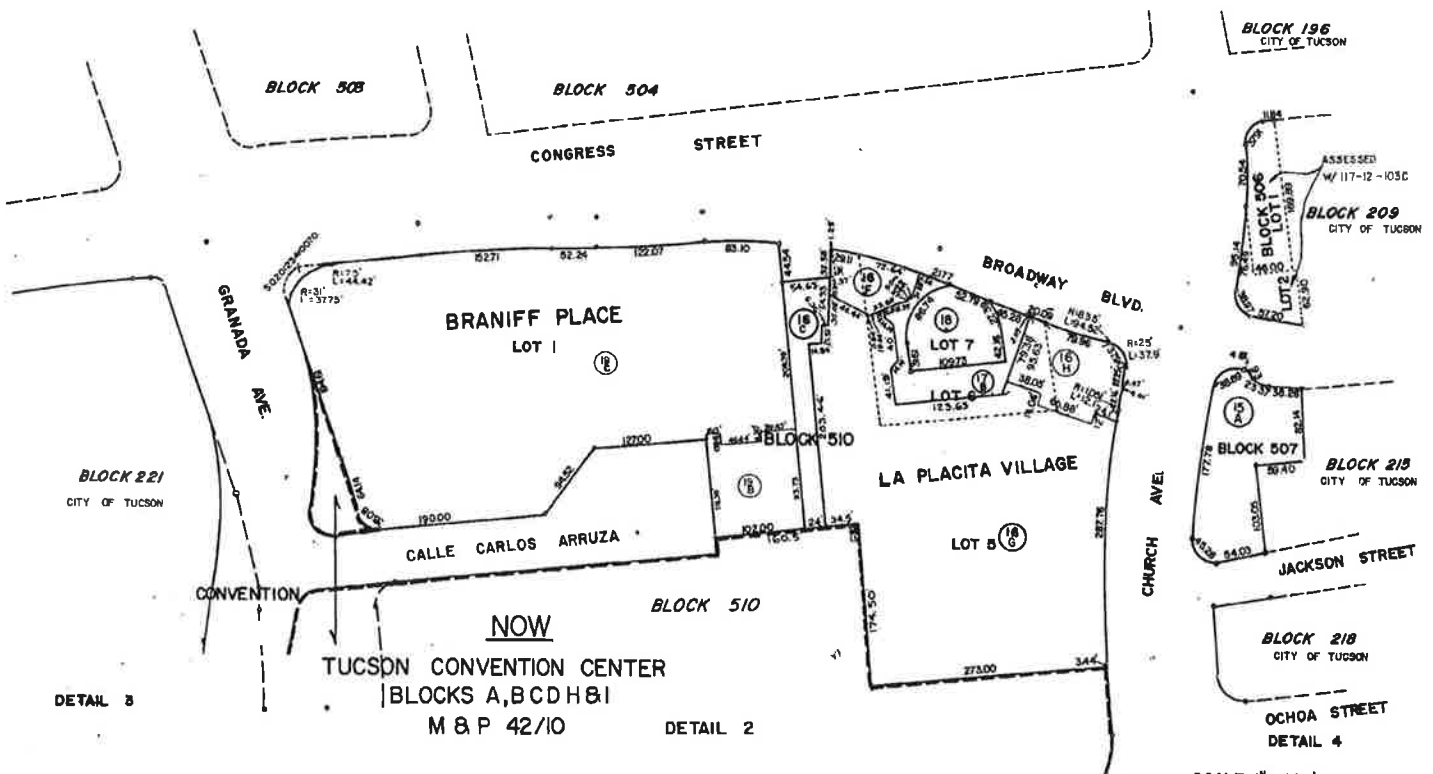
Parcel Note: Click to see/expand 9 note(s)

# ASSESSOR'S RECORD MAP

117-20

## PUEBLO CENTER

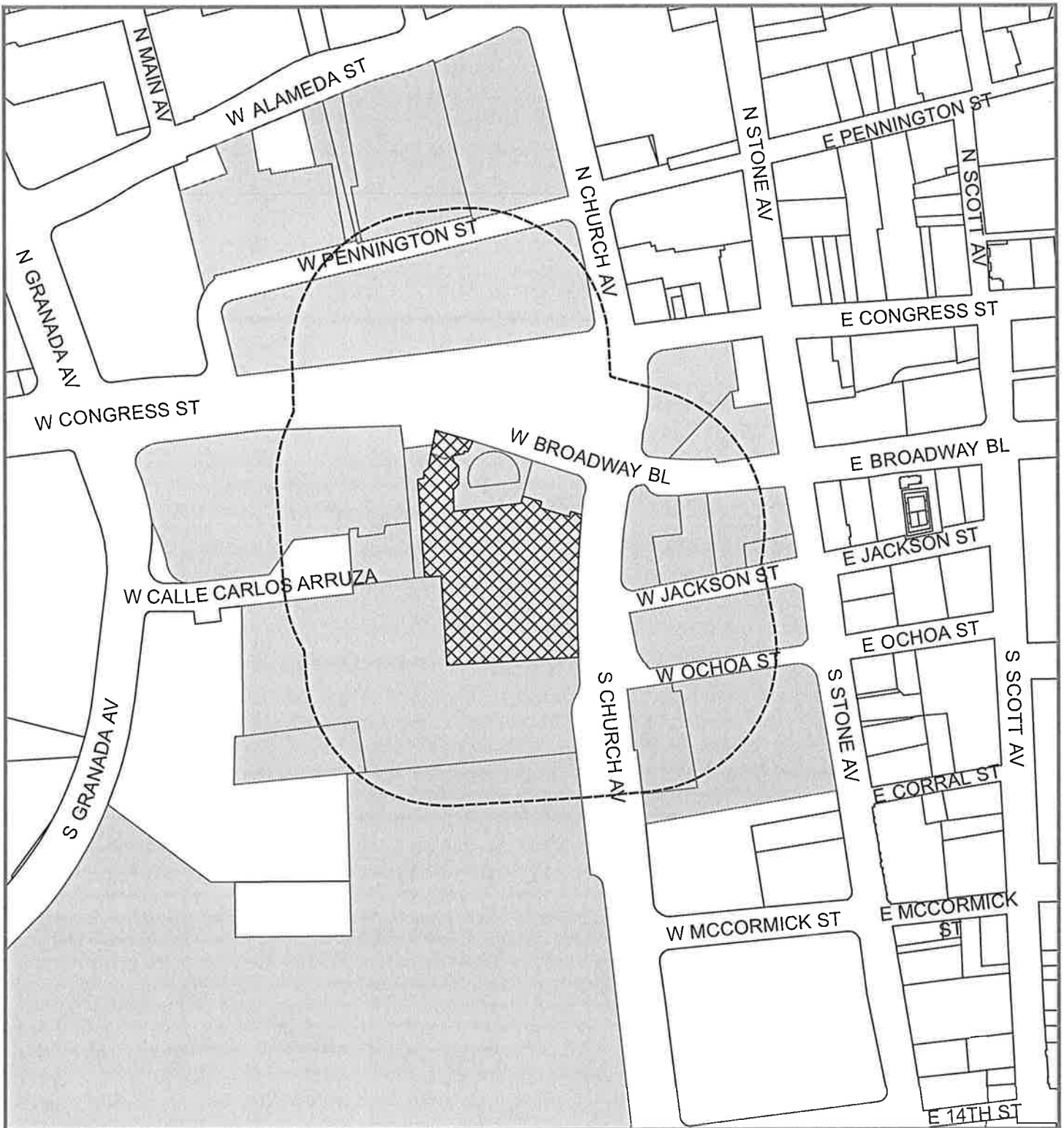
### DETAIL No. 1



SCALE 1" = 100'

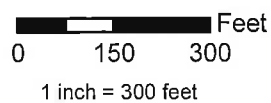
SEE BOOK 20 PAGE 83 M & P  
2013-1

20083001  
SCANNED



Address: 110 S. Church Ave.  
Base Maps: Twp.14S Range13E Sec. 13  
Ward: 6

-  Subject Property
-  Notification Area (300-foot Radius)
-  Properties Notified





11720012A

11713156B  
SAINT AUGUSTINE CATHEDRAL ROM  
AN\CATHOLIC PARISH-TUCSON\ATT  
PO BOX 31  
TUCSON AZ 85702-0031

117200280

11712099A  
1SC PARTNERS LLC  
6700 N ORACLE RD STE 504  
TUCSON AZ 85704-7736

11720019C  
PUEBLO CENTER PARTNERS LP  
3901 E BROADWAY BLVD  
TUCSON AZ 85711-3452

11713029A  
ONE WEST BROADWAY LLC\ATTN:  
PAULA CAYLOR  
2 E CONGRESS ST STE 900  
TUCSON AZ 85701-1722

11720016G  
HSL LA PLACITA LLC\ATTN: OMA  
R MIRELES  
3901 E BROADWAY BLVD  
TUCSON AZ 85711-3452

117130320  
ARIZONA PIONEERS HISTORICAL S  
OCIETY  
949 E 2ND ST  
TUCSON AZ 85719-4840

11720016H  
METROPOLITAN TUCSON CONVENTIO  
N \VISITORS BUREAU  
100 S CHURCH AVE  
TUCSON AZ 85701-1631

11720016F  
HSL LA PLACITA LLC\ATTN: OMA  
R MIRELES  
3901 E BROADWAY BLVD  
TUCSON AZ 85711-3452

11720015A  
FSL PADRE KINO VILLAGE LP  
1201 E THOMAS RD  
PHOENIX AZ 85014-5734

11720017B

11713027A  
COPE PROPERTIES LLC  
82 S STONE AVE  
TUCSON AZ 85701-1713

117200180

11720016C

11720019B  
HSL CIRCLE PROPERTIES LTD PAR  
TNERSHIP  
3901 E BROADWAY BLVD  
TUCSON AZ 85711-0000

11713156C  
SAINT AUGUSTINE CATHEDRAL ROM  
AN\CATHOLIC PARISH-TUCSON\ATT  
PO BOX 31  
TUCSON AZ 85702-0031

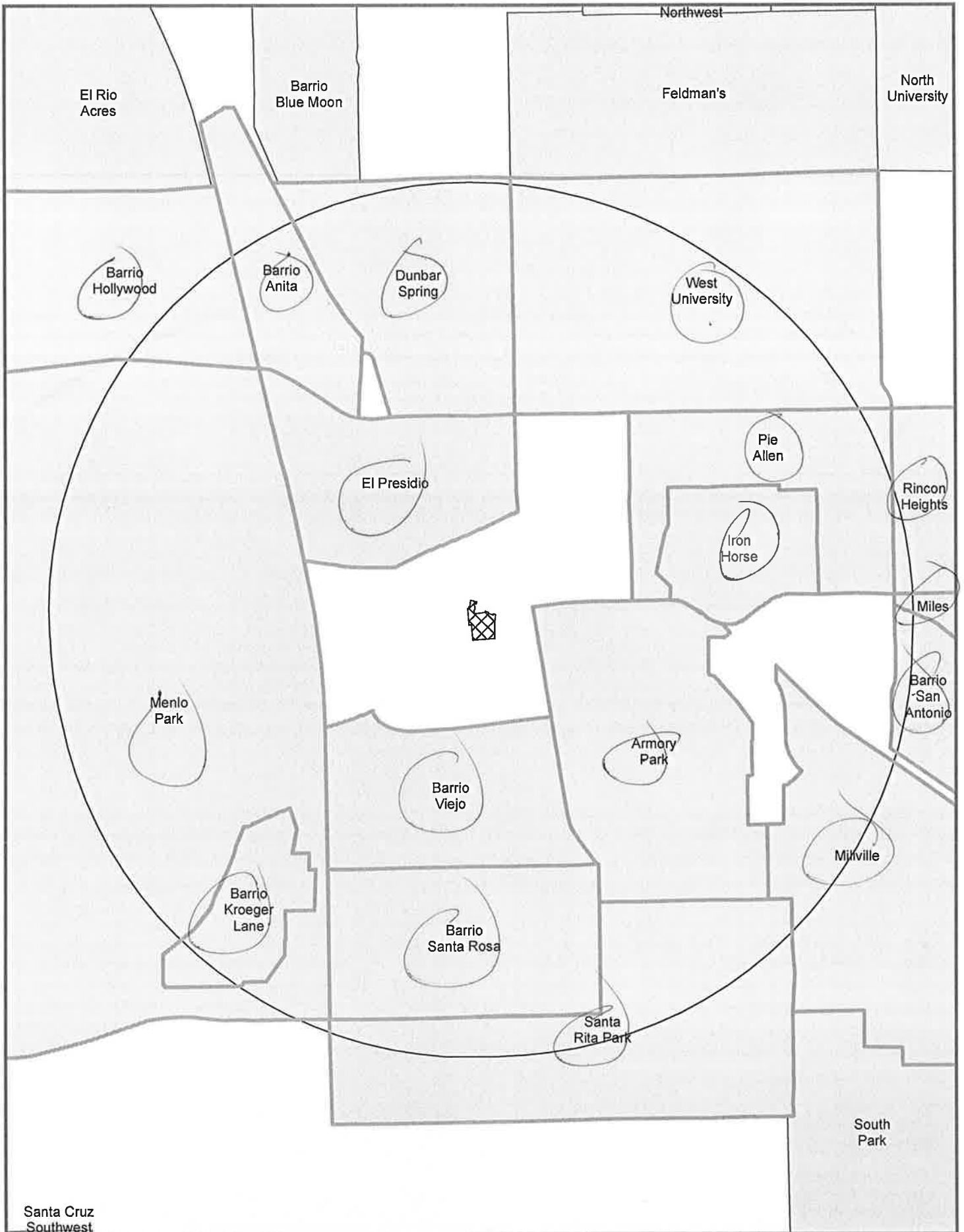
117200270

11720029A  
RIO NUEVO MULTIPURPOSE FACILI  
TIES DISTRICT\ATTN: PROPERTY M  
PO BOX 27210  
TUCSON AZ 85726-7210

11713044B  
MIVI LA PLACITA PARKING LLC\  
ATTN: HSL LA PLACITA LLC  
3901 E BROADWAY BLVD  
TUCSON AZ 85711-3452

11712103C  
1SC PARTNERS LLC  
6700 N ORACLE RD STE 504  
TUCSON AZ 85704-7736

T17PRE0068



Jonathan Rothschild  
Mayor  
255 W. Alameda ST  
Tucson, AZ 85701

John D. Burr  
N.A.-Armory Park  
P.O. Box 2132  
Tucson, AZ 85702

Anne Cooper  
N.A.-Armory Park  
P.O. Box 2132  
Tucson, AZ 85712

Tod E. Santee  
N.A.-Armory Park  
619 S 3rd Ave  
Tucson, AZ 85701

Feliciano Leon  
N.A.-Barrio Anita  
772 N. Anita Ave  
Tucson, AZ 85705

Gracie N. Soto  
N.A.-Barrio Anita  
809 N. Anita Ave.  
Tucson, AZ 85705

Steve Leal  
N.A.-Barrio Hollywood  
1455 W Delaware  
Tucson, AZ 85745

Katherine M. Medberry  
N.A.-Barrio Hollywood  
1204 W Ontario St  
Tucson, AZ 85745

Scott Egan  
N.A.-Barrio Hollywood  
1409 W Niagara St  
Tucson, AZ 85745

Shirley Roman (Chair)  
N.A.-Barrio Kroeger Lane  
906 W 21st St.  
Tucson, AZ 85745

Josefina Cardenas  
N.A.-Barrio Kroeger Lane  
902 W 21st St  
Tucson, AZ 85745

Ana Acuna  
N.A.-Barrio San Antonio  
Tucson, AZ 85719

Mike Mason  
N.A.-Barrio San Antonio  
Tucson, AZ 85719

Ted Warmbrand  
N.A.-Barrio San Antonio  
402 S Star Ave  
Tucson, AZ 85719

Nicole Gonzales  
N.A.-Barrio Santa Rosa  
323 W. 19th Street  
Tucson, AZ 85701

Yolanda Gonzales  
N.A.-Barrio Santa Rosa  
826 S. Rubio  
Tucson, AZ 85701

Art Munoz  
N.A.-Barrio Santa Rosa  
Tucson, AZ

Letitia A Gonzales  
N.A.-Barrio Viejo  
423 S Elias  
Tucson, AZ 85701

Pedro M Gonzales  
N.A.-Barrio Viejo  
423 S Elias  
Tucson, AZ 85701

Joanna Williams  
N.A.-Dunbar Spring  
938 N Perry Ave  
Tucson, AZ 85705

Natasha Winnik  
N.A.-Dunbar Spring  
Tucson, AZ

Karen Greene  
N.A.-Dunbar Spring  
1023 N Perry Ave  
Tucson, AZ 85705

Stephen M. Rebro  
N.A.-El Presidio  
426 N Court Ave  
Tucson, AZ 85701

Thaddeus Pace (Co-Pres)  
N.A.-El Presidio  
425 N Main Ave  
Tucson, AZ 85701

Mary Jo Curtin  
N.A.-El Presidio  
233 N Main Ave  
Tucson, AZ 85701

Jeff DiGregorio  
N.A.-Iron Horse  
Tucson, AZ -

Mary Lynn Miners  
N.A.-Iron Horse  
528 E. 8th St.  
Tucson, AZ 85705

John Daniel Twelker  
N.A.-Iron Horse  
229 N 1st Ave  
Tucson, AZ 85719

Gene Einfrank  
N.A.-Menlo Park  
212 S. Avenida del Sembrador  
Tucson, AZ 85745

Wendy Sterner  
N.A.-Menlo Park  
1039 W Congress  
Tucson, AZ 85745

Adalberto Ballesteros III  
N.A.-Menlo Park  
402 S Melwood Av  
Tucson, AZ 85745

Andrew Hayes  
N.A.-Miles  
Tucson, AZ

Peter Norback  
N.A.-Miles  
1428 E Miles  
Tucson, AZ 85719

George Kalil  
N.A.-Millville  
931 S Highland  
Tucson, AZ 85719

Roger Becksted  
N.A.-Millville  
1070 E 20th St  
Tucson, AZ 85719

Nancy Robins  
N.A.-Pie Allen  
801 E 7th St  
Tucson, AZ 85719

Pat Homan  
N.A.-Pie Allen  
850 E. 7th St  
Tucson, AZ 85719

Colby Henley  
N.A.-Rincon Heights  
1140 E 10th St  
Tucson, AZ 85719

Deb Dedon  
N.A.-Rincon Heights  
1327 E 10th St  
Tucson, AZ 85719

Amanda Smith  
N.A.-Rincon Heights  
1625 E 8th St  
Tucson, AZ 85719

Angela M. Quiroz  
N.A.-Santa Rita Park-West Ochoa  
448 E 22nd St  
Tucson, AZ 85713

Yolanda Quiroz  
N.A.-Santa Rita Park-West Ochoa  
440 E 22nd St  
Tucson, AZ 85713

Ernie Lujan  
N.A.-Santa Rita Park-West Ochoa  
1445 S 4th Ave  
Tucson, AZ 85713

Chris Gans  
N.A.-West University  
P.O. Box 42825  
Tucson, AZ 85733

Angela Storey  
N.A.-West University  
P.O. Box 42825  
Tucson, AZ 85733

Richard Mayers  
N.A.-West University  
PO Box 42825  
Tucson, AZ 85733

Regina Romero  
Ward 1  
940 W. Alameda St  
Tucson, AZ 85745

Richard Fimbres  
Ward 5  
4300 S. Park Av  
Tucson, AZ 85714

Steve Kozachik  
Ward 6  
3202 E. 1st St  
Tucson, AZ 85716

18 August 2017

**RE: Use of the Infill Incentive District Optional Overlay (IID) – La Placita Village Redevelopment – 110 S Church Avenue**

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 mixed-use/multi-family development project located at 110 S Church Avenue, aka La Placita Village (The Flin). The goal of the development project is to redevelop the downtown property with approximately 244 residential units and associated parking; while also rehabilitating the historic structures (Samaniego House, Flin Building, Stables) and incorporating them into the overall development scheme. We would like to invite you to attend, provide insight about the area 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 at the Park Tucson downtown office (conference room) - **110 E Pennington Street, Suite 150**, at the southwest corner of E Pennington Street and N 6<sup>th</sup> Avenue. The meeting will be held at **5:00 PM on Tuesday, September 5<sup>th</sup>**.

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](mailto: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, explain relative details, its use of the IID, and hear any constructive ideas that you may have relating to our proposal. Our goal with this 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**

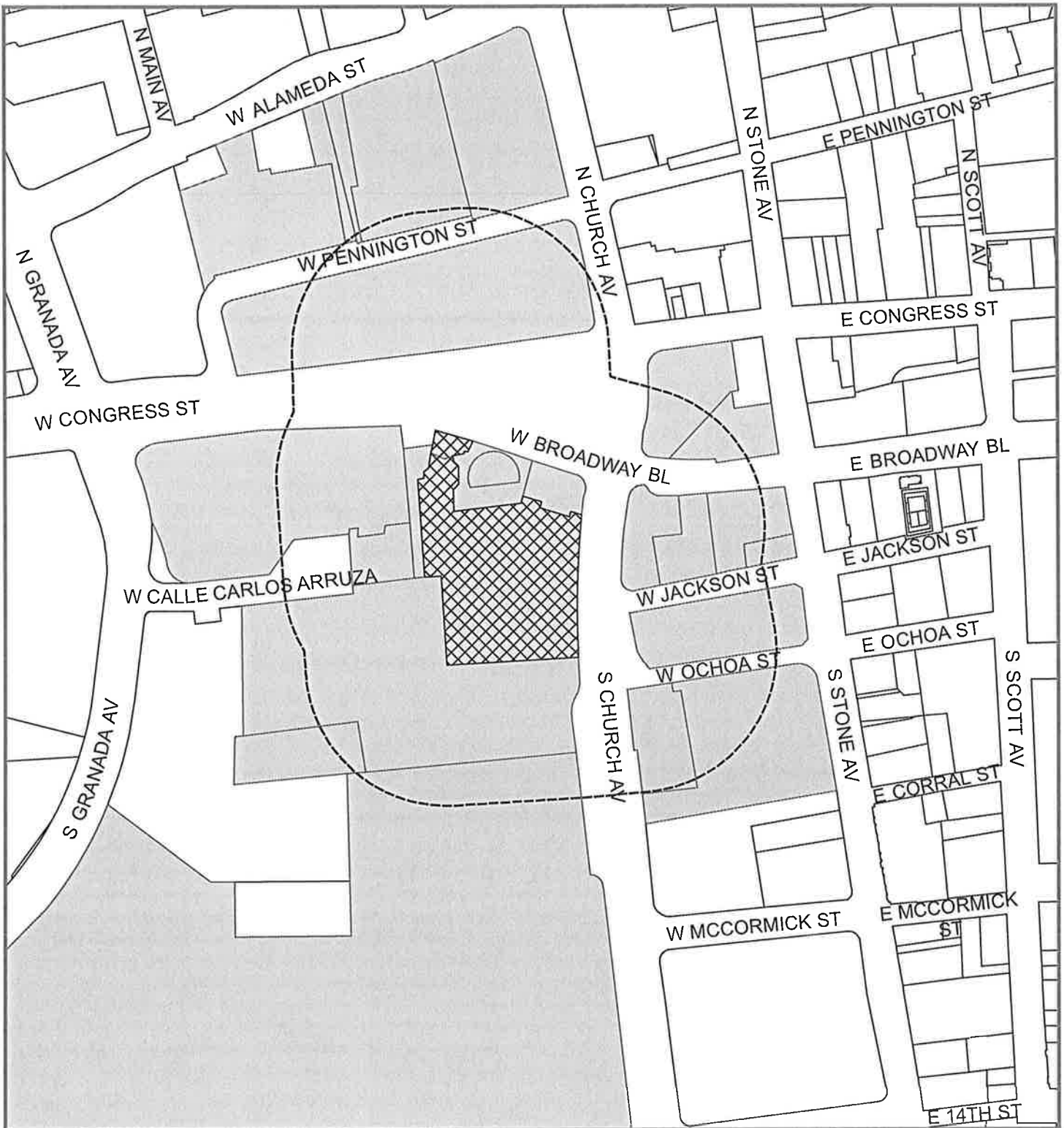


Matt Stuart

Project Manager

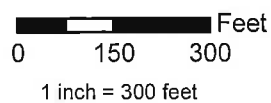
(520) 499-2456

[mstuart@cypresscivil.com](mailto:mstuart@cypresscivil.com)



Address: 110 S. Church Ave.  
Base Maps: Twp.14S Range13E Sec. 13  
Ward: 6

-  Subject Property
-  Notification Area (300-foot Radius)
-  Properties Notified



=====  
 SUN  
 2100 E SPEEDWAY BLVD  
 TUCSON  
 AZ  
 85719-9998  
 0388970747  
 08/18/2017 (800)275-8777 2:48 PM  
 =====

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (TUCSON, AZ 85704) (Weight:0 Lb 0.40 Oz) (Expected Delivery Day) (Monday 08/21/2017)	1	\$0.49
Certified (@@USPS Certified Mail #) (70151520000300671716)	1	\$3.35
First-Class Mail Letter (Domestic) (TUCSON, AZ 85701) (Weight:0 Lb 0.50 Oz) (Expected Delivery Day) (Monday 08/21/2017)	1	\$0.49
Certified (@@USPS Certified Mail #) (70151520000300671723)	1	\$3.35
First-Class Mail Letter (Domestic) (TUCSON, AZ 85719) (Weight:0 Lb 0.40 Oz) (Expected Delivery Day) (Monday 08/21/2017)	1	\$0.49
Certified (@@USPS Certified Mail #) (70151520000300671730)	1	\$3.35
First-Class Mail Letter (Domestic) (TUCSON, AZ 85711) (Weight:0 Lb 0.50 Oz) (Expected Delivery Day) (Monday 08/21/2017)	1	\$0.49
Certified (@@USPS Certified Mail #) (70151520000300672263)	1	\$3.35
First-Class Mail Letter (Domestic) (TUCSON, AZ 85733) (Weight:0 Lb 0.50 Oz) (Expected Delivery Day) (Monday 08/21/2017)	1	\$0.49
Certified (@@USPS Certified Mail #) (70151520000300672270)	1	\$3.35
First-Class Mail Letter (Domestic) (TUCSON, AZ 85714) (Weight:0 Lb 0.50 Oz) (Expected Delivery Day) (Monday 08/21/2017)	1	\$0.49
Certified (@@USPS Certified Mail #) (70151520000300672287)	1	\$3.35
<b>Total</b>		<b>\$222.72</b>
Credit Card Remitd (Card Name:VISA) (Account #:XXXXXXXXXXXX5992)		\$222.72







**Firm Mailing Book For Accountable Mail**

Name and Address of Sender		Check type of mail or service		Affix Stamp Here <i>(if issued as an international certificate of mailing or for additional copies of this receipt).</i> <b>Postmark with Date of Receipt.</b>													
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	7015 1520 0003 0067 1723	1 SC Partners LLC 6700 N Oracle Rd Ste 504 Tucson, AZ 85704-7736	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery														
2.	7015 1520 0003 0067 1723	One West Broadway LLC Attn: Paula Caylor 2 E Congress St Ste 900 Tucson, AZ 85701-1722															
3.	7015 1520 0003 0067 1730	Arizona Pioneers Historical Society 949 E 2nd St Tucson, AZ 85719-4840															
4.	7015 1520 0003 0067 1747	HSL La Placita LLC Attn: Oma R Mireles 3901 E Broadway Blvd Tucson, AZ 85711															
5.	7015 1520 0003 0067 1754	HSL Circle Properties Ltd Partnership 3901 E Broadway Blvd Tucson, AZ 85711															
6.	7015 1520 0003 0067 1761	Mivi La Placita Parking LLC Attn: HSL La Placita LLC 3901 E Broadway Blvd Tucson, AZ 85711-3452															
7.	7015 1520 0003 0067 1778	Saint Augustine Cathedral Roman Catholic Parish - Tucson PO Box 31 Tucson, AZ 85702-0031															
8.																	



Postmaster, Per (Name of receiving employee)

*[Handwritten signature]*

Complete in Ink

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**USPS SUN STATION**  
OFFICIAL USE

**Aug 18 2017**  
TUCSON AZ 85719

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
**Total Postage** \$  
 Sent To \$  
 Street and Apt. \$  
 City, State, Zip \$

11712099A  
1SC PARTNERS LLC  
6700 N ORACLE RD STE 504  
TUCSON AZ 85704-7736

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1221

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
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**USPS SUN STATION**  
OFFICIAL USE

**Aug 18 2017**  
TUCSON AZ 85719

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
**Total Postage** \$  
 Sent To \$  
 Street and Apt. \$  
 City, State, Zip \$

11713029A  
ONE WEST BROADWAY LLC/ATTN:  
PAULA CAYLOR  
2 E CONGRESS ST STE 900  
TUCSON AZ 85701-1722

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1221

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**USPS SUN STATION**  
OFFICIAL USE

**Aug 18 2017**  
TUCSON AZ 85719

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
**Total Postage** \$  
 Sent To \$  
 Street and Apt. \$  
 City, State, Zip \$

117130320  
ARIZONA PIONEERS HISTORICAL S  
OCIETY  
949 E 2ND ST  
TUCSON AZ 85719-4840

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1221

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Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
**Total Postage** \$  
 Sent To \$  
 Street and Apt. \$  
 City, State, Zip \$

11720016F  
HSL LA PLACITA LLC/ATTN:OMA  
R MIRELES  
3901 E BROADWAY BLVD  
TUCSON AZ 85711-3452

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
**Total Postage** \$  
 Sent To \$  
 Street and Apt. \$  
 City, State, Zip \$

11720019B  
HSL CIRCLE PROPERTIES LTD PAR  
TNERSHIP  
3901 E BROADWAY BLVD  
TUCSON AZ 85711-0000

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
**Total Postage** \$  
 Sent To \$  
 Street and Apt. \$  
 City, State, Zip \$

11713044B  
MIVI LA PLACITA PARKING LLC/IN  
ATTN: HSL LA PLACITA LLC  
3901 E BROADWAY BLVD  
TUCSON AZ 85711-3452

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1221

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee or rate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ \_\_\_\_\_



11713156B

SAINT AUGUSTINE CATHEDRAL ROM  
ANN CATHOLIC PARISH-TUCSON  
PO BOX 31  
TUCSON AZ 85702-0031

Total Postage a \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

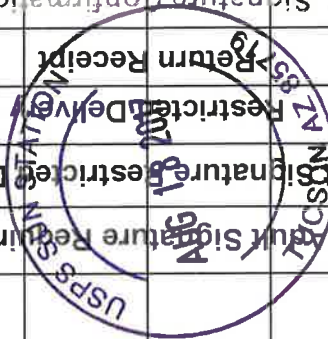
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1278 8227 2900 E000 0257 5702



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Name and Address of Sender		Check type of mail or service										Affix Stamp Here <i>(if issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.</i>																			
USPS Tracking/Article Number		<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Priority Mail	<input type="checkbox"/> Priority Mail Express	<input type="checkbox"/> Registered Mail	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee						
1.	7015 1520 0003 0067 1785	Pueblo Center Partners LP 3901 E Broadway Blvd Tucson, AZ 85711-3452																													
2.	7015 1520 0003 0067 1792	HSL La Placita LLC Attn: Oma R Mireles 3901 E Broadway Blvd Tucson, AZ 85711-3452																													
3.	7015 1520 0003 0067 1808	Metropolitan Tucson Convention Visitors Bureau 100 S Church Ave Tucson, AZ 85701-1631																													
4.	7015 1520 0003 0067 1815	FSL Padre Kino Village LP 1201 E Thomas Rd Phoenix, AZ 85014-5734																													
5.	7015 1520 0003 0067 1822	COPE Properties LLC 82 S Stone Ave Tucson, AZ 85701-1713																													
6.	7015 1520 0003 0067 1839	Saint Augustine Cathedral Roman Catholic Parish - Tucson PO Box 31 Tucson, AZ 85702-0031																													
7.	7015 1520 0003 0067 1846	Rio Nuevo Multipurpose Facilities District Attn: Property PO Box 27210 Tucson, AZ 85726-7210																													
8.	7015 1520 0003 0067 1853	I SC Partners LLC 6700 N Oracle Rd Ste 504 Tucson, AZ 85704-7736																													
Total Number of Pieces Listed by Sender		5										Total Number of Pieces Received at Post Office																			
Postmaster, Per (Name of receiving employee)		G.M.																													



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 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage \$  
 Sent To \$  
 Street and Apt.  
 City, State, Zip

11720019C  
 PUEBLO CENTER PARTNERS LP  
 3901 E BROADWAY BLVD  
 TUCSON AZ 85711-3452

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7015 1520 0003 0067 1292

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 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage \$  
 Sent To \$  
 Street and Apt.  
 City, State, Zip

11720016G  
 HSL LA PLACITA LLC/ATTN: OMA  
 R MIRELES  
 3901 E BROADWAY BLVD  
 TUCSON AZ 85711-3452

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1808

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 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage \$  
 Sent To \$  
 Street and Apt.  
 City, State, Zip

11720016H  
 METROPOLITAN TUCSON CONVENTIO  
 N & VISITORS BUREAU  
 100 S CHURCH AVE  
 TUCSON AZ 85701-1631

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1808

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 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage \$  
 Sent To \$  
 Street and Apt.  
 City, State, Zip

11720015A  
 FSL PADRE KINO VILLAGE LP  
 1201 E THOMAS RD  
 PHOENIX AZ 85014-5734

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7015 1520 0003 0067 1815

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Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage \$  
 Sent To \$  
 Street and Apt.  
 City, State, Zip

11713027A  
 COPE PROPERTIES LLC  
 82 S STONE AVE  
 TUCSON AZ 85701-1713

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1822

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 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage \$  
 Sent To \$  
 Street and Apt.  
 City, State, Zip

11713156C  
 SAINT AUGUSTINE CATHEDRAL ROM  
 AN/CATHOLIC PARISH-TUCSON/INATT  
 PO BOX 31  
 TUCSON AZ 85702-0031

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 1839

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage:** \$ \_\_\_\_\_

Sent To: **11712103C**

Street and Apt.: **1SC PARTNERS LLC**

City, State, Zip: **6700 N ORACLE RD STE 504  
TUCSON AZ 85704-7736**

Postmark Here: **AUG 18 2017**

**TUCSON AZ 85719**

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7015 1520 0003 0067 1853

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage:** \$ \_\_\_\_\_

Sent To: **11720029A**

Street and Apt.: **RIO NUEVO MULTIPURPOSE FACILI  
TIES DISTRICT ATTN: PROPERTY M  
PO BOX 27210**

City, State, Zip: **TUCSON AZ 85726-7210**

Postmark Here: **AUG 18 2017**

**TUCSON AZ 85719**

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7015 1520 0003 0067 1846



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				<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail												
		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Jonathan Rothschild Mayor 255 W Alameda St Tucson, AZ 85701	7015 1520 0003 0067	1860													
2.	Tod E Santee N.A. - Armory Park 519 S 3rd Ave Tucson, AZ 85701	7015 1520 0003 0067	1887													
3.	Steve Leal N.A. - Barrio Hollywood 1455 W Delaware Tucson, AZ 85745	7015 1520 0003 0067	1884													
4.	Shirley Roman (Chair) N.A. - Barrio Kroeger Lane 906 W 21st St Tucson, AZ 85745	7015 1520 0003 0067	1891													
5.	Yolanda Gonzales N.A. - Barrio Santa Rosa 826 S Rubio Tucson, AZ 85701	7015 1520 0003 0067	1907													
6.	Pedro M Gonzales N.A. - Barrio Viejo 423 S Elias Tucson, AZ 85701	7015 1520 0003 0067	1914													
7.	Karen Greene N.A. - Dunbar Spring 1023 N Perry Ave Tucson, AZ 85705	7015 1520 0003 0067	1921													
8.	Mary Jo Curtain N.A. - El Presidio 233 N Main Ave Tucson, AZ 85701	7015 1520 0003 0067	1938													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Handling Charge - if Registered and over \$50,000 in value Adult Signature Required Adult Signature Restricted Delivery Restricted Delivery Return Receipt Signature Confirmation Signature Confirmation Restricted Delivery Special Handling												



Postmaster, Per (Name of receiving employee)  


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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Postmark Here \_\_\_\_\_

AUG 18 2017

TUCSON AZ 85719

Jonathan Rothschild  
 Mayor  
 255 W. Alameda ST  
 Tucson, AZ 85701

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Postmark Here \_\_\_\_\_

AUG 18 2017

TUCSON AZ 85719

Tod E. Santee  
 N.A.-Armory Park  
 619 S 3rd Ave  
 Tucson, AZ 85701

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Postmark Here \_\_\_\_\_

AUG 18 2017

TUCSON AZ 85719

Steve Leal  
 N.A.-Barrio Hollywood  
 1455 W Delaware  
 Tucson, AZ 85745

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Postmark Here \_\_\_\_\_

AUG 18 2017

TUCSON AZ 85719

Shirley Roman (Chair)  
 N.A.-Barrio Kroeger Lane  
 906 W 21st St.  
 Tucson, AZ 85745

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7015 1520 0003 0067 1907

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Postmark Here \_\_\_\_\_

AUG 18 2017

TUCSON AZ 85719

Yolanda Gonzales  
 N.A.-Barrio Santa Rosa  
 826 S. Rubio  
 Tucson, AZ 85701

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7015 1520 0003 0067 1914

USPS SUBSCRIPTION OFFICIAL USE

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Postmark Here \_\_\_\_\_

AUG 18 2017

TUCSON AZ 85719

Pedro M Gonzales  
 N.A.-Barrio Vrejo  
 423 S Elias  
 Tucson, AZ 85701

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_



Maxy Q. Curtin  
 N.A.-ENPrestidlo AZ 85701  
 233 N Main Ave  
 Tucson, AZ 85701

7015 1520 0003 0067 1938

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_



Karen Greene  
 N.A.-Dunbar Spring  
 1023 N Perry Ave  
 Tucson, AZ 85705

7015 1520 0003 0067 1221

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Name and Address of Sender		Check type of mail or service										Postage	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee									
		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail																														
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)																														
1.		John Daniel Twelker																														
7015 1520 0003 0067 1945		N.A. - Iron Horse 229 N 1st Ave Tucson, AZ 85719																														
2.		John D Burr																														
7015 1520 0003 0067 1952		N.A. - Armory Park PO Box 2132 Tucson, AZ 85702																														
3.		Feliciano Leon																														
7015 1520 0003 0067 1969		N.A. - Barrio Anita 772 N Anita Ave Tucson, AZ 85705																														
4.		Katherine M Medberry																														
7015 1520 0003 0067 1976		N.A. - Barrio Hollywood 1204 W Ontario St Tucson, AZ 85745																														
5.		Josefina Cardenas																														
7015 1520 0003 0067 1983		N.A. - Barrio Kroeger Lane 902 W 21st St Tucson, AZ 85745																														
6.		Ted Warmbrand																														
7015 1520 0003 0067 1990		N.A. - Barrio San Antonio 402 S Star Ave Tucson, AZ 85719																														
7.		Joanna Williams																														
7015 1520 0003 0067 2003		N.A. - Dunbar Spring 938 N Perry Ave Tucson, AZ 85705																														
8.		Stephen M Rebro																														
7015 1520 0003 0067 2010		N.A. - El Presidio 426 N Court Ave Tucson, AZ 85701																														
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)																														
8		GWA																														

USPS SUN STATION  
 AUG 18 2017  
 TUCSON AZ 85719  
 Adult Signature Required  
 Adult Signature Restricted Delivery

Handling Charge - If Registered and over \$50,000 in value

Signature Confirmation Restricted Delivery

Return Receipt

Restricted Delivery

Adult Signature Restricted Delivery

Total Number of Pieces Received at Post Office

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**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

Printed: 08/09/2017 Mod: 8/9/2017

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

Printed: 08/09/2017 Mod: 8/9/2017

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

Printed: 08/09/2017 Mod: 8/9/2017

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

Printed: 08/09/2017 Mod: 8/9/2017

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

Printed: 08/09/2017 Mod: 8/9/2017

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

Printed: 08/09/2017 Mod: 8/9/2017

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Feliciano Leon  
N.A.-Barrio Anita  
772 N. Anita Ave  
Tucson, AZ 85705

John D. Burr  
N.A.-Armory Park  
P.O. Box 2132  
Tucson, AZ 85702

John Demis Kroeger  
N.A.-Iron Horse  
229 N 1st Ave  
Tucson, AZ 85719

Katherine M. Medbery  
N.A.-Barrio Hollywood  
1204 W Ontario St  
Tucson, AZ 85745

Ted Warmbrand  
N.A.-Barrio San Antonio  
402 S Star Ave  
Tucson, AZ 85719

Josefina Calderon  
N.A.-Barrio Kroeger Lane  
902 W 21st St  
Tucson, AZ 85745

Josefina Calderon  
N.A.-Barrio Kroeger Lane  
902 W 21st St  
Tucson, AZ 85745

Josefina Calderon  
N.A.-Barrio Kroeger Lane  
902 W 21st St  
Tucson, AZ 85745

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
Postage \$ \_\_\_\_\_

**AUG 18 2017**  
Postmark  
Here

TUCSON AZ 85710

Joanna Williams  
N.A.-Dunbar Spring  
938 N Perry Ave  
Tucson, AZ 85705

Stephen M. Rebro  
N.A.-El Presidio  
426 N Court Ave  
Tucson, AZ 85701

Total Postage a \$ \_\_\_\_\_  
Sent To \$ \_\_\_\_\_  
Street and Apt. # \_\_\_\_\_  
City, State, ZIP+4 \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instru

7015 1520 0003 0067 2010

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
Postage \$ \_\_\_\_\_

**AUG 18 2017**  
Postmark  
Here

TUCSON AZ 85710

Stephen M. Rebro  
N.A.-El Presidio  
426 N Court Ave  
Tucson, AZ 85701

Total Postage a \$ \_\_\_\_\_  
Sent To \$ \_\_\_\_\_  
Street and Apt. # \_\_\_\_\_  
City, State, ZIP+4 \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 2010



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Check type of mail or service

Adult Signature Required     Priority Mail Express

Adult Signature Restricted Delivery     Registered Mail

Certified Mail     Return Receipt for Merchandise

Certified Mail Restricted Delivery     Signature Confirmation

Collect on Delivery (COD)     Signature Confirmation Restricted Delivery

Insured Mail

Priority Mail

**Affix Stamp Here**  
*(if issued as an international certificate of mailing or for additional copies of this receipt).*  
**Postmark with Date of Receipt.**

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Gene Einfrank N.A. - Menlo Park 212 S Avenida del Sembrador Tucson, AZ 85745													
7015 1520 0003 0067 2027														
2.	Anne Cooper N.A. - Armory Park PO Box 2132 Tucson, AZ 85712													
7015 1520 0003 0067 2034														
3.	Gracie N Soto N.A. - Barrio Anita 809 N Anita Ave Tucson, AZ 85705													
7015 1520 0003 0067 2041														
4.	Scott Egan N.A. - Barrio Hollywood 1409 W Niagara St Tucson, AZ 85745													
7015 1520 0003 0067 2056														
5.	Nicole Gonzales N.A. - Barrio Santa Rosa 323 W 19th St Tucson, AZ 85701													
7015 1520 0003 0067 2065														
6.	Leticia A Gonzales N.A. - Barrio Viejo 423 S Elias Tucson, AZ 85701													
7015 1520 0003 0067 2072														
7.	Thaddeus Pace (Co-Pres) N.A. - El Presidio 425 N Main Ave Tucson, AZ 85701													
7015 1520 0003 0067 2089														
8.	Mary Lynn Miners N.A. - Iron Horse 528 E 8th St Tucson, AZ 85705													
7015 1520 0003 0067 2096														
Total Number of Pieces Listed by Sender		8		Total Number of Pieces Received at Post Office		8								



Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Postmaster, Per (Name of receiving employee)

GJM

Complete in Ink

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**7015 1520 0003 0067 2027**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage a** \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

**Gene Einfrank**  
N.A.-Menlo Park  
212 S. Avenida del Sembrador  
Tucson, AZ 85745

Postmark Here **AUG 18 2017**

TUCSON AZ 85719

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage** \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

**Anne Cooper**  
N.A.-Army Park  
P.O. Box 2132  
Tucson, AZ 85712

Postmark Here **AUG 18 2017**

TUCSON AZ 85719

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage a** \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

**Gracie N. Soto**  
N.A.-Barrio Anita  
809 N. Anita Ave.  
Tucson, AZ 85705

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TUCSON AZ 85719

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage a** \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

**Scott Egan**  
N.A.-Barrio Hollywood  
1409 W Niagara St  
Tucson, AZ 85745

Postmark Here **AUG 18 2017**

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage :** \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

**Nicole Gonzales**  
N.A.-Barrio Santa Rosa  
323 W. 19th Street  
Tucson, AZ 85701

Postmark Here **AUG 18 2017**

TUCSON AZ 85719

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USPS SUN STATION

**7015 1520 0003 0067 2027**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage** \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

**Letitia A Gonzales**  
N.A.-Barrio Viejo  
423 S Elias  
Tucson, AZ 85701

Postmark Here **AUG 18 2017**

TUCSON AZ 85719

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Postmark Here **AUG 18 2017** 85719

**Thaddeus Pace (Co-Pres)**  
 N.A.-El Presidio  
 425 N Main Ave  
 Tucson, AZ 85701

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7015 1520 0003 0067 2096

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Postmark Here **AUG 18 2017** 85719

**Mary Lynn Miners**  
 N.A.-Iron Horse  
 528 E. 8th St.  
 Tucson, AZ 85705

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 0067 2096



**Firm Mailing Book For Accountable Mail**

Name and Address of Sender		Check type of mail or service										Affix Stamp Here (if issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.									
USPS Tracking/Article Number		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail										<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery									
Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee							
1.	7015 1520 0003 0067 2102	Wendy Sterner N.A. - Menlo Park 1039 W Congress Tucson, AZ 85745																			
2.																					
3.																					
4.																					
5.																					
6.																					
7.																					
8.																					



Handling Charge - if Registered and over \$50,000 in value

Postmaster, Per (Name of receiving employee)

*GM*

Complete in Ink

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7015 1520 0003 0257 5102  
2012 1900 E003 0257 5102

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OFFICIAL USE

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate) \$  
 Return Receipt (hardcopy)  
 Return Receipt (electronic)  
 Certified Mail Restricted Delivery  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
Postage \$  
Postmark Here

APR 18 2017  
USPS SUIITE 1000  
TUCSON AZ 85719

Wendy Stern  
N.A.-Menlo Park  
1039 W Congress  
Tucson, AZ 85745

Total Postage \$  
Sent To  
Street and Ap  
City, State, Zi

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



**Firm Mailing Book For Accountable Mail**

Name and Address of Sender		Check type of mail or service										Affix Stamp Here (if issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.									
USPS Tracking/Article Number		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail										<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation Restricted Delivery									
		Addressee (Name, Street, City, State, & ZIP Code™)										Postage (Extra Service) Fee Handling Charge Actual Value if Registered Insured Value Due Sender if COD ASR Fee ASRD Fee RD Fee RR Fee SC Fee SCRD Fee SH Fee									
1.	7015 1520 0003 0067 2119	Adalberto Ballesteros III N.A. - Menlo Park 402 S Melwood Ave Tucson, AZ 85745										Handling Charge - if Registered and over \$50,000 in value									
2.	7015 1520 0003 0067 2126	George Kalil N.A. - Millville 931 S Highland Tucson, AZ 85719																			
3.	7015 1520 0003 0067 2133	Pat Homan N.A. - Pie Allen 850 E 7th St Tucson, AZ 85719																			
4.	7015 1520 0003 0067 2140	Amanda Smith N.A. - Rincon Heights 1625 E 8th St Tucson, AZ 85719										Adult Signature Required Adult Signature Restricted Delivery Return Receipt Signature Confirmation Special Handling									
5.	7015 1520 0003 0067 2157	Ernie Lujan N.A. - Santa Rita Park - West Ochoa 1445 S 4th Ave Tucson, AZ 85713																			
6.	7015 1520 0003 0067 2164	Richard Mayers N.A. - West University PO Box 42825 Tucson, AZ 85733																			
7.	7015 1520 0003 0067 2171	Steve Kozachik Ward 6 3202 E 1st St Tucson, AZ 85716																			
8.																					



Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)
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TUCSON AZ 85719

Adalberto Ballesteros III  
N.A.-Menlo Park  
402 S Melwood Av  
Tucson, AZ 85745

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George Kaili  
N.A.-Millville  
931 S Highland  
Tucson, AZ 85719

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TUCSON AZ 85719

Pat Homan  
N.A.-Ple Allen  
850 E. 7th St  
Tucson, AZ 85719

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Amanda Smith  
N.A.-Rincon Heights  
1625 E 8th St  
Tucson, AZ 85719

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TUCSON AZ 85719

Ernie Lujan  
N.A.-Santa Rita Park-West Ochoa  
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TUCSON AZ 85719

Richard Mayers  
N.A.-West University  
PO Box 42825  
Tucson, AZ 85733

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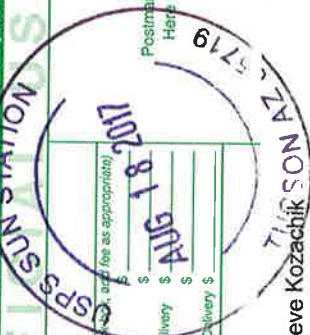
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City, State, Zip

Steve Kozachik SON AZ  
Ward 6  
3202 E. 1st St  
Tucson, AZ 85716



7025 1520 0030 0072 2172

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USPS Tracking/Article Number		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery										Postage (Extra Service) Fee Handling Charge Actual Value if Registered Insured Value Due Sender if COD ASR Fee ASRD Fee RD Fee RR Fee SC Fee SCRD Fee SH Fee				
1.	7015 1520 0003 0067 2188	Addressee (Name, Street, City, State, & ZIP Code™) Roger Becksted N.A. - Millville 1070 E 20th St Tucson, AZ 85719 Colby Henley N.A. - Rincon Heights 1140 E 10th St Tucson, AZ 85719 Angela M Quiroz N.A. - Santa Rita Park - West Ochoa 448 E 22nd St Tucson, AZ 85713 Chris Gans N.A. - West University PO Box 42825 Tucson, AZ 85733 Regina Romero Ward 1 940 W Alameda St Tucson, AZ 85745										Adult Signature Restricted Delivery Restricted Delivery Return Receipt Signature Confirmation Signature Confirmation Restricted Delivery Special Handling				
2.	7015 1520 0003 0067 2195											Handling Charge - If Registered and over \$50,000 in value				
3.	7015 1520 0003 0067 2201															
4.	7015 1520 0003 0067 2218															
5.	7015 1520 0003 0067 2225															
6.																
7.																
8.																



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Total Postage \$

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Roger Becksted  
N.A.-Milville  
1070 E 20th St  
Tucson, AZ 85719

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Tucson, AZ 85719

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Angela M. Quiroz  
N.A.-Santa Rita Park-West Ochoa  
448 E 22nd St  
Tucson, AZ 85713

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Chris Gans  
N.A.-West University  
P.O. Box 42825  
Tucson, AZ 85733

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TUCSON AZ 85719

Regina Romero  
Ward 1  
940 W. Alameda St  
Tucson, AZ 85745

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		Addressee (Name, Street, City, State, & ZIP Code™)										Postage (Extra Service) Fee Handling Charge Actual Value if Registered Insured Value Due Sender if COD ASR Fee ASRD Fee RD Fee RR Fee SC Fee SCRD Fee SH Fee									
1.	7015 1520 0003 0067 2232	Peter Norback N.A. - Miles 1428 E Miles Tucson, AZ 85719										Adult Signature Restricted Delivery Restricted Delivery Signature Confirmation Signature Confirmation Restricted Delivery Return Receipt Signature Confirmation Signature Confirmation Restricted Delivery Special Handling									
2.	7015 1520 0003 0067 2249	Nancy Robins N.A. - Pie Allen 801 E 7th St Tucson, AZ 85719																			
3.	7015 1520 0003 0067 2256	Deb Dedon N.A. - Rincon Heights 1327 E 10th St Tucson, AZ 85719																			
4.	7015 1520 0003 0067 2263	Yolanda Quiroz N.A. - Santa Rita Park - West Ochoa 440 E 22nd St Tucson, AZ 85713																			
5.	7015 1520 0003 0067 2270	Angela Storey N.A. - West University PO Box 42825 Tucson, AZ 85733																			
6.	7015 1520 0003 0067 2287	Richard Fimbres Ward 5 4300 S Park Ave Tucson, AZ 85714																			
7.																					
8.																					
Total Number of Pieces Listed by Sender		1										1									
Total Number of Pieces Received at Post Office		1										1									
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Adult Signature Restricted Delivery \$

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Total Postage \$

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Peter Norback  
N.A.-Miles  
1428 E Miles  
Tucson, AZ 85719

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Nancy Robins  
N.A.-Pie Allen  
801 E 7th St  
Tucson, AZ 85719

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

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Total Postage \$

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City, State, Zip \_\_\_\_\_

Deb Dedon  
N.A.-Rincon Heights  
1327 E 10th St  
Tucson, AZ 85719

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City, State, Zip \_\_\_\_\_

Yolanda Quiroz  
N.A.-Santa Rita Park West  
440 E 22nd St  
Tucson, AZ 85713

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Sent To \_\_\_\_\_

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City, State, Zip \_\_\_\_\_

Angela Storey  
N.A.-West University  
P.O. Box 42825  
Tucson, AZ 85733

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To \_\_\_\_\_

Street and Apt. \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Richard Fimbres  
Ward 5  
4300 S. Park Av  
Tucson, AZ 85714

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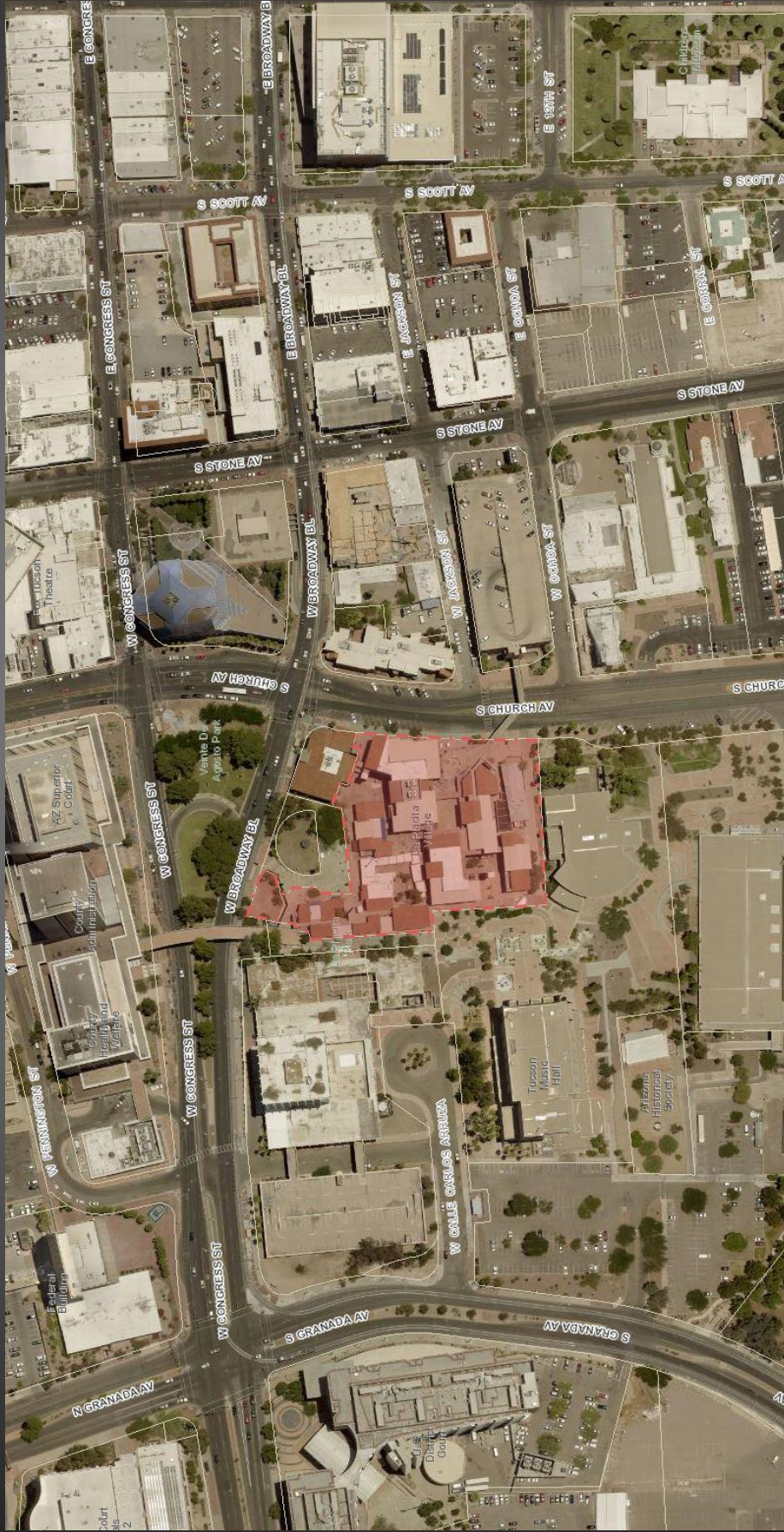




# PRESENTATION OUTLINE

- Project Overview
  - Location
  - Project Goals
- Infill Incentive District
  - IID & DCS
  - Requested Modifications
  - Site Plan
  - Design/Development Package Process
- Architectural Precedence
  - Downtown Projects
- Site Renderings
- Question & Answer

# PROJECT OVERVIEW



# PROJECT OVERVIEW

- Goals:
  - To provide market rate, class A, multi-family residential dwelling opportunities in the Downtown Core.
    - 244 UNITS (1, 2, 3, & 4 BEDROOMS)
    - 267 PARKING SPACES
  - Incorporate and retain the 3 eligible Historic structures on the property (Samaniego House, Flin Building, Stables).
  - Create a sustainable, eco-friendly environment for future downtown residents adjacent to a unique urban park setting and entertainment opportunities.

# 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

# SITE PLAN



# SITE PLAN (PREVIOUS)





# 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

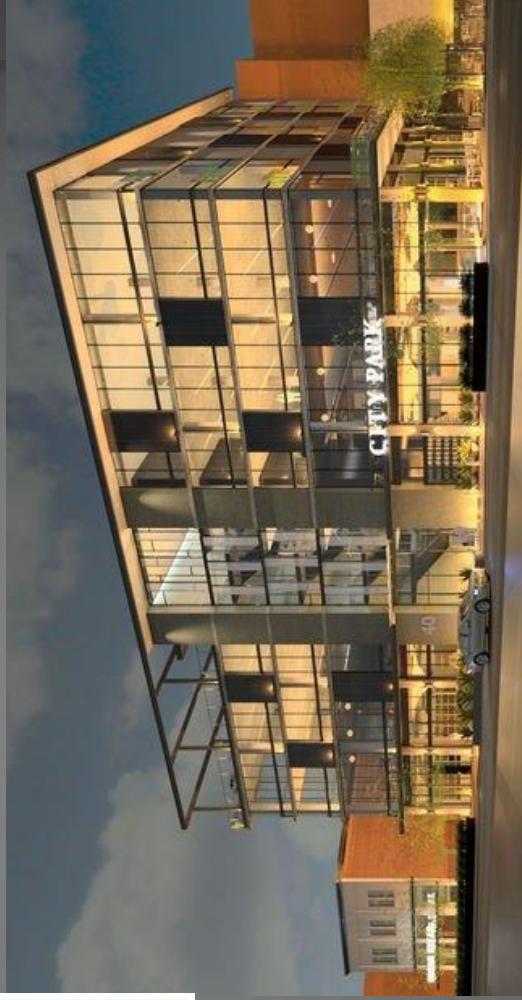
# ARCHITECTURAL PRECEDENCE



# ARCHITECTURAL PRECEDENCE



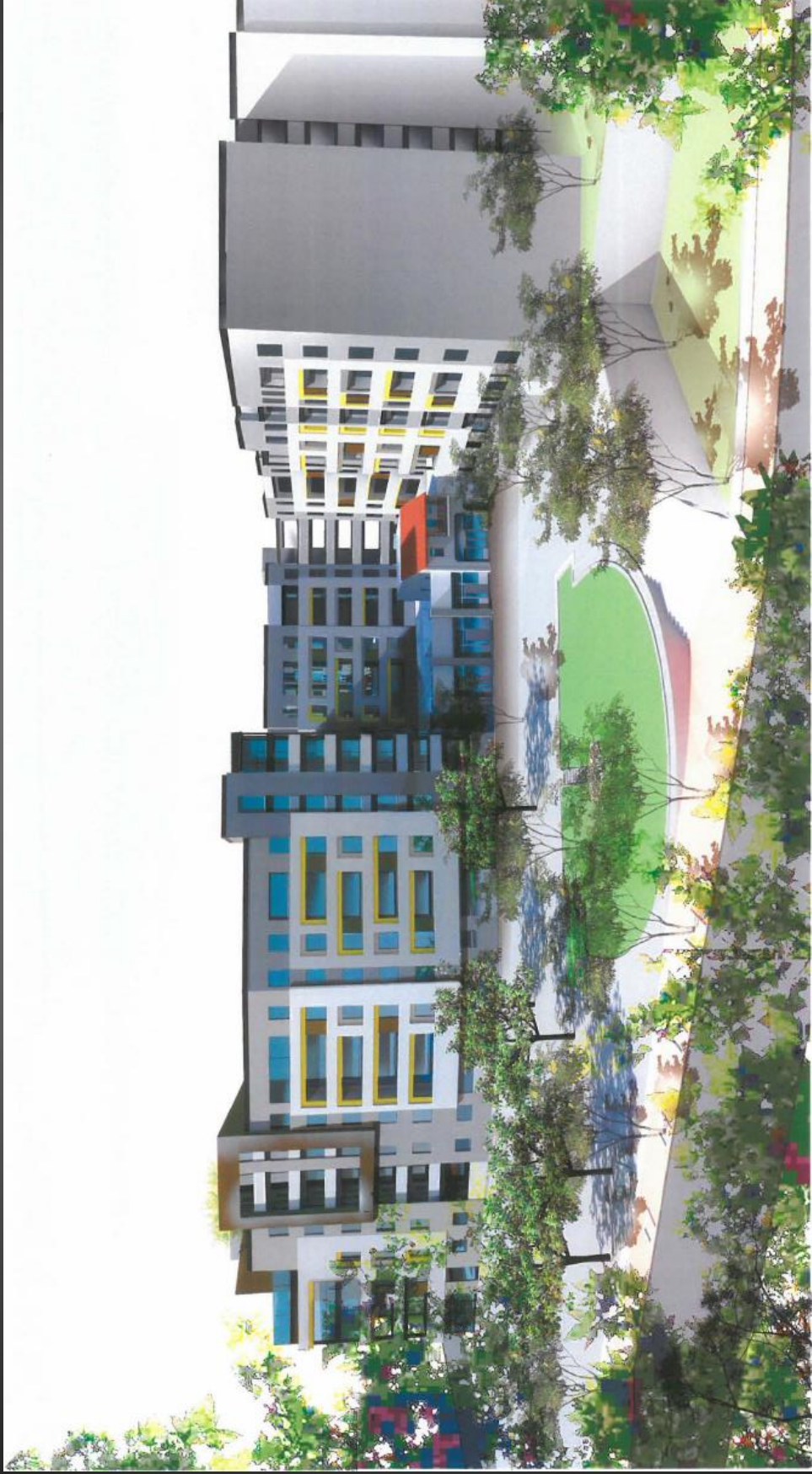
# ARCHITECTURAL PRECEDENCE



# ARCHITECTURAL PRECEDENCE



# SITE RENDERINGS



# SITE RENDERINGS



# SITE RENDERINGS





# SITE RENDERINGS



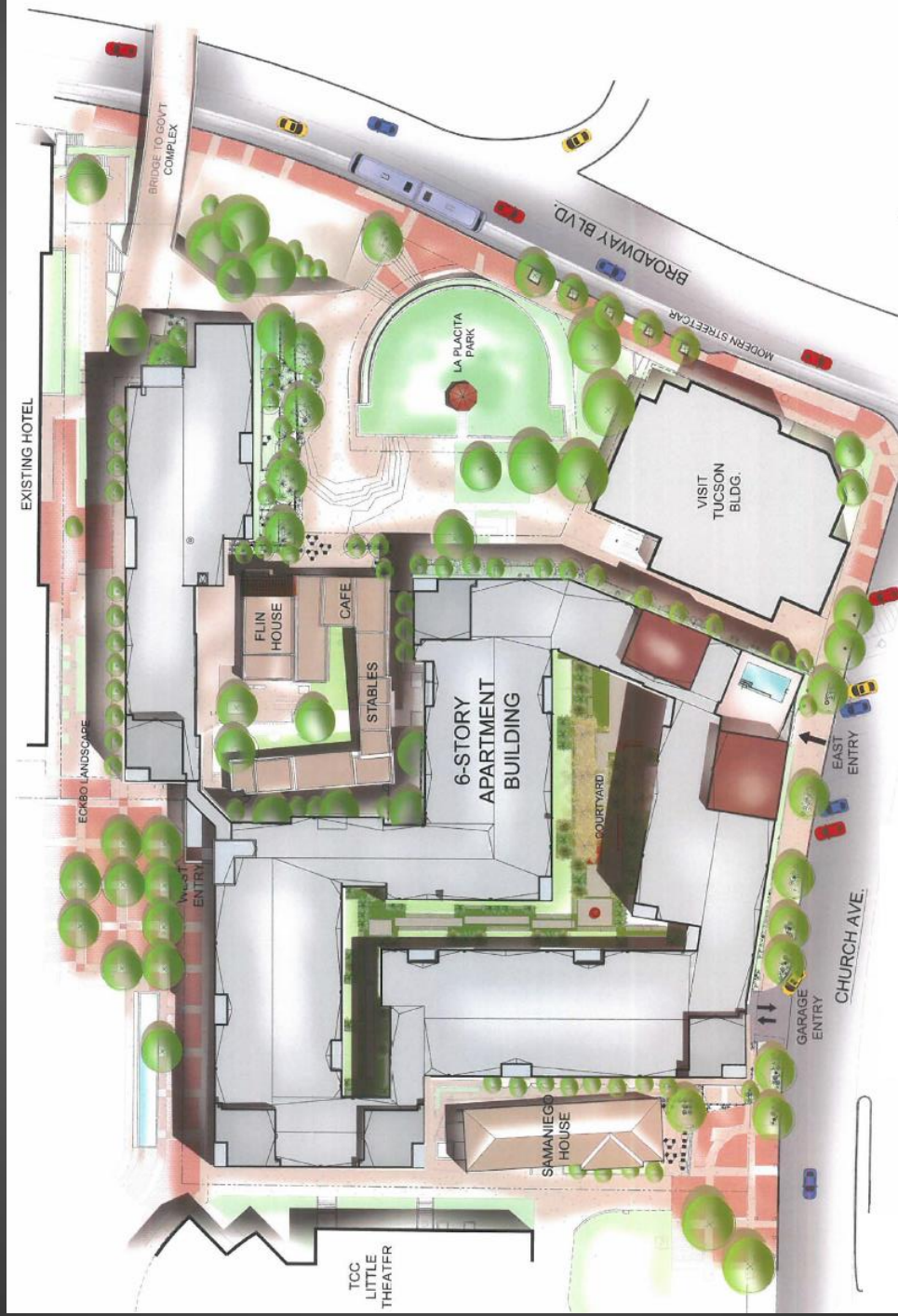
# SITE RENDERINGS



# SITE RENDERINGS



# SITE RENDERINGS



# QUESTIONS & ANSWERS

- Questions?
- Contact information:
  - Matt Stuart – Cypress Civil Development  
[mstuart@cypresscivil.com](mailto:mstuart@cypresscivil.com)

THANK YOU FOR COMING!









## THE FLIN Neighborhood Meeting Notes September 5, 2017

### **Cypress Civil Development Attendee:**

Matt Stuart, Project Manager

### **HSL Properties Attendees:**

Mike Censky, Assistant Vice President  
Omar Mireles, President

### **Eglin + Bresler Architecture Attendees:**

Evan Eglin, Principle Architect  
Tatyana Bresler, Principle Architect

**Start Time: 5:03 p.m.**

**Finish Time: 6:05 p.m.**

- 1) **PowerPoint Slide 1**
  - a) Matt Stuart opened the meeting, introducing himself and CYPRESS, to the attendees. Mr. Stuart further explained the project name The Flin, a dedication to the rich history of the site and area.
- 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. Mr. Stuart pointed out the close proximity of some of the recently approved and under construction projects that have utilized the IID.
- 4) **PowerPoint Slide 4**
  - a) Goals specific to the proposed project were provided, outlining the inspiration for the project design. This included providing 244 market rate, class A, multi-family residential dwelling opportunities in the Downtown Core; incorporate and retain the 3 eligible to be listed historic structures on the property (Samaniego House, Flin Building, Stables)

for restaurant/retail use as well as resident amenity space; and create a sustainable, eco-friendly environment for future downtown residents adjacent to a unique urban park setting and entertainment opportunities.

5) **PowerPoint Slide 5**

- 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 take 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.

6) **PowerPoint Slide 6**

- 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 project seeks to modify the existing parking requirements as it relates to compact and tandem parking stalls. Currently, both are only allowed within garage structures within the Main Gate Overlay District. This project would like to utilize a reduced parking width from 8.5' to 8.0' to accommodate internal structural infrastructure for the podium project. Tandem spaces are also desired to help maximize the space within the existing foundation walls and building footprint. Currently the UDC excludes multi-family residential uses from utilizing tandem space designs, which is specifically allowed under the Main Gate Overlay District. Allowing the use of compact and tandem parking spaces allows the site to exceed the required parking outlined in the Downtown Parking District.
- e) **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.
- f) **Pedestrian Access** – Due to the nature and topography of the site, in conjunction with the limited footprint along Broadway Boulevard, pedestrian accessibility to Broadway Boulevard is provided via the existing public Eckbo Park and La Placita Park. Both

provide pedestrian friendly access to Broadway Boulevard and allow for a more integrated site design.

- g) **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 has been established with Environmental Services. The site will utilize an internal trash compactor system and building management will be responsible for moving the dumpsters from inside the site to the refuse area on Church for collection and back. Environmental Services has approved this alternative design as part of the Development Plan package submittal.

7) **PowerPoint Slide 7**

- a) An overhead map of the building and site was shown, demonstrating the relationship of the building and the existing parcel to the remaining eligible to be listed structures, Eckbo Landscape, La Placita Park, as well as the Tucson Convention Center complex.
- b) Mr. Stuart explained that the proposed building layout utilizes the existing foundation walls, therefore providing a footprint consistent with the previous development which still allows public accessibility to the eligible to be listed structures and the other public spaces.
- c) 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 highlighting the public spaces that surround the entire building site.
- d) Lastly, Mr. Stuart highlighted the main difference between the proposed building footprint and the design presented at the neighborhood meeting on March 23<sup>rd</sup>, 2017 – pointing out the reduction in building footprint along Broadway Boulevard, which allows for improved and direct pedestrian connection between the Municipal Complex Bridge and La Placita Park.

8) **PowerPoint Slide 8**

- a) An overhead map of the building and site as was previously shown at the neighborhood meeting on March 23<sup>rd</sup>, 2017, was displayed to demonstrate the reduction in building size and bulk along Broadway Boulevard.

9) **PowerPoint Slide 9** – 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

10) **PowerPoint Slide 10 - 14**

- a) Architectural Precedence. Mr. Stuart provided photo examples of existing and recently approved Downtown Core developments and streetscapes to highlight inspiration behind the proposed design.

**11) Power Point Slide 15**

- a) Site Renderings. Mr. Stuart provided a rendering of a south bird's eye view of the building from Broadway Boulevard. Highlighting the relationship to the existing streetscape, La Placita Park, and The Stables and Flin Building.
- b) Mr. Stuart pointed out the proposed maximum height of the structures at just under 82', consistent with adjacent development projects in the area.

**12) PowerPoint Slide 16**

- a) Mr. Secrest provided a rendering of the building from the west side, along Eckbo Landscape.
- b) Mr. Stuart pointed out the important relationship to the pedestrian scale, while also trying to provide privacy and security for the residents.
- c) Mr. Stuart highlighted the uniqueness and challenge of this site, having public pedestrian accessibility on all 4 sides.
- d) Mr. Stuart pointed out that the topography of the area would mean that the residences and their respective patios would be elevated along the west side, approximately 5'. This helps with privacy and security while still incorporating "activity" along this area.
- e) Mr. Stuart highlighted the opening between the two buildings above the west entry lobby. Sky bridges link the two buildings on each floor allowing for natural light and visibility to the interior of the site and eligible to be listed Stables and Flin Building. Mr. Stuart also emphasized the large storefront windows of the lobby area, which will also provide visibility from the public space into the interior of the site and the interior buildings.

**13) PowerPoint Slide 17**

- a) Mr. Stuart provided a rendering of a bird's eye view of the building from the south, with the Samaniego House in the foreground.
- b) Mr. Stuart highlighted the vertical lines of the ground floor and its relationship to the Samaniego house roof line, noting the cohesiveness.

**14) PowerPoint Slide 18**

- a) Mr. Stuart provided a horizontal elevation of the proposed development along Church Avenue.
- b) Mr. Stuart pointed out the main vehicular ingress/egress location, which is in close proximity to the existing loading area as part of the La Placita office complex and the main entry of the multi-family adjacent to the existing Visit Tucson Building.
- c) Mr. Stuart also highlighted the relative scale and character of the development with the the existing eligible to be listed structure – Samaniego House, and the Visit Tucson Building.

**15) PowerPoint Slide 19**

- a) Mr. Stuart provided a horizontal elevation of the proposed development along Broadway Boulevard.

- b) Mr. Stuart pointed out the varying elevation and the relationship between the proposed development and the Municipal Complex Bridge and La Placita Park.
- c) Mr. Stuart also highlighted the relative scale and character of the development with the the existing eligible to be listed structures – Stables and Flin House, and the Visit Tucson Building.

**16) PowerPoint Slide 20**

- a) Mr. provided an aerial bird’s eye view of the development from the north. This view highlighted the scale of the new development as it relates to those structures in close proximity.
- b) Mr. Stuart highlighted the approved mid-rise low income, senior housing development to be constructed at the southeast corner of Church and Broadway by the Foundation for Senior Living, and its approximate building height of 80’.
- c) Mr. Stuart also pointed out the relationship of the new structure with the Stables and Flin Building, noting the new developments openings between the buildings, which allows for light and visibility of the eligible to be listed structures from the public spaces along the west side.
- d) Mr. Stuart further pointed out the courtyard design of the development, which allows residents to experience private outdoor space in addition to the existing public space on all 4 sides.

**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 the main change is really just the footprint along Broadway?
  - i) **Response** – Yes, from the first neighborhood meeting to now, the building footprint has remained constant, except for the shortening of the building footprint along Broadway. This will also help with pedestrian circulation as it will allow the existing route from the Municipal Complex Bridge to the La Placita Park/Gazebo.
- b) **Question** – You mentioned low income housing going in downtown and lack of market rate? Which projects are you referring to?
  - i) **Response** – Yes, the Westerner, the Mid-rise – old Diocese office building across the street, Marist College, and near the westside station we are seeing construction begin on Low Income Housing units. The market rate housing that we have seen downtown so far in the past year has really been the Stone Avenue homes project south of here, and the 1 W Broadway project. There has been planning for other market rate units, but those are either still in the planning stage or have not begun construction. This would obviously be a huge contribution to that market segment.
- c) **Question** – Will students be living there?
  - i) **Response** – While I cannot restrict a student from living or wanting to rent an apartment, that is not the target audience. These will not be rented by the bed like student housing, these will be rented by the unit.
- d) **Question** – Are you thinking you are going to have a lot of families living downtown, since you stated you will have 4 bedroom units?

- i) Response – Correction, my apologies, there are no longer any 4 bedroom units as part of this development. We do have 3 bedroom, and larger loft units, but those are the minority mix. The focus is on 1 & 2 bedroom as that is what we are seeing the market demand.
- e) **Question** – Who are you anticipating to move into these units?
  - i) Response – The market already for the existing units downtown has shown a real mix, from younger new professionals, up to retirees looking to downsize. We anticipate a similar mix of clientele. There is still a segment of the population that wants to live downtown but isn't able to work downtown, so we think that this project will be attractive to those renters as well. This is a growing activity area, a lot of new construction and renovation is going on at this street corner as well as potential projects in and around the TCC. So we think this will really help bring people to this area and life back into it.
- f) **Question** – The historic structures, is the plan still to have those renovated or restored?
  - i) Response – The official direction we received from SHPO and later endorsed by the TPCHC is that these will be rehabilitated to the Department of Interior standards. Because of the length of time for construction of this development we are seeking to delay the actual plans and what that might entail until later in the process. Partially due to the fact that we do not have commercial tenants signed up and don't anticipate too until the site is actually accessible again and marketable – as that is typically how commercial leasing plays out, and partially due to the fact that we know it is going to be an ongoing process, that these buildings have had a lot of work done to them already in the past, and as we begin to uncover them more and more, that will also shape what the desired look and which era of the buildings should the rehabilitation focus on. The goal is to absolutely utilize them and integrate them into the site, and there has been a lot of commercial interest already, but with almost 2 year demolition and construction schedule for the new units, it's just not smart to try and anticipate the end-user needs.
- g) **Question** – Are you going to be monitoring the buildings during demolition to make sure they aren't further damaged?
  - i) Response – Yes, we have been discussing with City staff in regard to performing a vibration study and monitoring during the demolition and construction phase. The good news is that the lower level basements do not run under the 3 buildings, which should help lessen any potential impacts.
- h) **Question** – What type of materials will be used?
  - i) Response – The new buildings will utilize stucco/EIFS, glass, concrete, and steel and the main construction elements.
- i) **Question** – What will happen to the hotel side and pedestrian connection?
  - i) Response – The hotel is a separate project, so cannot speak to it, but the proposed project is not planning to disrupt the pedestrian connection offered by the Eckbo Landscape between the Convention Center and Municipal complex. HSL has been in

contact with the Eckbo Landscape group about how this project can help their mission and goal.

- j) **Question** – How much space is between the historic structures and the new buildings?
  - i) **Response** – At the closest point the buildings are over 7 feet apart, and it widens from there up to almost 14 feet.
- k) **Question** – How many stories is the new building?
  - i) **Response** – It is 6 stories in height. Where the pop-up elements are is where the 2-story loft units will be places, and that raises it in those few areas to 7 stories.
- l) **Question** – What is the height of the current La Placita Village?
  - i) **Response** – If my memory serves me correctly it is somewhere around the 60' mark. We are looking at about a 2 story overall increase to the development site.
- m) **Question** – What is the status of the parking garage across the street? Are there long term leases, is it open, can others lease spaces?
  - i) **Response** – HSL currently leases the parking garage. The proposed project will not need to utilize the parking garage to meet its parking requirements and doesn't plan to hold any spaces. Currently the Visit Tucson building utilizes the parking garage under an agreement, but otherwise with the removal of the office tenants the garage has availability and can lease spaces to others, which also should help the downtown area and parking needs.
- n) **Question** – What are you planning to do to help restore Eckbo Landscape?
  - i) **Response** – We are working with the organization, right now it is their plan and their expertise. We have expressed interest in being involved and how we can help to make it an amenity for our project. But right now those conversations are still in their infancy stages.
- o) **Question** – What about solar options on the roof, are you planning to install any?
  - i) **Response** – At this point in time no. The building will be developed and constructed to support the technology should it ever be desired, but right now it does not make economic sense for this project to construct. The units use energy efficient appliances and our existing projects have shown great reduction in energy consumption and use. Unfortunately solar is an added cost, and we haven't seen the willingness or demand from residents to pay extra to support the use and construction of solar at these projects.
- p) **Comment** – I manage the 1 East and 1 West projects, and we do have some solar at 1 East. When we were starting to market and lease 1 West we actually sent out a survey to prospective tenants on the waiting list asking them what were their top desires/priorities in their units, and solar use did not make it in the top five. So we saw that while it is becoming more popular, it still is not priority feature for future tenants, and the willingness to pay or invest more to have it isn't making or breaking any decisions on whether to lease or not.
- q) **Question** – Where do you anticipate most of your traffic to be going?
  - i) **Response** – We only have access out onto Church, so we anticipate almost all of the traffic to be using Church in either a north or south direction. The majority we

anticipate will be heading north to Broadway/Congress to either head toward the freeway or make their way through downtown to access the rest of Tucson proper. We did perform a traffic analysis for the project, and while I don't have a copy with me, that is what I recall the findings to be.

- r) **Question** – Is Church going to be improved?
  - i) **Response** – The City has been working on a plan to improve Church and make it more pedestrian/bike friendly, but as of the last 2 weeks we were informed that those plans have been halted due to lack of funding. We will still work with the City and communicate with them, so when the time does come to improve Church we can offer assistance where we can. But for now, we are having to design the project to the current orientation of Church.
- s) **Question** – Broadway is very busy, and people who use it as a cross through town route do so with little regard for those of us who live along here and our safety. Is anything being done to help with that?
  - i) **Response** – This project in particular won't be able to address any of those items specifically to attempt and reduce those concerns. I do understand the level of traffic that is experienced on the roadway, especially during rush hours, but the new Downtown Links project that will direct cross town traffic around downtown from Aviation to St. Mary's should help reduce the congestion on Broadway/Congress. I don't recall the construction and completion dates, but I believe they are finalizing the design and have been acquiring properties for the roadway expansion; which to me indicates construction should be starting soon.

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



THE FLIN



October 2017

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

**The following letter addresses the Downtown Streetscape Interim Policy for the THE FLIN – Mixed-use/Multi-family IID Design Package Application:**

The Flin development project is located at the southwest corner of Broadway Boulevard and Church 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: Palo Blanco, Netleaf Hackberry, Red Push Pistache, Fan-tex Ash, Mexican Bird of Paradise, Texas Mountain Laurel, and Oklahoma Redbud. 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 currently exist along Broadway Boulevard, Church Avenue, and the Eckbo Landscape. To the extent possible, these pavers will remain in place and along with tree and shrub plantings, and raised steel planters a varied pedestrian environment will be created.

*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 Broadway Boulevard. Additional bike racks, benches, trash receptacles, and raised planters will be added along the Church Avenue frontage. All additional planters or furniture will be a neutral sage green-grey earth tone, natural/rustic steel, or black.

6. *Planters and pots;*

**Response:** Raised steel planters will be provided along Church Avenue 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](mailto:mstuart@cypresscivil.com)

### 3 - PARKING PLAN

CYPRESS  
CIVIL DEVELOPMENT

EGLIN+BRESLER  
ARCHITECTS, P.C.

HL  
PROPERTIES

THE FLIN



October 2017

Revised: April 2018

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

## RE: Parking Plan for THE FLIN

The proposed project, The Flin, is located 110 South Church Avenue, and is for a new mixed use/multi-family residential development. The project has been designed and will be 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 development intends to utilize the existing building foundation and associated infrastructure of the existing La Placita Village development, in conjunction with the new development, to create a mixed use/multi-family residential development. The proposed multi-family residential use is required to be parked at 1.25 spaces per every 1 residential unit, 1 space per every 300 square feet of gross floor area of Retail, and 1 space per every 100 square feet of gross floor area for Food Service, as noted in Table 7.4.4-1: Minimum Number of Motor Vehicle Spaces Required of the UDC. As a result, the required parking based on 244 residential units, 1,330 square feet of the gross floor area of Retail, and 4,501 square feet of Food Service is 354 spaces. *(see Attachment 1 – Applicable Parking Codes)*

Under the Downtown Parking District of UDC Article 7.4.5.B (allowed for projects opting out of the IID), the required number of parking spaces is 1 space per 1 residential unit, and 1 space per 400 square feet of gross floor area (non-office). This result, as required by the Downtown Parking District, is 267 spaces. *(see Attachment 1 – Applicable Parking Codes)*

The subject development project is proposing to construct 278 on-site parking spaces, and requests an overall reduction of 61 spaces. *(see Attachment 2 – Site Plan)*

The subject development is adjacent to multiple alternative transit opportunities, including the Sun Link Street Car, Sun Tran Bus service. The Sun Link Street Car currently stops along Broadway Boulevard, in front of Visit Tucson building at the SWC of Broadway & Church. Sun Tran Bus services currently stop along Broadway Boulevard in front of La Placita Park. Both service stops are adjacent and within direct pedestrian access to the proposed development. *(see Attachment 3 – Street Car & Bus Station Proximity Map).*

In addition, the subject development is also adjacent to other alternative transportation opportunities including the future City of Tucson Bike Share Program. The City of Tucson recently received a federal grant to implement a Bicycle Share program in around the greater downtown area. 36 stations are currently proposed, with 2 being located adjacent to the development project

– at Church and McCormick (in front of the TCC) & Church and Congress (in front of 1 S Church building). (see Attachment 4 – Bike Share Map)

Lastly, the subject development is adjacent to on-street metered parking spaces along Church Avenue, and the La Placita Garage - which offers approximately 500 parking spaces available for daily and monthly lease. The garage is currently not at capacity, and was originally intended to serve the over 200,000 square feet of office development of the former La Placita Village. With the addition of the parking garage, and the 297 spaces within The Flin development, the overall parking distribution within the area is increased.

The hours of operation for the Project will be similar to other residential and commercial businesses with similar uses. 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 with peak traffic time associated with the AM and PM rush.

In conclusion, the proposed 278 on-site parking spaces will provide adequate parking to meet the needs of proposed use.

Thank you for the opportunity to provide the above Parking Plan narrative to support the attached Development Plan and Design Package for The Flin development project. If you have any questions or concerns please feel free to contact.

Sincerely,

**Cypress Civil Development**



Matt Stuart

Project Manager

[mstuart@cypresscivil.com](mailto:mstuart@cypresscivil.com)

Attachment 1 – Applicable Parking Codes

Attachment 2 – Site Plan

Attachment 3 – Street Car & Bus Station Proximity Map

Attachment 4 – Bike Share Map



TABLE 7.4.4-1: MINIMUM NUMBER OF MOTOR VEHICLE SPACES REQUIRED

<u>Land Use</u> Group/Class	Motor Vehicle Parking Required
<b>COMMERCIAL SERVICES USE GROUP</b>	1 space per 300 sq. ft. GFA, except as follows:
Food Service	1 space per 100 sq. ft. GFA and outdoor seating areas
<b>RESIDENTIAL USE GROUP</b>	
Multifamily Dwellings - Over 70 units/ <u>acre</u>	1.25 spaces per <u>dwelling unit</u>

## **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 PDSD 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 PDSD 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

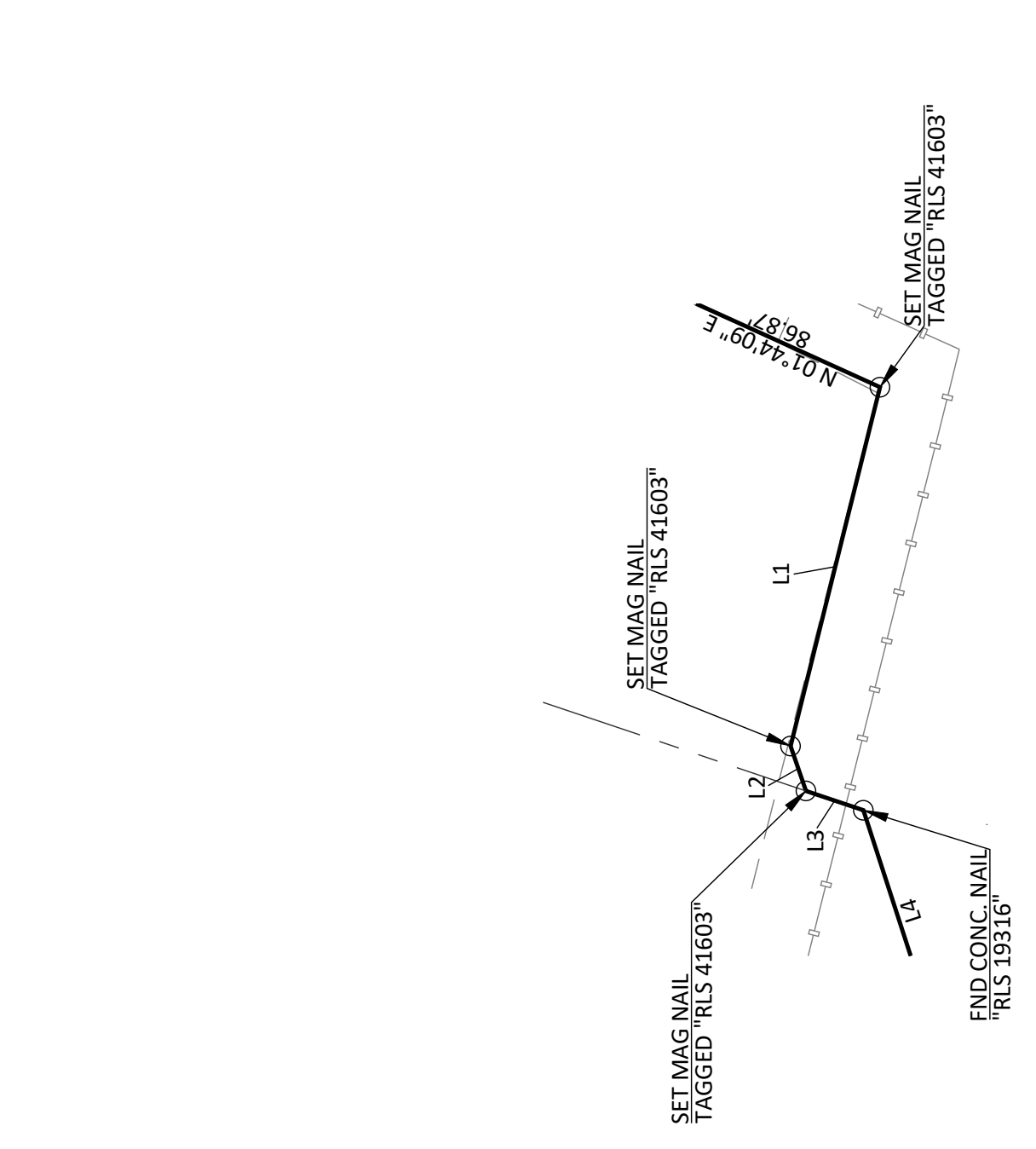
The off-street parking requirements established by this Section may be satisfied in whole or in part by paying the City parking in-lieu fee in an amount established by separate ordinance to be used by the City for the installation of bicycle parking facilities or the construction of one or more Downtown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

8. Design Criteria

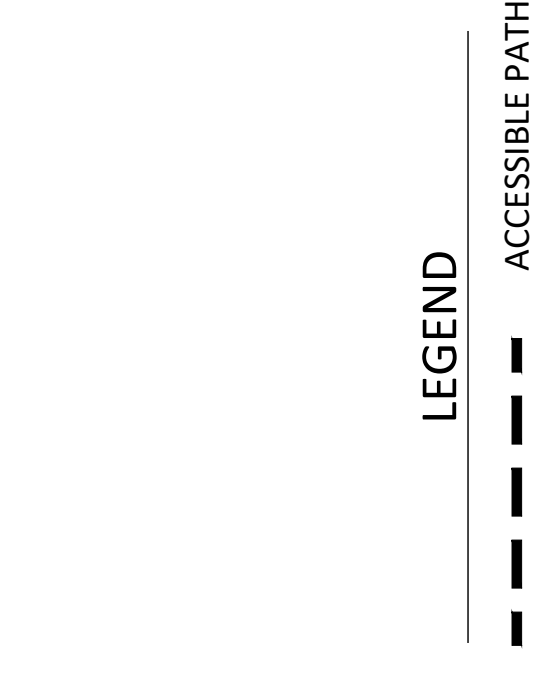
All new parking facilities must be designed so that vehicles are not visible from the adjoining street level, through incorporation of design elements such as pedestrian arcades, occupied space, or display space.

W BROADWAY BL (PUBLIC)(MS&R)(GATEWAY)  
BK. 20, PG. 83, MAPS AND PLATS

SCALE: 1"=30'



#	BEARING	DISTANCE
L1	5.76°00'16" E	2.26'
L2	N 70°58'29" E	0.29'
L3	N 18°37'38" E	0.37'
L4	N 72°00'07" E	16.33'
L5	N 70°58'29" E	14.19'
L6	S 07°57'19" E	10.01'
L7	S 52°57'19" E	14.14'
L8	N 37°02'41" E	14.14'



OCR-2  
PUEBLO CENTER  
BK. 20, PG. 83  
COMMERCIAL

OCR-2

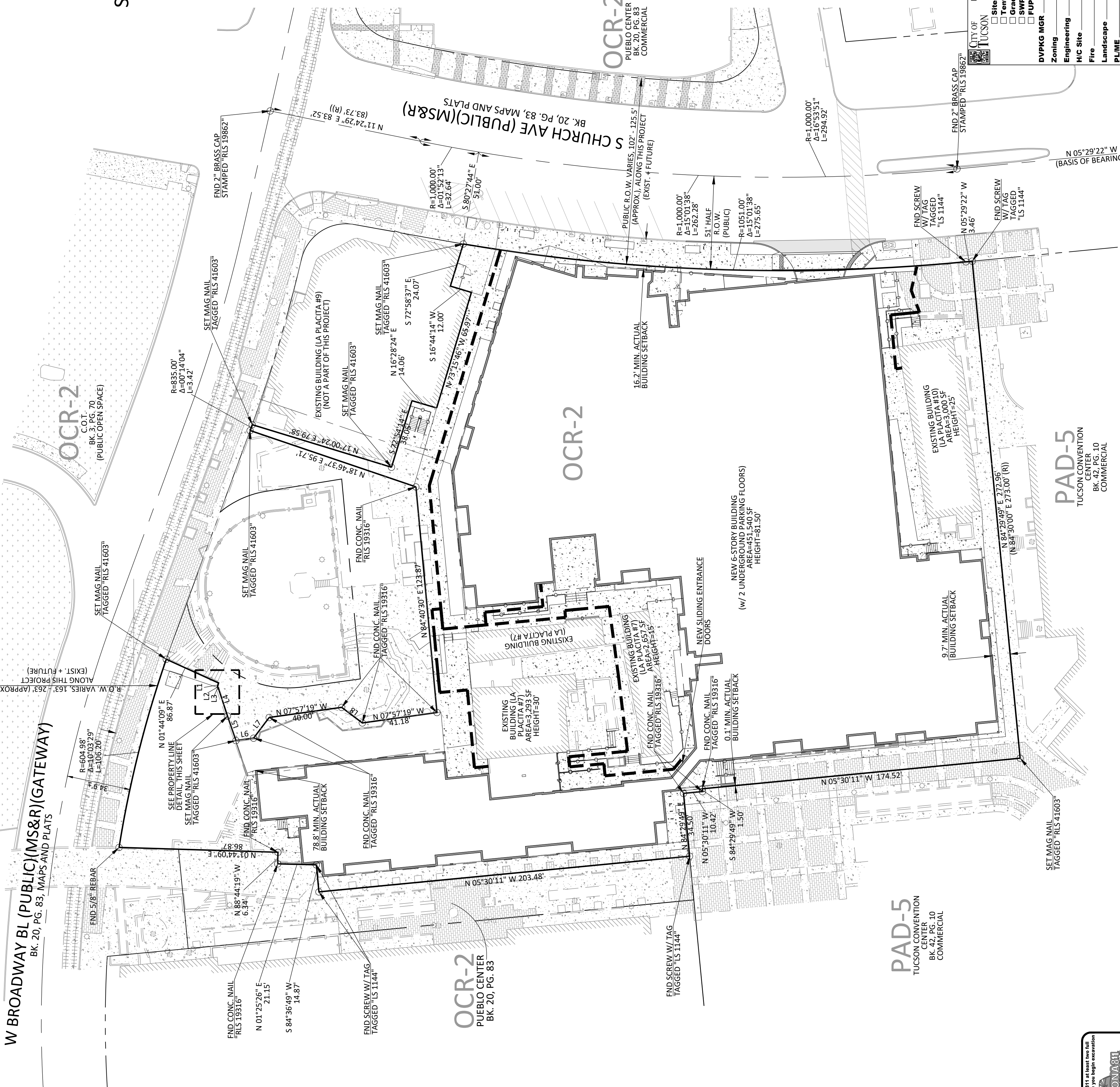
OCR-2  
PUEBLO CENTER  
BK. 20, PG. 83

PAD-5  
TUCSON CONVENTION CENTER  
BK. 42, PG. 10  
COMMERCIAL

PAD-5  
TUCSON CONVENTION CENTER  
BK. 42, PG. 10  
COMMERCIAL

OCR-2  
PUEBLO CENTER  
BK. 20, PG. 83  
COMMERCIAL

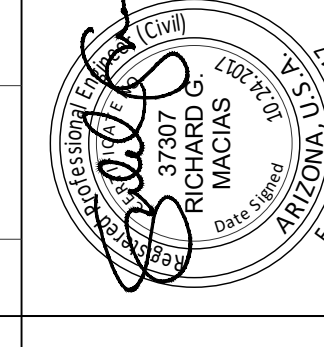
PAD-5  
TUCSON CONVENTION CENTER  
BK. 42, PG. 10  
COMMERCIAL



CITY OF TUCSON  
DEVELOPMENT PACKAGE  
PDS 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 # \_\_\_\_\_ Date \_\_\_\_\_

per letter in SIRE



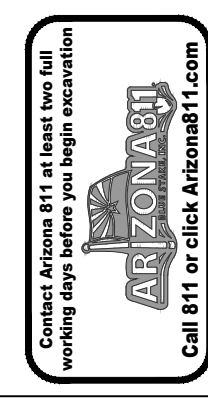
CYPRESS CIVIL DEVELOPMENT  
2030 east speedway boulevard  
suite #110  
tucson, arizona 85719  
ph: (520) 499 2456  
e: rmacias@cypresscivil.com

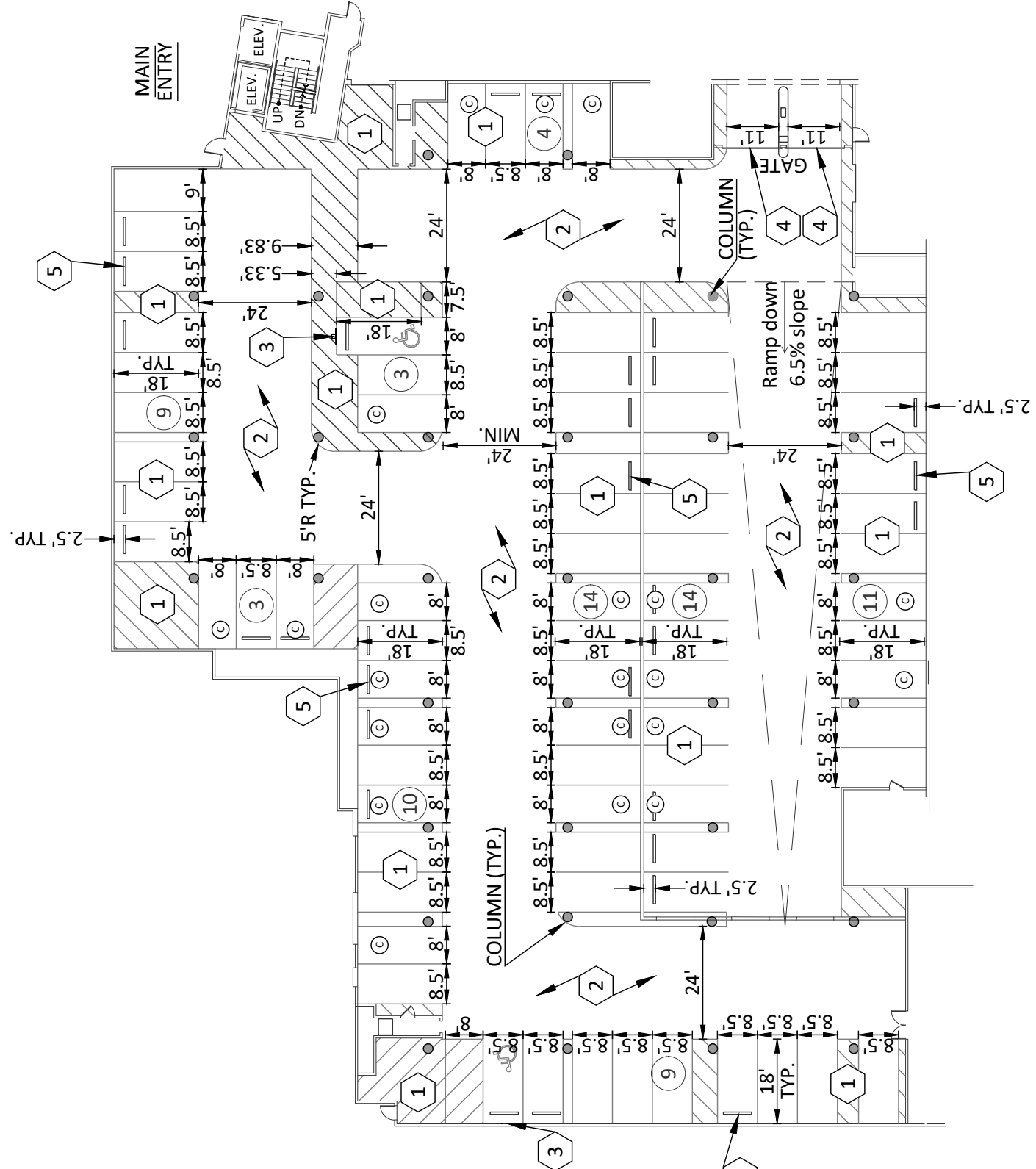
OWNER/DEVELOPER  
HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC  
3901 EAST BROADWAY BOULEVARD  
TUCSON, ARIZONA 85711  
ATTN: MR. MIKE CENSKY  
PH: (520) 322-6994 mike@hslproperties.com

SITE ADDRESS  
110 SOUTH CHURCH AVENUE  
TUCSON, ARIZONA 85701

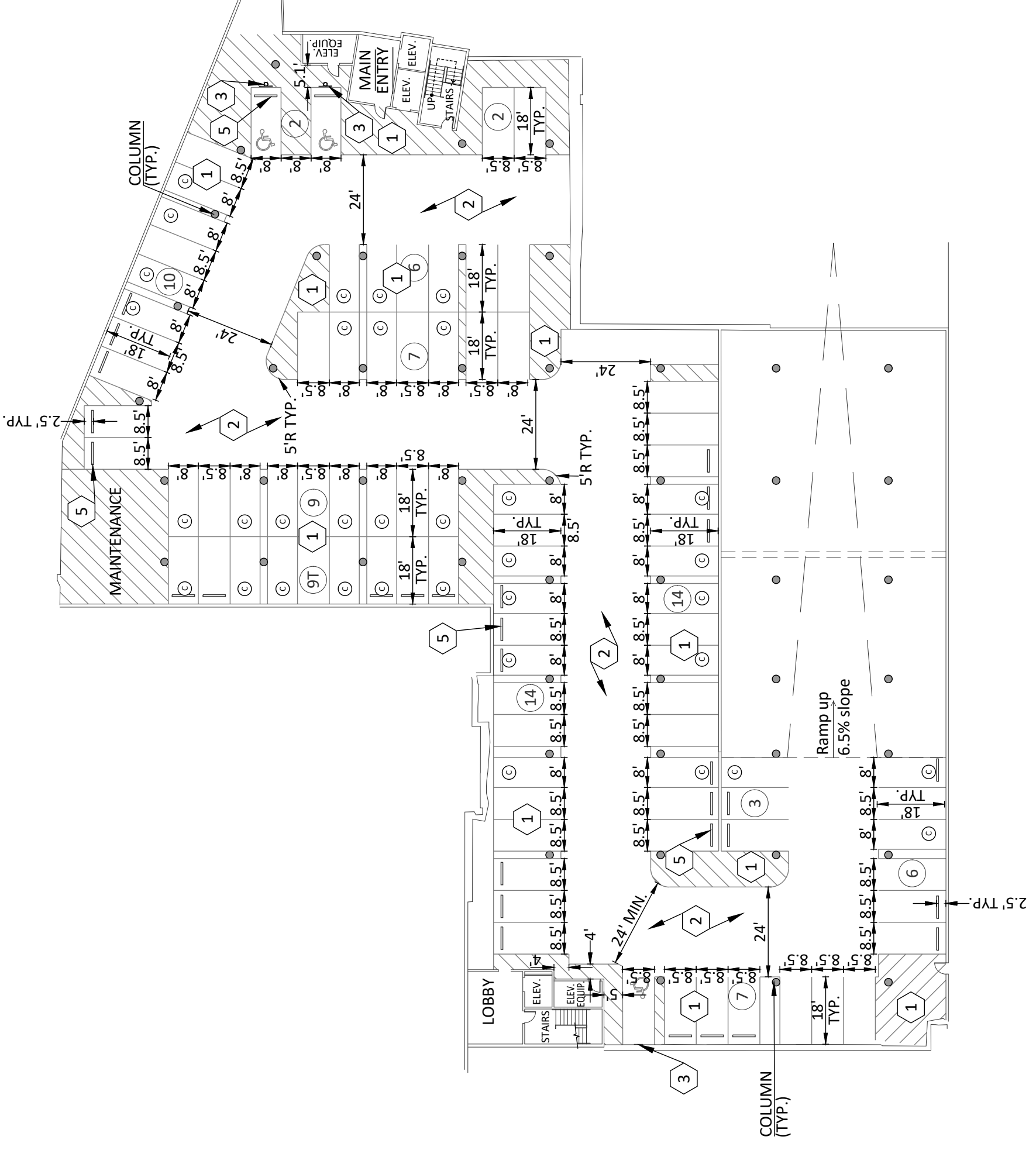
DEVELOPMENT PACKAGE for  
LA PLACITA VILLAGE  
property plan

PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G. 85-R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

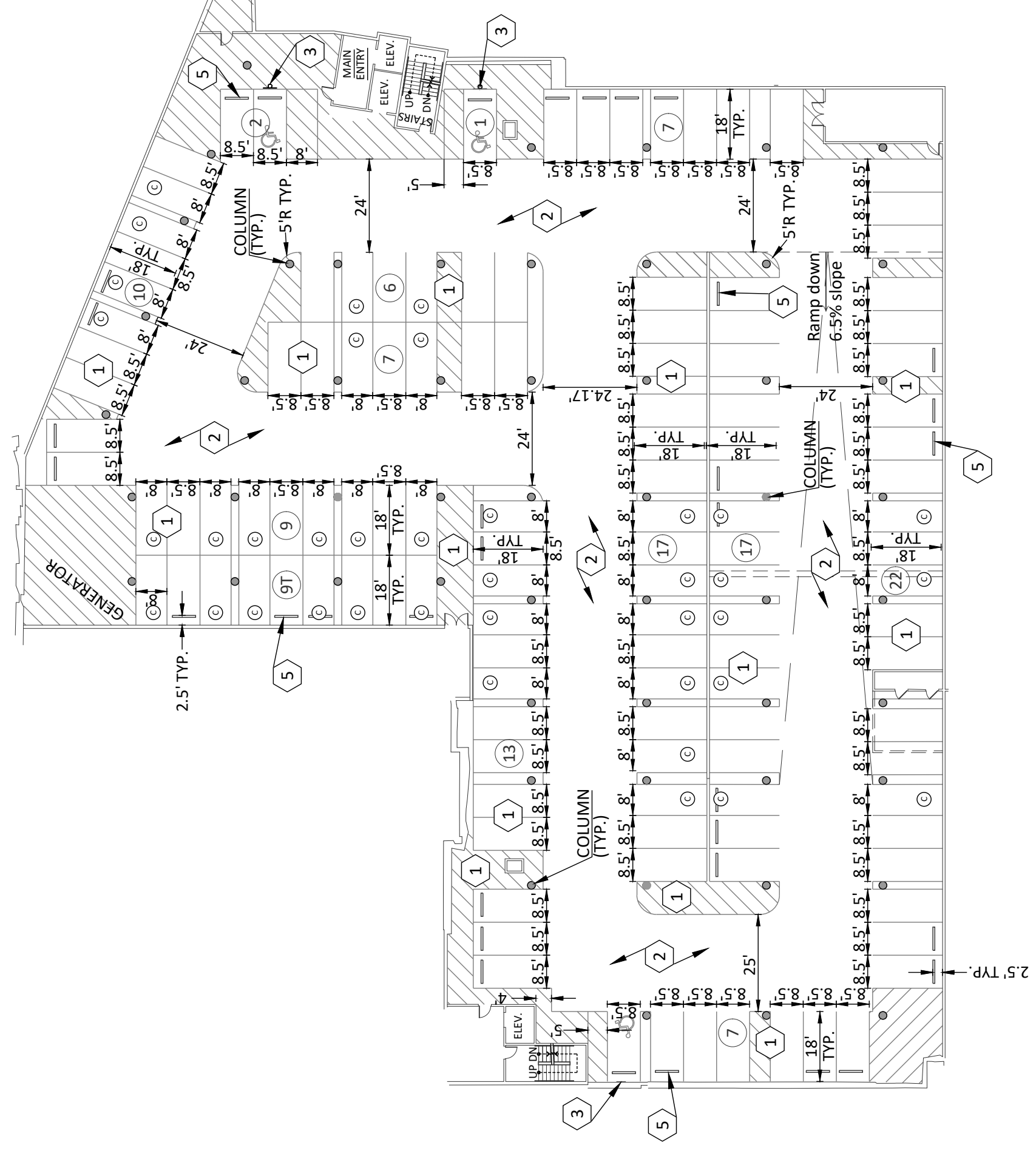




PARKING PLAN - GROUND FLOOR  
SCALE: 1"=30'

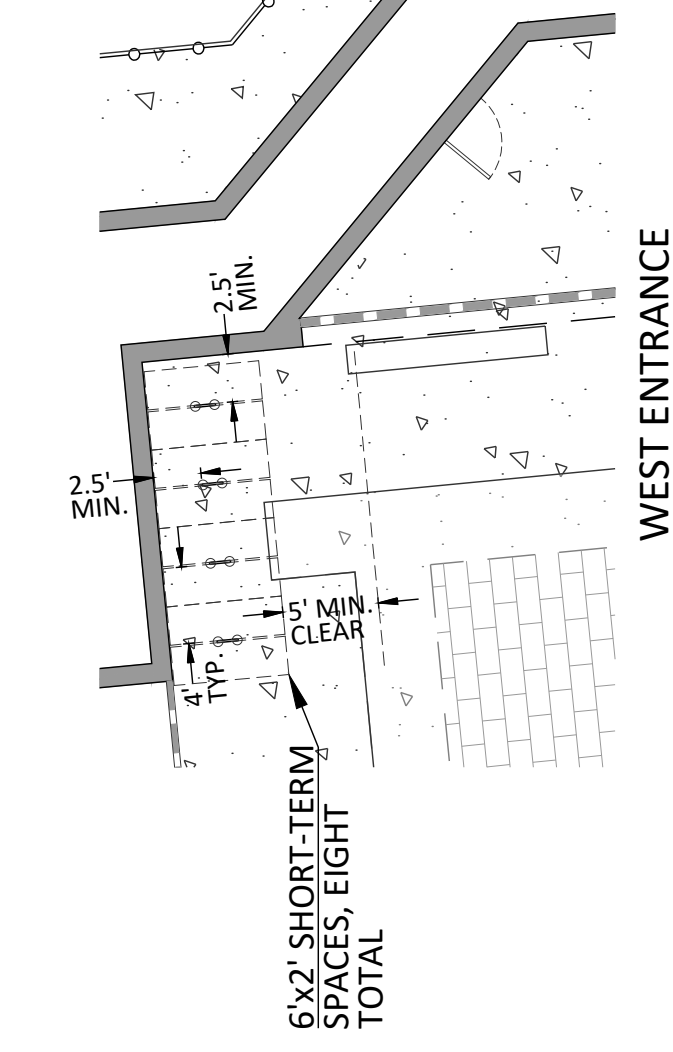


PARKING PLAN - P1 UNDERGROUND  
SCALE: 1"=30'

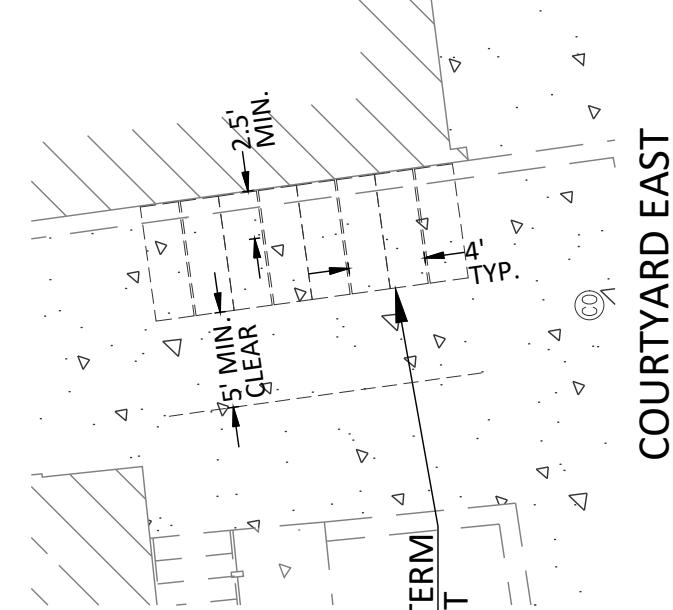


PARKING PLAN - P2 UNDERGROUND  
SCALE: 1"=30'

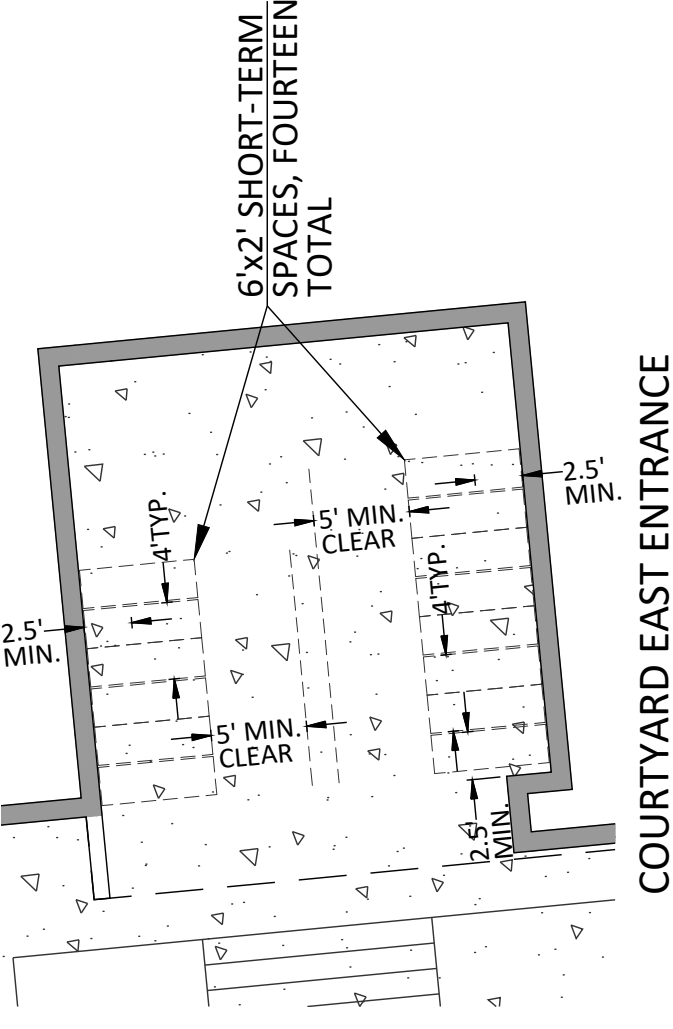
NOTE: BICYCLE PARKING AREAS TO BE ILLUMINATED BY ADJACENT BUILDING, PARKING AREA, OR STREET LIGHTING



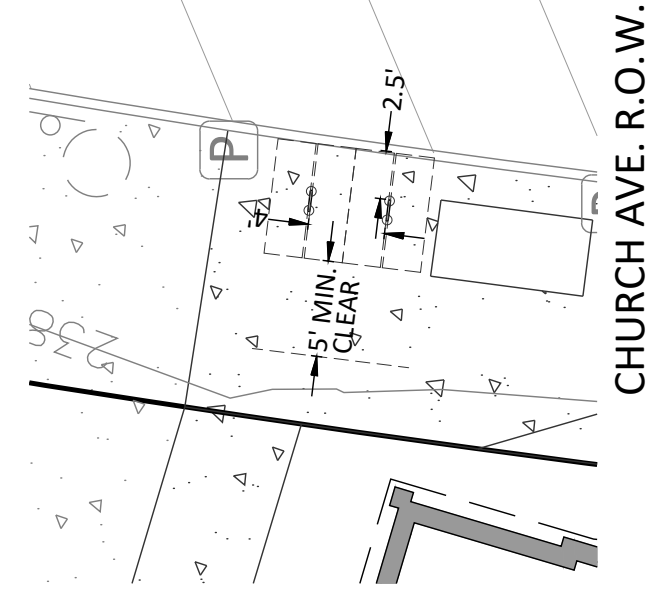
WEST ENTRANCE



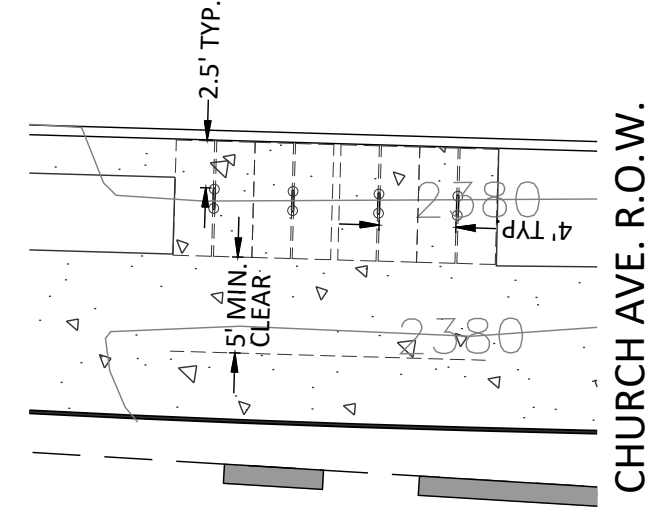
COURTYARD EAST



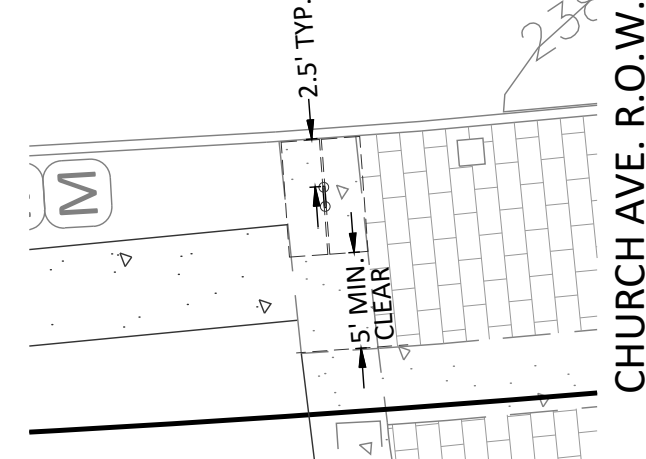
COURTYARD EAST ENTRANCE



CHURCH AVE. R.O.W.



CHURCH AVE. R.O.W.



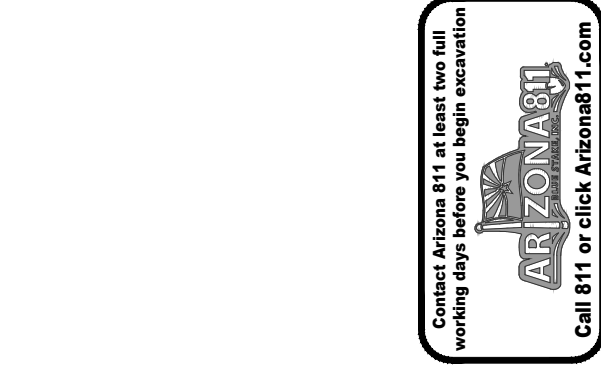
CHURCH AVE. R.O.W.

- LEGEND - PARKING PLAN**
- ⑭ PARKING SPACE COUNT
  - ⑨① PARKING SPACE COUNT, TANDEM
  - ⊙ COMPACT SPACE

**PARKING SPACE BREAKDOWN**

REGULAR SPACES = 106  
 COMPACT SPACES = 168  
 TANDEM SPACES = 20  
**TOTAL PROVIDED = 294**

- KEYNOTES**
- 1 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
  - 2 NEW PAVEMENT. SEE STRUCTURAL/ARCHITECTURAL.
  - 3 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL G, SHEET 11.
  - 4 NEW VEHICULAR ACCESS GATE. OWNER/ARCHITECT TO PROVIDE DETAILS.
  - 5 NEW 6" WHEEL STOP (TYP.). SEE DETAIL H, SHEET 11.



**BIKE RACK PLACEMENT DETAIL**  
SCALE: 1"=30'

NO.	DATE	REVISION DESCRIPTION	BY

CITY OF TUCSON	
<input type="checkbox"/> SCZ	<input type="checkbox"/> PDS Approval
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> Site/Dev Plan
<input type="checkbox"/> SWPPP	<input type="checkbox"/> Grading
<input type="checkbox"/> FUP	<input type="checkbox"/> Other
<input type="checkbox"/> HDZ	<input type="checkbox"/> Fire
<input type="checkbox"/> WASH	<input type="checkbox"/> Landscape
<input type="checkbox"/> Other	<input type="checkbox"/> PLUME
DVPKG MGR	Revision #
Zoning	
Engineering	
H/C Site	
Fire	
Landscape	
PLUME	
Revision #	

**CYPRESS CIVIL DEVELOPMENT**  
 2030 east speedway boulevard suite #110  
 tuscon, arizona 85719  
 ph: (520) 322-6994 mike@cypresscivil.com  
 e: rmacias@cypresscivil.com

**OWNER/DEVELOPER**  
 HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC  
 3901 EAST BROADWAY BOULEVARD  
 TUCSON, ARIZONA 85711  
 ATTN: MR. MIKE CENSKY  
 PH: (520) 322-6994 mike@cypresscivil.com

**SITE ADDRESS**  
 110 SOUTH CHURCH AVENUE  
 TUCSON, ARIZONA 85701

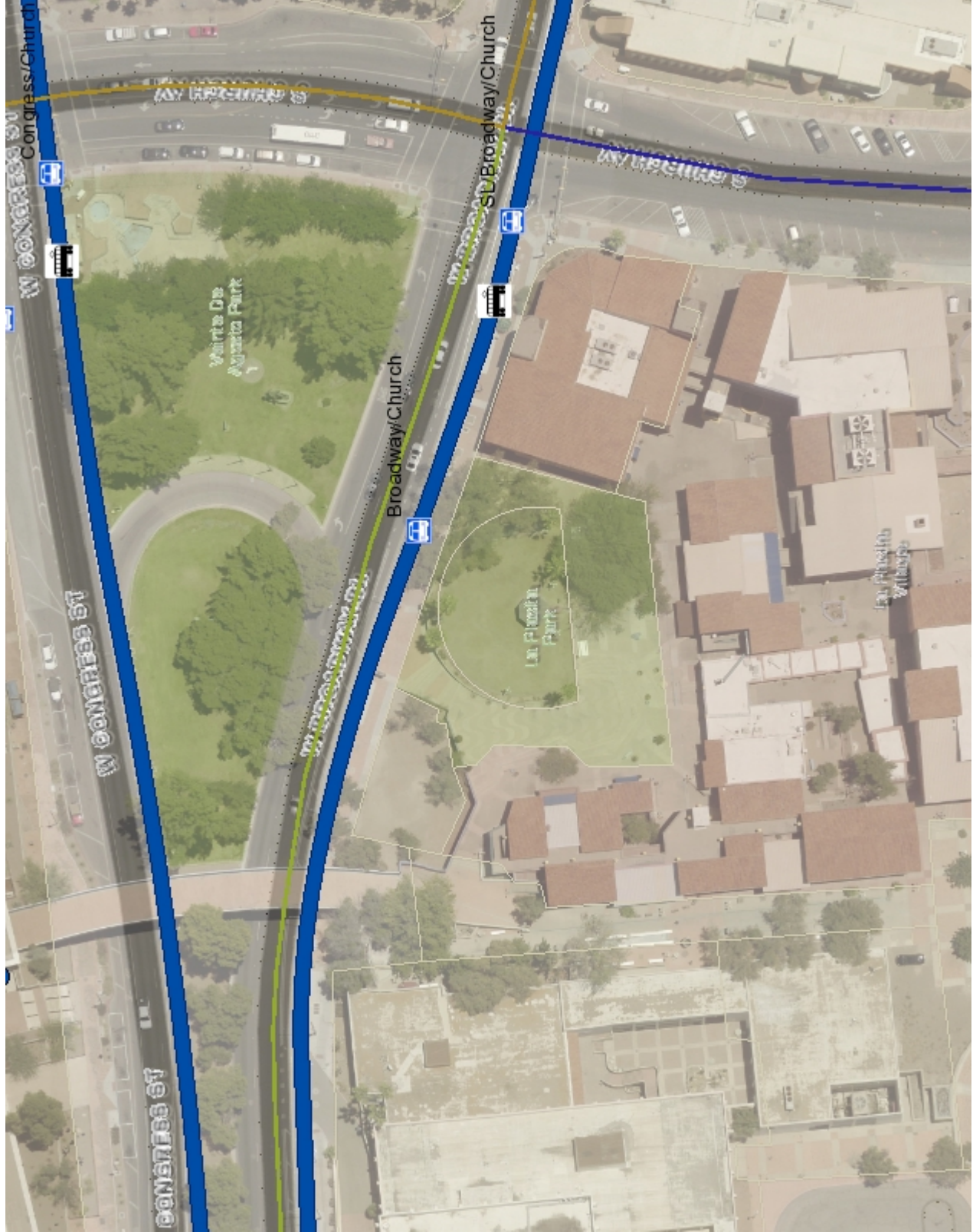
DEVELOPMENT PACKAGE for  
**LA PLACITA VILLAGE**  
 parking plan

PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G. 85 R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

6 of 23

REF: T17SA00196  
 DP17-0038

# The Flin - Public Transportation



## Legend

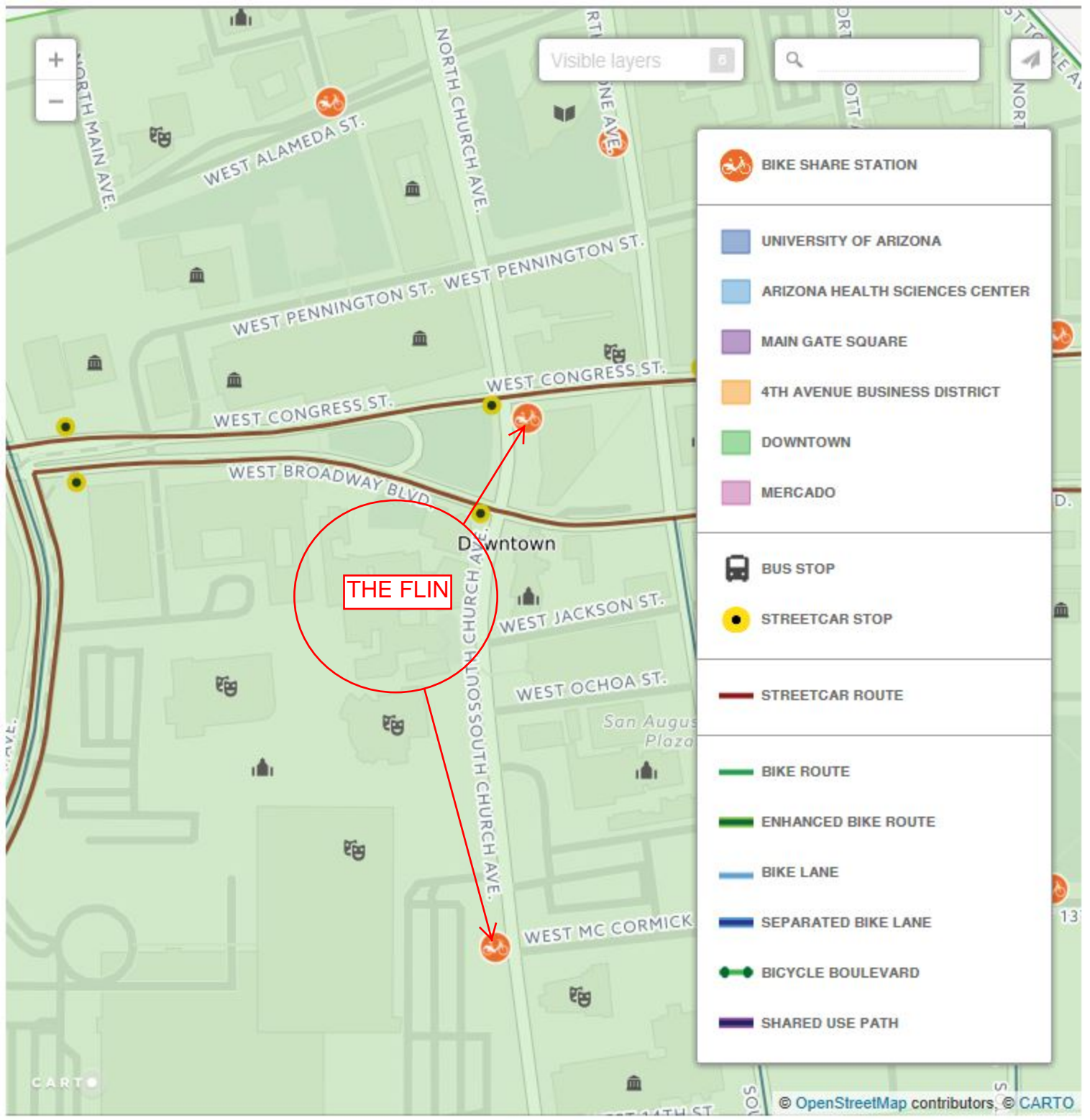
- Parcels
- Bus Stops
- ☒ No Shelter
- ☒ Shelter
- ☒ Bus Pullouts
- Existing
- In Design
- Sun Tran Bus Routes
- 10th/12th Ave
- 22nd St.
- 6th St./Wilcox
- Alpi Way
- Alvernon Way
- Benson Highway
- Broadway
- Campbell Ave.
- Congress/Silverbell
- Country Club/29th St.
- Craycroft/Fl. Lowell
- Euclid/N. 1st Ave.
- Flowing Wells
- Glenn/Swan
- Grande
- Grant Road
- La Cholla
- Midvale Park
- Mission Road
- Oracle/Ina
- Pantano
- Pima/West Speedway
- Pueblo Gardens
- S. 12th Ave.
- S. 6th Ave.
- S. Park Ave
- Speedway

## Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.0 0.02 0.0 Miles





THE FLIN

- BIKE SHARE STATION
- UNIVERSITY OF ARIZONA
- ARIZONA HEALTH SCIENCES CENTER
- MAIN GATE SQUARE
- 4TH AVENUE BUSINESS DISTRICT
- DOWNTOWN
- MERCADO
- BUS STOP
- STREETCAR STOP
- STREETCAR ROUTE
- BIKE ROUTE
- ENHANCED BIKE ROUTE
- BIKE LANE
- SEPARATED BIKE LANE
- BICYCLE BOULEVARD
- SHARED USE PATH





## 4 - HISTORIC DOCUMENTATION

- A. Response Letter - October 2017 (updated March 2018)
- B. RNA-16-15/HPZ-16-63
- C. SHPO Concurrence - June 2016
- D. Response Letter - March 2018
- E. TPCHC LAR - February 2018
- F. SHPO Concurrence - March 2018
- G. Preservation Plan Scope Document
- H. Motley Design Group, LLC - Resume



October 2017  
Updated: March 2018

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

**The following letter provides responses to the design principles outlined by the Tucson/Pima County Historic Commission for THE FLIN – Mixed-use/Multi-family IID Design Package Application:**

The Flin development project is located at the southwest corner of Broadway Boulevard and Church 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 Historic Preservation and Rio Nuevo Area:

*1. Maintain visibilities of the historic buildings and pedestrian circulation in relation to them.*

**Response:** Complied. Public accessibility remains intact and encouraged with the proposed development. The proposed new building footprint matches the existing foundation/basement walls, ensuring no further encroachment unto the three eligible structures. Public accessibility to Samaniego House will remain intact from the current east and south access points; and the Flin Building and the Stables will remain publicly visible and accessible internally from La Placita Park and the Municipal Complex Bridge. Circulation around La Placita Park from Broadway to Church will remain uninhibited. In addition, the buildings along the west will continue to provide a visual break between them to allow for air and light into the interior of the development. The lobby along the west will offer large storefront windows to provide additional visual vantages internally.

*2. Rehabilitate the exteriors of the historic buildings according to the Secretary of Interiors Standards for Rehabilitation.*

**Response:** Acknowledged. Robert Graham with Motley Design Group, LLC has been retained and is currently performing a Preservation Plan for the three eligible to be listed structures. The Preservation Plan will include: Brief Development History – a brief synopsis of known historical data, in order to identify significance of building features and elements; Architectural Description – specific description of the structures and elements, including the known chronology of development identifying changes over time; Feature Analysis – brief analysis of building condition, integrity, deterioration and significance of existing elements

and systems on a feature by feature basis; and the identification of Character Defining Elements (CDE's) related to conveying the significance of the building and recommended approaches to adaptive reuse.

3. *Design the new building to be compatible but visually differentiated from the historic buildings.*

**Response:** Complied. The proposed buildings maintain the existing development footprint and emphasize a horizontal theme, consistent with the historical and modern developments downtown. The articulated masses of the building hold a pronounced architectural line, cohesive with the adjacent and remaining structures onsite. Columns, overhands, recessed and projected balcony areas, and large storefront windows along the ground floor provide an inviting visual scale to complement the pedestrian areas.

4. *Design the connections between historic and new buildings in ways that minimize physical and visual impacts to the historic buildings.*

**Response:** Complied. The proposed new building footprint matches the existing foundation/basement walls, ensuring no further encroachment unto the three eligible structures. The buildings along the west will continue to provide a visual break between them to allow for air and light into the interior of the development. The lobby along the west will offer large storefront windows to provide additional visual vantages internally. The areas around the Stables and the Flin Building are intended to serve as common area, amenity, and open space for the residents, acting as an internal courtyard and connection between the east and west lobbies. Public accessibility and visualization will remain intact from the north and La Placita Park area.

5. *Integrate the new building with the historic buildings through appropriate transitions in height.*

**Response:** Complied. The proposed development height is consistent with the recently constructed 1 West Broadway and recently approved FSL mid-rise (SEC Broadway & Church) projects. Both projects share a property boundary and are adjacent to the historic Brown House. The proposed development will utilize greater separation between the eligible structures and the proposed new construction (minimum of 7 feet at the closest point).

Please note, Section 5.12.6.E.2.e specifically states as part of IID Historic Preservation Review for projects not in an HPZ:

“It is not the intent of the design review process to impose additional limitations or building preservation requirements on the allowable building heights in the IID. Unless a building height limitation in a Sub-District is specifically required herein, the proposed development may use the entire building height allowed by the IID.”

6. *Ensure proper drainage to protect historic buildings.*

**Response:** Complied. Roof drainage will be redirected to an underground stormdrain system that will redirect runoff off the site, and ground level drainage will be directed away from the structures and toward the north and west of the property. Additional measures in terms of materials and seals will be addressed at a later time.

7. *Return to PRS with actual detailed architectural plans and/or any significant changes to the presented concept plan.*

**Response:** Complied. Robert Graham with Motley Design Group, LLC has been retained and is currently performing a Preservation Plan for the three eligible to be listed for historic structures. Part of the plan scope is to prepare a Treatment and Use Analysis, which will identify recommended Preservation Treatment for the buildings, and identify Character Defining Elements (CDE's) related to conveying the significance of the buildings.

These responses are intended to supplement the Infill Incentive District and Rio Nuevo Area 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**

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

Matt Stuart  
Project Manager

August 9, 2016



CITY OF  
TUCSON

Zoning  
Administration  
Division

Planning &  
Development  
Services  
Department  
(PDSD)

Teresa Vasquez  
HSL Construction  
3901 East Broadway Boulevard.  
Tucson, AZ 85701

Dear Ms. Vasquez:

Subject: **RNA-16-15/ HPZ-16-63** La Placita Village-Redevelopment Project: Samaniego House, the Flin Building, the Stables Residential Development-Conceptual Design Plan -110 South Church Avenue; OCR-2 (Rio Nuevo Area-Downtown Core Subdistrict)

The Zoning Administration has reviewed your application for Historic Preservation and Rio Nuevo Area Zones Development. Specifically, application is for a request for review, recommendation and approval of the conceptual design. Pursuant to provisions of Section 5.8 and RNA 5.12 of the City of Tucson Unified Development Code, the conceptual design has been:

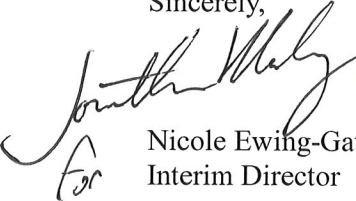
**APPROVED** to proceed as shown on the submitted plans and drawings subject to sensitivity to the following design principles:

- 1) Maintain visibilities of the historic buildings and pedestrian circulation in relation to them;
- 2) Rehabilitate the exteriors of the historic buildings according to the Secretary of the Interior's Standards for Rehabilitation;
- 3) Design the new building to be compatible but visually differentiated from the historic buildings;
- 4) Design the connections between historic and new buildings in ways that minimize physical and visual impacts to the historic buildings;
- 5) Integrate the new building with the historic buildings through appropriate transitions in heights;
- 6) Ensure proper drainage to protect the historic buildings;
- 7) Return to PRS with actual detailed architectural plans and/or any significant changes to the presented concept plan.

The decision of the Planning & Development Services Department (PDSD) Director may be appealed to the Mayor and Council by filing the appeal with the City Clerk's Office within 14 days of the effective date of the decision (the date of this decision letter) and paying the appeal fee at the PDSD on the same day the appeal is filed. No building permit will be issued prior to the expiration of the appeal period. If there are any changes in the plans, please call the Zoning Administration staff for historic design reviews, Michael Taku at 837-4963 or Jonathan Mabry at 837-6968, to find out the extent of review needed for changes.

August 9, 2016

Sincerely,



for

Nicole Ewing-Gavin  
Interim Director

NEG: MT/RNA-16-15  
HPZ-16-63

c: Teresita Majewski , Tucson-Pima County Historical Commission, Chair  
Jonathan Mabry, COT/Historic Preservation Program Manager

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

*Plans MUST be approved by the Zoning Administration PRIOR to submitting for a permit at the Planning and Development Services Department (PDSD). Plans are approved on the 3rd floor of Public Works Building, 201 North Stone Avenue. Please call for an appointment with the staff member who has processed your case.*



CITY OF TUCSON HISTORIC PRESERVATION PROGRAM  
PLANNING AND DEVELOPMENT SERVICES

June 29, 2016

Bob Frankeberger, Architect  
State Historic Preservation Office  
1100 West Washington St.  
Phoenix, AZ 85007



**Re: La Placita Redevelopment Concept**

Dear Mr. Frankeberger:

As part of a redevelopment plan for the site of La Placita Village in downtown Tucson, the property owner HSL Properties intends to retain three existing buildings that were evaluated to be eligible for listing in the State and National Registers of Historic Places by the State Historic Preservation Officer, as recommended by the Historic Sites Review Committee. These buildings, including the Samaniego House, the Flin Building, and the Stables date from the late 19<sup>th</sup> century to the early 20<sup>th</sup> century and are the last surviving remnants of Tucson's downtown barrio that was mostly demolished as part of the Tucson Convention Center urban renewal project in the early 1970s.

The developer's intent is to integrate these buildings architecturally and functionally with the proposed new six-story apartment building. The plan includes rehabilitations of the facades to expose and restore architectural details shown in historical photographs, reversing inappropriate alterations made during the La Placita project. Also proposed are new openings on secondary facades and minor modifications to the floor plans to allow for new connections between the historic and new buildings. The new building is designed to be compatible but differentiated from the historic buildings.

It is my finding that—as presented in the conceptual design package dated 5/15/2016 and site plan dated 6/20/2016—the proposed project will not affect the historic statuses of the three existing buildings that will be retained. Please review these plans and indicate whether you concur with this finding.

Sincerely,

Jonathan B. Mabry, Ph.D.  
City of Tucson Historic Preservation Officer

**CONCUR**

Arizona State Historic Preservation Office

29 JUN 16



March 2018

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

**The following letter provides responses to the comments received from the Tucson/Pima County Historic Commission on February 8, 2018 for THE FLIN – Mixed-use/Multi-family IID Design Package Application:**

The Flin development project is located at the southwest corner of Broadway Boulevard and Church 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 Historic Preservation and Rio Nuevo Area:

*1. Use of Adobe Specialist.*

**Response:** Complied. In addition to retaining the historic architectural services of Robert Graham with the Motley Design Group, LLC, Brian Tellez Masonry has also been retained to help evaluate and perform repairs to the three structures adobe walls. Brian Tellez Masonry is also currently working on the Marist College project across Church Avenue.

*2. Consult with a knowledgeable historic architect(s).*

**Response:** Complied. Robert Graham with Motley Design Group, LLC has been retained and will be performing a Preservation Plan for the three eligible to be listed structures, as well as assisting with the renovation details of each building.

*3. Repurpose of historic buildings.*

**Response:** Samaniego House: The intent is to market the property to a restaurant operator. Stables: The intent is to utilize the Stables as maintenance and amenity space for management and residents, in the form of storage of non-flammable equipment. Flin Building: The intent is to return the store front to the original 4 bays, and fill in the section that was removed in the 70's. A coffee shop operator has been identified and is pursuing a lease agreement upon Development Plan approval.

*4. Detailed long-term restoration and preservation plan for historic buildings.*

**Response:** Robert Graham of the Motley Design Group, LLC has been retained and is in the process of performing a Preservation Plan. The Preservation Plan will include: Brief Development History – a brief synopsis of known historical data, in order to identify significance of building features and elements; Architectural Description – specific description of the structures and elements, including the known chronology of development identifying changes over time; Feature Analysis – brief analysis of building condition, integrity, deterioration and significance of existing elements and systems on a feature by feature basis; and the identification of Character Defining Elements (CDE's) related to conveying the significance of the building and recommended approaches to adaptive reuse.

*5. Preservation of Eckbo Landscape around Flin & Stables.*

**Response:** Development Team has been in constant contact and has been working closely with Elaine Becherer of the City of Tucson, in coordinating the preservation of the landscape during demolition and construction.

**From:** Elaine Becherer [mailto:[Elaine.Becherer@tucsonaz.gov](mailto:Elaine.Becherer@tucsonaz.gov)]

**Sent:** Tuesday, December 12, 2017 6:34 PM

**To:** Carolyn Laurie <[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)>; Maria Gayosso <[Maria.Gayosso@tucsonaz.gov](mailto:Maria.Gayosso@tucsonaz.gov)>

**Cc:** Teresa Vasquez <[teresav@hslproperties.com](mailto:teresav@hslproperties.com)>; Scott Clark <[Scott.Clark@tucsonaz.gov](mailto:Scott.Clark@tucsonaz.gov)>

**Subject:** La Placita: Project and Demo Coordination in Conjunction with Eckbo Landscape

Carolyn and Maria -

Since demolition of La Placita and The Flin is ramping up, I wanted to connect and share with you both a quick update and let you know that I am working closely with Teresa (and have been over the past year and a half) on the coordination of the following...

1. Protection of the historic materials and City assets in the Eckbo Landscape that are immediately adjacent to La Placita.
2. Material storage of existing site features in the Eckbo Landscape that will be removed for protection during construction that are immediately adjacent to La Placita.
3. Coordination between demolition of HSL property that is immediately adjacent to the Eckbo Landscape.
4. Replacing existing site features after construction.

Let me know if you have any questions.

Elaine

**Elaine Becherer**, LEED AP

Assistant to the City Manager

City Manager's Office | City of Tucson

o: 520.837.4066

c: 520.429.1439

[Elaine.Becherer@tucsonaz.gov](mailto:Elaine.Becherer@tucsonaz.gov)

*6. Pedestrian accessibility and connectivity of exterior spaces.*

**Response:** The proposed new building footprint matches the existing foundation/basement walls, ensuring no further encroachment unto the three eligible structures. Public accessibility to Samaniego House will remain intact from the current east and south access points; and the Flin Building and the Stables will remain publicly visible and accessible internally from La Placita Park and the Municipal Complex Bridge. Circulation around La Placita Park from Broadway to Church will remain uninhibited. In addition, the buildings along the west will continue to provide a visual break between them to allow for air and light into the interior of the development. The lobby along the west will offer large storefront windows to provide additional visual vantages internally.

*7. Written comments from the State Historic Preservation Office.*

**Response:** Complied. The State Historic Preservation Office issued a revised letter of concurrence March 2018.

These responses are intended to supplement the Infill Incentive District and Rio Nuevo Area 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**

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

Matt Stuart  
Project Manager

2018

**Tucson-Pima County Historical Commission**  
Plans Review Subcommittee

**LEGAL ACTION REPORT**

**Thursday, February 8, 2018**

**4<sup>th</sup> Floor Conference Room, Joel D. Valdez Main Library, 101 N. Stone, Tucson, AZ  
85701**

**1. Call to Order / Roll Call**

Meeting called to order at 1:02 P.M.

Commissioners Present: Terry Majewski (Chair), Arthur Stables, Jim Sauer (arrived 1:08 P.M.), Helen Erickson (excused at 1:48 PM), Michael Becherer, Jill Jenkins

Commissioner Absent/Excused: Sharon Chadwick

Staff: Michael Taku, Maria Gayosso, Carolyn Laurie (PDSD), Allison Diehl and Marty McCune (City Historic Preservation Office), Alison Miller (Ward 6), Art Villegas (General Services Department), Elaine Becherer (City Manager's Office)

**2. Approval of the Legal Action Report (LAR) and Summary of Minutes for the Meeting(s) of 1-25-18**

Motion by Commissioner Erickson to approve the Legal Action Report and Summary of the Minutes for the meeting of 1-25-18. Motion seconded by Commissioner Stables.

Motion passed unanimously. Voice Vote 5-0. (Commissioner Sauer arrived at 1:08 P.M.)

**3. Courtesy Review Cases**

- a. Eckbo Landscape – TCC Plant HVAC Piping –Remove/Replace Pavers -** (Elaine Becherer, Project Manager, City Manager's Office & Art Villegas, Project Coordinator, General Services Department).

Staff Taku introduced the project and mentioned that the Historic Preservation staff had an on-site review of the project.

Staff Villegas summarized the project scope of work to include but not limited to: ADA accessible pedestrian route, continuous access to TCC, Leo Rich Theater, Church Avenue, signage and ramps, removal of brick pavers by hand, top side up, replacement in original location, damaged bricks disposed and replaced, new bricks integrated into existing to create uniform pattern.

Staff Becherer discussed the protection of the historic TCC Landscape features, lights, concrete, and pavers adjacent to the construction area. Staff discussed coordination with adjacent La Placita development to ensure historic landscape was not adversely impacted.

Subcommittee asked for clarification on some items, and clarifications were provided. The subcommittee was supportive of the project and commended staff for being sensitive to the preservation of one of the remaining few Eckbo historic landscape in the community and nationwide. No action taken.

- b. The Flin-** Proposed Six-Story Mixed-Use/Multi-Family Residential Development [Revised Design Concept] - An Informational Presentation and Feedback. No Action Required-110 South Church Avenue-(Cypress Civil Development)

Staff Taku introduced the project, emphasizing that the role of the subcommittee is to review for architectural compatibility of the proposal with adjacent historic districts and the preservation and protection of the historic properties on the project site. Additionally, the subcommittee reviews to ensure that the construction would not affect the historic statuses of three existing historic buildings on-site or cause them to be delisted from the National or Arizona Register of Historic Places.

Staff Laurie provided clarification on the IID -DRC waivers and the formal review process and limitations. Staff stated per IID guidelines, Plans Review Subcommittee (PRS) comments are provided to DRC as part of the review documentation and consideration for recommendation to PDSD Director.

The applicants, Matt Stuart, from Cypress Civil Development, Tatyana Bresler, from Eglin+Bresler Architects, Mike Censky and Omar Mireles from HSL Properties, presented the proposal. The presenters discussed site renderings and inspiration for the design, use of historic buildings and consultation with Poster Frost Mirto, Inc. as historic architects and Ken Goodman and Brian Tellez as adobe specialists.

Subcommittee asked questions and provided some feedback to the applicants. Feedback included, but not limited to: use of adobe specialist;

consult with knowledgeable historic architect(s); repurpose of historic buildings; consideration of scale, density and massing; detailed long-term restoration and preservation plan for the historic buildings; preservation of Eckbo landscape around Flin & Stables (Eckbo landscape listed at the Nationally significant level in the National Register of Historic Places); pedestrian accessibility and connectivity of exterior spaces; address Design Professional's comments as relates to historic design review; interpretation of the significance of the Eckbo landscape (work with Elaine Becherer); demonstrate how the design supports historic preservation; work with Poster Frost Mirto, Inc. or similar qualified firm on the team and let them review and comment at all stages of plan development. Additionally, written comments from the State Historic Preservation Office (SHPO) on the project's impact on the historic buildings must be submitted as part of the documents for PRS review. Finally, the historic buildings will be part of the overall design and not an "after-the-fact" review. No action was taken.

For the record, Commissioner Sauer recused himself from the discussion due to the conflict of interest clause of A.R.S. 38-501-511), Open Meeting Law.

#### 4. **Historic Preservation Zone Review Cases**

*UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/ Revised Secretary of the Interior's Standards and Guidelines*

- a. **HPZ-17-99-** Weinstein-New Single-Family Residence [Revisions to Approved Plans-Remove Wall on Front Porch/Add Security Bars on Doors/Windows] -1040 North Arizona Avenue - (West University Historic Preservation Zone).

For the record, Commissioner Sauer rejoined the discussion.

Staff Taku provided a summary of the requested revisions and read into the record the recommendation of the West University Historic Zone Advisory Board (WUHZAB) from their meeting of 1-17-18.

Property owner David Weinstein presented the proposed revisions to the design. Owner stated that the proposed security bars on windows and doors as well as front porch without a wall are typical within the development zone and consistent with West University Historic District Design Guidelines. Discussion was held.

It was moved by Commissioner Becherer, duly seconded by Commissioner Stables, to recommend approval of the proposed revisions to the plans as submitted.

Motion passed unanimously. \*Voice Vote 5-0. (\*Commissioner Erickson excused from meeting and did not vote.)

**Supplemental Items for Subcommittee Consideration/Discussion/Action**

- a. Architectural Documentation prior to Demolition of Historic Buildings-City Ordinance # 10776, Section 5.3.11-Documention Retention Process.- (Historic Preservation Office).

Allison Diehl reviewed the portion of City of Tucson Ordinance 10776 stating that copies of architectural documentation for historic buildings are to be provided to the Tucson-Pima County Historical Commission. The commission does not have the means to store such records. Copies of all approved architectural documentation packages can be viewed online or downloaded through the Planning and Development Services Department's Property Records Online (PRO) website.

Subcommittee discussed various options of providing the information to the Historical Commission.

It was moved by Commissioner Stables, duly seconded by Commissioner Jenkins, to recommend that Tucson Historic Preservation Office staff provide a quarterly summary report of all approved demolition applications for historic buildings (National Register listed or eligible) to the Plans Review Subcommittee.

Motion passed unanimously. \*Voice Vote 5-0. (\*Commissioner Erickson excused from meeting and did not vote.)

- b. Pima County Zoning Code: Draft Text Amendment-"Historic Landmark Zone"-Subcommittee Review Comments.

Staff Taku and McCune had already communicated some of our initial concerns to county staff working on the text amendment changes. Further feedback was provided as follows:

The major concern relates to why the Plans Review Subcommittee (PRS) of the Tucson-Pima County Historical Commission (TPCHC) is not designated as the reviewing body. Only having PRS as a courtesy reviewer is inappropriate. TPCHC is a joint city-county commission; thus the county has no need to designate other reviewing bodies. Chair Majewski asked for definitive clarification on why the county will not recognize PRS. We urge the county to mirror the city's existing process that already works. Other comments include the vague and unwieldy structure for processing and the lack of clarity re the Historic District Advisory Boards.

Staff Taku and McCune said they would take these additional comments to the county staff.

No action was taken.

- c. Historic Design Review Process-Proposals for Text Amendments: Minor Review; Appeal Process; Height Modifications-Staff Summary

Staff Taku summarized the proposals being submitted for possible amendments to the UDC to improve the review process. Subcommittee was supportive of the proposals. No action was taken.

## 5. **Current Issues for Information/Discussion**

- a. Minor Reviews

Staff will undertake compliance reviews in the West University Historic Preservation Zone and Armory Park Historic Preservation Zone.

- b. Appeals  
None at this time.

- c. Zoning Violations

Staff informed the subcommittee of pending zoning violations and “Stop-Work-Orders” on properties in the West University Historic Preservation Zone. Full historic design review will be followed to abate the violations.

- d. Review Process Issues

None at this time.

- e. Historic Zone Advisory Board Trainings

The first training session in Armory Park on Saturday, January 27. It was well attended and well received by members of the Historic Zone Advisory Board. The next session is scheduled for Tuesday, February 20 at 6 PM for the West University Historic Zone advisory board. It will be held at Trinity Presbyterian Church, 400 E. University Boulevard.

## 6. **Call to the Audience (Information Only)**

Commissioner Sauer informed the subcommittee that he is now a full Registered Architect.



Chair Majewski discussed her 5-minute presentation on February 2, 2018 in the Mayor and Council series for Boards and Commissions and thanked Staff Taku for providing information on PRS reviews in 2016 and 2017 that she used in the presentation.

APHZAB members (Martha McClements, Michael Means, and John Burr) attended to observe how PRS conducted its meetings.

7. **Future Items for Upcoming Meetings**

The Flin (La Placita) Revised Design Concept (RNA); Baffert Boundary Amendment (AP).

8. **Adjournment**

Meeting adjourned at 2:43 P.M.

Concept



CITY OF TUCSON HISTORIC PRESERVATION PROGRAM  
PLANNING AND DEVELOPMENT SERVICES

March 15, 2018

Margy Parisella, Architect  
State Historic Preservation Office  
1100 West Washington St.  
Phoenix, AZ 85007



**Re: The Flin (La Placita) Redevelopment Concept**

Dear Ms. Parisella:



E-MAILED  
4/2/18 MP

Thank you for meeting with City of Tucson staff on February 22, 2018 at the site of The Flin (La Placita) redevelopment project in Tucson. As you saw, the property owner HSL Properties is in the process of demolishing several modern buildings, but is leaving in place three historic buildings that have been evaluated to be eligible for listing in the State and National Registers of Historic Places by your office. These buildings, including the Samaniego House, the Flin Building, and the Stables date from the late 19<sup>th</sup> century to the early 20<sup>th</sup> century and are among the last surviving remnants of Tucson's downtown barrio that was leveled as part of the Tucson Convention Center urban renewal project in the early 1970s. The property also abuts the National Register-listed Tucson Community Center Historic District (Eckbo Landscape) constructed between 1971 and 1974.

Based on the field meeting, during which developer concepts and plans dated 2/15/17 were examined, it is my understanding that the following aspects of those plans would not threaten the National Register eligibility of any of the four historic properties:

- Locations of new buildings (use of existing building footprints; no additional structures, public access and view of historic properties)
- Height and massing of new buildings
- Design of the new buildings (compatible with but distinct from historic properties)

HSL Properties has not yet created plans for re-use of the three historic buildings, but wishes to move forward with construction of the surrounding buildings. The Plans Review Subcommittee of the Tucson-Pima County Historic Commission has recommended that the developer work with a qualified historic architect to create a Historic Properties Treatment Plan. During our field visit, you stated you agreed with this recommendation.

An acceptable Historical Properties Treatment Plan for this project would include:

1. Evidence that HSL has engaged a qualified historic architect to be actively involved for the duration of the project, such as a contract document with scope,
2. A summary of the history and significance of the adobe buildings on site and the adjacent Eckbo Landscape,
3. Procedures that will be followed to protect the on-site adobe buildings and Eckbo Landscape during and after construction, including third-party vibration monitoring,
4. A description of any existing damage to the on-site and adjacent historic properties and contingency plans for repairing any further damage or deterioration that may occur during the project,
5. Preliminary design concepts for rehabilitation of the on-site adobe buildings, with reference to the Secretary of Interior Standards for the Treatment of Historic Properties,
6. A timeline for bringing rehabilitation design plans to the Plans Review Subcommittee and the State historic Preservation Office for approval,
7. A timeline for completion of historic building rehabilitation.

It is my finding that a Historic Properties Treatment Plan should be developed and approved by the Tucson Historic Preservation Office, State Historic Preservation Office, and the Plans Review Subcommittee. However, because the project is being carried out with the City of Tucson's optional Infill Incentive District allowances, the City will reserve the right to regulate the provisions and timeline of the Historic Properties Treatment Plan as appropriate.

Please review these plans and indicate whether you concur with this finding.

Sincerely,

*Allison Diehl*

Allison Diehl  
Acting Historic Preservation Officer  
City of Tucson

*-earlier correspondence re this project was dated 6/29/16 and stated "the proposed project will not effect the historic statuses of the 3 existing buildings that will be retained"*

SHPO Concurrence:

*Margy Parisella*

Signature

*4/2/18*

Date

*Margy Parisella*

Printed Name



Design Group, LLC

Architecture - Historic Preservation - Planning - Landscape Design

March 26, 2018

Teresa Vasquez  
HSL Properties  
3901 E. Broadway Rd.  
Tucson, AZ 85711

RE: Preservation Plans for Flin Building, Stables, and Samaniego House, Tucson, AZ  
Historical/Architectural Services Proposal  
AMENDMENT #1

Dear Ms. Vasquez:

Based on the additional scope items requested at our meeting on 3/21/2018 with city of Tucson historic preservation officials, we propose the following extension of our scope of services.

The contents of the document will be revised to cover certain project-wide aspects of a "Treatment Plan" in addition to the specific preservation planning for each building. The revised outline will be as follows:

- A. Table of contents
- B. Executive Summary
- C. Introduction/Methodology
- D. Brief Developmental History: A brief synopsis of known historical data, in order to identify significance of building features and elements. No primary historical research will be undertaken within this scope. The historical information collected will be provided by HSL from previous surveys and National Register eligibility documents or accessible from online resources. **The history will cover the three buildings as well as the adjacent portion of the "Eckbo Landscape."**
- E. **Preservation Plans for the three individual buildings:**
  - a. Architectural Description: Overall description of the building and its elements, including the known chronology of development identifying changes over time. Current documentary photographs and reproduction of existing conditions plans/elevations provided by others.
  - b. Feature Analysis: Brief analysis of building condition, integrity, deterioration and significance of existing elements and systems on a feature by feature basis.
  - c. Treatment and Use Analysis: Based on the building reuse strategy identified by HSL (if any), identify the recommended overall Preservation Treatment for the building. Identify Character Defining Elements (CDE's) related to conveying the significance of the building,
  - d. **Rehabilitation Plan: Present schematic floor plan and elevation drawings for the rehabilitated building and summarize the preservation/rehabilitation work requirements and impact on significant CDE's.**

**F. Implementation Plan**

- a. **Project Timeline:** In consultation with HSL, develop a project schedule in terms of general time spans to accomplish various project elements and the relationship between them.
- b. **Protection Plan:** In consultation with HSL, develop a narrative describing both the protective measures already enacted as well as future measures planned to protect historic buildings and elements during construction of the overall project.
- c. **Contingency Plan:** In consultation with HSL, describe procedures and processes that may be triggered in response to foreseeable negative project events to ensure building preservation.

Two additional trips to Tucson are included in this scope:

1. Initial consultation meeting with city HP staff (occurred 3/21/2018).
2. Presentation to Tucson-Pima County Historical Commission.

The ADDITIONAL professional fees for these services shall be as follows:

Rehabilitation Planning:  
Implementation Plan  
Two Tucson Trips/meetings, incl. prep time  

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**Total Services**

Estimated Travel Expenses (two trips), not to exceed:

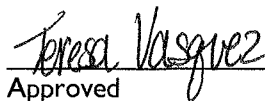
We will submit invoices monthly for the services completed over the preceding month. Invoiced amounts are due upon presentation and overdue 30 days after the invoice date. Past due amounts shall bear interest at the rate of 1.5% per month.

If this proposal is acceptable, please sign below and return one copy of this letter as our notice to proceed. Thank you again for this opportunity.

Sincerely,



Robert Graham, AIA  
Principal Architect

  
Approved

3-26-2018  
Date



Design Group, LLC

Architecture - Historic Preservation - Planning - Landscape Design

## **ROBERT G. GRAHAM, AIA, NCARB, LEED-AP**

**Education:** Arizona State University; Bachelor of Architecture, 1985

**Registration:** Registered Architect - Arizona - 1988 #22434  
NCARB Certification #41586

### **Experience:**

Mr. Graham has 30 years of experience in architectural design, planning, and historic preservation, with an emphasis on architectural technology, building codes, and renovation of existing structures. He has experience in a wide variety of building types, including residential, public/governmental, commercial office, parks and recreation, and education.

The focus of Mr. Graham's past work has been in the areas of historic preservation, interpretive design, public facilities, and urban infill and rehabilitation projects. He prides himself on his projects' successful integration of new buildings or features with their natural and historic contexts.

Mr. Graham is recognized as a leader in the historic preservation field in Arizona. In his preservation work, Mr. Graham has become familiar with a wide variety of archaic and unusual construction materials and techniques. He is well versed in the proper methods for repair and restoration of wood, brick, adobe, concrete, and a wide variety of other materials. He is an expert at the application of modern building codes to historic structures, designing necessary modifications to achieve safety and comply with the code while preserving the important, character-defining elements essential to the historic integrity of the building. In the field of historic preservation planning, Mr. Graham has completed numerous historic building analysis reports, historic district surveys, National Register nominations, and preservation master plans. He is listed as an approved historic building assessor with Heritage Preservation.

His expertise in renovation and rehabilitation of existing structures carries over into modern structures as well. He has experience in dealing with the difficult technical issues posed by deteriorating and code-violating buildings. Particular areas of ability include the Americans with Disabilities Act (ADA), reroofing, and energy efficiency upgrades.

In addition to his preservation-related talents, Mr. Graham has to his credit a wide range of new construction projects. Particular areas of experience include maintenance and industrial buildings, projects involving the integration of pre-engineered metal structures, park facilities, urban infill development, low-income housing, and interior office improvements.

Mr. Graham has been honored for both his volunteer activities as well as his design work in historic preservation in 1999 with the Arizona Heritage Preservation Award in the Individual category. He was also awarded the President's Award from the Arizona Preservation Foundation and the first-ever Young Architect Citation from the Arizona Division of the American Institute of Architects. He is a past board member of the Arizona Preservation Foundation, Arizona's only statewide nonprofit preservation organization, and served two terms as the group's President. He currently serves as a member of the City of Phoenix's Central City Village Planning Committee and Design Review Committee. He is a Board member of the Phoenix Trolley Museum and is President and founder of the Grand Avenue Rail Project and the Grand Avenue Members Association.

## ROBERT G. GRAHAM, AIA - Historic Preservation Project Experience

### Historic Restorations and Rehabilitations

Welnick Arcade Marketplace, Phoenix  
C. P. Stephens DeSoto Six Motorcars, Phoenix  
American Way Market, Phoenix  
Pemberton House Office Rehabilitation, Phoenix  
L. G. Knipe House Fire Damage Reconstruction, Phoenix  
Temple Beth Israel rehabilitation for the Cutler-Plotkin Jewish Heritage Center, Phoenix (Governor's Award for Historic Preservation, 2010)  
Truxton Canyon Training School, Valentine, Arizona  
22 E. Jackson St. Warehouse Conversion, Phoenix (Governor's Award for Historic Preservation, 2010)  
Snowflake Stake Academy Adaptive Use/Library  
Theraldson & Stone Houses Rehabilitation, Phoenix  
Sachs-Webster House, Phoenix  
Manistee Ranch Stabilization and Restoration, Glendale  
Riordan Mansion State Historic Park Exterior Rehabilitation  
Heritage Square Repairs & Re-Roofing, Phoenix  
Sahuaro Ranch Park Repairs, Glendale  
Phoenix Historic Streetlight Restoration  
Edwards House, Tumbleweed Park, Chandler  
Osterman Gas Station Stabilization, Peach Springs  
Swindall House Rehabilitation, Phoenix  
Old Las Vegas Mormon Fort Stabilization, Nevada  
Kessler House Rehabilitation for the Arizona Theater Company  
Bayless Market Facade Restoration  
Glendale Grammar School Restoration  
Colton Barn Residential Conversion, Flagstaff  
Glendale Woman's Club Reroof  
Silver King Hotel Phase II Rehabilitation, Florence  
Old Stone Church Reroof, Casa Grande  
\*Arizona & New Mexico Passenger Station, Clifton (Governor's Award for Historic Preservation, 1994)  
\*Thomas House/Baird Machine Shop, Heritage Square, Phoenix  
\*Peoria Central School Rehabilitation as Art Museum  
\*Elias/Rodriguez House Stabilization, Tempe

### Historic Building Investigation and Report

David & Gladys Wright House, Phoenix  
House of Apache Fires, Red Rock State Park, Sedona  
Kosier Hardware, Peoria  
Old Main, Arizona State University, Tempe  
VFW Post 720 Clubrooms, Phoenix  
Phoenix Downtown Post Office Preservation Plan  
Ellis-Shackleford House, Phoenix  
W. L. Bobo House, Phoenix  
First Baptist Church, Glendale  
O. S. Stapley Hardware Buildings, Phoenix  
Sachs-Webster House, Phoenix  
Neilsen Radio & Sporting Goods Sidewalk Lights, Phoenix  
Osterman Gas Station, Valentine  
Orpheum Theatre, Phoenix  
Morcomb House & Filling Station, Glendale  
First Methodist Episcopal Church of Glendale  
Temple Beth Israel, Phoenix  
Sahuaro Ranch, 5 structures, Glendale  
Manistee Ranch, Glendale  
Paramount Theater, Casa Grande  
Casa Grande Woman's Club  
Montgomery House, Phoenix  
Eisendrath House, Tempe  
Camp Verde Commercial Building  
Lee's Ferry and Lonely Dell Ranch, Glen Canyon National Rec. Area  
Lehi Elementary School  
Del Monte Market, Phoenix  
Pendley Homestead Apple Packing Shed and Tourist Cabins, Slide Rock State Park  
Yuma Quartermaster Depot Storehouse  
Palmerita Ranch, La Paz County  
Gold King Mansion, near Kingman  
Cavalliere's Blacksmith Shop, Scottsdale  
Fort Apache Log Cabin and COQ  
Lost City Museum, Overton, NV  
Wahweap Trailer Village Cabins, Page  
Big Horn Station, Maricopa County  
\*Thomas House/Baird Machine Shop, Heritage Square  
\*Tovrea Castle, Phoenix  
\*Henning Block, Holbrook

\*Freeman House, Snowflake  
\*New Dawn Hotel, St. Johns  
\*Arizona & New Mexico Passenger Station, Clifton  
\*Flagstaff Freight Depot  
\*Swindall House, Phoenix  
\*Clifton Town Hall  
\*Phoenix Union Train Station  
\*The Ice House, Phoenix  
\*Elias/Rodriguez House, Tempe  
\*Fort Yuma  
\*Silver King Hotel Master Plan, Florence  
\*Las Vegas Mormon Fort  
\*Sacred Heart Church, Tombstone  
\*Yuma Quartermaster Depot Corral House  
\*Cottonwood Civic Center  
\*Roxy Theater, Buckeye

### National Register Nominations

Thompson Draw Summer Homes, Tonto National Forest  
C. P. Stephens DeSoto Six Motorcars, Phoenix  
Temple Beth Israel, Phoenix  
Thunderbird Estates and the McDonald Addition Historic District, Glendale  
Rose Eisendrath House, Tempe  
Sage Acres Historic District, Glendale  
Glendale Gardens Historic District, Glendale  
Sands Estates Historic District, Glendale  
Northfield Historic District, Glendale  
Catlin Court Historic District Update, Glendale  
First Methodist Church of Glendale Sanctuary  
Floralcroft Historic District, Glendale  
61<sup>st</sup> Avenue Residential Historic District, Glendale  
Myrtle Avenue Residential Historic District, Glendale  
Hoghe Bunk House, Glendale  
Dowdy Rental Cottage, Glendale  
Glendale Tract Historic District  
Glendale High School Auditorium  
Glendale Grammar School One-Room Class Building  
Jonas McNair House, Glendale  
C. H. Tinker House, Glendale  
59<sup>th</sup> Avenue Residential Historic District, Glendale  
Evergreen Addition Historic District, Casa Grande  
E. C. Bunch House, Glendale  
Manistee Ranch, Glendale  
Chandler Commercial Historic District  
Casa Grande Multiple Property Nominations  
Town of Taylor (5 individual nominations)  
Snowflake Historic District  
\*Clifton Townsite Historic District  
\*Eagar Townsite Historic District  
\*Eagar Elementary School  
\*Colter Ranch Historic District  
\*Globe Mine Rescue Station  
\*Swindall House, Phoenix (1995 Historic Sites Review Committee Award)  
\*Pendley Homestead Historic District  
\*El Zaribah Shrine Temple  
\*La Posada Hotel, Winslow  
\*Yuma Main Street Historic District  
\*Kitchel House, Phoenix

### Conservation Assessments

Heritage Square, Phoenix  
Douglas Williams House, Douglas, AZ  
Lowell Observatory, Flagstaff  
Sunnyslope Historical Society  
NAU Old Main, Flagstaff  
Bob Jones Museum, Superior  
Cave Creek Museum  
Lost City Museum, Overton, NV  
AHS Tucson Museum, Freemont House  
Mesa Historical Museum/Old Lehi School  
Yuma QMD Storehouse  
Slide Rock State Park Packing Shed/Cabins  
Fort Apache  
Lowell Observatory

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\*Completed as an employee of Don W. Ryden, AIA/Architects, Inc.





5 - PRE-APPLICATION SUBMITTAL COMMENT RESPONSE

CYPRESS  
CIVIL DEVELOPMENT



THE FLIN



14 April 2017

City of Tucson Planning & Development Services  
201 South Stone Avenue  
Tucson, Arizona 85701

**RE: Responses to Pre-application Submittal Comments for La Placita Village – Infill Incentive District – Downtown Core Subdistrict**

Cypress Civil Development has compiled the following responses to the various comment letters received from City of Tucson staff reviewers for the above mentioned project. The responses are listed by heading below:

**Comments from Paul Baughman – Engineering**

Comment 2 – Retention has been addressed and drainage report accompanied the Development Plan Package submittal. 1<sup>st</sup> review comments are provided within this Design Package.

Comment 3 – Maximum water harvesting has been provided. See Development Plan Package submittal and 1<sup>st</sup> review comments.

Comment 4 – A drainage report accompanied the Development Plan Package submittal. 1<sup>st</sup> review comments are provided within this Design Package.

**Comments from Steve Teneo – Transportation**

Comment 1 – A traffic report and analysis was conducted and provided to TDOT for review with the Development Plan Package.

Comment 2 – Acknowledged. The goal of the development project is to maintain access to the norther pedestrian paths along Broadway Boulevard.

Comment 3 – Acknowledged. Multiple meetings with TDOT and PDSO regarding Broadway, Church, and future staging areas have been conducted. Communication is ongoing and remains productive.

**Comments from Thomas Ryan – Environmental Services**

Comment 1 – Acknowledged. Waste rooms will be contained within the building footprint.

Comment 2 – Complied. Per 1<sup>st</sup> Development Plan submittal, the Trash service design has been APPROVED by Environmental Services.

**Comments from Howard Dutt – Parks**

Comment 1 – Complied. Park lines are clearly delineated.

Comment 2 – Complied. Communication has been open and on-going with Elaine Beckerer regarding Eckbo Landscape.

These comments addressed are the only comments received by CYPRESS for this project as of the date of this letter. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,  
**Cypress Civil Development**



Matt Stuart  
Project Manager

## CASE INFORMATION

*(To be completed by PDS staff at pre-application meeting)*

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### CASE INFORMATION

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Case Number (E.g. HPZ-14-11, IID-15-01): IID-16-09  
Related Permitted Activity Number(s): T16SA000431

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Review Process (E.g. HPZ, DDO, IID – Major/Minor): IID- Major review

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Applicable Fees: Total fees \$706 (pre-app, labels, review, IID hearing)

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Pre-Application Accepted by: Carolyn Laurie

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Pre-Application Meeting scheduled for: 10/31/2016 at 10AM

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Additional Notes: See below

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Next Steps (E.g neighborhood meeting, recommendation from T-PCHC PRS, Design Professional, etc.):

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Additional Notes: IID Review Neighborhood Liaison Policy and IID Review process for additional information as attached. Review Section 5.12.6.D. prior to holding the required public meeting. Section 5.12.7. RNA Zoning Design Standards: provide narrative in the IID submittal which outlines how the required RNA design standards are being met. NOTE: these standards apply to all projects in the downtown core regardless of process. NOTE: these standards apply to all projects in the downtown core regardless of process. Section 5.12.10 DOWNTOWN CORE SUBDISTRICT also applies, provide narrative in the IID submittal document on how the architectural team is addressing this section.

Proposal: IID Major review. The proposed project seeks to develop a six (6) story market rate multi-family building with underground parking facilities at the corner of Broadway Boulevard and Church Avenue. The proposed building will contain approximately 240 market rate apartments and 250 ground level and below grade parking spaces. The La Placitas pedestrian bridge will come down as a portion of the redevelopment.

The proposed project is located within the IID Downtown Core Subdistrict, and the HSL development team (including Cypress Engineering and Eglin+Bresler Architects) are requesting the following development standard exemptions and modifications:

- 5.12.10.C.1 – Major Streets and Routes Setback Zone;
- 5.12.10.C.2 – Minimum Perimeter Yard standard per UDC Section 6.3;
- 5.12.10.C.3 – Maximum Lot Coverage standard per UDC Section 6.3;
- 5.12.10.C.5 – Motor Vehicle and Bicycle Parking per UDC Section 7.4;
- 5.12.10.C.6 – Off-street Loading per UDC Section 7.5;
- 5.12.10.C.7 – Landscaping and Screening standards per UDC Section 7.6;
- 5.12.10.C.8 – Native Plant Preservation per UDC Section 7.7;

and Other Permitted

- 5.12.10.D.1 – Pedestrian Access;
- 5.12.10.D.2 – Solid Waste Collection.

The HSL development team is in the process of working out easements associated with the Visit Tucson building which will not be disturbed. The Visit Tucson building currently has utilities that are tied into the La Placida development. Free standing utilities for both La Placita and Visit Tucson will be included in the future development package submittal. HSL is designing and building a freestanding elevator and updated external stairway in order for this visit Tucson site to be freestanding and meet ADA standards.

Demo and redevelopment: The current plan is to stay within the building footprint in order to utilize the pre-existing structural elements of La Placita, which is built out of concrete and steel. HSL is working on ways to utilize as much of the existing infrastructure as possible and minimize the demolition debris which will be placed in the landfill.

Historic: HSL representatives and the project engineer have completed two presentations in front of the Pima County Historic Plans review subcommittee. The first was an informal presentation, in which they requested input on how to address the following three historic structures on the property: Samaniego House, the Flin Building, and the Stables. The second was a full concept review which provided detailed information on how the consultant team wishes to adaptively reuse the historic structures on site and implement them into the new development. The committee suggested seven design principles to be integrated into the site layout and elevations. To date this process has been very positive.

Pre-application information: Outline of the IID process and timelines. The Major review will take approximately four months for completion once the document is submitted and the Zoning Compliance review has been reviewed.

Paul Baughman, engineering comments: A drainage report is required address impacts to downstream and retention drainage path should be considered throughout the site that currently exists.

1. SUMMARY: Engineering Division of Planning and Development Services Department has received and reviewed the proposed conceptual site plan for a new 6 story building.
2. Per Section 1.4 of the Detention Retention Manual (UDC 7.14.3) Five-year threshold retention is required. There appear to be trees at various locations throughout the property that provide a certain amount of retention. This retention will need to be calculated and offset by either passive and/or active water harvesting or retention.
3. Most onsite run off from paved areas will not be required to be discharged to water harvesting basins if the following code provision is waived (UDC 7.6.6C2) per the applicant request. However, maximum water harvesting to proposed landscaping areas will be required as a condition of approval.
4. Per Section 2.3.1.2A4 of the Drainage Standards Manual (UDC 7.14.4) a drainage report is required. The existing and proposed peak flows will need to be calculated and the difference mitigated. This will require the flow paths be delineated under existing and proposed conditions. Subsequent hydrologic calculations will need to show no adverse impacts to the street and existing storm drain system.

5. Per TSM 2-01.4.1C6 a soils report is required.
6. Waste Disposal Services will need to be provided per TSM Section 8.

Steve T. Department of Transportation (TDOT):

1. A traffic impact statement will be required for the project, the HSL team may build on the traffic analysis that was completed in partnership with the City of Tucson and PAG.
2. The side walk along the northern boundary must stay open during construction. Additional coordination shall be requested to address ADA and right of way issues.
3. A PDSD run coordination meeting will be set up to include Ann Chanecka and other consultants to address the construction phase of the project including: pedestrian and bike concerns, traffic mediation concerns, the TCC, and staging areas. The Broadway and Church road diet or improvements will also be included in this portion of the discussions.

Tom Ryan, with Environmental Services (ES):

1. Two waste/trash rooms will be associated for the entire project.
2. One 14 x 40 clear area will be required for both, to allow ES to access the site on a very regular basis. As long as clear area is in place no additional concerns had were noted at this time.

Howard Dutt, Parks:

1. Ensure that the parks property lines are clearly shown on all the plans.
2. Park will work with Elaine Beckerer and PDSD to ensure that the historic Ecbo design is properly integrated into the overall design of the project.

Additional information can be located on the IID webpage: <https://www.tucsonaz.gov/pdsd/infill-incentive-district-design-review-committee>





**6 - DEVELOPMENT & LANDSCAPE PLAN (DP17-0038)**

**CYPRESS**  
CIVIL DEVELOPMENT



**THE FLIN**



**GENERAL NOTES**

- OWNER:  
HSL LA PLACITA, LLC  
3901 EAST BROADWAY BOULEVARD  
TUCSON, ARIZONA 85711
- DEVELOPER:  
HSL CONSTRUCTION SERVICES, LLC  
3901 EAST BROADWAY BOULEVARD  
TUCSON, ARIZONA 85711
- THE EXISTING ZONING IS **OCR-2**, NO ZONING CHANGE REQUESTED FOR THIS PROJECT.
- THE EXISTING USES ARE ADMINISTRATIVE & PROFESSIONAL OFFICE AND FOOD SERVICE. THE PROPOSED USES OF THE DEVELOPMENT ARE:  
**MULTIFAMILY DEVELOPMENT**  
**FOOD SERVICE** (EXCL. SOUP KITCHENS)  
SUBJECT TO USE SPECIFIC STANDARD 4.9.9.B.1.  
**ALCOHOL BEVERAGE SERVICE** (EXCL. LARGE BAR).  
SUBJECT TO USE SPECIFIC STANDARD 4.9.4.C.3.  
**GENERAL MERCHANDISE SALES**  
SUBJECT TO USE SPECIFIC STANDARDS 4.9.9.B.2.
- THE GROSS SITE AREA IS **108,093** SQUARE FEET, OR 2.48 ACRES.
- THE TOTAL BUILDING GFA IS **416,920** SF. THE TOTAL NUMBER OF UNITS IS **244**. THE TOTAL PAVED AREA IS **17,350** SF.
- THE TOTAL DISTURBED AREA FOR THIS DEVELOPMENT IS APPROXIMATELY **100,000** 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.
- ACCESSIBLE STANDARDS MUST BE MET PER 2012 IBC, CHAPTER 11, AND 2009 ICC A117.1.  
- PROVIDE A PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222, THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE, AND AN ACCESSIBLE AISLE AT 2% MAXIMUM SLOPE LEADING TO ADJACENT SIDEWALK AT EACH 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.
- SIGNS WILL BE APPROVED PER SEPARATE PERMIT. PARKING AREA LIGHTING IS PROVIDED WITHIN THIS DEVELOPMENT.
- MAIL SERVICE TO BE LOCATED INSIDE THE BUILDING.

**GENERAL NOTES (cont.)**

- DIMENSIONAL STANDARDS PER U.D.C. SEC. 6.3 FOR OCR-2 ZONING:  
  
RESIDENTIAL DENSITY CALCULATION:  
MAXIMUM = N/A  
ACTUAL = 244/2.48 = 100 UNITS/ACRE  
  
MAXIMUM BUILDING HEIGHT = 300'  
ACTUAL BUILDING HEIGHT = 80.5'  
  
BUILDING SETBACKS:  

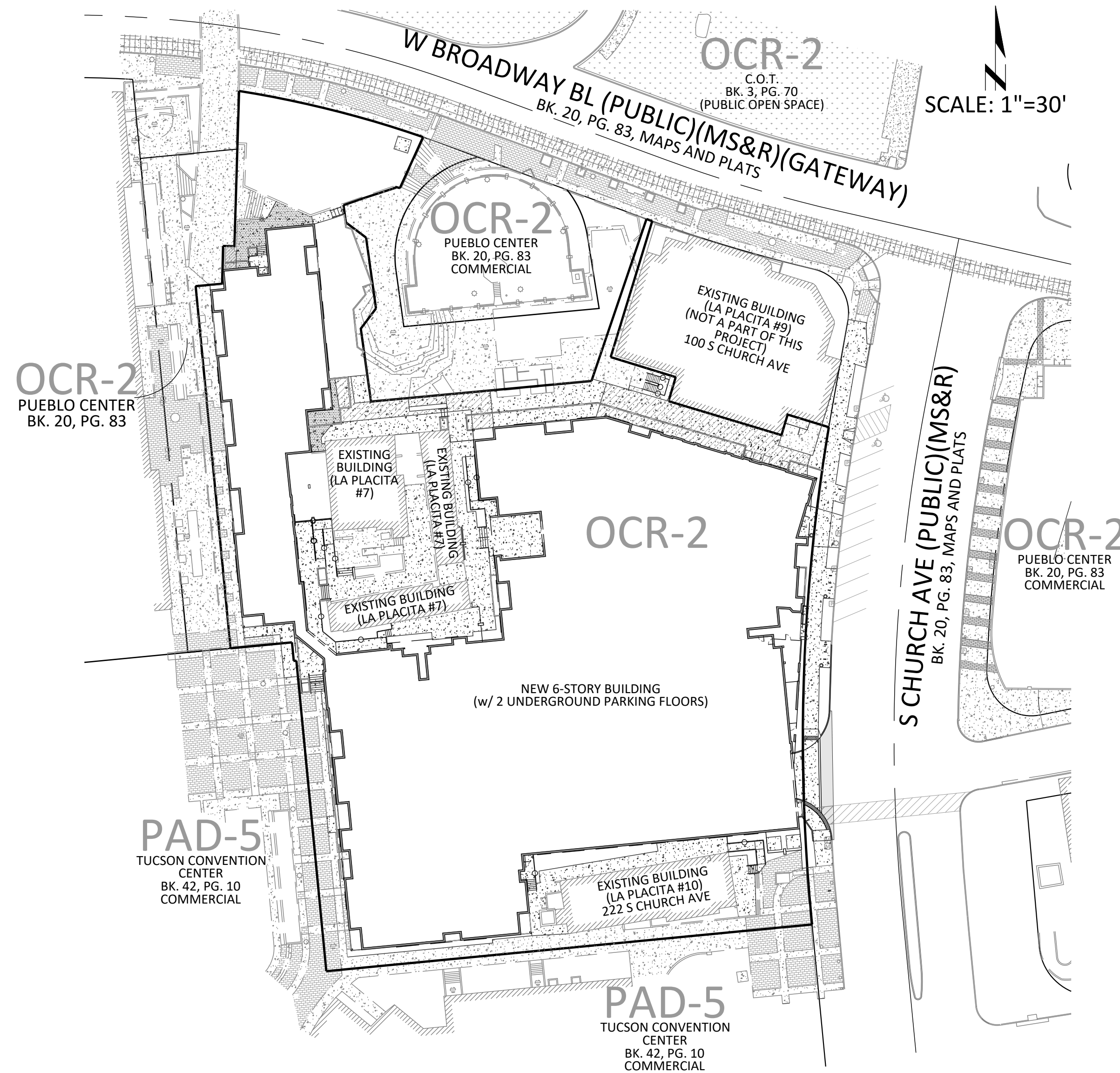
NORTH (STREET)	REQUIRED	PROVIDED
EAST (STREET, FRONT)	81.5'*	78.8' MIN.
SOUTH	81.5'*	16.2' MIN.
WEST	0*	9.7' MIN.
	0*	0.1' MIN.

\*SEE IID NOTE \_\_\_\_, SHEET 2.

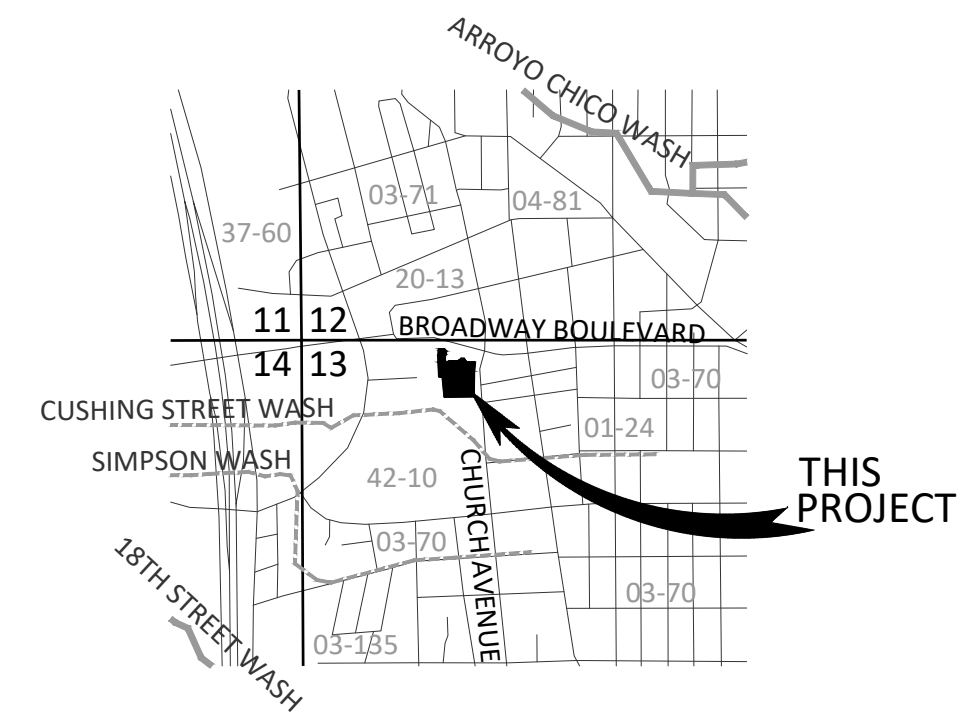
NOTE: NORTH + EAST SETBACKS ARE MEASURED FROM THE BACK OF EXISTING CURB. SOUTH + WEST SETBACKS ARE MEASURED FROM THE PROPERTY LINE.

- MOTOR VEHICLE PARKING REQUIREMENTS:  
FOR MULTIFAMILY RESIDENTIAL (OVER 70 UNITS/ACRE):  
1.25 SPACES PER UNIT. THE TOTAL NUMBER OF UNITS IS 244.  
FOR COMMERCIAL SERVICES USE GROUP (FOOD SERVICE):  
1.00 SPACE PER 100 SF GFA  
FOR RETAIL USE GROUP:  
1.00 SPACE PER 300 SF GFA  
  
UNITS= 244\*1.25 = 305 SPACES  
BUILDING #7 FOOD SERVICE= 1,165/100 = 12 SPACES  
BUILDING #7 RETAIL= 1,330/300 = 4 SPACES  
BUILDING #10 FOOD SERVICE= 3,336/100 = 33 SPACES  
TOTAL REQUIRED = 354 SPACES  
  
TOTAL PROVIDED = 293 SPACES\*  
NOTE: TOTAL PROVIDED INCLUDES 18 TANDEM SPACES AND 94 COMPACT, SEE PARKING PLAN  
  
ACCESSIBLE SPACES REQUIRED = 7 SPACES  
ACCESSIBLE SPACES PROVIDED = 8 SPACES  
(NOTE: 4 OF WHICH ARE VAN ACCESSIBLE)  
  
VAN ACCESSIBLE SPACES REQUIRED = 2 SPACE  
VAN ACCESSIBLE SPACES PROVIDED = 4 SPACES  
  
BICYCLE PARKING:  
SHORT TERM: 0.1 SPACES PER BEDROOM (2 MIN.) 1 SPACE PER 2,000 SF GFA FOOD SERVICE USE (2 MIN.) 1 SPACE PER 5,000 SF RETAIL GFA (2MIN).  
  
BEDROOM= 0.1\*424 = 42 SPACES  
BUILDING #7 FOOD SERVICE= 1,165/2000 = 2 SPACES  
BUILDING #7 RETAIL= 1,330/5000 = 2 SPACES  
BUILDING #10 FOOD SERVICE= 3,336/2000 = 2 SPACES  
TOTAL REQUIRED = 48 SPACES  
  
TOTAL PROVIDED = 34 SPACES\*\*  
  
LONG TERM: 0.5 SPACES PER BEDROOM (2 MIN.) 1 SPACE PER 12,000 SF GFA FOOD SERVICE USE (2 MIN.) 1 SPACE PER 12,000 SF RETAIL GFA (2MIN).  
  
BEDROOM= 0.5\*424 = 212 SPACES  
BUILDING #7 FOOD SERVICE= 1,165/12,000 = 2 SPACES  
BUILDING #7 RETAIL= 1,330/12,000 = 2 SPACES  
BUILDING #10 FOOD SERVICE= 3,366/12,000 = 2 SPACES  
TOTAL REQUIRED = 218 SPACES  
  
PROVIDED = 244 SPACES\*\*\*  
PROVIDED = 6 SPACES\*\*\*\*  
TOTAL PROVIDED = 250 SPACES  
  
\*\*\*ONE LONG-TERM SPACE IS PROVIDED WITHIN EACH UNIT. SEE DETAIL A, SHEET 11.  
\*\*\*\*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 NOTE \_\_\_\_, SHEET 2.  
\*\*SEE IID GENERAL NOTE \_\_\_\_, SHEET 2.
- WASTE STREAM CALCULATION:  
  
PER TSM 8-01.8.0 THIS SITE PRODUCES APPROXIMATELY 2,376.2 TONS OF SOLID WASTE PER YEAR (EQUATING TO 30,464 GALLONS PER WEEK). A MINIMUM OF 150.8 CUBIC-YARDS (TOTAL) OF TRASH WILL BE REQUIRED TO BE REMOVED FROM THE SITE EACH WEEK.  
NOTE: THIS PROJECT WILL BE PROVIDING TRASH COMPACTORS, DECREASING THE TOTAL VOLUME TO APPROXIMATELY 38 CUBIC YARDS.  
  
THIS WILL BE ACCOMPLISHED BY 12 CUBIC-YARDS OF TRASH COLLECTION AND 12 CUBIC-YARDS OF RECYCLABLES COLLECTION BEING PICKED UP SEVEN TIMES PER WEEK.  
  
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. SHORTLY AFTER SERVICE IS COMPLETE, THE BINS WILL BE REQUIRED TO BE ROLLED BACK INTO THE BUILDING. SEE IID GENERAL NOTE \_\_\_\_, SHEET 2.
- THE PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE CRITERIA FOR: UDC SEC. 5.4, MAJOR STREETS AND ROUTES SETBACK ZONE (MS&R); UDC SEC. 5.5, GATEWAY CORRIDOR ZONE (GCZ); AND UDC SEC. 5.12, DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID).
- THAT PRIOR TO THE CITY'S APPROVAL OF ANY CONSTRUCTION PERMIT FOR A PERMANENT BUILDING, THE PROPERTY OWNER SHALL RECORD THE AVIGATION EASEMENT PRIOR TO THE SUBDIVISION PROCESS WHICH DISCLOSES THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF THE TUCSON INTERNATIONAL AIRPORT TO FUTURE OWNERS OR TENANTS OF THE PROPERTY AND FURTHER CONVEYS THE RIGHT TO THE PUBLIC TO LAWFULLY USE THE AIRSPACE ABOVE THE PROPERTY. THE CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE FORM AND INSTRUCTIONS PROVIDED.

# DEVELOPMENT PACKAGE for THE FLIN



PROJECT OVERVIEW PLAN



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

LOCATION MAP  
3" = 1 MILE

**SHEET INDEX**

- COVER SHEET
- NOTES
- PROPERTY PLAN
- SITE PLAN (NORTH)
- SITE PLAN (SOUTH)
- PARKING PLAN
- GRADING + DRAINAGE PLAN (NORTH)
- GRADING + DRAINAGE PLAN (SOUTH)
- UTILITIES + EASEMENTS PLAN (NORTH)
- UTILITIES + EASEMENTS PLAN (SOUTH)
- DETAILS
- STORM WATER POLLUTION PREVENTION PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- IRRIGATION PLAN
- IRRIGATION PLAN
- LANDSCAPE DETAILS
- IRRIGATION DETAILS
- IRRIGATION DETAILS
- SPECIFICATIONS
- SPECIFICATIONS
- SPECIFICATIONS

**ARCHITECT**

EGLIN AND BRESLER ARCHITECTS  
7391 EAST TANQUE VERDE ROAD  
TUCSON, ARIZONA 85715  
ATTN: EVAN EGLIN / TATYANA BRESLER  
PH: (520) 885-4455  
E: info@eglinbresler.com

**LANDSCAPE ARCHITECT**

ARC STUDIOS INC.  
3117 EAST FLOWER STREET  
TUCSON, ARIZONA 85716  
ATTN: ERIC BARRETT  
PH: (520) 882-9655  
E: erb@arcstudiosinc.com

NO.	DATE	REVISION DESCRIPTION	BY

<p><b>OWNER/DEVELOPER</b> HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC 3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 mike@hslproperties.com</p>	<p>CYPRESS PROJECT NO: 15.095 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: rmacias@cyresscivil.com</p>
<p><b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701</p>	<p><b>CYPRESS CIVIL DEVELOPMENT</b> Strength + sustainability</p>

PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G. & S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for THE FLIN cover sheet**

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

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



DP17-0038  
REF: T17SA00196

**GENERAL PAVING + GRADING NOTES**

- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENT AGENCIES.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
- 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.
- 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.
- 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.
- 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.
- PROJECT EARTHWORK (UNADJUSTED)(APPROXIMATE):  

TOTAL CUT	TOTAL FILL	COMPOSITE
35,926 CY	0 CY	17,963 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 CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER PRIOR TO CONSTRUCTION OF ANY MAJOR DISCREPANCIES ON THE PLANS. ALL GRADE ADJUSTMENTS SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO MAKING ANY CHANGES.
- 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 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 520-499-2456.
- 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.
- 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.

**GENERAL PAVING + GRADING NOTES (cont.)**

- 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.
- DEPRESS ALL LANDSCAPE AREAS A MAXIMUM OF 6", EXCEPT IN AREAS WITHIN 10' OF BUILDINGS, FOR STORM WATER HARVESTING. ALL LANDSCAPE AREAS SHOULD BE COMPACTED TO A MINIMUM OF 90%.
- 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.
- CURB RADII ARE MEASURED TO FRONT FACE OF CURB.
- ALL DIMENSIONS FOR PARKING AREA ACCESS LANES AND PARKING SPACES AS SHOWN ON THE PLAN ARE MEASURED AT THE GUTTER LINE.
- ALL CONSTRUCTION AND TEST METHODS SHALL CONFORM TO THE PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, VOLUMES 1 AND 2, 2015 EDITION, EXCEPT AS MODIFIED HEREIN. (MEASUREMENT AND PAYMENT TERMS DO NOT APPLY).
- AGGREGATE BASE COURSE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 303.
- ASPHALTIC CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 406, MIX NO. 2.
- ALL CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 1006, CLASS B, 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, OR CLASS S, 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
- PARKING AREA PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. THE PAINT SHALL BE WHITE UNLESS OTHERWISE INDICATED OR AS REQUIRED BY THE MUTCD.
- 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.
- IF GRADING CONSTRUCTION IS EXPECTED TO LAST LONGER THAN THE EXPIRATION DATE OF THE GRADING PERMIT, CONTACT PSDS TO RENEW/EXTEND THE GRADING PERMIT. IF FINAL GRADING INSPECTION HAS NOT BEEN COMPLETED BEFORE THE GRADING PERMIT EXPIRES, AND THE PERMIT HAS NOT BEEN RENEWED, ADDITIONAL FEES AND REVIEWS MAY BE REQUIRED.
- THE PERMITTEE SHALL NOTIFY PSDS 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.
- ALL WORK SHALL CONFORM TO THE CITY OF TUCSON TECHNICAL STANDARDS MANUAL SEC.2-01.
- CALL FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF EARTHWORK. TO SCHEDULE A PSDS PRE-CONSTRUCTION MEETING, SWPPP INSPECTION OR GENERAL ENGINEERING INSPECTIONS, CALL THE INTERACTIVE VOICE RESPONSE (IVR) SYSTEM AT 791-3111, OR SCHEDULE WITH A CUSTOMER SERVICE REPRESENTATIVE AT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, OR CONTACT PSDS ENGINEERING AT 791-5550 EXTENSION 2101, OR SCHEDULE INSPECTIONS ONLINE AT: <https://www.velocityhall.com/accela/velohall/index.cfm?city=tucson&state=arizona>
- ANY REVISION TO THE GRADING PLAN MAY REQUIRE A RE-SUBMITTAL OF A REVISED GRADING PLAN FOR REVIEW. CONTACT PSDS ENGINEERING AT 791-5550 TO DISCUSS CHANGES IN GRADING DESIGN.
- CONTACT PERMITS AND CODES AT 791-5100 FOR ANY QUESTIONS REGARDING ANY RIGHT-OF-WAY PERMIT REQUIREMENTS.

**EARTHWORK/MATERIALS TESTING + CERTIFICATION**

- A GEOTECHNICAL ENGINEERING INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY PROTEX THE PT EXPERTS LLC. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT, DATED FEBRUARY 9, 2016, PROTEX PROJECT NO. 5103.
- 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.

**SWPPP NOTES**

- SEE THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN AS A PART OF THIS GRADING PERMIT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT.
- ALL REMAINING DISTURBED AREAS NOT OTHERWISE ALREADY TREATED SHALL BE STABILIZED IN A FINAL MANNER IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. A NOTICE OF TERMINATION TO CLOSE OUT THE SWPPP'S NOTICE OF INTENT CANNOT BE FILED WITH ADEQ UNTIL THESE FINAL STABILIZATION MEASURES ARE APPLIED.
- THE CONTRACTOR SHALL REMOVE THE FINE MATERIALS FROM THE BOTTOM OF THE DETENTION/RETENTION BASIN AND SCARIFY THE BASIN BOTTOM ONCE THE CONSTRUCTION ACTIVITIES ARE COMPLETED IN ORDER TO REMOVE ANY FINE MATERIAL BUILD UP CAUSED BY CONSTRUCTION AND TO RESTORE SOIL PERCOLATION. INSTALL BMP'S AT THE BASIN INLET(S) TO PREVENT THE FINES FROM ENTERING THE BASIN.

**SURVEY NOTES**

- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTERLINE OF CHURCH AVENUE (FORMERLY COVENANT AVENUE) AS SHOWN ON THE "PUEBLO CENTER" PLAT AS RECORDED IN BOOK 20, PAGE 83 OF MAPS AND PLATS, RECORDS OF PIMA COUNTY, ARIZONA. THE BEARING OF SAID LINE IS **N 05°29'22" W**.
- THE BASIS OF ELEVATIONS FOR THIS PROJECT IS CITY OF TUCSON BENCHMARK "12" OF FIELD BOOK 1989X, PG. 2, DESCRIBED AS A "BCSM STAMPED LS1144 IN SIDEWALK S/E COR. CHURCH AND BROADWAY". THE ELEVATION OF SAID BENCHMARK IS **2,381.587'**, NAVD 88 DATUM.
- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY: POLARIS LAND SURVEYING, LLC  
3528 NORTH FLOWING BELLS 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.

**LEGEND**

	RIGHT-OF-WAY		EXISTING FIRE HYDRANT
	PROJECT BOUNDARY LINE		EXISTING ELECTRIC MANHOLE
	OTHER PARCEL LINE		EXISTING ELECTRICAL EQUIPMENT
	ROADWAY CENTERLINE		EXISTING TRANSFORMER
	EXISTING EASEMENT		EXISTING COMMUNICATION PEDESTAL
	EXISTING CONTOUR		EXISTING COMMUNICATION MANHOLE
	NEW CONTOUR		EXISTING TELEPHONE PEDESTAL
	SPOT ELEV. (NEW GRADE)		EXISTING LIGHT PULL BOX
	SPOT ELEV. (EXIST. GRADE)		EXISTING UNKNOWN UTILITY
	EXISTING CURB		EXISTING CONDENSING UNIT
	EXISTING PAINT STRIPE		NEW SEWER
	EXISTING CONCRETE		NEW WATER
	EXISTING FENCE		NEW FIRE SERVICE
	NEW CURB		NEW SIGN
	NEW PAINT STRIPE		NEW STORM DRAIN PIPE
	NEW CONCRETE		NEW SEWER CLEANOUT
	NEW ELEVATED CONCRETE SLAB		NEW SEWER MANHOLE
	NEW 5" CONCRETE SLAB		NEW WATER METER
	NEW CONCRETE FINISH		NEW BACKFLOW PREVENTER
	NEW FENCE		NEW IRRIGATION BOX
	NEW RAILING		NEW FIRE HYDRANT
	NEW WALL		SURVEY MONUMENTATION AS NOTED
	NEW ASPHALT		PARKING SPACE COUNT
	EXISTING PARKING METER		ZONING DIVISION
	EXISTING SIGN		RIGHT-OF-WAY
	EXISTING STREET/TRAFFIC LIGHT		RECORDED DISTANCE
	EXISTING FLOOR DRAIN		RADIUS
	EXISTING STORM DRAIN MANHOLE		CONCRETE
	EXISTING SEWER		LOW POINT
	EXISTING WATER		HIGH POINT
	EXISTING UNDERGROUND ELECTRIC		GRATE
	EXISTING GAS LINE		FINISHED FLOOR ELEVATION
	EXISTING SEWER MANHOLE		TOP OF BRIDGE ELEVATION
	EXISTING SEWER CLEANOUT		RECYCLE BIN LOCATION
	EXISTING WATER METER		TRASH BIN LOCATION
	EXISTING BACKFLOW PREVENTER		HISTORIC ECKBO CENTER LIMITS
	EXISTING WATER VALVE		
	EXISTING FIRE CONNECTION		

**INFILL INCENTIVE DISTRICT GENERAL NOTES CASE # T17SA00196**

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**CITY OF TUCSON DEVELOPMENT PACKAGE PSDS 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

CYPRESS PROJECT NO: 15.095

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

**OWNER/DEVELOPER**  
HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC  
3901 EAST BROADWAY BOULEVARD  
TUCSON, ARIZONA 85711  
ATTN: MR. MIKE CENSKY  
PH: (520) 322-6994 mike@hslproperties.com

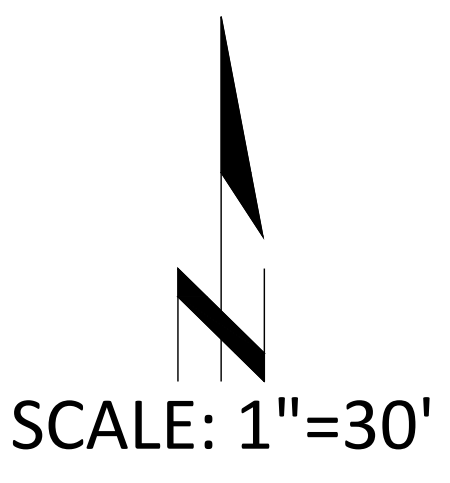
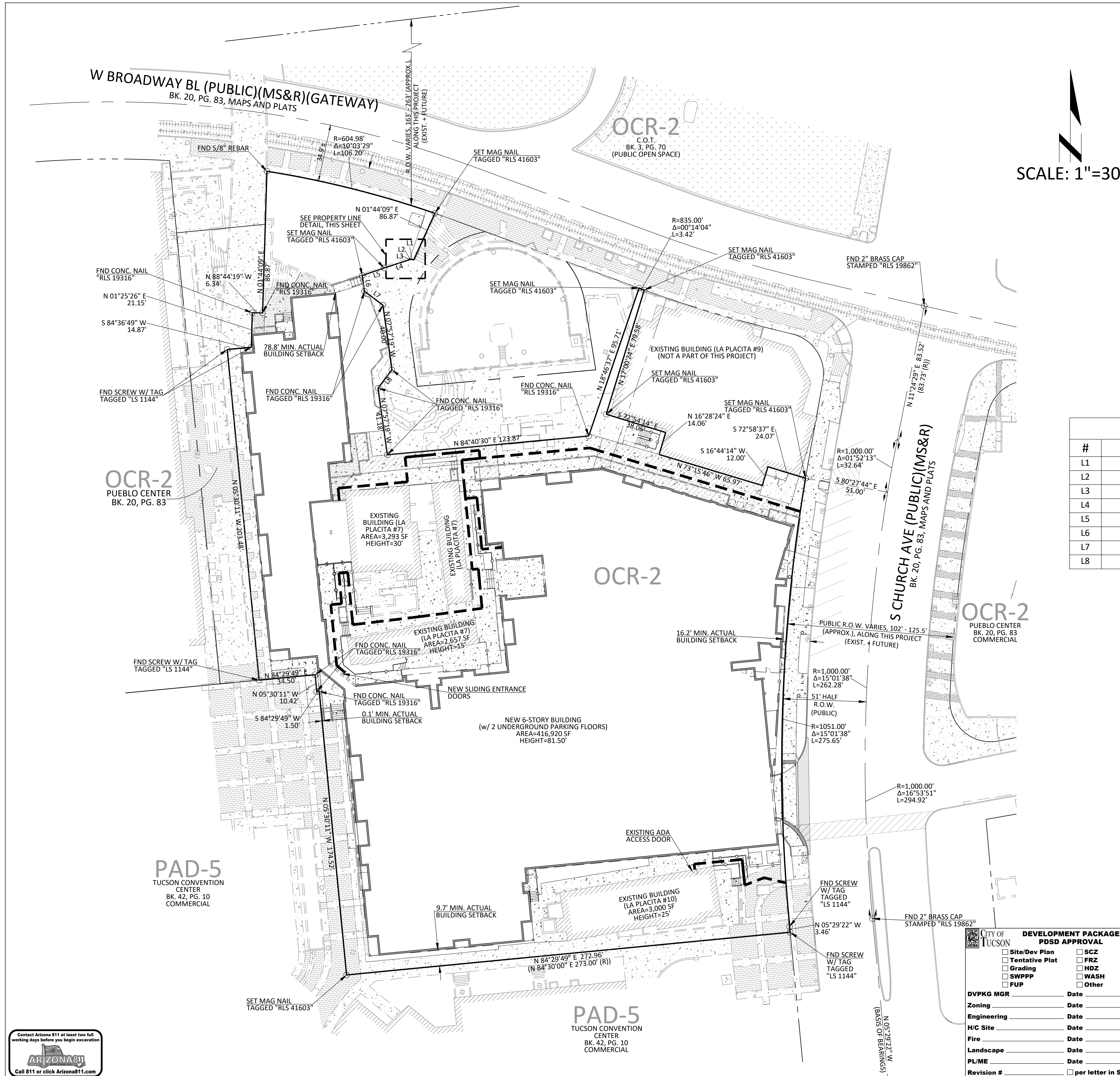
**SITE ADDRESS**  
110 SOUTH CHURCH AVENUE  
TUCSON, ARIZONA 85701

PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

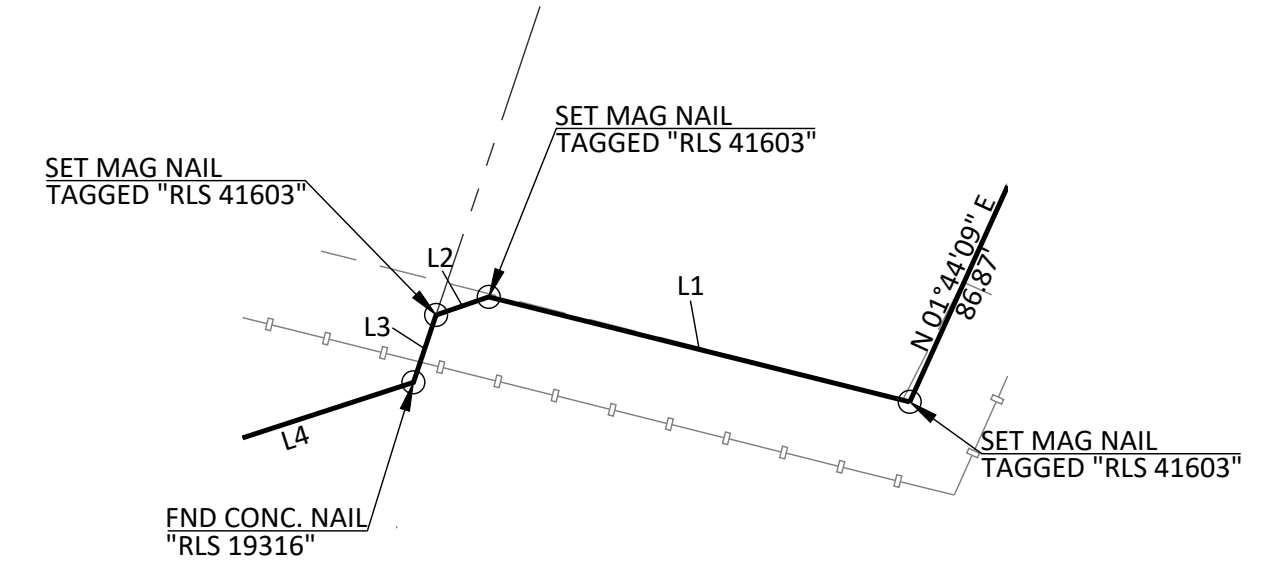
**DEVELOPMENT PACKAGE for THE FLIN notes**



DP17-0038 REF: T17SA00196



LINE TABLE		
#	BEARING	DISTANCE
L1	S 76°00'16" E	2.26'
L2	N 70°58'29" E	0.29'
L3	N 18°37'38" E	0.37'
L4	N 72°00'07" E	16.33'
L5	N 70°58'29" E	14.19'
L6	S 07°57'19" E	10.01'
L7	S 52°57'19" E	14.14'
L8	N 37°02'41" E	14.14'

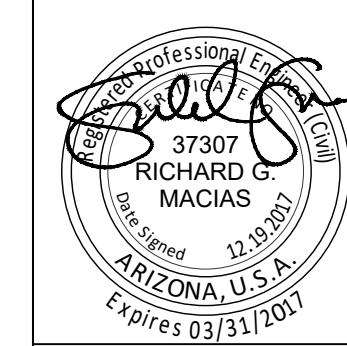


PROPERTY LINE DETAIL  
SCALE: 1"=1'



- 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 \_\_\_\_\_  
 PL/ME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC 3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 mike@hslproperties.com
				<b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701



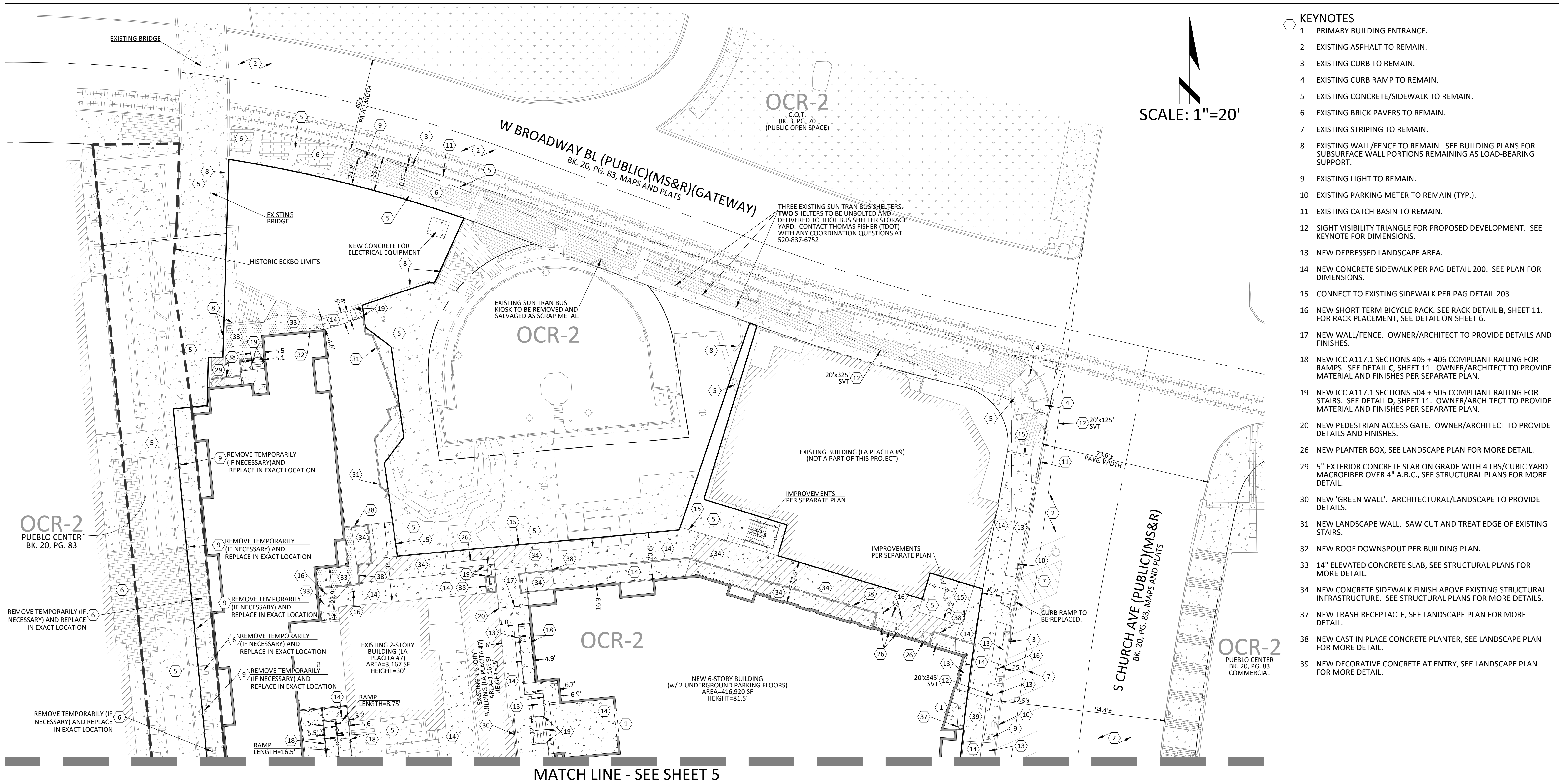
PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for THE FLIN property plan**



DP17-0038  
REF: T17SA00196

3 OF 23



- 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 STRIPING TO REMAIN.
  - 8 EXISTING WALL/FENCE TO REMAIN. SEE BUILDING PLANS FOR SUBSURFACE WALL PORTIONS REMAINING AS LOAD-BEARING SUPPORT.
  - 9 EXISTING LIGHT TO REMAIN.
  - 10 EXISTING PARKING METER TO REMAIN (TYP.).
  - 11 EXISTING CATCH BASIN TO REMAIN.
  - 12 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
  - 13 NEW DEPRESSED LANDSCAPE AREA.
  - 14 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS.
  - 15 CONNECT TO EXISTING SIDEWALK PER PAG DETAIL 203.
  - 16 NEW SHORT TERM BICYCLE RACK. SEE RACK DETAIL B, SHEET 11. FOR RACK PLACEMENT, SEE DETAIL ON SHEET 6.
  - 17 NEW WALL/FENCE. OWNER/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
  - 18 NEW ICC A117.1 SECTIONS 405 + 406 COMPLIANT RAILING FOR RAMPS. SEE DETAIL C, SHEET 11. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.
  - 19 NEW ICC A117.1 SECTIONS 504 + 505 COMPLIANT RAILING FOR STAIRS. SEE DETAIL D, SHEET 11. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.
  - 20 NEW PEDESTRIAN ACCESS GATE. OWNER/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
  - 26 NEW PLANTER BOX, SEE LANDSCAPE PLAN FOR MORE DETAIL.
  - 29 5" EXTERIOR CONCRETE SLAB ON GRADE WITH 4 LBS/CUBIC YARD MACROFIBER OVER 4" A.B.C., SEE STRUCTURAL PLANS FOR MORE DETAIL.
  - 30 NEW 'GREEN WALL'. ARCHITECTURAL/LANDSCAPE TO PROVIDE DETAILS.
  - 31 NEW LANDSCAPE WALL. SAW CUT AND TREAT EDGE OF EXISTING STAIRS.
  - 32 NEW ROOF DOWNSPOUT PER BUILDING PLAN.
  - 33 14" ELEVATED CONCRETE SLAB, SEE STRUCTURAL PLANS FOR MORE DETAIL.
  - 34 NEW CONCRETE SIDEWALK FINISH ABOVE EXISTING STRUCTURAL INFRASTRUCTURE. SEE STRUCTURAL PLANS FOR MORE DETAILS.
  - 37 NEW TRASH RECEPTACLE, SEE LANDSCAPE PLAN FOR MORE DETAIL.
  - 38 NEW CAST IN PLACE CONCRETE PLANTER, SEE LANDSCAPE PLAN FOR MORE DETAIL.
  - 39 NEW DECORATIVE CONCRETE AT ENTRY, SEE LANDSCAPE PLAN FOR MORE DETAIL.

MATCH LINE - SEE SHEET 5



**CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL**

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

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

NO.	DATE	REVISION DESCRIPTION	BY

OWNER/DEVELOPER  
 HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC  
 3901 EAST BROADWAY BOULEVARD  
 TUCSON, ARIZONA 85711  
 ATTN: MR. MIKE CENSKY  
 PH: (520) 322-6994 mike@hslproperties.com

CYPRESS PROJECT NO: 15.095  
 2030 east speedway boulevard suite #110  
 tucson, arizona 85719  
 ph: 520.499.2456  
 e: rmacias@cyresscivil.com

**CYPRESS CIVIL DEVELOPMENT**  
 strength + sustainability

PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for THE FLIN site plan (north)**

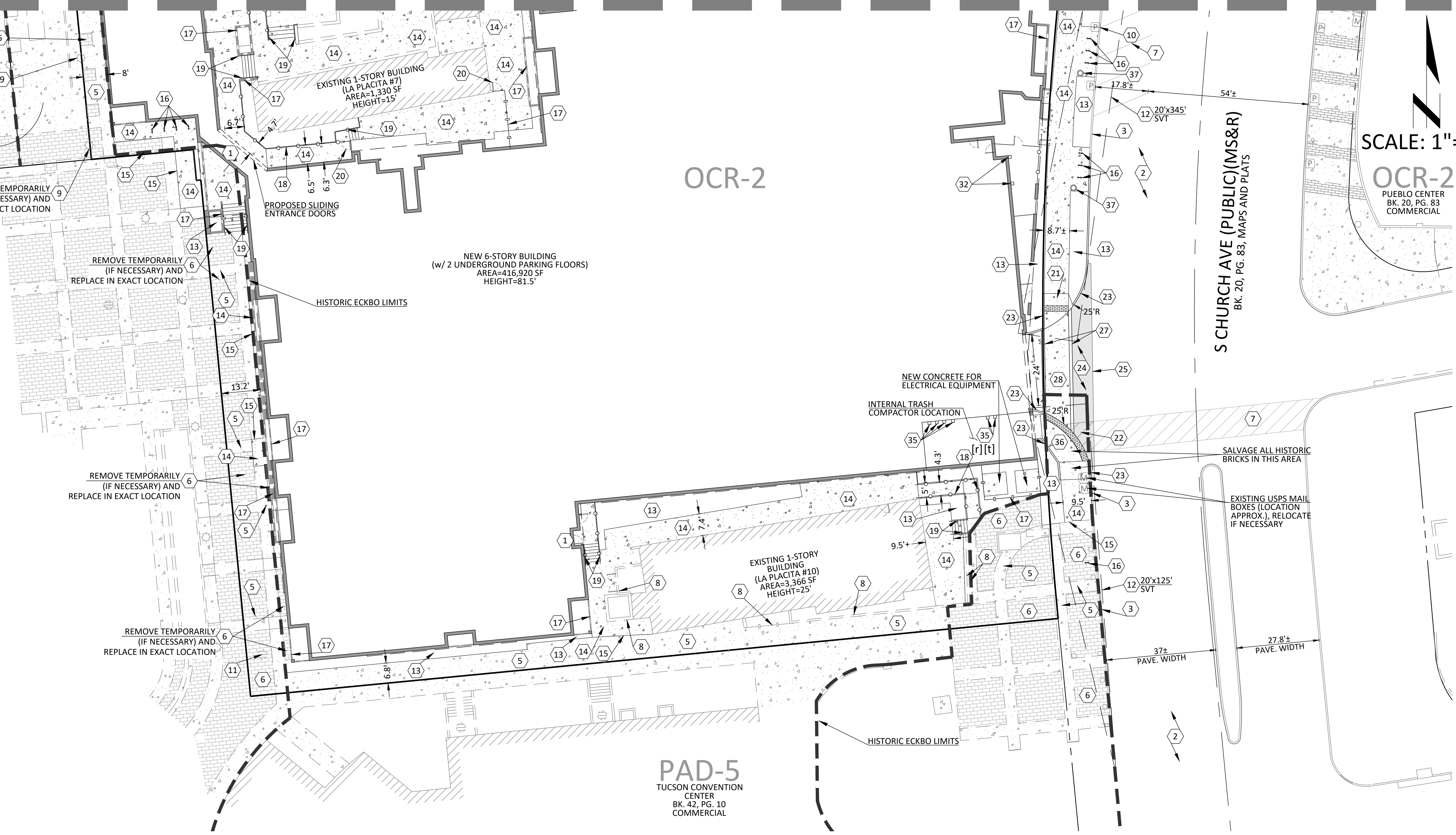
DP17-0038  
 REF: T17SA00196  
 4 OF 23

MATCH LINE - SEE SHEET 4

REMOVE TEMPORARILY (IF NECESSARY) AND REPLACE IN EXACT LOCATION

**OCR-2**  
PUEBLO CENTER  
BK. 20, PG. 83

**PAD-5**  
TUCSON CONVENTION CENTER  
BK. 42, PG. 10  
COMMERCIAL



OCR-2

**PAD-5**  
TUCSON CONVENTION CENTER  
BK. 42, PG. 10  
COMMERCIAL

SCALE: 1"=20'

**OCR-2**  
PUEBLO CENTER  
BK. 20, PG. 83  
COMMERCIAL

- KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE.
  - 2 EXISTING ASPHALT TO REMAIN.
  - 3 EXISTING CURB TO REMAIN.
  - 5 EXISTING CONCRETE/SIDEWALK TO REMAIN.
  - 6 EXISTING BRICK PAVERS TO REMAIN.
  - 7 EXISTING STRIPING TO REMAIN.
  - 8 EXISTING WALL/FENCE TO REMAIN. SEE BUILDING PLANS FOR SUBSURFACE WALL PORTIONS REMAINING AS LOAD-BEARING SUPPORT.
  - 9 EXISTING LIGHT TO REMAIN.
  - 10 EXISTING PARKING METER TO REMAIN (TYP.).
  - 11 EXISTING CATCH BASIN TO REMAIN.
  - 12 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
  - 13 NEW DEPRESSED LANDSCAPE AREA.
  - 14 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS.
  - 15 CONNECT TO EXISTING SIDEWALK PER PAG DETAIL 203.
  - 16 NEW SHORT TERM BICYCLE RACK. SEE RACK DETAIL B, SHEET 11. FOR RACK PLACEMENT, SEE DETAIL ON SHEET 6.
  - 17 NEW WALL/FENCE. OWNER/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
  - 18 NEW ICC A117.1 SECTIONS 405 + 406 COMPLIANT RAILING FOR RAMPS. SEE DETAIL C, SHEET 11. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.
  - 19 NEW ICC A117.1 SECTIONS 504 + 505 COMPLIANT RAILING FOR STAIRS. SEE DETAIL D, SHEET 11. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.
  - 20 NEW PEDESTRIAN ACCESS GATE. OWNER/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
  - 21 NEW CONCRETE CURB ACCESS RAMP WITH 2' WIDE DETECTABLE WARNING STRIP PER PAG DETAIL 207.
  - 22 NEW STRIPED CROSS-WALK (4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.)). EXTEND EXISTING CROSS-WALK WHERE NECESSARY.
  - 23 NEW 6" VERTICAL CURB (TYPE 2) PER PAG DETAIL 209. SEE DETAIL E, SHEET 11. CONNECT TO EXISTING CURB PER PAG DETAIL 211, WHERE APPLICABLE.
  - 24 NEW 3" AC PAVEMENT OVER 6" ABC. COMPACT ABC TO 100%. SEE DETAIL F, SHEET 11.
  - 25 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
  - 27 NEW CONCRETE HEADER PER PAG DETAIL 213.
  - 28 NEW DECORATIVE CONCRETE SIDEWALK PER PAG DETAIL 202. SEE PLAN FOR DIMENSIONS.
  - 32 NEW ROOF DOWNSPOUT PER BUILDING PLAN.
  - 35 NEW LONG TERM BIKE PARKING, FULLY ENCLOSED (SOLID FENCE, SECURED GATE, ROOF ETC.) TO COMPLY WITH U.D.C. 7.4.9.D.1-5, SEE DETAIL A, SHEET 11.
  - 36 NEW MODIFIED CONCRETE CURB ACCESS RAMP WITH 2' WIDE DETECTABLE WARNING STRIP PER PAG DETAIL 207, MODIFIED AS SHOWN.
  - 37 NEW TRASH RECEPTACLE, SEE LANDSCAPE PLAN FOR MORE DETAIL.



<b>CITY OF TUCSON</b>	<b>DEVELOPMENT PACKAGE PDS APPROVAL</b>
<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

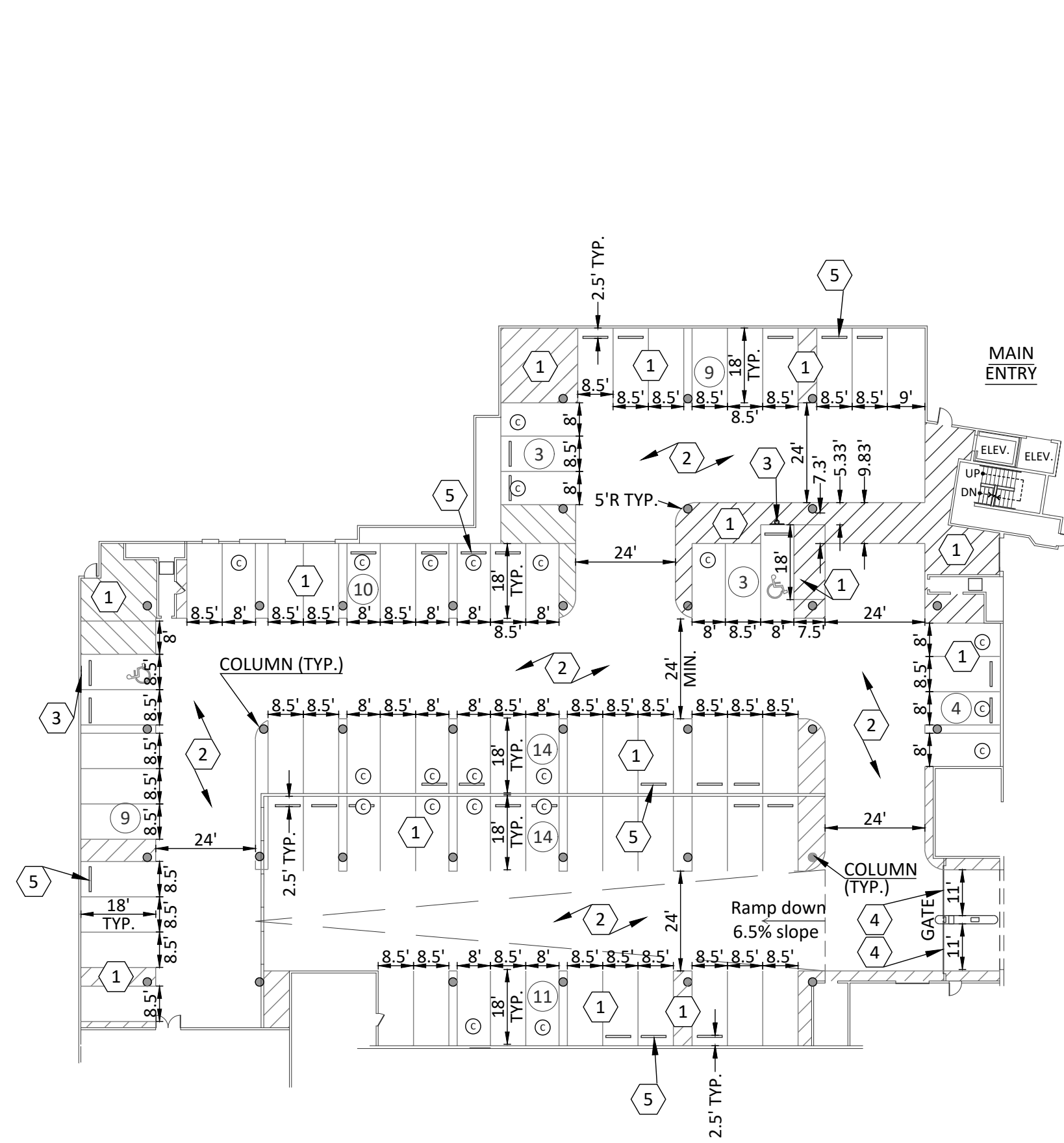
	<p>CYPRESS PROJECT NO: 15.095</p> <p>2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: (520) 322-6994 e: rmacias@cyresscivil.com</p>	<p><b>OWNER/DEVELOPER</b> HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC 3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 mike@hslproperties.com</p> <p><b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701</p>
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PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

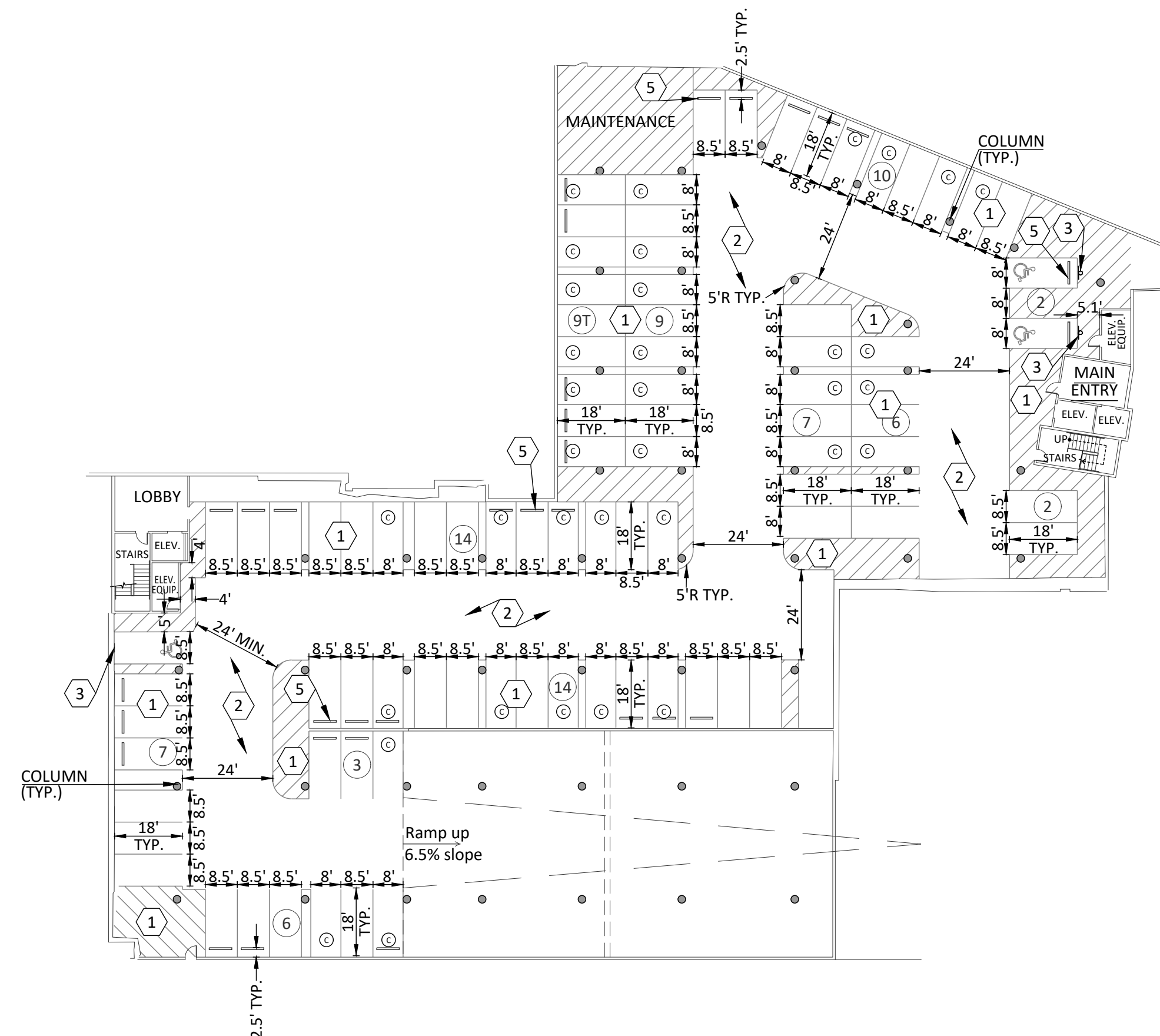
**DEVELOPMENT PACKAGE for THE FLIN site plan (south)**

DP17-0038  
REF: T17SA00196

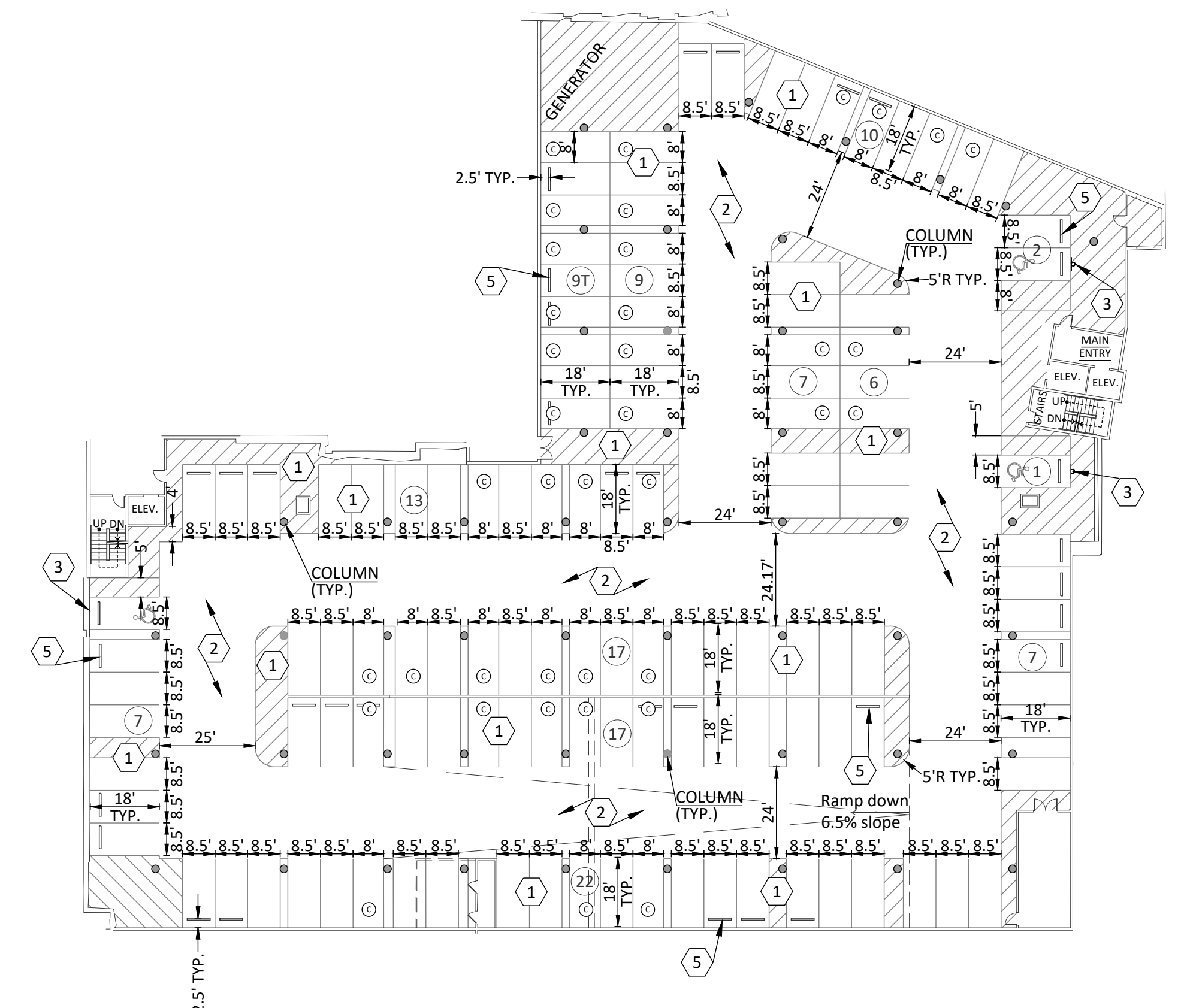
5 OF 23



**PARKING PLAN - GROUND FLOOR**  
SCALE: 1"=30'

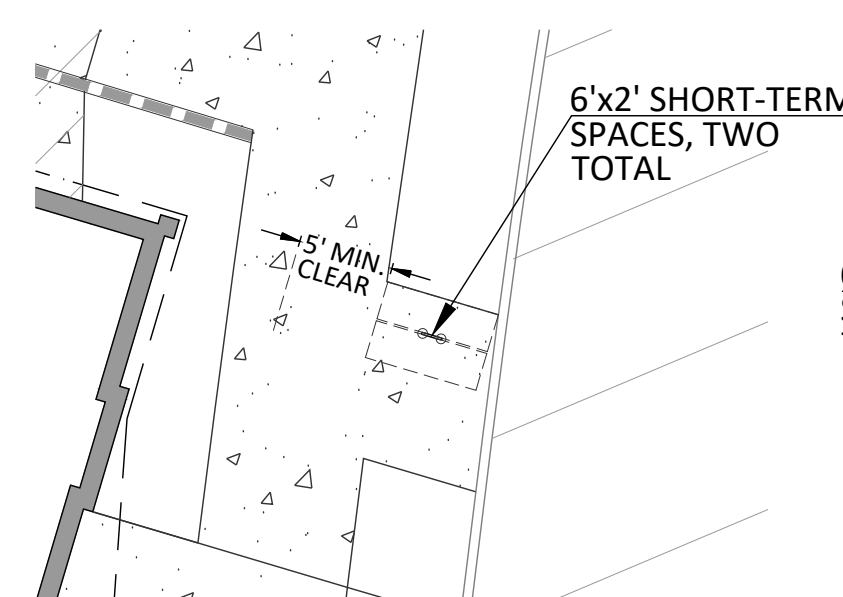


**PARKING PLAN - P1 UNDERGROUND**  
SCALE: 1"=30'

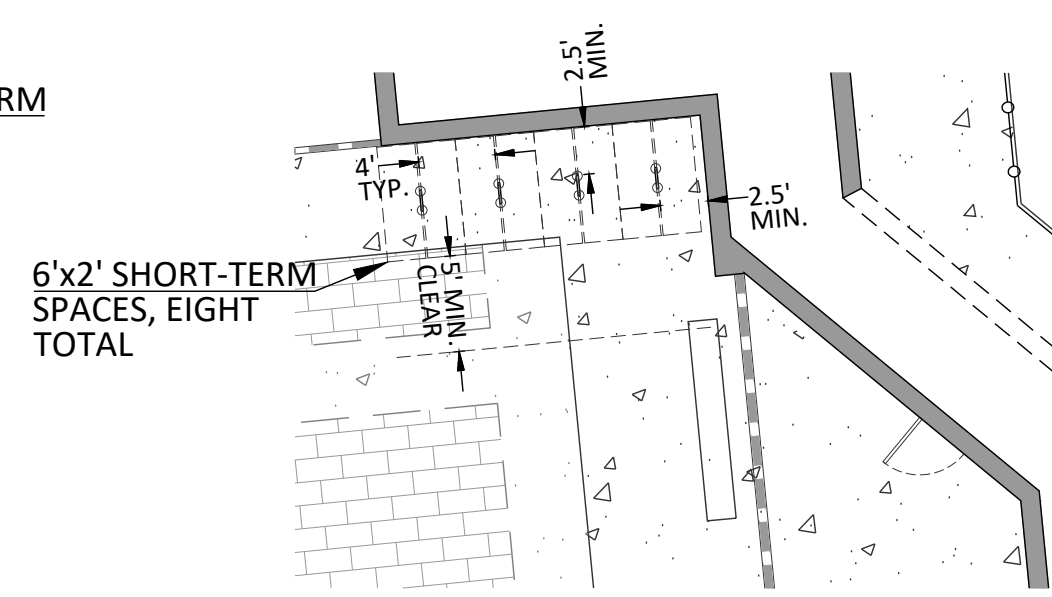


**PARKING PLAN - P2 UNDERGROUND**  
SCALE: 1"=30'

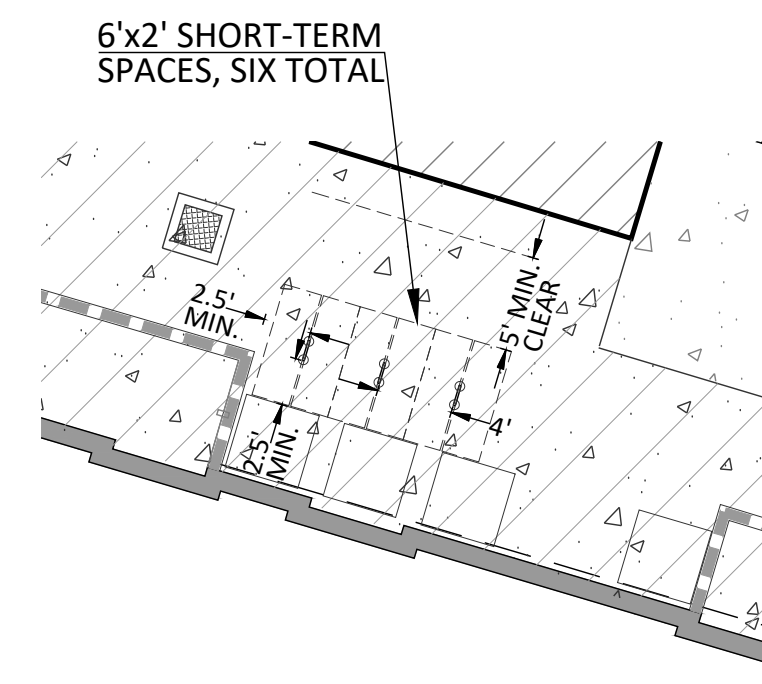
NOTE: BICYCLE PARKING AREAS TO BE ILLUMINATED BY ADJACENT BUILDING, PARKING AREA, OR STREET LIGHTING



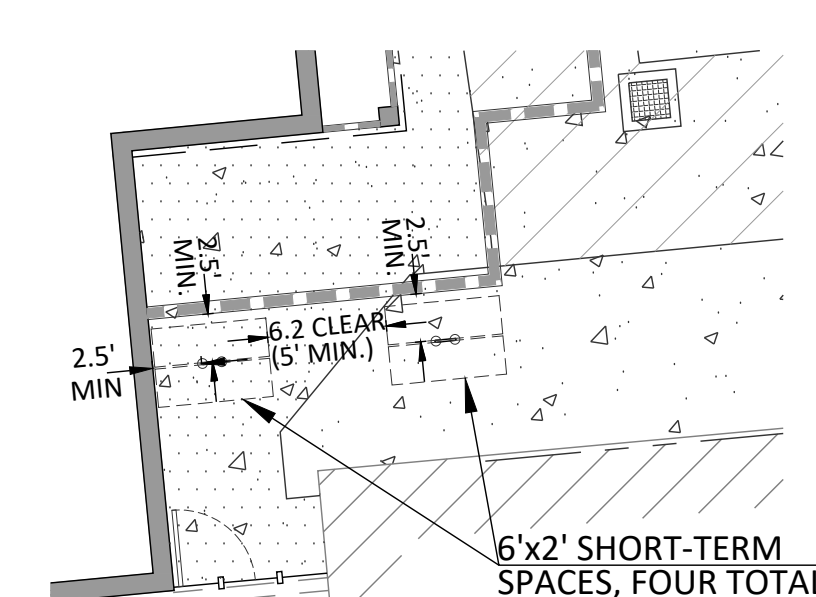
CHURCH AVE. R.O.W.



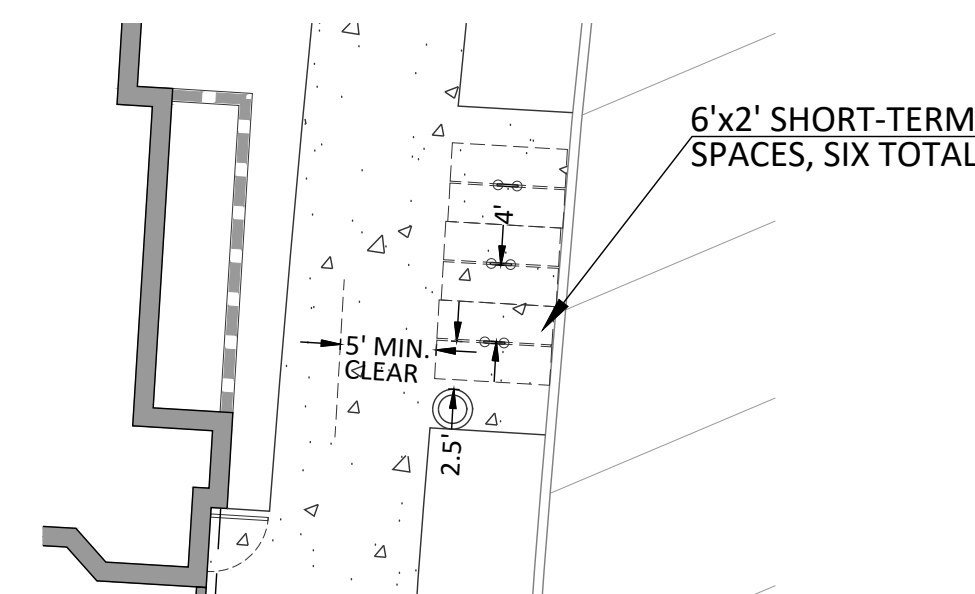
WEST ENTRANCE



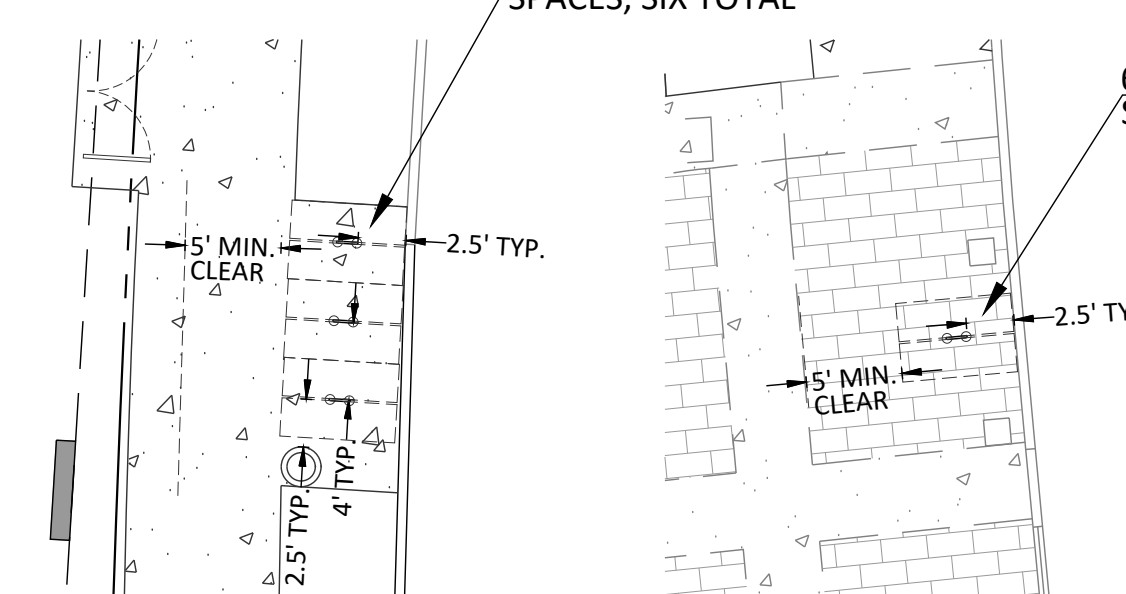
NORTH ENTRANCE



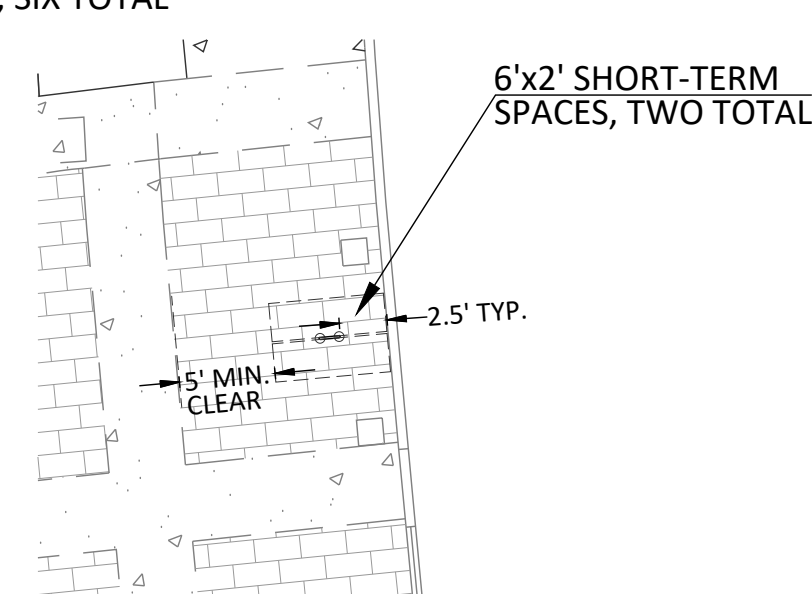
NORTH ENTRANCE



CHURCH AVE. R.O.W.



CHURCH AVE. R.O.W.



CHURCH AVE. R.O.W.

**BIKE RACK PLACEMENT DETAIL**  
SCALE: 1"=30'

**LEGEND - PARKING PLAN**

- 14 PARKING SPACE COUNT
- 9T PARKING SPACE COUNT, TANDEM
- ⊙ COMPACT SPACE

**PARKING SPACE BREAKDOWN**

REGULAR SPACES	= 106
COMPACT SPACES	= 168
TANDEM SPACES	= 20
<b>TOTAL PROVIDED</b>	<b>= 294</b>

**KEYNOTES**

- 1 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
- 2 NEW PAVEMENT. SEE STRUCTURAL/ARCHITECTURAL.
- 3 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL G, SHEET 11.
- 4 NEW VEHICULAR ACCESS GATE. OWNER/ARCHITECT TO PROVIDE DETAILS.
- 5 NEW 6' WHEEL STOP (TYP.). SEE DETAIL H, SHEET 11.



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

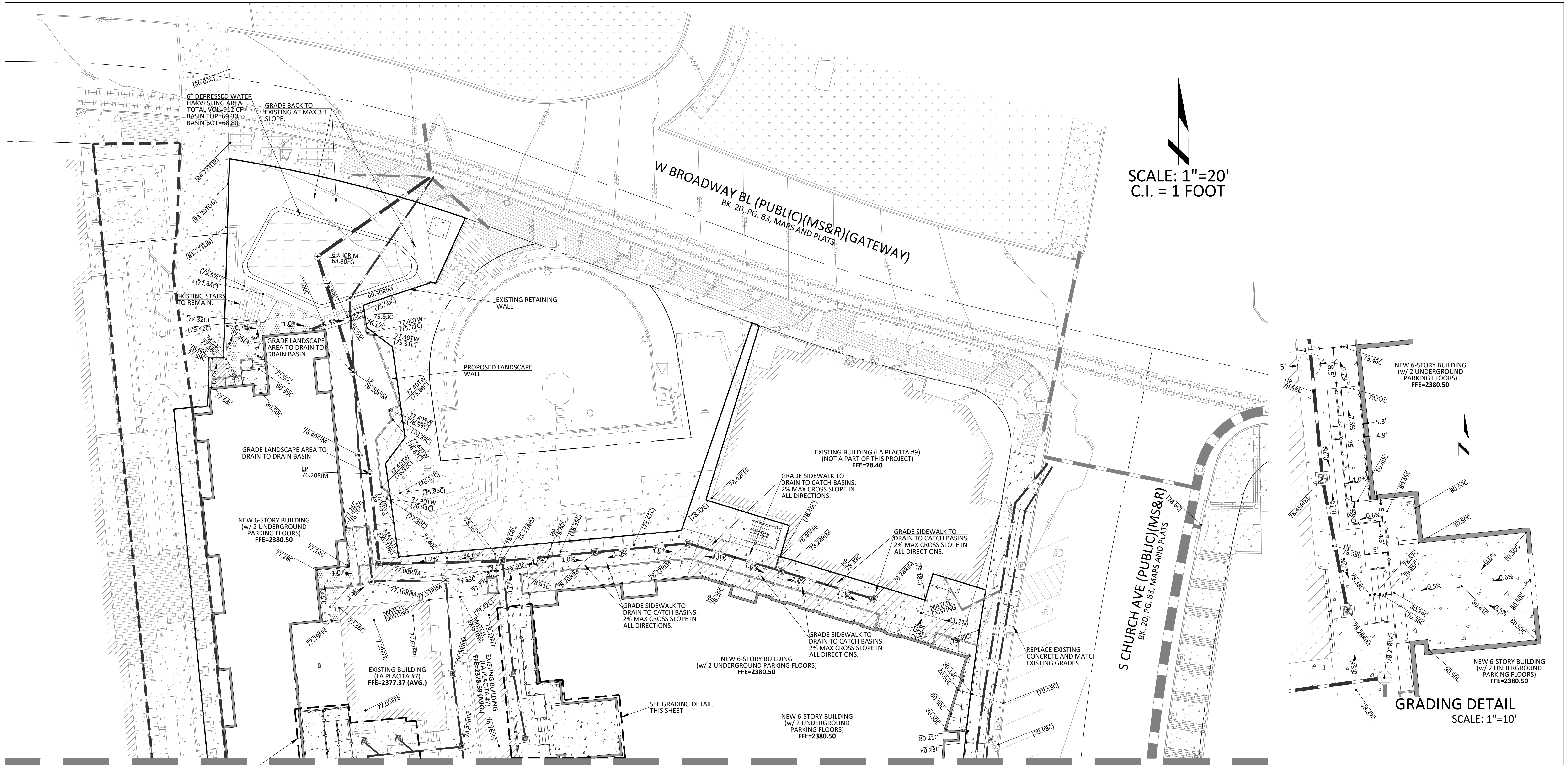
NO.	DATE	REVISION DESCRIPTION	BY	<b>OWNER/DEVELOPER</b> HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC 3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 mike@hslproperties.com
				<b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701
				<b>CYPRESS CIVIL DEVELOPMENT</b> Strength + sustainability 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: rmacias@cyresscivil.com
CYPRESS PROJECT NO: 15.095				<b>DEVELOPMENT PACKAGE for THE FLIN parking plan</b>

PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

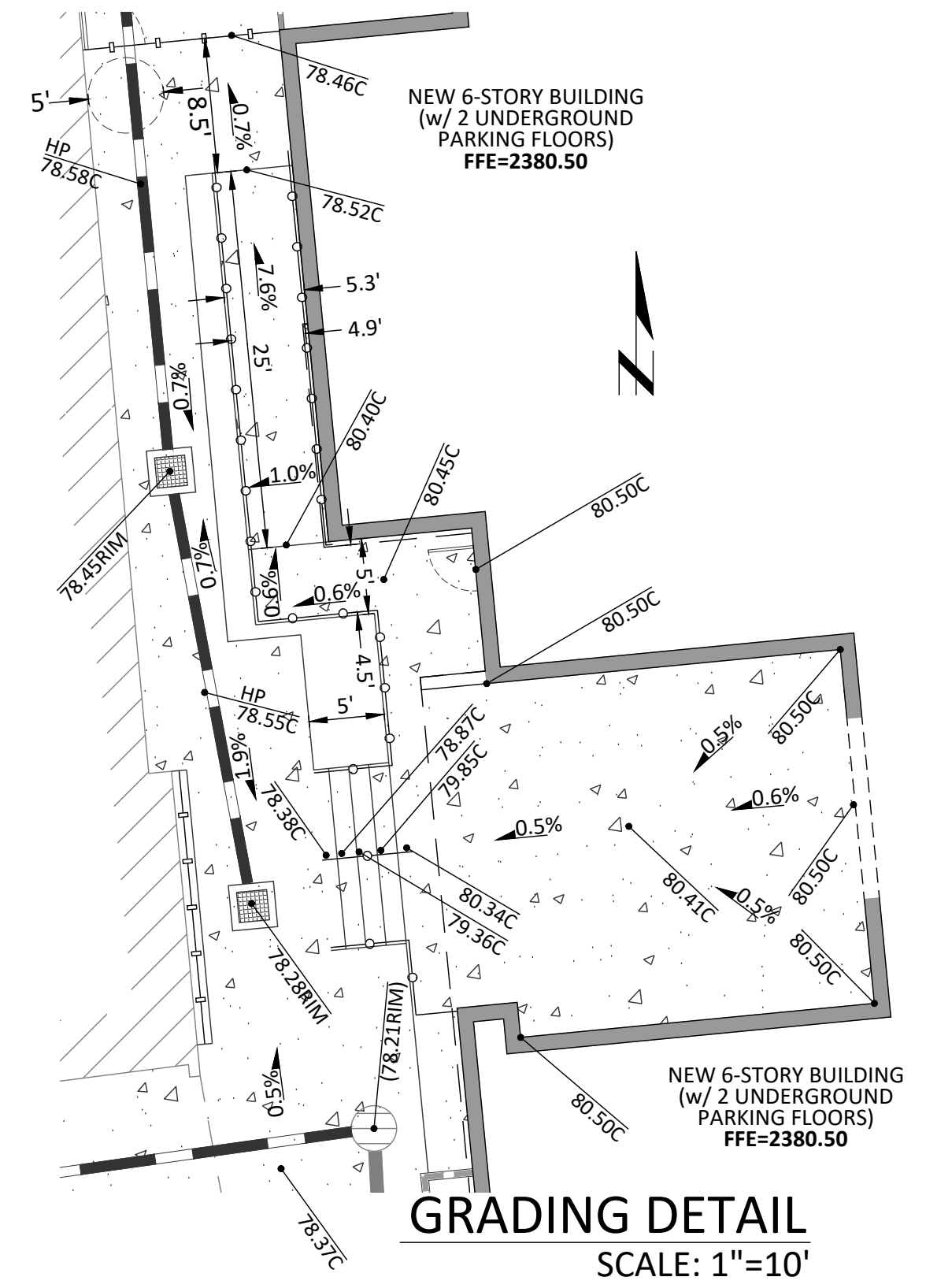
DP17-0038  
REF: T17SA00196

6 OF 23





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



MATCH LINE - SEE SHEET 8

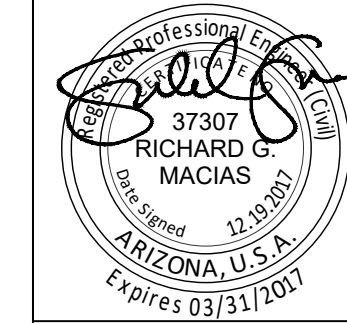
SEE GRADING DETAIL @ SHEET 8.

SEE GRADING DETAIL THIS SHEET

NO.	DATE	REVISION DESCRIPTION	BY

<b>CITY OF TUCSON</b> <input type="checkbox"/> Site/Dev Plan <input type="checkbox"/> Tentative Plat <input type="checkbox"/> Grading <input type="checkbox"/> SWPPP <input type="checkbox"/> FUP <b>DVPKG MGR</b> _____ Date _____ <b>Zoning</b> _____ Date _____ <b>Engineering</b> _____ Date _____ <b>H/C Site</b> _____ Date _____ <b>Fire</b> _____ Date _____ <b>Landscape</b> _____ Date _____ <b>PL/ME</b> _____ Date _____ <b>Revision #</b> _____ <input type="checkbox"/> per letter in SIRE	<b>DEVELOPMENT PACKAGE</b> <b>PDSD APPROVAL</b> <input type="checkbox"/> SCZ <input type="checkbox"/> FRZ <input type="checkbox"/> HDZ <input type="checkbox"/> WASH <input type="checkbox"/> Other _____ <b>Date</b> _____	CYPRESS PROJECT NO: 15.095 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: rmacias@cyresscivil.com	<b>OWNER/DEVELOPER</b> HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC 3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 mike@hslproperties.com <b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701
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PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

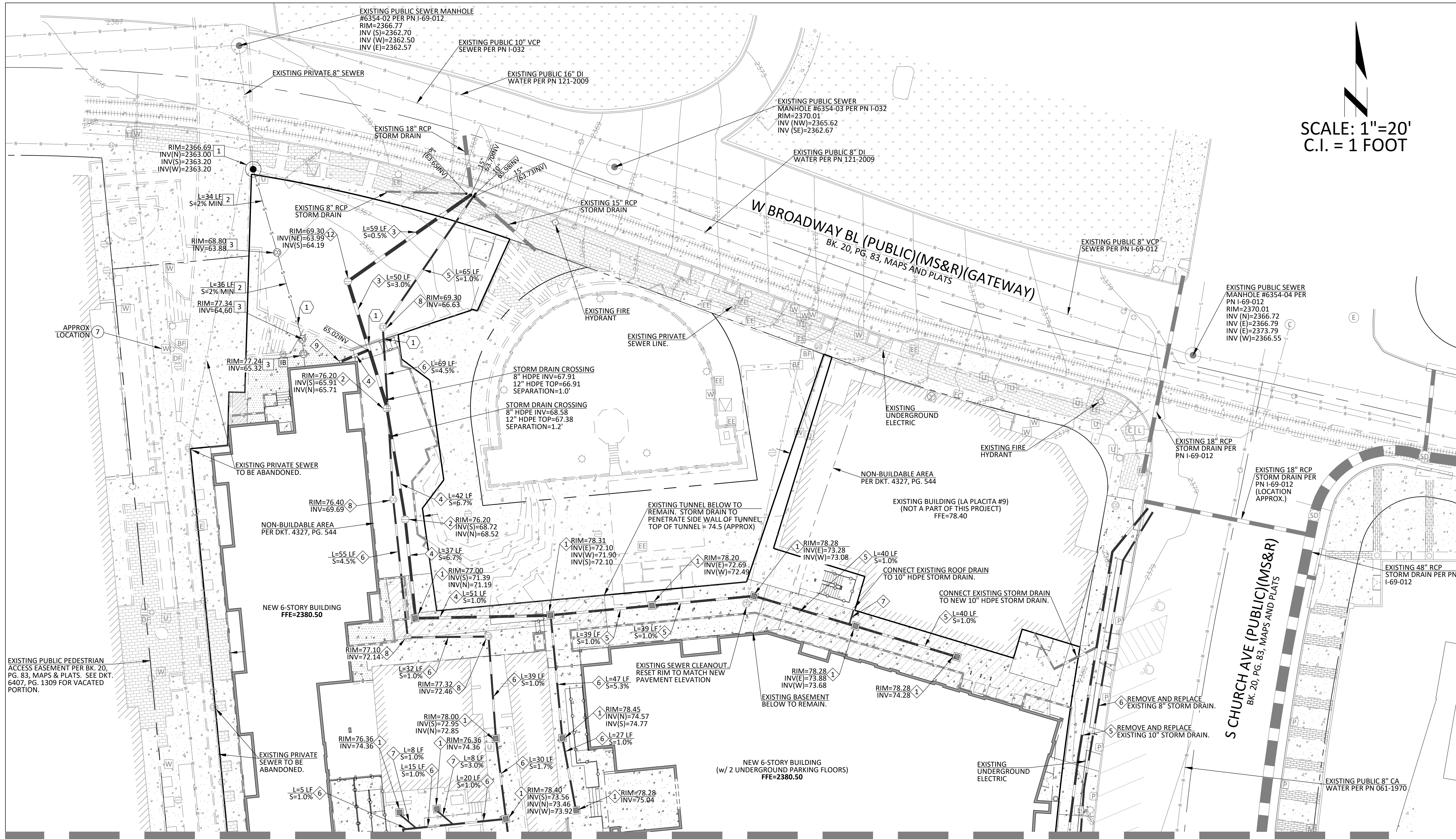
**DEVELOPMENT PACKAGE for THE FLIN**  
grading + drainage plan (north)



DP17-0038  
REF: T17SA00196

7 OF 23





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

**WATER KEYNOTES**

- 7 CONTRACTOR TO COORDINATE REMOVAL OF WATER METERS WITH TUCSON WATER AND CONFIRM LOCATIONS. PER TUCSON WATER THE METERS NEED TO BE IN PLACE WHEN UPGRADING TO 4" WATER METER IN ORDER TO RECEIVE METER CREDIT. DO NOT REMOVE WATER METER UNTIL COORDINATION WITH OWNER AND TUCSON WATER TAKES PLACE. METER #'S TO BE REMOVED: #15541033

**SEWER KEYNOTES**

- 1 NEW PRIVATE SEWER MANHOLE. SEE KEYNOTE FOR RIM AND INVERT(S).
- 2 NEW PRIVATE 8" PVC SEWER LINE. SEE KEYNOTE FOR LENGTH AND SLOPE.
- 3 NEW PRIVATE SEWER CLEANOUT. SEE KEYNOTE FOR RIM AND INVERT.

**STORM DRAIN KEYNOTES**

- 1 NEW 2' SQUARE PRECAST CONCRETE CATCH BASIN WITH ADA GRATE. SEE KEYNOTE FOR RIM AND INVERT.
- 2 NEW NYLOPLAST 12" DRAIN BASIN WITH 12" DROP IN GRATE, OR APPROVED EQUAL.
- 3 NEW 15" HDPE STORM DRAIN PIPE. SEE KEYNOTE FOR LENGTH AND SLOPE.
- 4 NEW 12" HDPE STORM DRAIN PIPE. SEE KEYNOTE FOR LENGTH AND SLOPE.
- 5 NEW 10" HDPE STORM DRAIN PIPE. SEE KEYNOTE FOR LENGTH AND SLOPE.
- 6 NEW 8" HDPE STORM DRAIN PIPE. SEE KEYNOTE FOR LENGTH AND SLOPE.
- 7 NEW 6" HDPE STORM DRAIN PIPE. SEE KEYNOTE FOR LENGTH AND SLOPE.
- 8 NEW PRIVATE STORM DRAIN CLEANOUT. SEE KEYNOTE FOR RIM AND INVERT.
- 9 CONNECT NEW 12" ROOF DRAIN TO 15" HDPE STORM DRAIN.
- 12 NEW NYLOPLAST 15" DRAIN BASIN WITH 15" DROP IN GRATE, OR APPROVED EQUAL.

**STRUCTURAL NOTES**

- A. VERTICAL REINFORCING BE LOCATED IN THE WALL AND ANY CORE DRILLED HOLES SHALL NOT CUT THROUGH VERTICAL REINFORCING. IF THE HOLE SIZE IS SUCH THAT CUTTING THROUGH VERTICAL REINFORCING IS UNAVOIDABLE, CONTACT THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT TO COORDINATE A STRENGTHENING DETAIL. FOR BIDDING PURPOSES, IT IS ANTICIPATED THAT HOLES UP TO 12" DIAMETER SHOULD BE ABLE TO AVOID EXISTING VERTICAL REINFORCING. HOLES GREATER THAN 12" DIAMETER WILL MOST LIKELY INTERFERE AND WALL STRENGTHENING WILL BE REQUIRED.
- B. CORE DRILLED HOLES SHALL BE SLEEVED SUCH THAT PIPES PASSING THROUGH THEM HAVE AT LEAST A 1" ANNULAR GAP ON ALL SIDES, TO ALLOW FOR MOVEMENT. FILL GAP WITH COMPRESSIBLE AND WATERPROOFING MATERIAL.

MATCH LINE - SEE SHEET 10

**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 UTILITY NOTES**

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

**PRIVATE FIRE SUPPRESSION NOTES**

- 1. INSTALLATION OF FIRE SERVICE UNDERGROUND SHALL CONFORM TO NFPA 13.
- 2. MINIMUM DEPTH OF BURY TO BE 36".
- 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.
- 6. TRACER WIRE OR APPROVED EQUIVALENT SHALL BE INSTALLED WITH ALL UNDERGROUND PIPING.



<b>CITY OF TUCSON</b>	<b>DEVELOPMENT PACKAGE PSDS APPROVAL</b>
<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

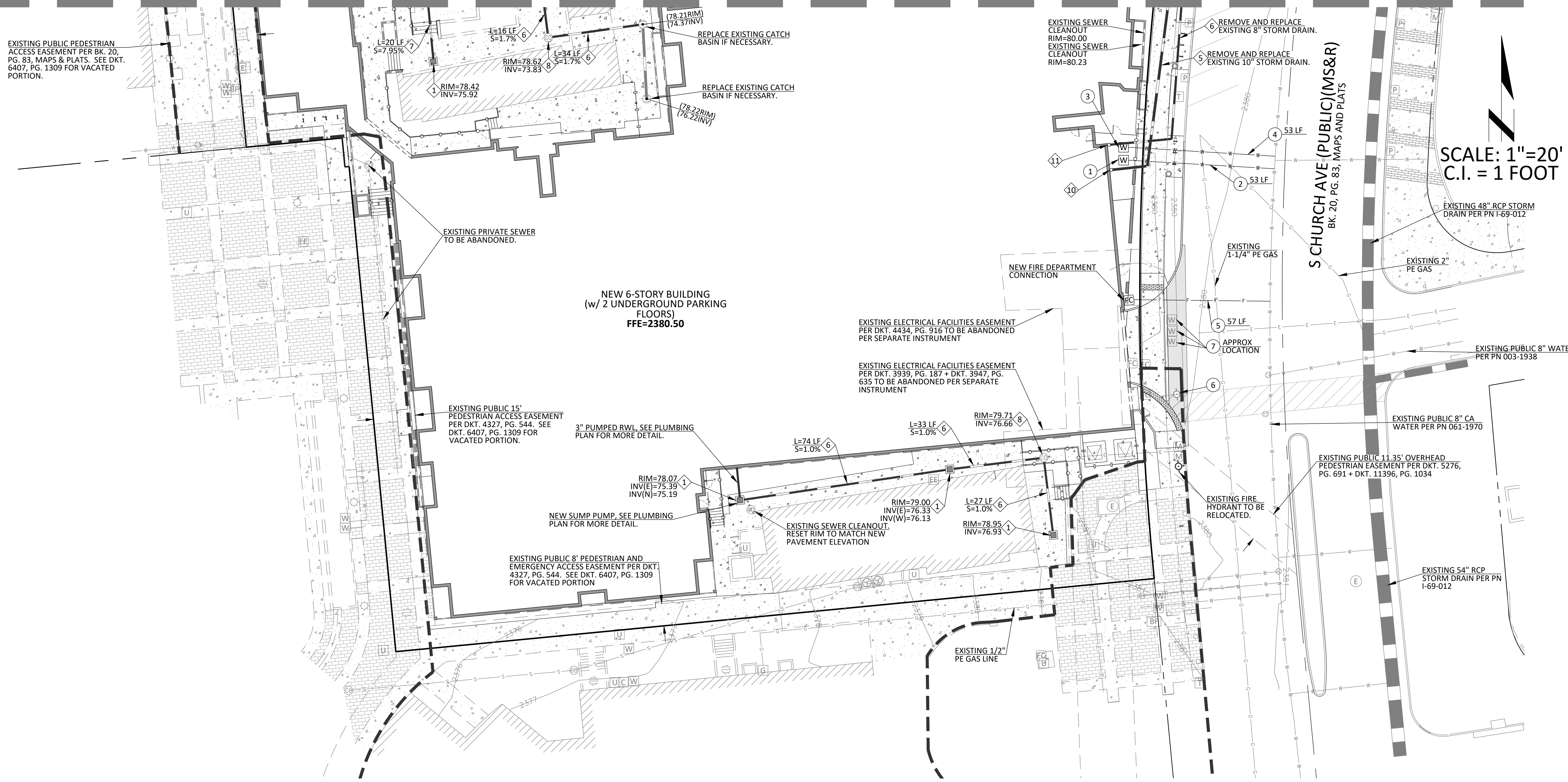
NO.	DATE	REVISION DESCRIPTION	BY	<b>OWNER/DEVELOPER</b> HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC 3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 mike@hslproperties.com
CYPRESS PROJECT NO: 15.095				<b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701
				<b>CYPRESS CIVIL DEVELOPMENT</b> Strength + sustainability 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: rmacias@cypresscivil.com

PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for THE FLIN**  
utilities + easements plan (north)

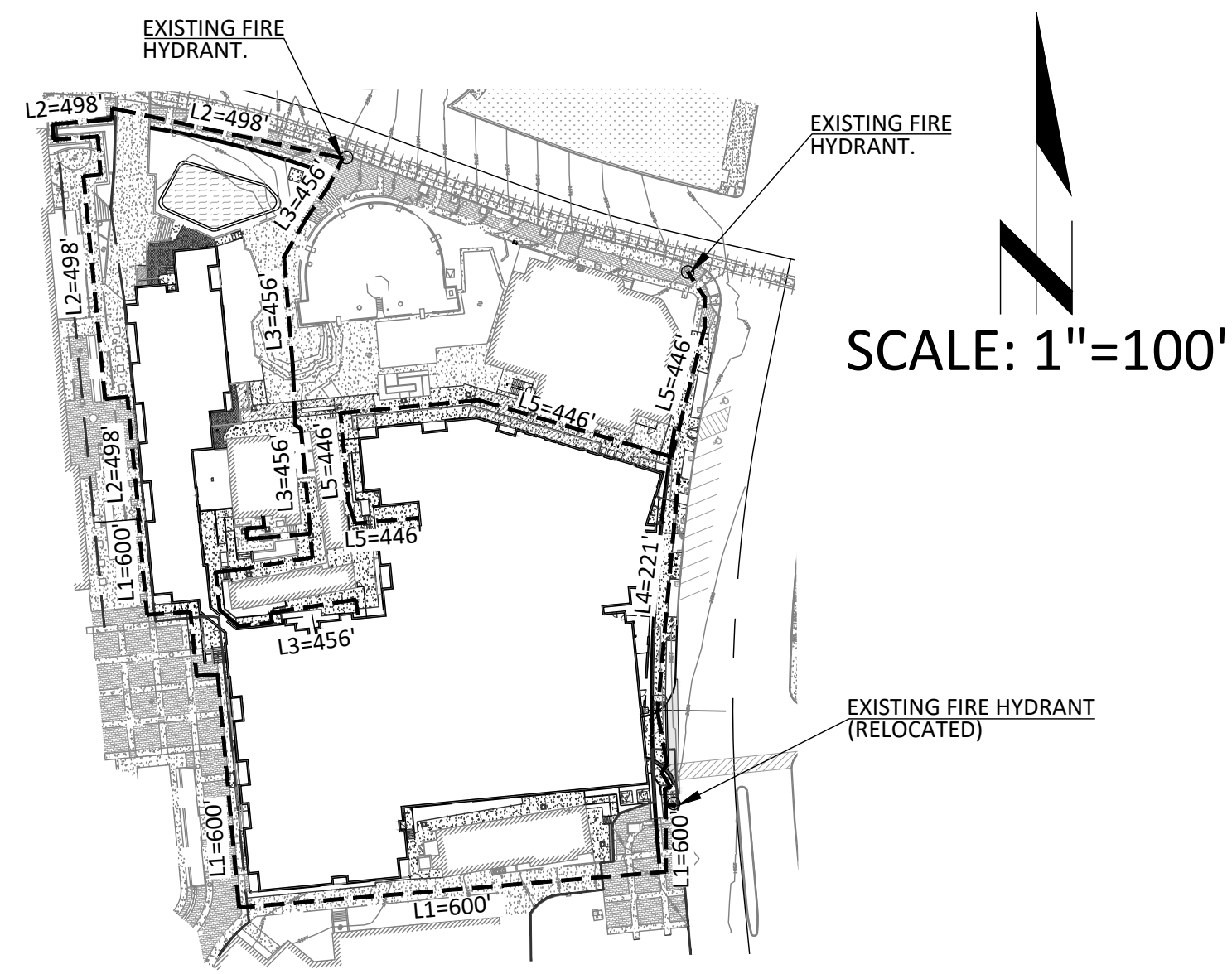
DP17-0038  
REF: T17SA00196  
9 OF 23

MATCH LINE - SEE SHEET 9



- WATER KEYNOTES**
- NEW 4" WATER METER.
  - NEW PRIVATE 4" PVC WATER SERVICE. SEE KEYNOTE FOR LENGTH.
  - NEW 1" WATER METER (FOR IRRIGATION).
  - NEW PRIVATE 2" IRRIGATION SERVICE
  - NEW PRIVATE 6" PVC FIRE SERVICE. SEE KEYNOTE FOR LENGTH. CONTRACTOR TO COORDINATE WITH TUCSON WATER.
  - FIRE HYDRANT TO BE RELOCATED CONTRACTOR TO COORDINATE WITH TUCSON WATER.
  - CONTRACTOR TO COORDINATE REMOVAL OF WATER METERS WITH TUCSON WATER AND CONFIRM LOCATIONS. PER TUCSON WATER THE METERS NEED TO BE IN PLACE WHEN UPGRADING TO 4" WATER METER IN ORDER TO RECEIVE METER CREDIT. DO NOT REMOVE WATER METER UNTIL COORDINATION WITH OWNER AND TUCSON WATER TAKES PLACE.  
METER #'S TO BE REMOVED:  
#2104661  
#15541039  
#15540979
- STORM DRAIN KEYNOTES**
- NEW 2' SQUARE PRECAST CONCRETE CATCH BASIN WITH ADA GRATE. SEE KEYNOTE FOR RIM AND INVERT.
  - NEW 10" HDPE STORM DRAIN PIPE. SEE KEYNOTE FOR LENGTH AND SLOPE.
  - NEW 8" HDPE STORM DRAIN PIPE. SEE KEYNOTE FOR LENGTH AND SLOPE.
  - NEW 6" HDPE STORM DRAIN PIPE. SEE KEYNOTE FOR LENGTH AND SLOPE.
  - NEW PRIVATE STORM DRAIN CLEANOUT. SEE KEYNOTE FOR RIM AND INVERT.
  - CONNECT NEW 10" ROOF DRAIN TO 10" HDPE STORM DRAIN.
  - CONNECT NEW 8" ROOF DRAIN TO 8" HDPE STORM DRAIN.

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



FIRE HYDRANT DIMENSION DETAIL  
SCALE: 1"=100'

**CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL**

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

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

NO.	DATE	REVISION DESCRIPTION	BY

OWNER/DEVELOPER  
HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC  
3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711  
ATTN: MR. MIKE CENSKY  
PH: (520) 322-6994 mike@hslproperties.com

CYPRESS PROJECT NO: 15.095  
2030 east speedway boulevard suite #110  
tucson, arizona 85719  
ph: 520.499.2456  
e: rmacias@cyresscivil.com

**CYPRESS CIVIL DEVELOPMENT**  
strength + sustainability

SITE ADDRESS  
110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701

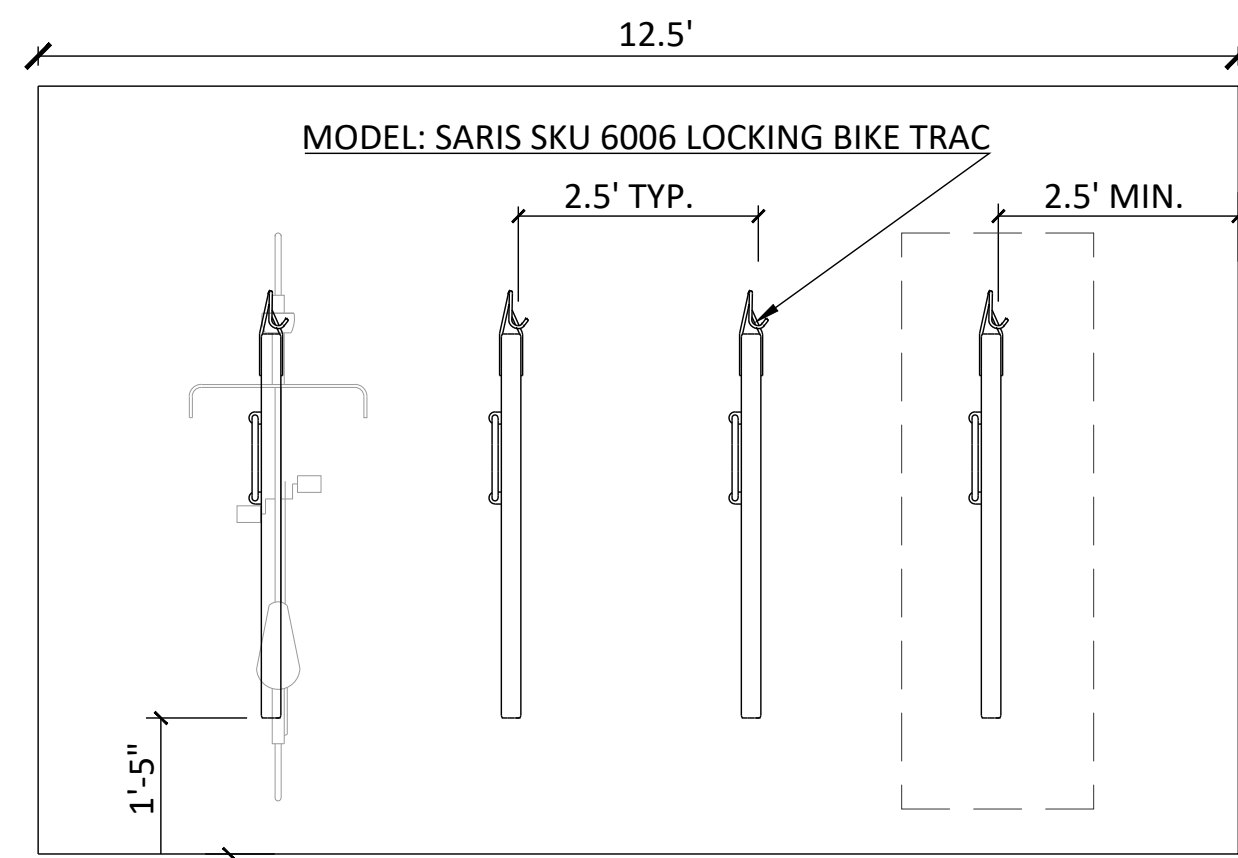
PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for THE FLIN**  
utilities + easements plan (south)

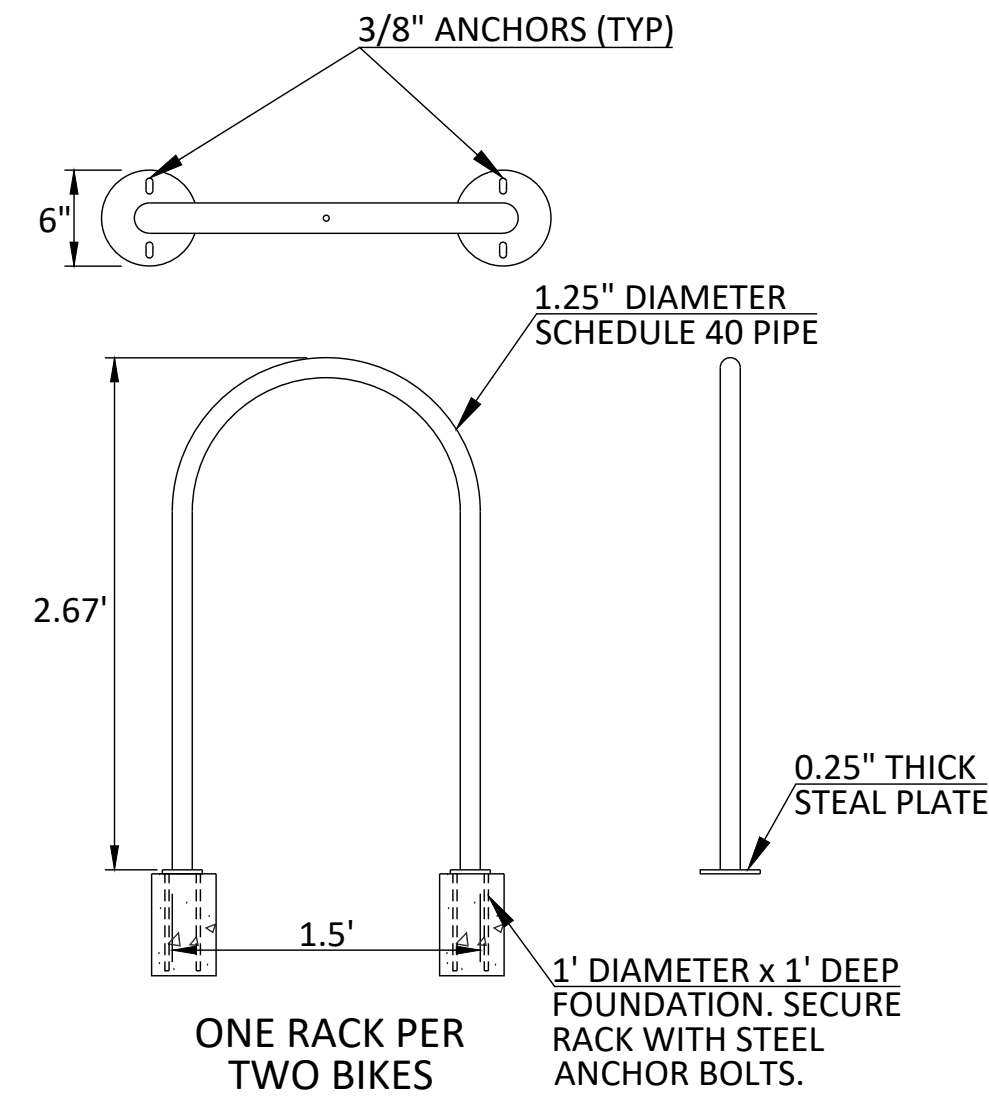


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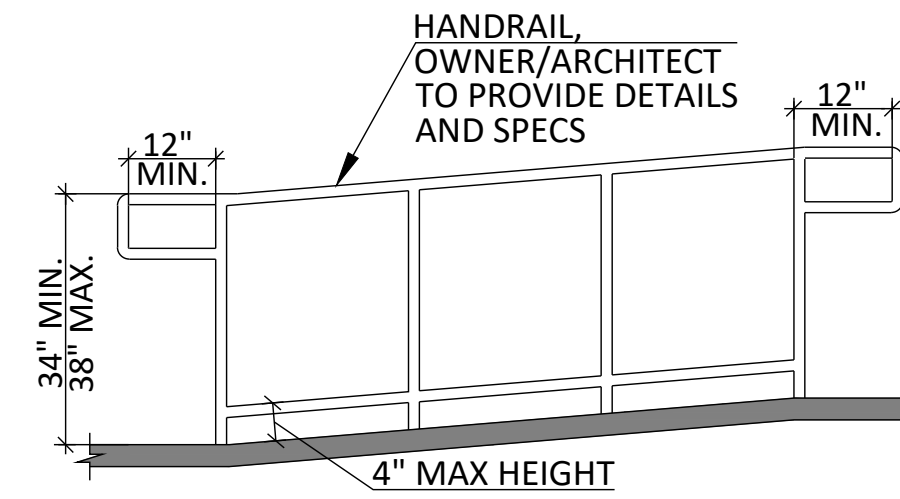
10 OF 23



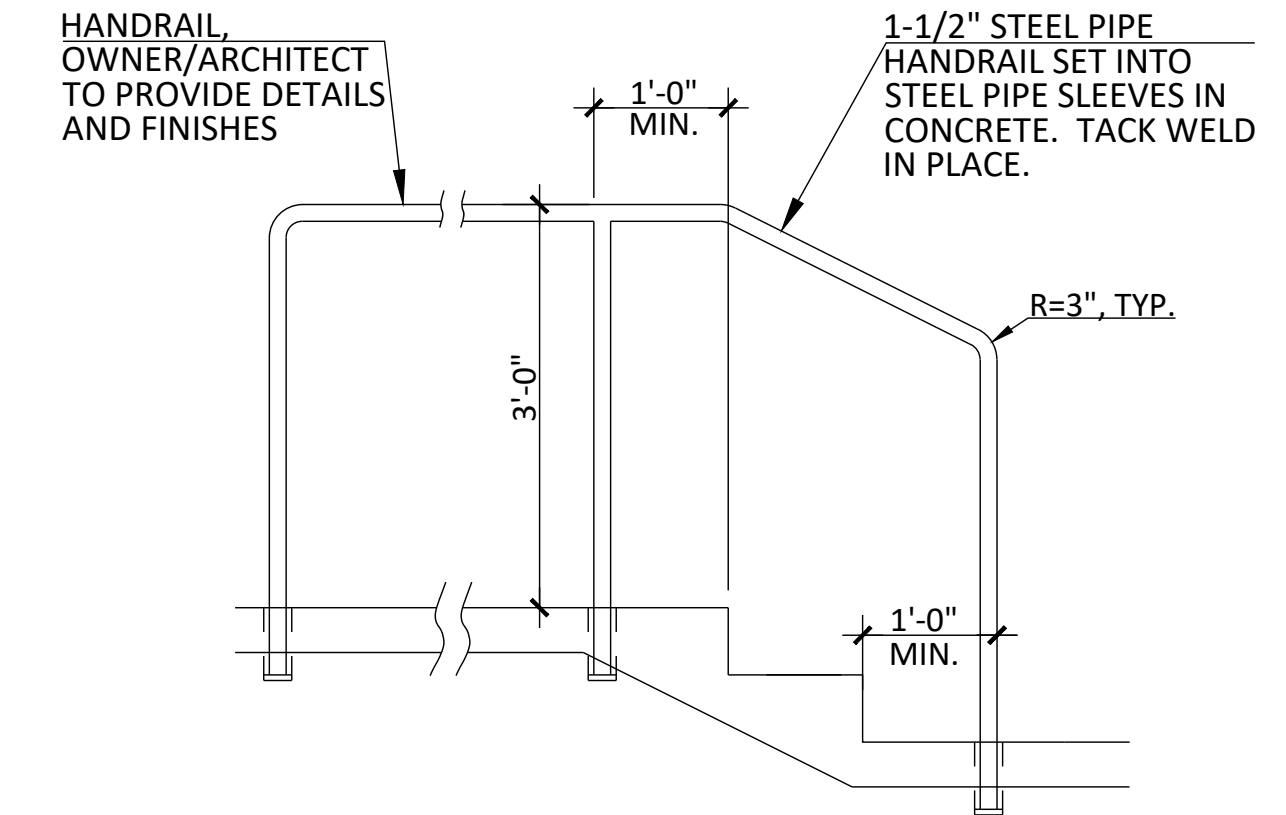
**A** INTERIOR LONG-TERM VERTICAL BIKE STORAGE  
ELEVATION SCALE: 1"=2'



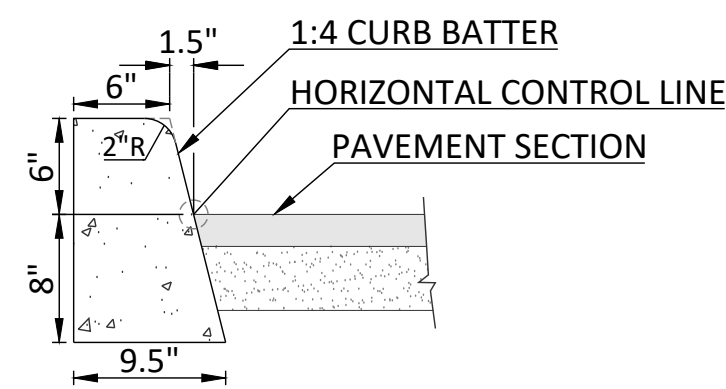
**B** BICYCLE RACK (SHORT TERM)  
SURFACE MOUNT N.T.S.



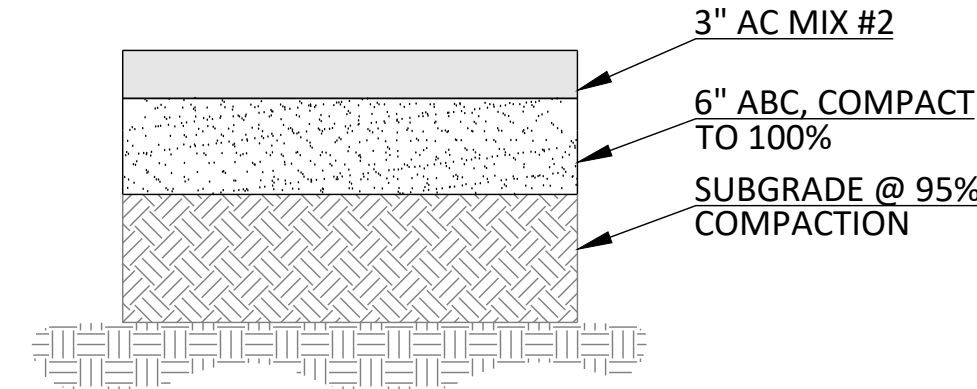
**C** HANDRAIL AT RAMP  
N.T.S.



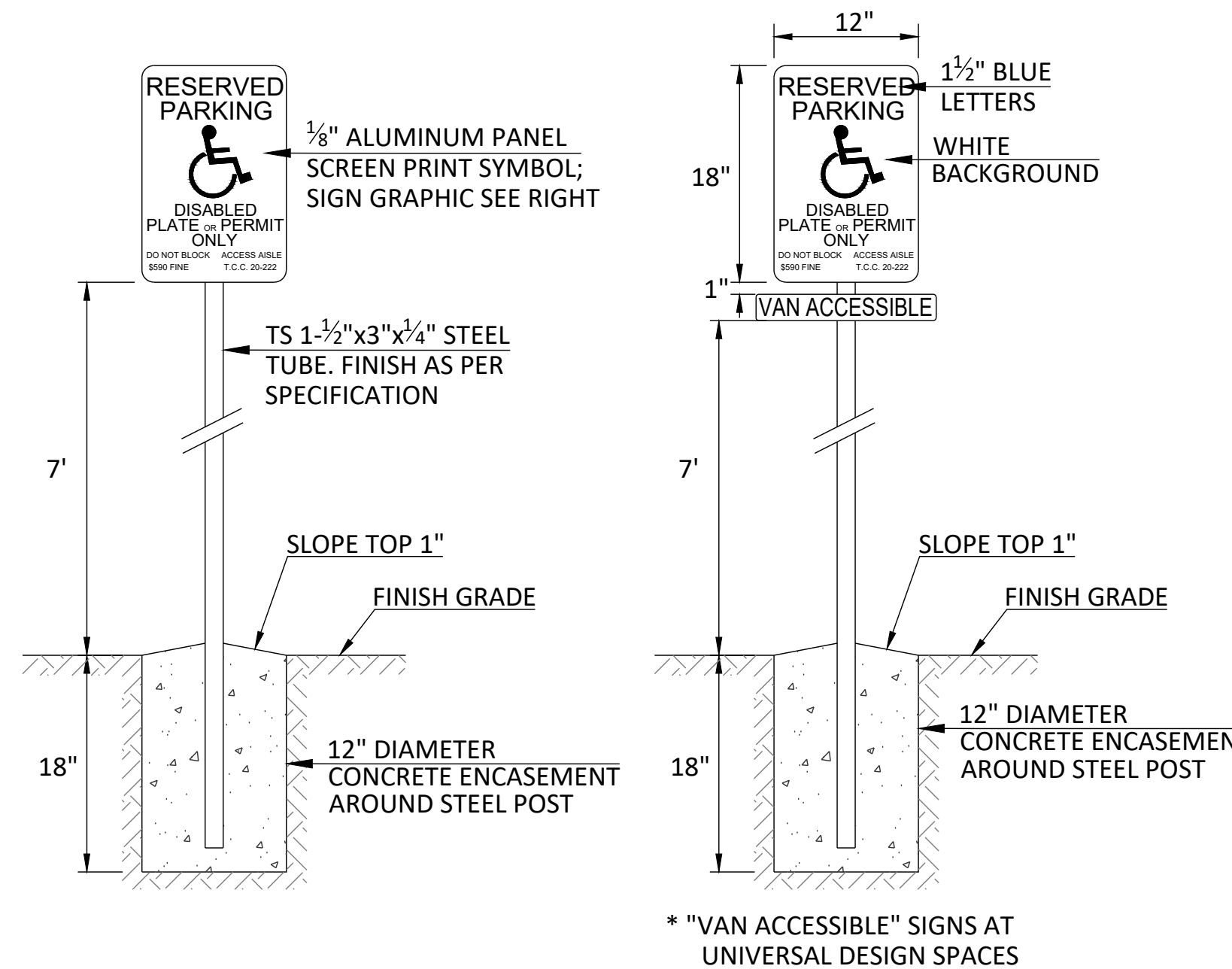
**D** HANDRAIL AT STAIRS  
N.T.S.



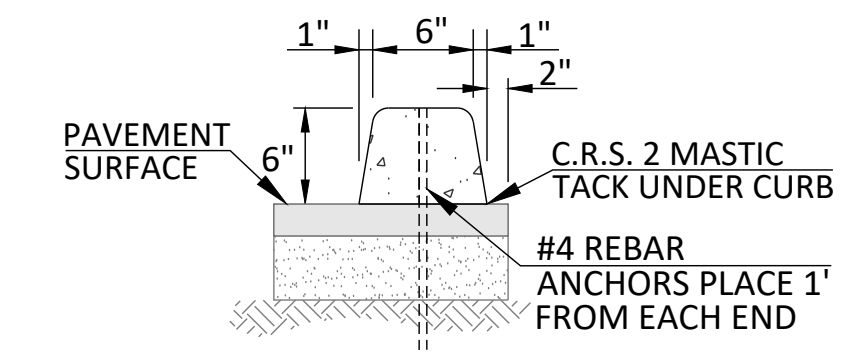
**E** CONCRETE VERTICAL CURB  
TYPE 2, H=6" SCALE: 1"=1'  
PAG DTL 209



**F** TYPICAL PAVEMENT SECTION  
SCALE: 1"=1'



**G** ACCESSIBLE SIGN AND POST  
SCALE: 1"=1'



**H** CONCRETE WHEEL STOP  
SCALE: 1"=1'

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

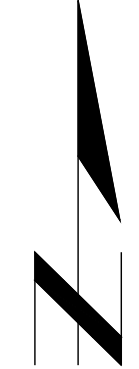
  

	<p>CYPRESS PROJECT NO: 15.095</p> <p>2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: rmacias@cyresscivil.com</p>	<p><b>OWNER/DEVELOPER</b> HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC 3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 mike@hslproperties.com</p> <p><b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701</p>
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<p>PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&amp;S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA</p>	<p><b>DEVELOPMENT PACKAGE for THE FLIN details</b></p>
---	--

SCALE: 1"=30'  
C.I. = 1 FOOT



W BROADWAY BL (PUBLIC)(MS&R)(GATEWAY)  
BK 20, PG. 83, MAPS AND PLATS

S CHURCH AVE (PUBLIC)(MS&R)  
BK 20, PG. 83, MAPS AND PLATS

8" FIBER ROLL  
1820 LINEAR FEET (TOTAL)  
SEE PAGE 16 OF SWPPP  
NARRATIVE

VEHICLE AND EQUIPMENT  
MAINTENANCE AND  
STORAGE AREA (APPROX.)

8" FIBER ROLL  
2095 LINEAR FEET (TOTAL)  
SEE PAGE 16 OF SWPPP  
NARRATIVE

EXISTING STORM DRAIN  
INLET, TYP.

HAZARDOUS MATERIALS  
STORAGE AREA (APPROX.)

CONCRETE TRUCK  
WASHOUT AREA  
SEE PAGE 21 OF SWPPP  
NARRATIVE

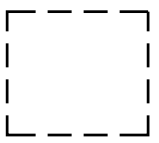

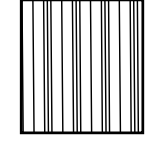
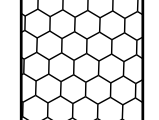
CONSTRUCTION ENTRANCE  
SEE PAGE 16 OF SWPPP  
NARRATIVE

8" FIBER ROLL  
1820 LINEAR FEET (TOTAL)  
SEE PAGE 16 OF SWPPP  
NARRATIVE

**GENERAL NOTES**

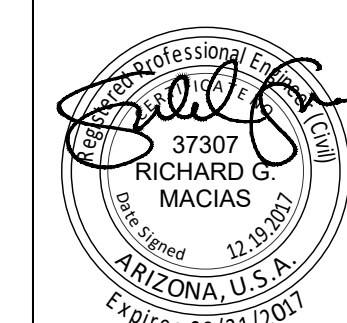
- TOTAL AREA OF THE SITE:  
2.48 ACRES (108,093 SF) - Total Parcel
- TOTAL AREA OF THE LIMITS OF GRADING:  
2.29 ACRES (100,000 SF) - Includes Access Driveways and R/W Grading
- SOIL STOCKPILES, WHEN NOT BEING ACTIVELY WORKED, I.E. EVENINGS, WEEKENDS AND OTHER DOWN TIMES, SHALL HAVE AN EFFECTIVE SEDIMENT CONTROL BMP PLACED AROUND THEM. AN EFFECTIVE TEMPORARY BMP FOR THIS SITUATION IS FIBER ROLL.
- THIS SITE REQUIRES NO OFFSITE DISPOSAL.
- NO DRYWELLS ON SITE.
- IN THE EVENT OF A SPILL, THE OPERATOR SHALL, WITHIN 24 HOURS, CONTACT ADEQ AT (602) 771-4505. REFER TO PAGE 13 OF THE SWPPP NARRATIVE FOR FURTHER INSTRUCTIONS.
- AN INSPECTION OF THE SITE AND AN INSPECTION REPORT WILL BE COMPLETED EVERY 14 CALENDAR DAYS AND AFTER EVERY 0.5 INCHES OR GREATER OF RAIN. INSPECTION REPORTS MUST BE KEPT WITH THE SWPPP NARRATIVE.
- SWPPP DEFICIENCIES THAT OCCUR ON THE SITE SHALL BE REPAIRED OR CORRECTED WITHIN 7 DAYS OF THE INSPECTION DATE.

**BMPs LEGEND**

-  VEHICLE, EQUIPMENT, AND HAZARDOUS MATERIALS STORAGE AREA (APPROXIMATE LOCATION)
-  FIBER ROLL
-  CONCRETE TRUCK WASHOUT AREA
-  CONSTRUCTION ENTRANCE/EXIT

<b>CITY OF TUCSON</b>	<b>DEVELOPMENT PACKAGE PSD APPROVAL</b>
<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
				HSL LA PLACITA, LLC/HSL CONSTRUCTION SERVICES, LLC 3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 mike@hslproperties.com
				<b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701



CYPRESS PROJECT NO: 15.095  
2030 east speedway boulevard  
suite #110  
tucson, arizona 85719  
ph: 520.499.2456  
e: rmacias@cypresscivil.com

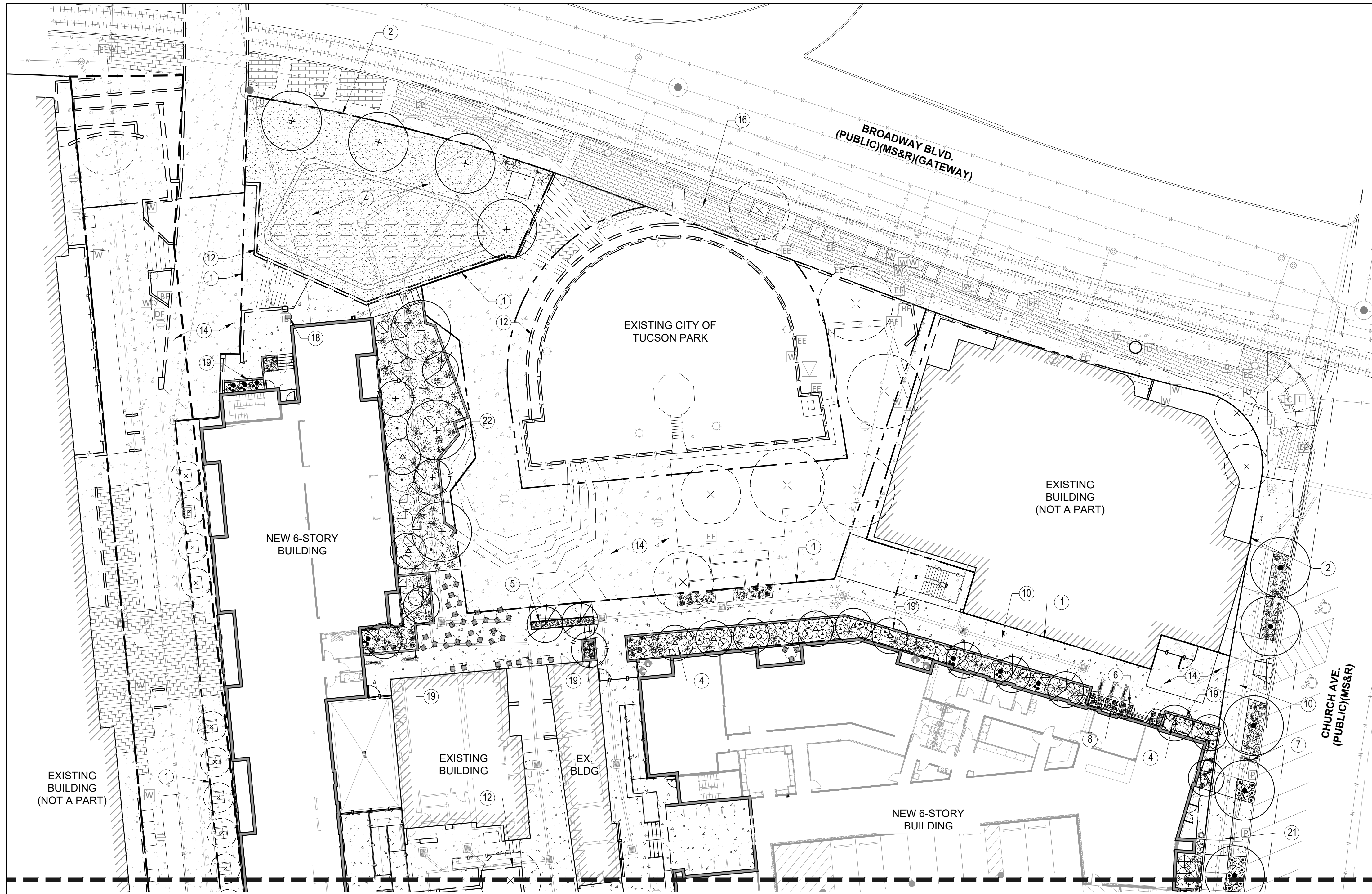
PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for THE FLIN**  
storm water pollution prevention plan



DP17-0038  
REF: T17SA00196

12 OF 23



**LANDSCAPE LEGEND**  
Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance. Landscape Architect to hand select and tag all trees for project.

Trees	Size	Qty
Acacia willardiana <i>palo blanco</i>	24" box	11
Celtis reticulata <i>netleaf hackberry</i>	36" box	11
Pistacia x 'Red Push' <i>red push pistache</i>	36" box	5
Caesalpinia mexicana <i>mexican bird of paradise</i>	24" box	7
Sophora secundiflora <i>texas mountain laurel</i>	24" box	1
Cercis canadensis 'oklahoma' <i>oklahoma redbud</i>	24" box	4

Shrubs / Ground Covers	Size	Qty
Bauhinia lunarioides 'White' <i>chihuahuan orchid shrub</i>	15 gallon	5
Cycas revoluta <i>sago palm</i>	5 gallon	4
Salvia clevelandii <i>cleveland sage</i>	5 gallon	22
Ruellia brittoniana <i>mexican burro weed</i>	5 gallon	16
Justicia californica <i>chuparosa</i>	5 gallon	6
Viguiera parishii (Deltoidea) <i>goldeneye</i>	5 gallon	18
Pedilanthus macrocarpus <i>slipper plant</i>	5 gallon	6
Salvia greggii <i>autumn sage</i>	5 gallon	11
Bouteloua gracilis <i>blue grama</i>	5 gallon	19
Calliandra californica <i>baja fairy duster</i>	5 gallon	8
Berlandiera lyrata <i>chocolate flower</i>	1 gallon	22
Setcreasea pallida <i>purple heart</i>	1 gallon	45
Lantana sp. <i>dallas red</i>	1 gallon	29

Vines	Size	Qty
Parthenocissus 'Hacienda Creeper' <i>hacienda creeper</i>	5 gallon	12
Trachelospermum jasminoides <i>star jasmine</i>	5 gallon	3
Bignonia capreolata <i>tangerine cross vine</i>	5 gallon	17

Cacti / Succulents	Size	Qty
Yucca rostrata <i>beaked yucca</i>	24" box	13
Nolina microcarpa <i>bear grass</i>	5 gallon	23
Hesperaloe parviflora <i>brakelights yucca</i>	5 gallon	72
Aloe wickensii <i>aloe - geelalwyn</i>	5 gallon	131
Euphorbia antisiphilitica <i>candellilla</i>	5 gallon	6
Yucca rupicola <i>twisted leaf yucca</i>	5 gallon	112
Lophocereus schoti <i>totem pole cactus</i>	5 gallon	17

**GROUND COVER MATERIAL LEGEND**  
Furnish and install all material per plans, details, and specs.  
01 Decorative rock  
type: screened rock  
size: 1/2"  
color: coco brown - pioneer materials  
depth: 2"  
notes: install in all landscape planting areas as indicated on plans

**SITE AMENITIES LEGEND**  
Furnish and install all material per plans, details, and specs.  
Bicycle rack  
bicycle rack - function first inc. the bike rib 2.0, black, or approved equal  
Waste receptacle  
landscape forms - select recycling system, double unit, black color, install per manuf. spec.  
Benches  
landscape forms - towne square bench 70" perforated panel, black color  
Steel square planter  
landscape forms - sorella planter - 30"x30"x30" - install per manufacture specs and details  
Site furnishings  
furniture per tenant/ architect

Concrete valve box  
irrigation access - extra large concrete valve box christies or approved equivalent  
Cast In Place (cip) concrete raised planter  
cast in place raised planter 24" height min, final heights to be field coordinated with architect  
Steel raised planter  
3/8" x 36" high plate steel raised planter coordinate with architect  
Steel welded wire mesh trellis  
2" tube steel frame w/ 1" x 3" wwm screen, 48" height to be field coordinated w/ arch.

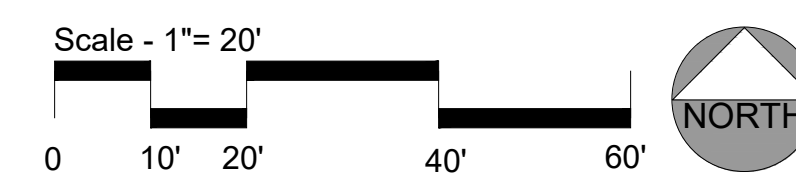
- LANDSCAPE KEY NOTES**
- Property line
  - Right of way line
  - Sight visibility triangle
  - Decorative rock typ. - all landscape areas
  - Raised steel planter - refer to detail
  - Steel square planter - refer to detail
  - Bicycle rack
  - Bench
  - Trash receptacle
  - Concrete sidewalk - refer to civil
  - Wall/fence - refer to civil
  - Existing wall
  - Existing fence
  - Existing concrete
  - Historic landscape limits - do not disturb within these limits beyond what plans show
  - Existing pavers
  - Contractor shall hand water plant material at installation and continue to hand water until project turn over
  - Concrete valve box
  - Cast in place concrete raised planter
  - Steel welded wire mesh trellis
  - Concrete at entry - refer to legend
  - Saw cut at steps - cast in place wall if required

- GENERAL LANDSCAPING NOTES:**
- The Landscape Architect, or his representative, reserve the right to refuse any plant materials he deems unacceptable. (see specifications)
  - For clarification of discrepancies between the drawings and the site, it should be brought to the attention of the Landscape Architect prior to beginning work.
  - The Landscape Architect is to approve any and all substitutions.
  - Plant list quantities are provided for contractor's convenience only. Plans take precedence.
  - Exposed soil in planters shall be raked and free from rocks, roots, weeds, etc.
  - Finished grade in decorative rock areas shall be 1" below adjacent header board, paving, curbing, etc.
  - Plants shall be quality material having a growth habit that is normal for the species and be sound, vigorous, healthy, and free from insects and injury.
  - Ground cover and/or decorative rock shall extend under shrubs unless noted.
  - After all work is completed, the contractor shall remove all materials not incorporated in the scope of work from the job site.
  - Grading shall include all excavation, settlement, handling, import, distribution, transportation, and disposal necessary to bring ground to finish grade as shown on the civil and landscape plans.

- All earthwork is to be done so that all water drains away from all structures.
- All underground utilities are to be located before digging.
- All plant material to be guaranteed for a period of one (1) year after final acceptance.
- Landscape contractor shall review and accept all rough, and finish grading on all landscaped areas prior to installation of irrigation and landscape. Contractor shall remove all spoils prior to installation of decorative rock for finish grade.
- In the event of major discrepancies between the plans and field conditions, contractor shall notify the Landscape Architect immediately. Allow a minimum of forty-eight (48) hours between notification of Landscape Architect and proceeding with construction of irrigation system.
- All existing trees and landscape to remain shall be protected and watered during all phases of construction. If any tree dies from damage or neglect, it shall be replaced with a like species and size at no additional cost to owner.
- Test drainage of plant beds and pits by filling with water. Conditions permitting the retention of water in locations for more than twenty-four (24) hours shall be brought to the attention of the Landscape Architect prior to any planting.
- Contractor is responsible for providing sleeves to all

- landscape areas regardless whether they are shown on plans or not. Refer to sleeving schedule for size and quantity. If doubt or discrepancy exists request clarification from Landscape Architect in writing.
- All landscape areas shall be depressed 6 inches to maximize storm water harvesting.
- Final plant locations must be in compliance with all utility setback requirements.
- Sleeve all pipes and wires under paved areas including streets and sidewalks.
- Irrigation lines are shown schematically; locate all line in unpaved areas.
- Locate all lines within the property line when possible.
- The general contractor (gc) takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- The landscape and irrigation shall be installed per the associated specifications.
- All site contouring and finish grading shall be completed and accepted by the landscape contractor and Landscape Architect prior to start of irrigation.
- Area square footages are for agency review and use only, not for contractor take-offs or quantity use.
- Materials and improvements placed and/or maintained within the sight visibility triangles shall be located so as not to interfere with a visibility plane described by an area measured between 30 and 72 inches in height above the finished grade of the adjacent roadway surface.

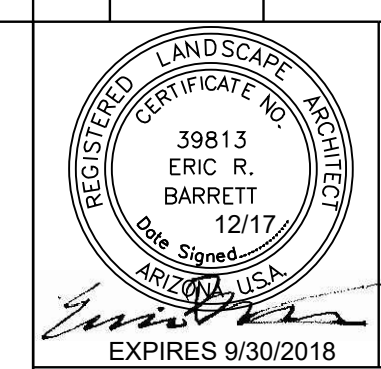
- It is the owners responsibility to keep the sight visibility triangles (svt), and the pedestrian access area clear of vegetation at all times, per land use code (luc) section.
- The owner understands that if the city of Tucson transportation department or any utility company needs to work within the row in the landscaped 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).
- The property owner shall replace dead or missing vegetation within 14 days to ensure full compliance with approved landscape plans.
- Trees that have been topped or lion-tailed shall be replaced with a tree of value equal to that of the tree prior to the improper pruning.



NO.	DATE	REVISION DESCRIPTION	BY

<b>OWNER/DEVELOPER</b> HSL LA PLACITA, LLC/ HSL CONSTRUCTION SERVICES LLC 3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 email: mike@hslproperties.com	
<b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701	



ARC STUDIOS PROJECT NO: 01-15072  
ARC STUDIOS  
3117 E. Flower Street  
Tucson, Arizona 85716  
phone: 520.892.9655  
www.arcstudiosinc.com

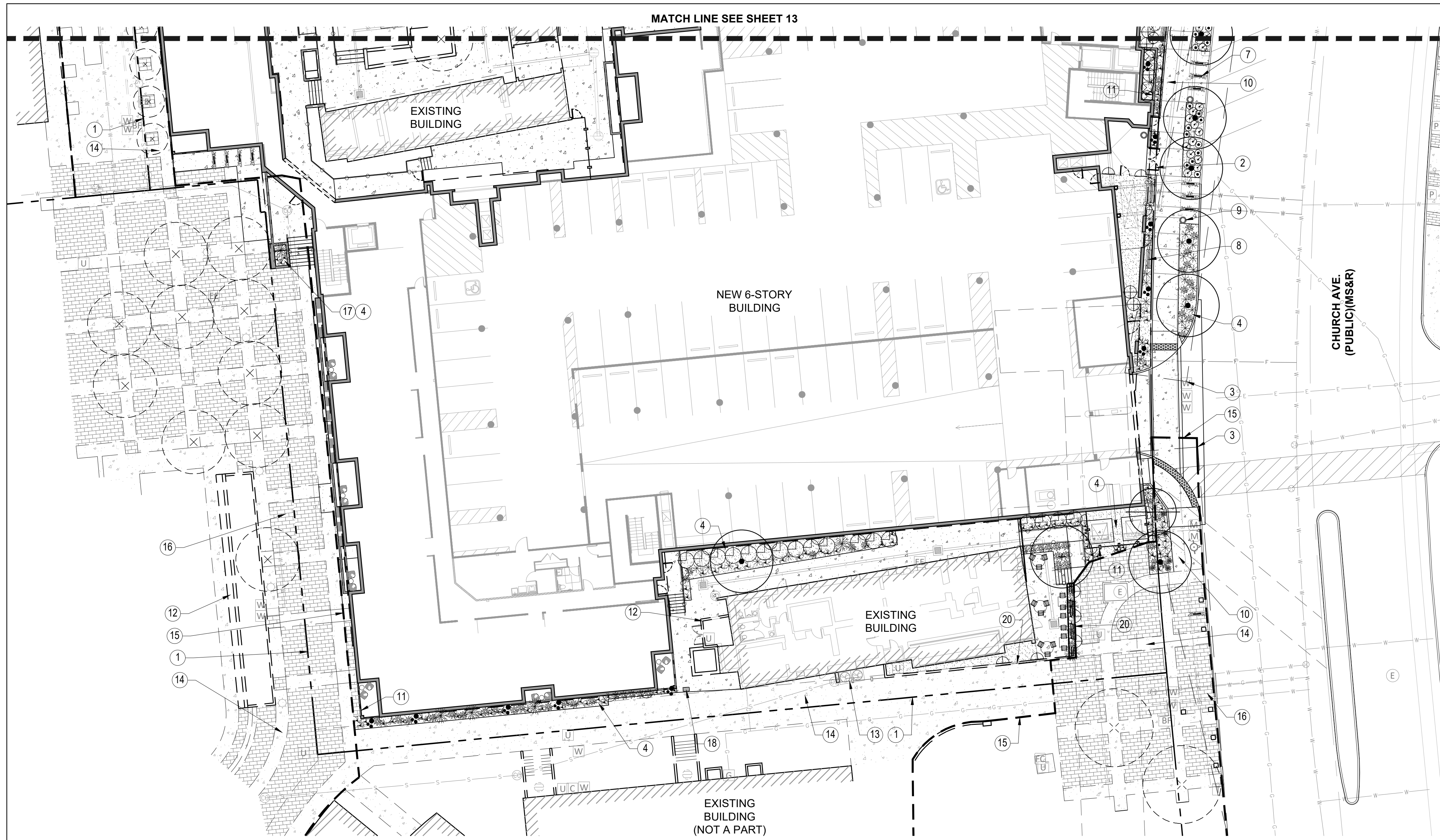
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**DEVELOPMENT PACKAGE for THE FLIN landscape plan**



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DP17-0038 REF:17SA00196 13 OF 23



**LANDSCAPE LEGEND**

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Cercis canadensis 'oklahoma' <i>oklahoma redbud</i>	24" box	4
Existing tree		

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depth: 2"  
notes: install in all landscape planting areas as indicated on plans

**SITE AMENITIES LEGEND**

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Bicycle rack  
bicycle rack - function first inc. the bike rib 2.0, black, or approved equal  
Waste receptacle  
landscape forms - select recycling system, double unit, black color, install per manuf. spec.  
Benches  
landscape forms - towne square bench 70" perforated panel, black color  
Steel square planter  
landscape forms - sorella planter - 30"x30"x30" - install per manufacture specs and details  
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irrigation access - extra large concrete valve box christies or approved equivalent

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cast in place raised planter 24" height min, final heights to be field coordinated with architect

Steel raised planter  
3/8" x 36" high plate steel raised planter coordinate with architect

Steel welded wire mesh trellis  
2" tube steel frame w/ 1" x 3" wwm screen, 48" height to be field coordinated w/ arch.

01 Concrete - Entry  
3/8" micro exposed aggregate with 6 sack mix - top case OAE retardant

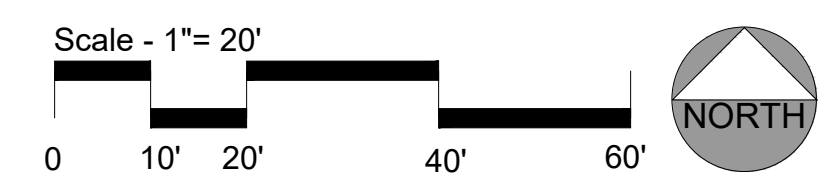
02 Concrete - Sidewalk  
refer to civil plans

**# LANDSCAPE KEY NOTES**

- Property line
- Right of way line
- Sight visibility triangle
- Decorative rock typ. - all landscape areas
- Raised steel planter - refer to detail
- Steel square planter - refer to detail
- Bicycle rack
- Bench
- Trash receptacle
- Concrete sidewalk - refer to civil
- Wall/fence - refer to civil
- Existing wall
- Existing fence
- Existing concrete
- Historic landscape limits - do not disturb within these limits beyond what plans show
- Existing pavers
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CITY OF TUCSON 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
<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
				HSL LA PLACITA, LLC/ HSL CONSTRUCTION SERVICES LLC
				3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 email: mike@hslproperties.com
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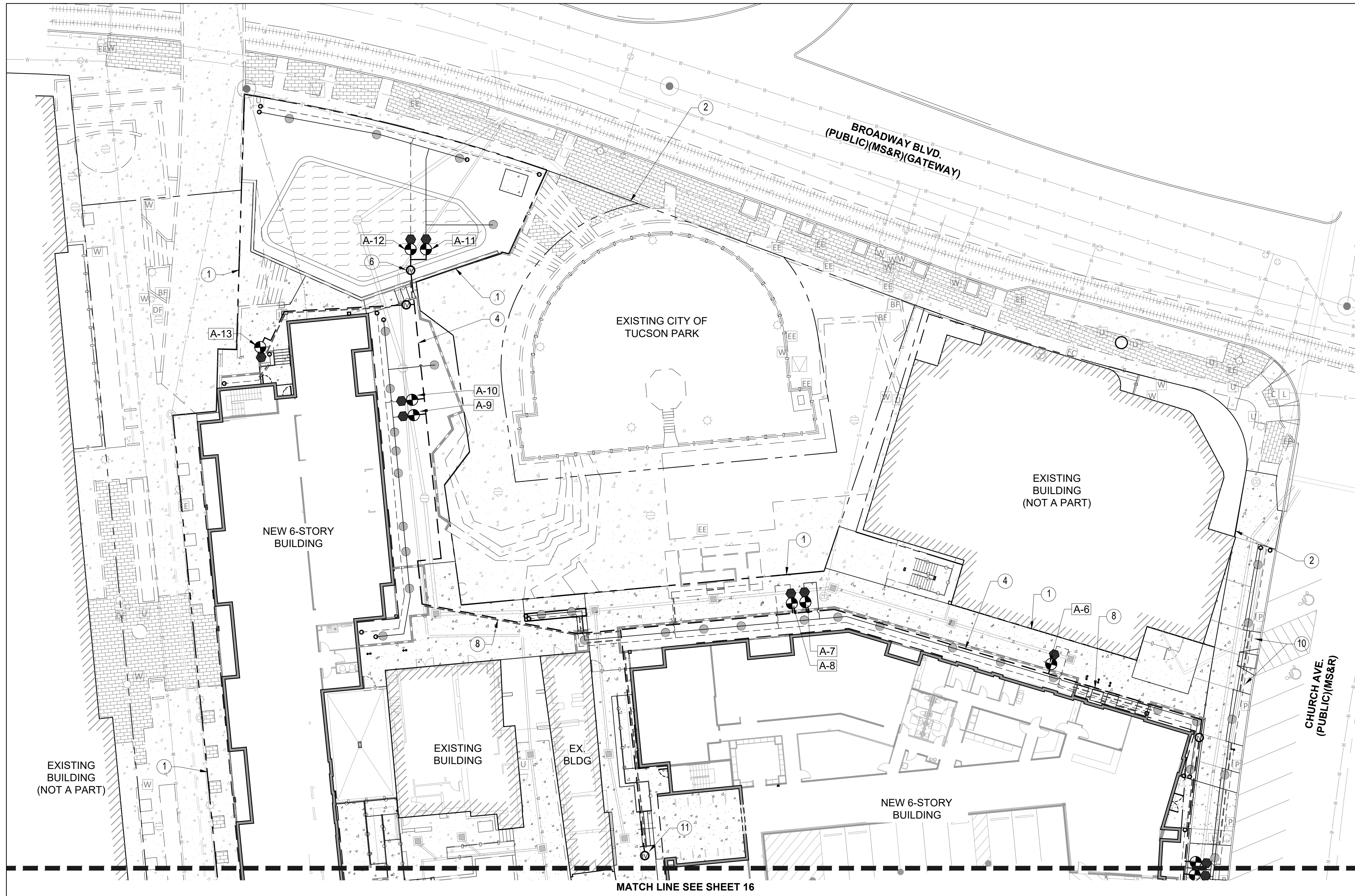
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www.arcstudiosinc.com

landscape architecture . urban design .  
environmental services . irrigation design.

**DEVELOPMENT PACKAGE for**  
**THE FLIN**  
**landscape plan**

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**IRRIGATION LEGEND**  
 furnish and install all material per plans, details, and specifications  
 irrigation source / point of connection - irrigation meter - 1" (refer to civil water plans)  
 reduced pressure backflow preventer - watts u009 - 1" w/ enclosure  
 irrigation mainline - sch. 40 pvc 1-1/2" w/ sch. 80 fittings, 2hr pressure test at 150 psi  
 irrigation controller - rain master rme 24-eg-w, 24 station  
 master valve and flow sensor: master valve - superior 3100 n.o. - 1"; flow sensor - cst fsi-t series - 1"  
 isolation valve - 1-1/2" lead free brass ball valve  
 remote control valve & filter - valve - irrigrol 700 series, 700-1; filter - rain bird rby-100-150mx  
 irrigation sleeve - class 200 pvc - 4" mainlines / multiple lines, 2" single line / controller wiring  
 tree line - sch. 40 pvc - 3/4" unless otherwise shown  
 shrub line - sch. 40 pvc - 3/4" unless otherwise shown  
 hose end cap  
 pressure regulator - senniger - pmr-30-mf  
 multi-outlet xeri-bug emitters rain bird - (6) 1gph and 2 gph ports - refer to emitter schedule  
 single-port emitters - install rain bird xeri-bug xbt-10 and xbt-20 - refer to emitter schedule

**IRRIGATION VALVE SCHEDULE**

Valve	Size	Type	Valve	Size	Type
A-1	1"	tree	A-13	1"	shrub
A-2	1"	shrub	A-14	1"	shrub
A-3	1"	shrub	A-15		not used
A-4	1"	shrub - r.o.w.	A-16		not used
A-5	1"	tree - r.o.w.	A-17		not used
A-6	1"	pots	A-18		not used
A-7	1"	tree	A-19		not used
A-8	1"	shrub	A-20		not used
A-9	1"	tree	A-21		not used
A-10	1"	shrub	A-22		not used
A-11	1"	tree	A-23		not used
A-12	1"	shrub	A-24		not used

**IRRIGATION VALVE SCHEDULE**

Valve	Size	Type	Valve	Size	Type
A-1	1"	tree	A-13	1"	shrub
A-2	1"	shrub	A-14	1"	shrub
A-3	1"	shrub	A-15		not used
A-4	1"	shrub - r.o.w.	A-16		not used
A-5	1"	tree - r.o.w.	A-17		not used
A-6	1"	pots	A-18		not used
A-7	1"	tree	A-19		not used
A-8	1"	shrub	A-20		not used
A-9	1"	tree	A-21		not used
A-10	1"	shrub	A-22		not used
A-11	1"	tree	A-23		not used
A-12	1"	shrub	A-24		not used

**VALVE SCHEDULE NOTES:**  
 1. Valve calculation is an estimate, contractor shall provide final valve flow in gallons per minute on as-built plans.  
 2. (M) multi-port emitter, (s) single-port emitter. Contractor may select to provide multi-port emitters for shrub plant material.  
 3. Contractor shall adjust controller for the proposed emitter schedule and provide watering to promote healthy growth of plant material for establishment.

**IRRIGATION KEY NOTES**  
 1. Property line  
 2. Right of way line  
 3. Irrigation source  
 4. Irrigation mainline  
 5. Backflow preventer  
 6. Isolation valve  
 7. Master valve and flow sensor  
 8. Irrigation sleeve - refer to paving & grading plans  
 9. Irrigation controller  
 10. Not used  
 11. Contractor shall provide 4 valve wires and 1 common wire to courtyard for future irrigation

**EMITTER SCHEDULE**

**Trees**

Type	Outlets	Gph	Gph outlet	Gph plant
Acacia willardiana	m	3	2.0	6.0
<i>palo blanco</i>				
Celtis reticulata	m	5	2.0	10.0
<i>netleaf hackberry</i>				
Pistacia x 'Red Push'	m	6	2.0	12.0
<i>red push pistache</i>				
Caesalpinia mexicana	m	3	2.0	6.0
<i>mexican bird of paradise</i>				
Sophora secundiflora	m	3	2.0	6.0
<i>texas mountain laurel</i>				
Cercis canadensis 'oklahoma'	m	4	2.0	8.0
<i>oklahoma redbud</i>				

**Shrubs / Ground Covers**

Type	Outlets	Gph	Gph outlet	Gph plant
Bauhinia lunariodes 'White'	s/m	3	2.0	6.0
<i>chihuahuan orchid shrub</i>				
Cycas revoluta	s/m	2	2.0	4.0
<i>sago palm</i>				
Salvia clevelandii	s/m	2	1.0	2.0
<i>cleveland sage</i>				
Ruellia brittoniana	s/m	1	1.0	1.0
<i>mexican burro weed</i>				
Justicia californica	s/m	2	1.0	2.0
<i>chuparosa</i>				
Viguiera parishii (Deltaidea)	s/m	1	1.0	1.0
<i>goldeneye</i>				
Pedilanthus macrocarpus	s/m	1	1.0	1.0
<i>slipper plant</i>				
Salvia greggii	s/m	1	1.0	1.0
<i>autumn sage</i>				
Bouteloua gracilis	s/m	1	0.5	0.5
<i>blue grama</i>				
Calliandra californica	s/m	2	1.0	2.0
<i>baja fairy duster</i>				
Berlandiera lyrata	s/m	1	1.0	1.0
<i>chocolate flower</i>				
Setcreasea pallida	s/m	1	1.0	1.0
<i>purple heart</i>				
Lantana sp.	s/m	1	1.0	1.0
<i>dallas red</i>				

**Vines**

Type	Outlets	Gph	Gph outlet	Gph plant
Parthenocissus 'Hacienda Creeper'	s/m	2	1.0	2.0
<i>hacienda creeper</i>				
Trachelospermum jasminoides	s/m	2	1.0	2.0
<i>star jasmine</i>				
Bignonia capreolata	s/m	2	1.0	2.0
<i>tangerine cross vine</i>				

**Cacti / Succulents**

Type	Outlets	Gph	Gph outlet	Gph plant
Yucca rostrata	s/m	1	1.0	1.0
<i>beaked yucca</i>				
Nolina microcarpa	s/m	2	2.0	4.0
<i>bear grass</i>				
Hesperaloe parviflora	s/m	1	1.0	1.0
<i>brakelights yucca</i>				
Aloe sp.	s/m	1	1.0	1.0
<i>Aloe</i>				
Euphorbia antisiphilitica	s/m	1	1.0	1.0
<i>candelilla</i>				
Yucca rupicola	s/m	1	1.0	1.0
<i>twisted leaf yucca</i>				
Lophocereus schotti	s/m	1	0.5	0.5
<i>totem pole cactus</i>				

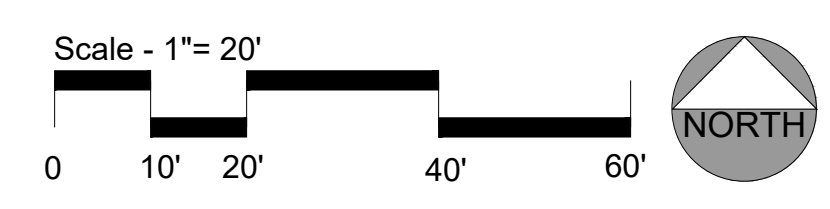
- IRRIGATION NOTES:**
- The irrigation system shall utilize a potable water source. All lines shall be sch. 40 pvc unless otherwise noted on plans.
  - The irrigation system is designed with an operating pressure of 60psi at connection. Contractor shall verify pressure at connection and confirm system design with collected test information prior to continuation of installation. Tested pressure shall be noted on the as-built plans.
  - Contractor shall notify Landscape Architect if any discrepancies occur prior to installation of the irrigation system. If the pressure test is not within 5 lbs of noted design pressure, contractor shall cease installation until minimum pressure is obtained or revised design is provided.
  - Contractor shall test pressure 30 days prior to start of construction, test pressure 30 days prior to start of irrigation work and submit pressure tests and readings to architect.
  - If contractor fails to provide pressure test readings and pressure is below intended system design, contractor shall make adjustments necessary to obtain a fully function irrigation system with adequate pressure at heads at no additional cost to the owner.

- Sleeving for irrigation shall be under all paved areas including streets and sidewalks and other hardscape elements. Contractor to coordinate with general contractor for sleeve installation.
- Irrigation lines, valves, and associated equipment are shown schematically. Contractor shall locate all lines in unpaved areas.
- Maximum distance for distribution tubing shall not exceed 8' from emitter to plant.
- Irrigation controller shall be set to run per coordination of property manager. Controller shall be set to run with daily automatic adjustments to local live ET or historic ET data.
- Contractor shall set additional programs on controller for deep root watering and plant growth from march thru June.
- Contractor shall complete pressure test of main line and laterals with the observation of the landscape architect.
- Contractor shall have the irrigation functional, prior to start of planting.

Irrigation lines and equipment are shown schematically. Contractor shall locate all irrigation lines and equipment outside of hardscape areas unless otherwise noted.



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**DEVELOPMENT PACKAGE PDS APPROVAL**

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<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
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 PLME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE

NO.	DATE	REVISION DESCRIPTION	BY

**OWNER/DEVELOPER**  
 HSL LA PLACITA, LLC/ HSL CONSTRUCTION SERVICES LLC  
 3901 EAST BROADWAY BOULEVARD  
 TUCSON, ARIZONA 85711  
 ATTN: MR. MIKE CENSKY  
 PH: (520) 322-6994 email: mike@hslproperties.com

**SITE ADDRESS**  
 110 SOUTH CHURCH AVENUE  
 TUCSON, ARIZONA 85701

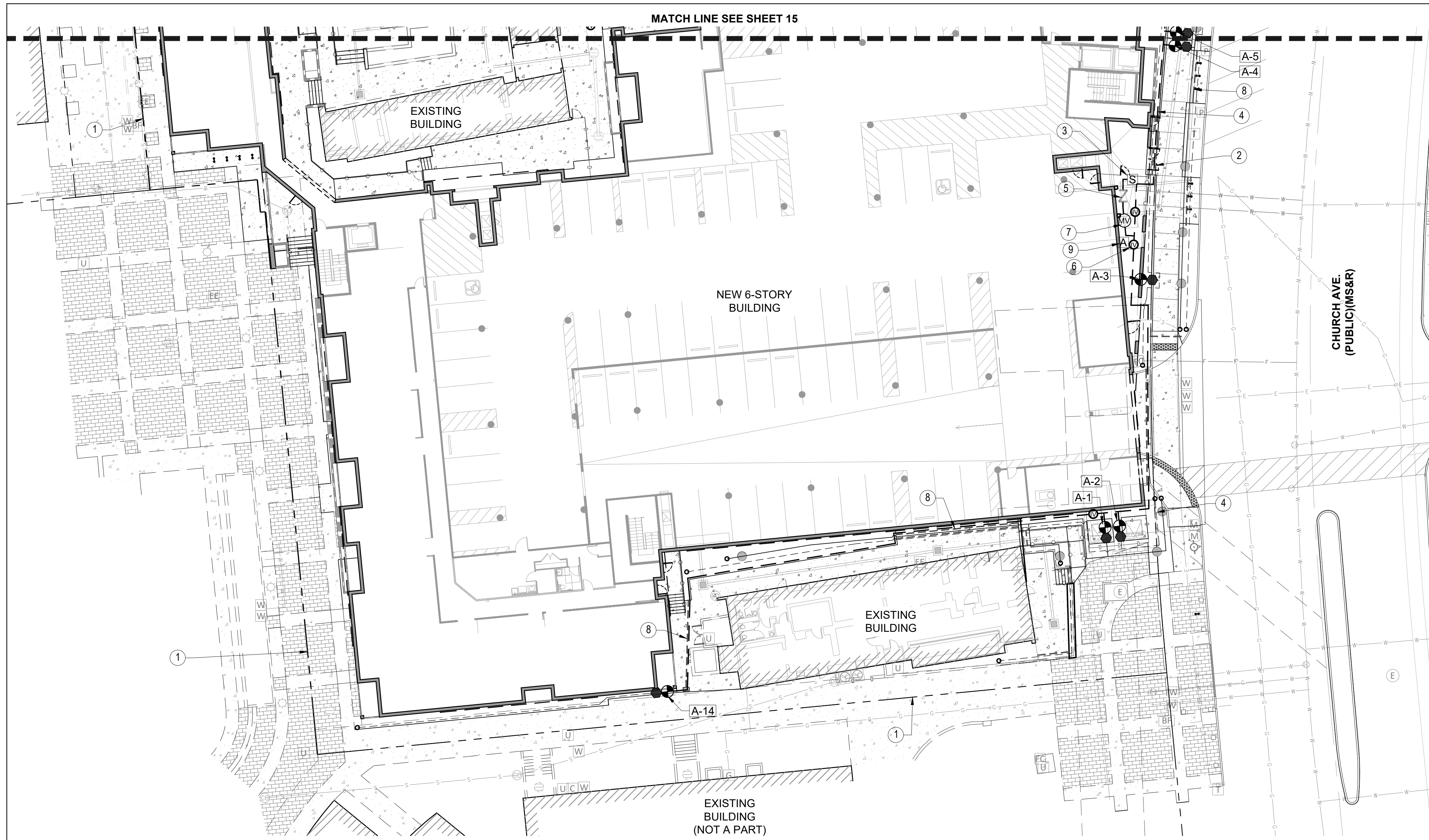
ARC STUDIOS PROJECT NO: 01-15072  
 ARC STUDIOS  
 3117 E. Flower Street  
 Tucson, Arizona 85716  
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PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for THE FLIN irrigation plan**

DP17-0038  
 REF:17SA00196  
 15 OF 23



- IRRIGATION NOTES:**
- The irrigation system shall utilize a potable water source. All lines shall be sch. 40 pvc unless otherwise noted on plans.
  - The irrigation system is designed with an operating pressure of 60psi at connection. Contractor shall verify pressure at connection and confirm system design with collected test information prior to continuation of installation. Tested pressure shall be noted on the as-built plans.
  - Contractor shall notify Landscape Architect if any discrepancies occur prior to installation of the irrigation system. If the pressure test is not within 5 lbs of noted design pressure, contractor shall cease installation until minimum pressure is obtained or revised design is provided.
  - Contractor shall test pressure prior to start of construction, test pressure 30 days prior to start of irrigation work and submit pressure tests and readings to architect.
  - If contractor fails to provide pressure test readings and pressure is below intended system design, contractor shall make adjustments necessary to

- obtain a fully function irrigation system with adequate pressure at heads at no additional cost to the owner.
- Sleeving for irrigation shall be under all paved areas including streets and sidewalks and other hardscape elements. Contractor to coordinate with general contractor for sleeve installation.
- Irrigation lines, valves, and associated equipment are shown schematically. Contractor shall locate all lines in unpaved areas.
- Maximum distance for distribution tubing shall not exceed 8' from emitter to plant.
- Irrigation controller shall be set to run per coordination of property manager. Controller shall be set to run with daily automatic adjustments to local live ET or historic ET data.
- Contractor shall set additional programs on controller for deep root watering and plant growth from march thru June.
- Contractor shall complete pressure test of main line and laterals with the observation of the landscape architect.
- Contractor shall have the irrigation functional, prior to start of planting.

Irrigation lines and equipment are shown schematically. Contractor shall locate all irrigation lines and equipment outside of hardscape areas unless otherwise noted.

- IRRIGATION LEGEND**
- furnish and install all material per plans, details, and specifications irrigation source / point of connection - irrigation meter - 1" (refer to civil water plans)
  - reduced pressure backflow preventer - watts u009 - 1" w/ enclosure
  - irrigation mainline - sch. 40 pvc 1-1/2" w/ sch. 80 fittings, 2hr pressure test at 150 psi
  - irrigation controller - rain master rme 24-eg-w, 24 station
  - master valve and flow sensor: master valve - superior 3100 n.o. - 1"; flow sensor - cst fsi-t series - 1"
  - isolation valve - 1-1/2" lead free brass ball valve
  - remote control valve & filter - valve - irrigrol 700 series, 700-1; filter - rain bird rby-100-150mx
  - irrigation sleeve - class 200 pvc - 4" mainlines / multiple lines, 2" single line / controller wiring
  - tree line - sch. 40 pvc - 3/4" unless otherwise shown
  - shrub line - sch. 40 pvc - 3/4" unless otherwise shown
  - hose end cap
  - pressure regulator - senniger - pmr-30-mf
  - multi-outlet xeri-bug emitters rain bird - (6) 1gph and 2 gph ports - refer to emitter schedule
  - single-port emitters - install rain bird xeri-bug xbt-10 and xbt-20 - refer to emitter schedule

**IRRIGATION VALVE SCHEDULE**

Valve	Size	Type	Valve	Size	Type
A-1	1"	tree	A-13	1"	shrub
A-2	1"	shrub	A-14	1"	shrub
A-3	1"	shrub	A-15		not used
A-4	1"	shrub - r.o.w.	A-16		not used
A-5	1"	tree - r.o.w.	A-17		not used
A-6	1"	pots	A-18		not used
A-7	1"	tree	A-19		not used
A-8	1"	shrub	A-20		not used
A-9	1"	tree	A-21		not used
A-10	1"	shrub	A-22		not used
A-11	1"	tree	A-23		not used
A-12	1"	shrub	A-24		not used

- VALVE SCHEDULE NOTES:**
- Valve calculation is an estimate, contractor shall provide final valve flow in gallons per minute on as-built plans.
  - (M) multi-port emitter, (s) single-port emitter. Contractor may select to provide multi-port emitters for shrub plant material.
  - Contractor shall adjust controller for the proposed emitter schedule and provide watering to promote healthy growth of plant material for establishment.

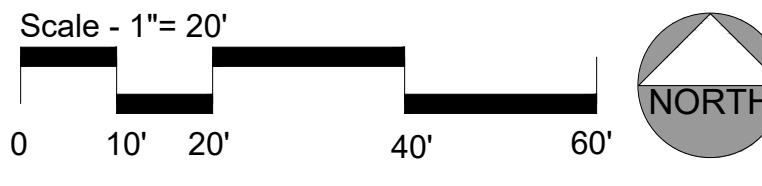
- IRRIGATION KEY NOTES**
- Property line
  - Right of way line
  - Irrigation source
  - Irrigation mainline
  - Backflow preventer
  - Isolation valve
  - Master valve and flow sensor
  - Irrigation sleeve - refer to paving & grading plans
  - Irrigation controller
  - Not used
  - Contractor shall provide 4 valve wires and 1 common wire to courtyard for future irrigation

**EMITTER SCHEDULE**

Trees	Type	Outlets	Gph outlet	Gph plant
Acacia willardiana	m	3	2.0	6.0
<i>palo blanco</i>				
Celtis reticulata	m	5	2.0	10.0
<i>netleaf hackberry</i>				
Pistacia x 'Red Push'	m	6	2.0	12.0
<i>red push pistache</i>				
Caesalpinia mexicana	m	3	2.0	6.0
<i>mexican bird of paradise</i>				
Sophora secundiflora	m	3	2.0	6.0
<i>texas mountain laurel</i>				
Cercis canadensis 'oklahoma'	m	4	2.0	8.0
<i>oklahoma redbud</i>				
<b>Shrubs / Ground Covers</b>	<b>Type</b>	<b>Outlets</b>	<b>Gph outlet</b>	<b>Gph plant</b>
Bauhinia lunariodes 'White'	s/m	3	2.0	6.0
<i>chihuahuan orchid shrub</i>				
Cycas revoluta	s/m	2	2.0	4.0
<i>sago palm</i>				
Salvia clevelandii	s/m	2	1.0	2.0
<i>cleveland sage</i>				
Ruellia brittoniana	s/m	1	1.0	1.0
<i>mexican burro weed</i>				
Justicia californica	s/m	2	1.0	2.0
<i>chuparosa</i>				
Viguiera parishii (Deltaidea)	s/m	1	1.0	1.0
<i>goldeneye</i>				
Pedilanthus macrocarpus	s/m	1	1.0	1.0
<i>slipper plant</i>				
Salvia greggii	s/m	1	1.0	1.0
<i>autumn sage</i>				
Bouteloua gracilis	s/m	1	0.5	0.5
<i>blue grama</i>				
Calliandra californica	s/m	2	1.0	2.0
<i>baja fairy duster</i>				
Berlandiera lyrata	s/m	1	1.0	1.0
<i>chocolate flower</i>				
Setcreasea pallida	s/m	1	1.0	1.0
<i>purple heart</i>				
Lantana sp.	s/m	1	1.0	1.0
<i>dallas red</i>				
<b>Vines</b>	<b>Type</b>	<b>Outlets</b>	<b>Gph outlet</b>	<b>Gph plant</b>
Parthenocissus 'Hacienda Creeper'				
<i>hacienda creeper</i>				
Trachelospermum jasminoides	s/m	2	1.0	2.0
<i>star jasmine</i>				
Bignonia capreolata	s/m	2	1.0	2.0
<i>tangerine cross vine</i>				
<b>Cacti / Succulents</b>	<b>Type</b>	<b>Outlets</b>	<b>Gph outlet</b>	<b>Gph plant</b>
Yucca rostrata	s/m	1	1.0	1.0
<i>beaked yucca</i>				
Nolina microcarpa	s/m	2	2.0	4.0
<i>bear grass</i>				
Hesperaloe parviflora	s/m	1	1.0	1.0
<i>brakeights yucca</i>				
Aloe sp.	s/m	1	1.0	1.0
<i>Aloe</i>				
Euphorbia antisiphilitica	s/m	1	1.0	1.0
<i>candelilla</i>				
Yucca rupicola	s/m	1	1.0	1.0
<i>twisted leaf yucca</i>				
Lophocereus schotti	s/m	1	0.5	0.5
<i>totem pole cactus</i>				



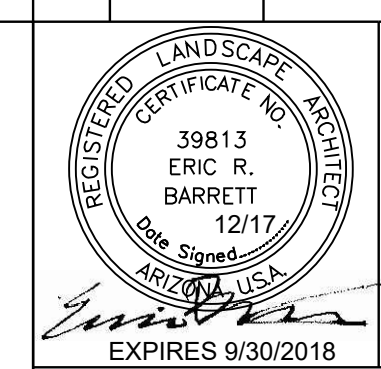
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DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
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PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

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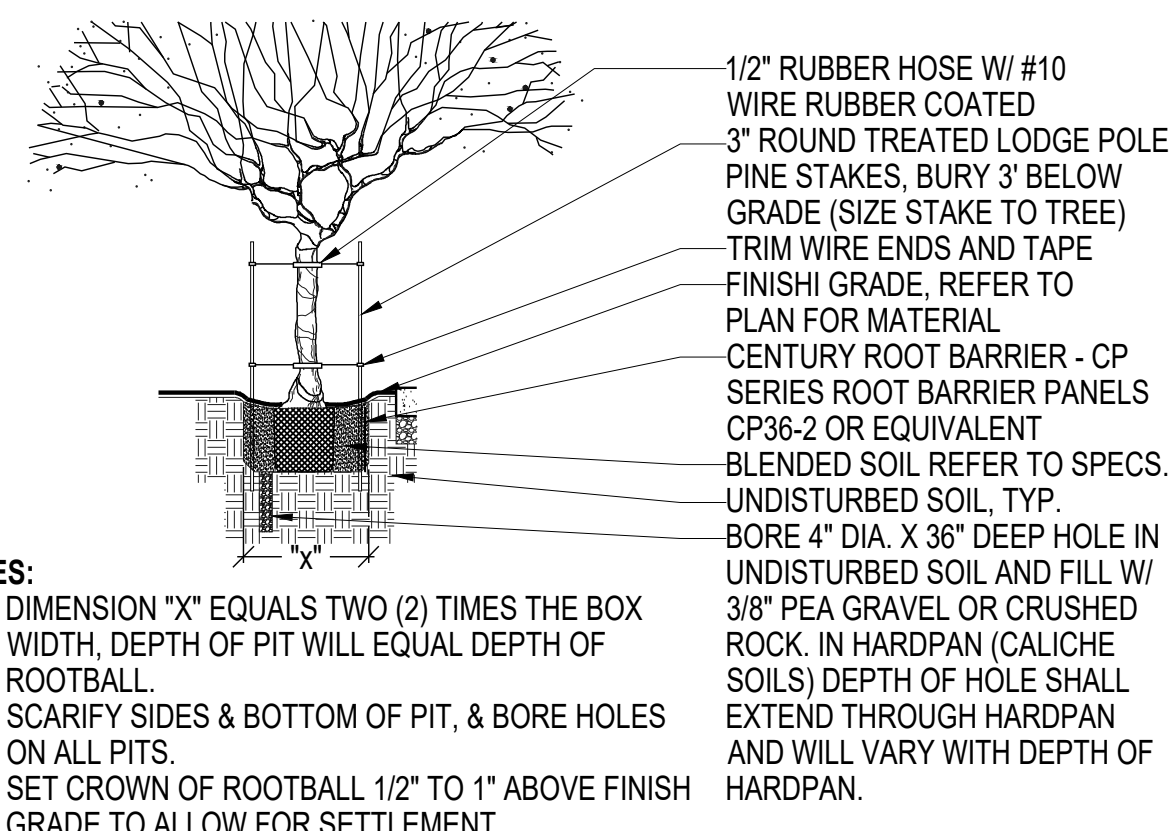
**OWNER/DEVELOPER**  
 HSL LA PLACITA, LLC/ HSL CONSTRUCTION SERVICES LLC  
 3901 EAST BROADWAY BOULEVARD  
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 PH: (520) 322-6994 email: mike@hslproperties.com

**SITE ADDRESS**  
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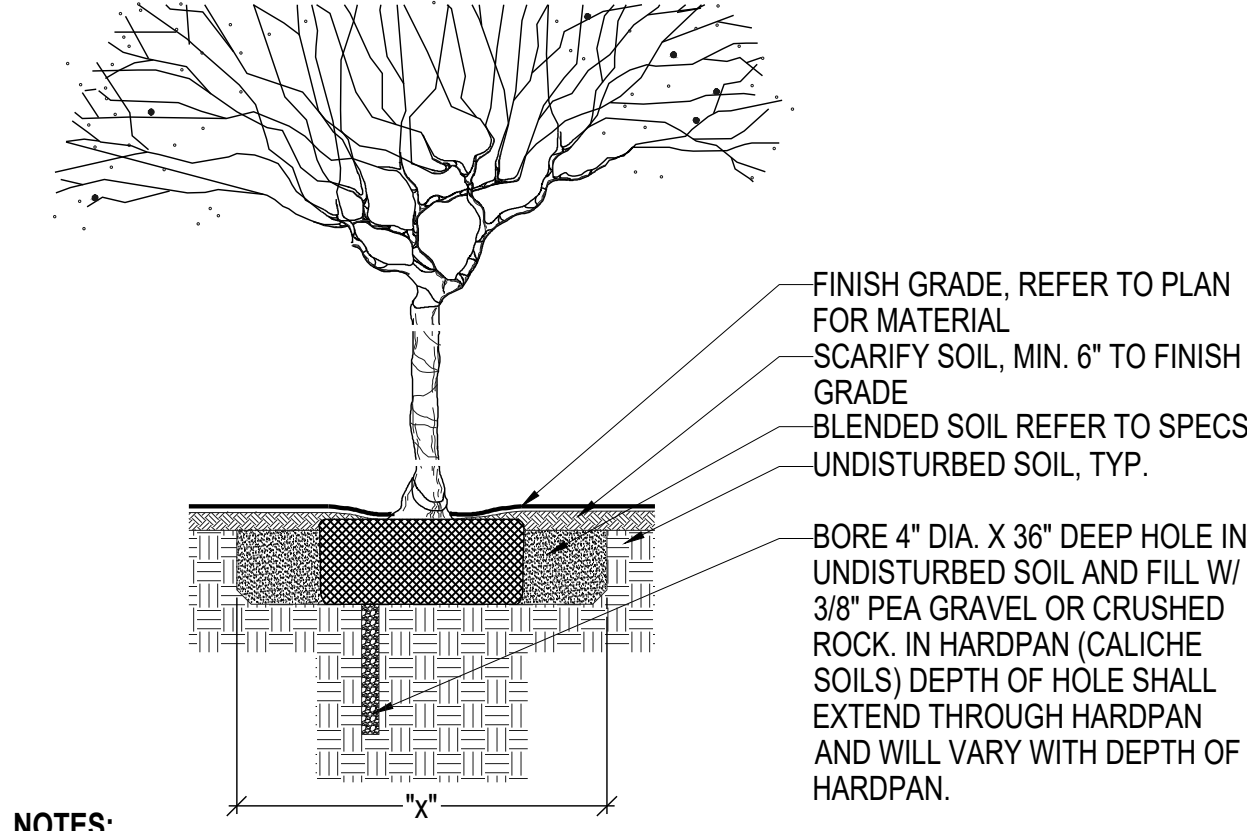
**DEVELOPMENT PACKAGE for THE FLIN irrigation plan**

DP17-0038  
 REF:17SA00196

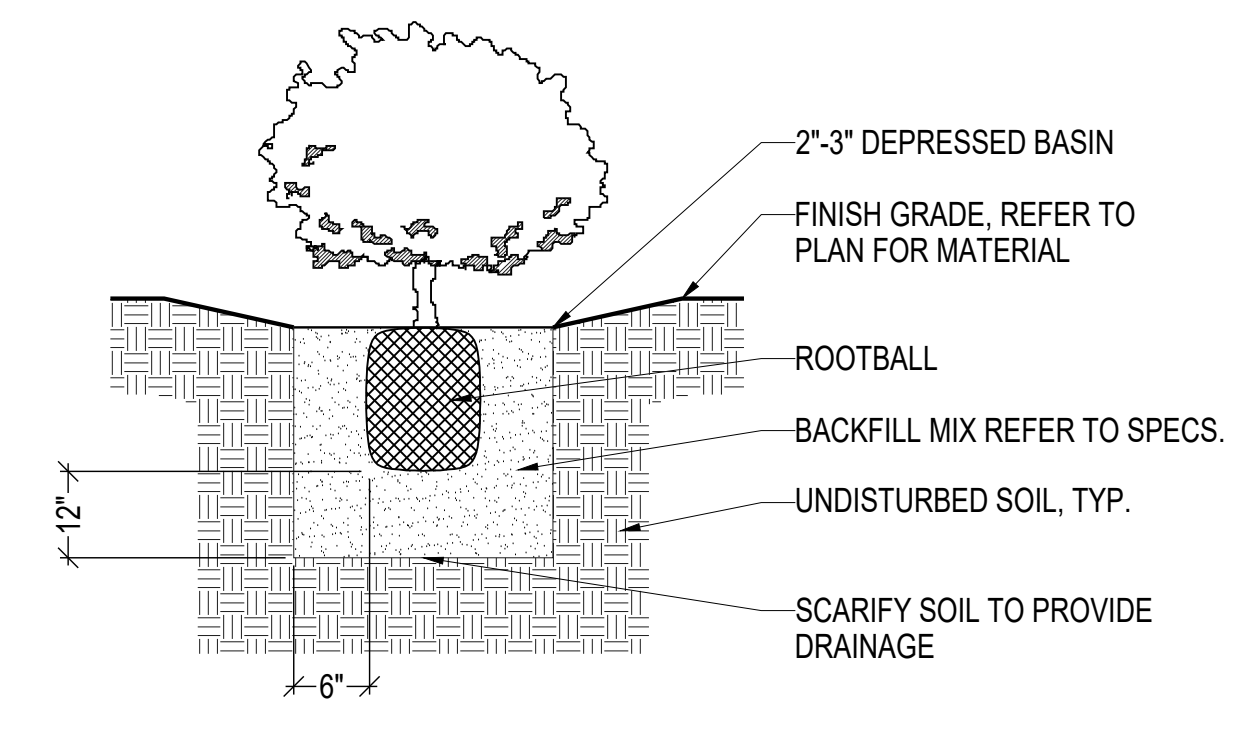
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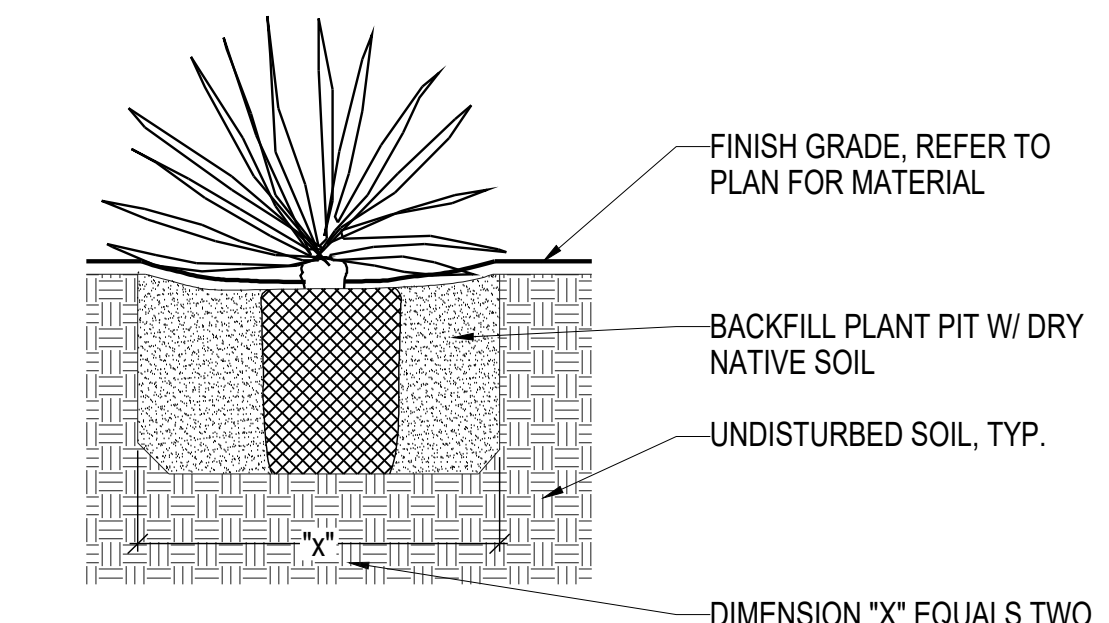
- NOTES:**
- DIMENSION "X" EQUALS TWO (2) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
  - SCARIFY SIDES & BOTTOM OF PIT, & BORE HOLES ON ALL PITS.
  - SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
  - DO NOT COVER CROWN WITH SOIL.
  - ROOT GUARDS SHALL BE PROVIDED ON ALL SIDES WHERE HARDSCAPE IS ADJACENT TO PLANT.
  - REFER TO TREE GUYING DETAIL FOR ADDITIONAL INFORMATION.



- NOTES:**
- DIMENSION "X" EQUALS FOUR (4) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
  - SCARIFY SIDES & BOTTOM OF PIT, & BORE HOLES ON ALL PITS.
  - SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
  - DO NOT COVER CROWN WITH SOIL.



- NOTES:**
- SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
  - DO NOT COVER CROWN WITH SOIL.
  - SETTLE BACKFILL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.



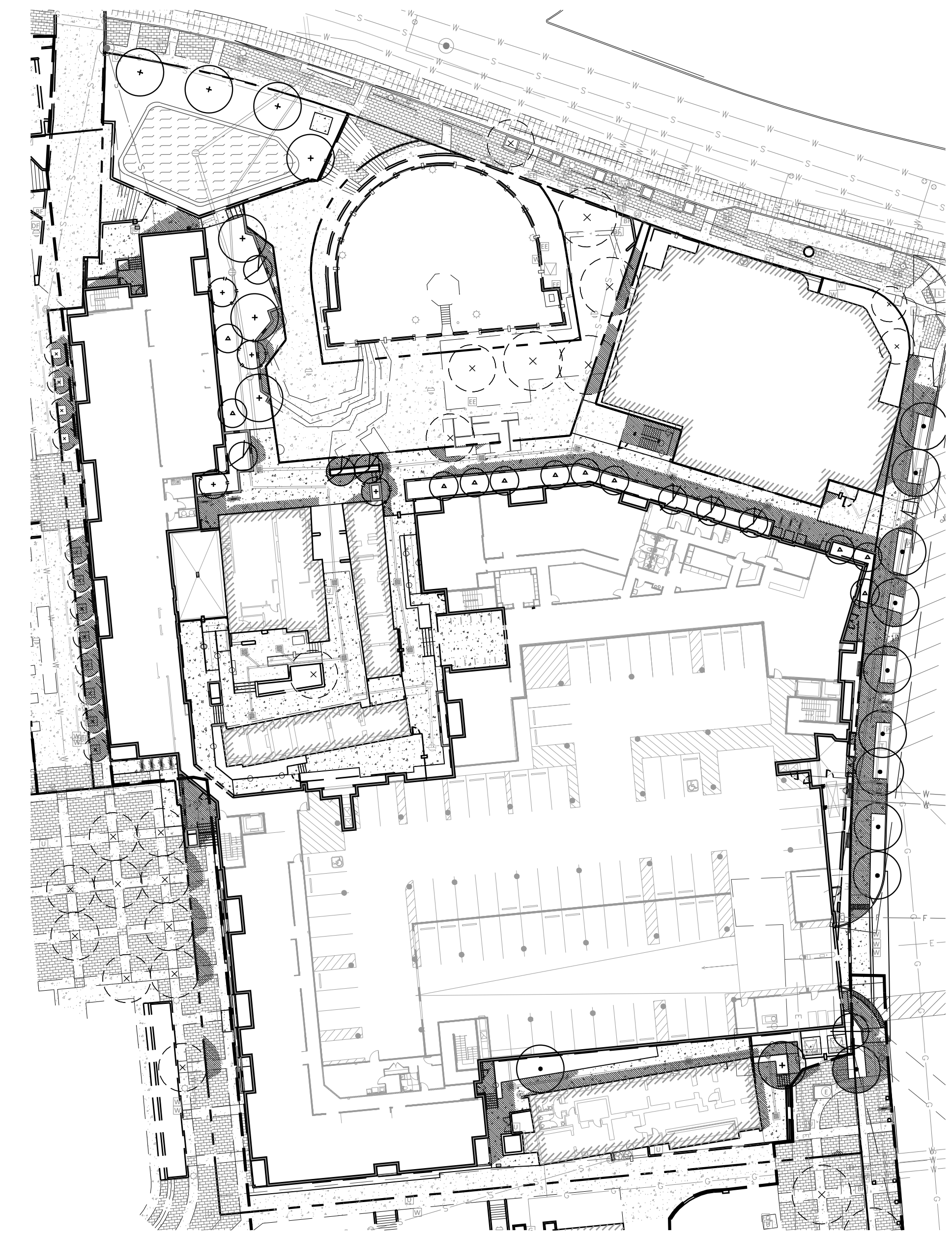
- NOTES:**
- SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
  - DO NOT COVER CROWN WITH SOIL.
  - SETTLE BACKFILL SOIL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.

**1 15 GALLON & 24IN BOX - TREE PLANTING** NTS

**2 36IN BOX OR LARGER - TREE PLANTING** NTS

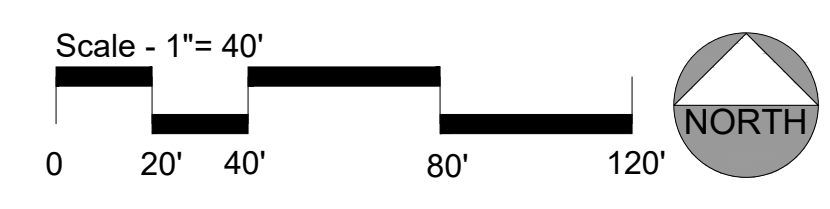
**3 SHRUB PLANTING** NTS

**4 ACCENT PLANTING** NTS

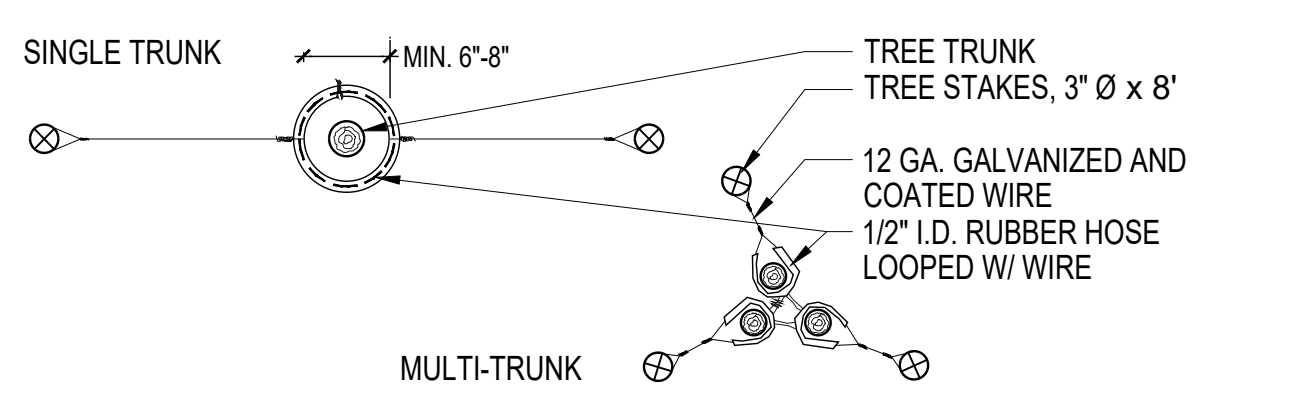


**SHADE STUDY**  
 public hardscape area 19,375 sf  
 public hardscape shade required (50%) 9,688 sf  
 public hardscape shade provided 9,781 sf

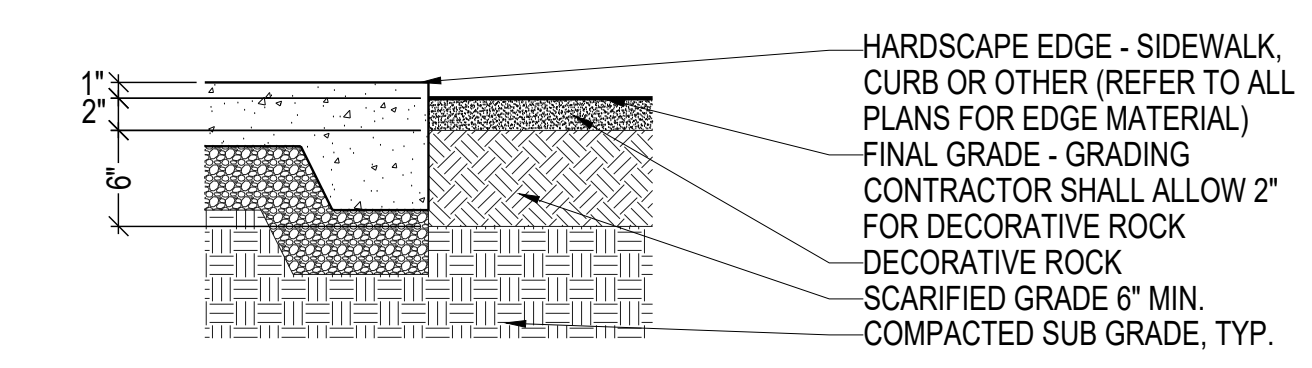
**5 SHADE STUDY**



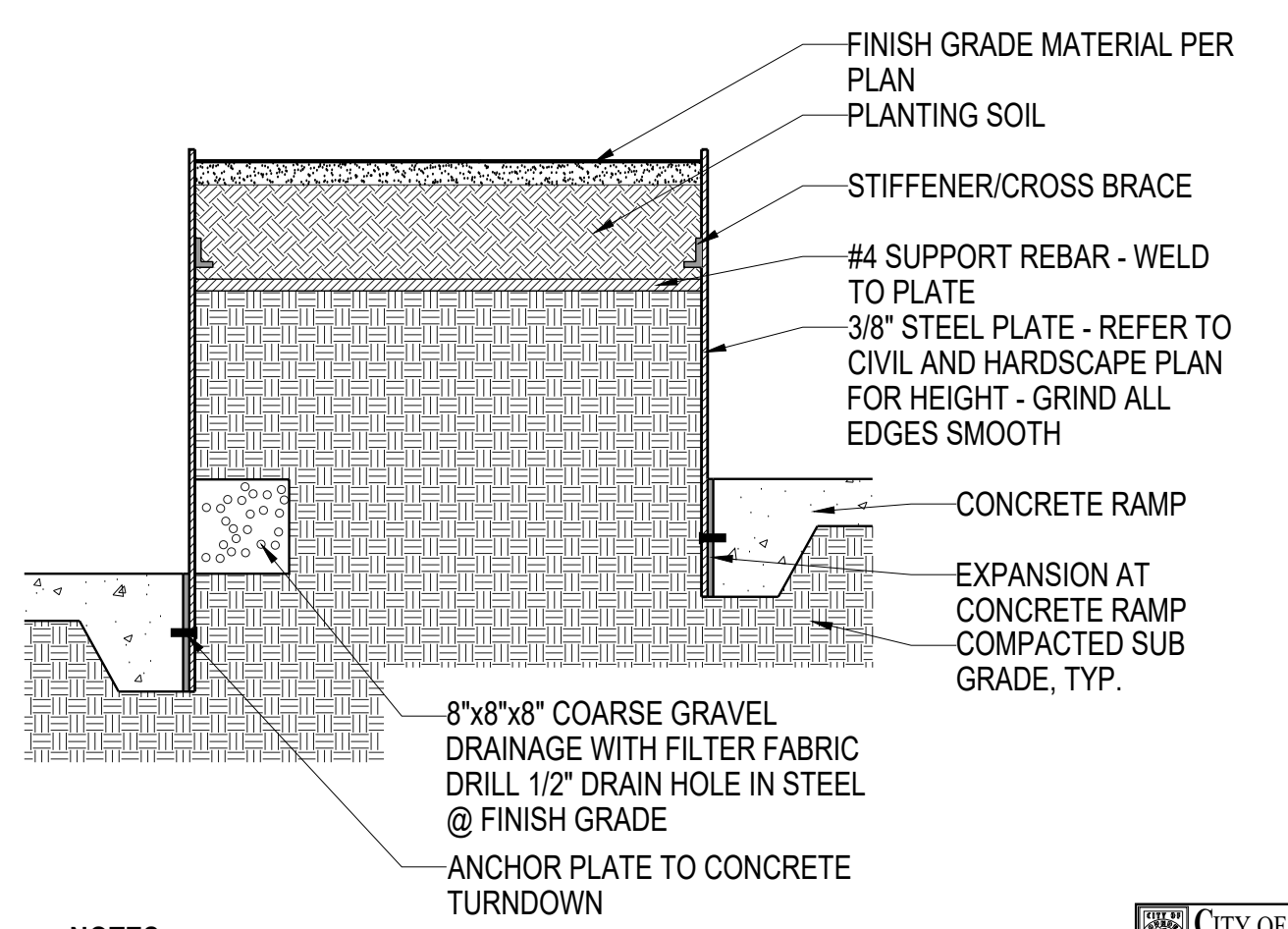
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**6 TREE STAKING** NTS

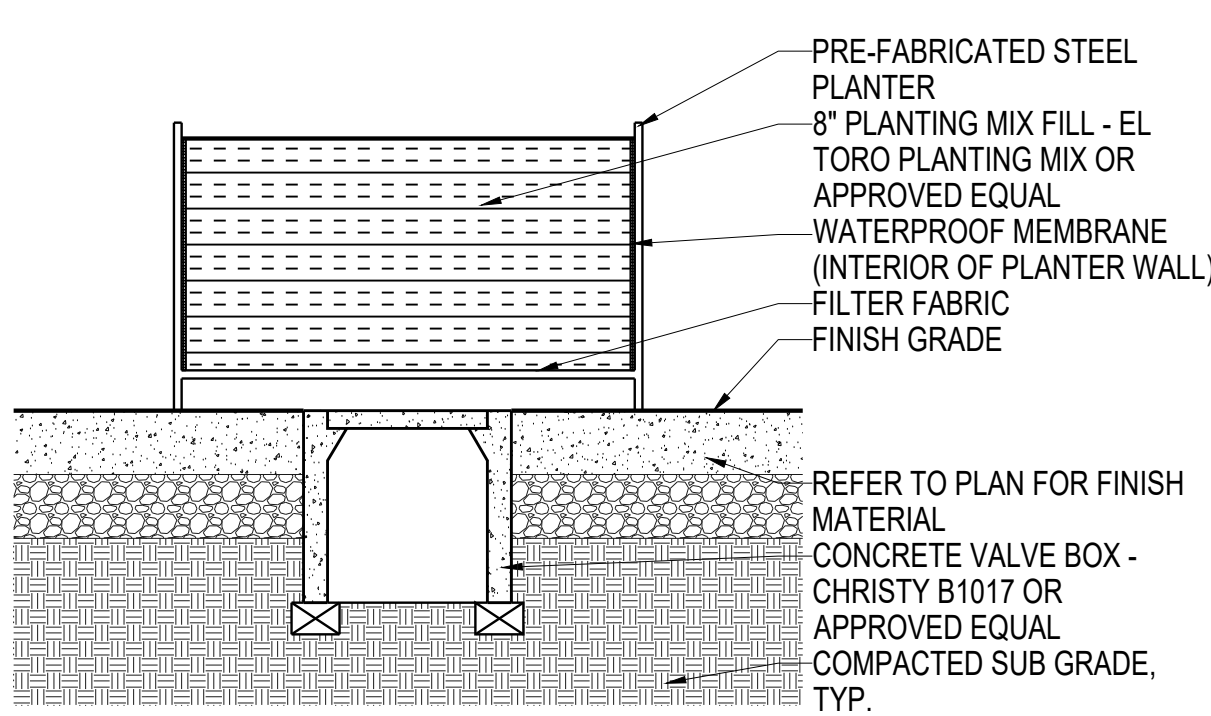


**7 FINAL GRADE HARDSCAPE TO DEC. ROCK** NTS



- NOTES:**
- PROVIDE SLEEVES FOR IRRIGATION AND ELECTRICAL - REFER TO PLANS FOR SLEEVING SCHEDULE.
  - APPLY FLUID WATERPROOFING TO ALL SURFACES TO 1" ABOVE FINISH GRADE.

**9 RAISED STEEL PLANTER** NTS

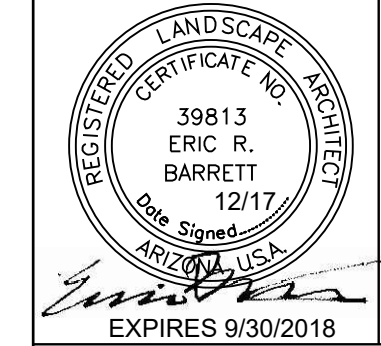


- NOTES:**
- EL TORO PLANT MIX, A BLEND OF COMPOSTED FINELY SCREENED EL TORO FOREST MULCH MIXED WITH FINELY SCREENED NATIVE TOPSOIL, WASHED MORTAR SAND, 90% SOIL SULFUR AND 16-20-0 AMMONIUM PHOSPHATE FERTILIZER OR APPROVED EQUAL.
  - CONTRACTOR SHALL REMOVE EXISTING SUBGRADE SOIL AND BACKFILL WITH PLANTING MIX.
  - CONTRACTOR SHALL ENSURE SUBGRADE DRAINS WITHIN 4 HOUR PERIOD. CONTRACTOR SHALL PROVIDE DRAINAGE CHIMNEYS 6' ON CENTER TO AREAS WHERE SUBGRADE DOES NOT DRAIN.

**8 STEEL SQUARE PLANTER** NTS

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DVPKG MGR _____	Date _____
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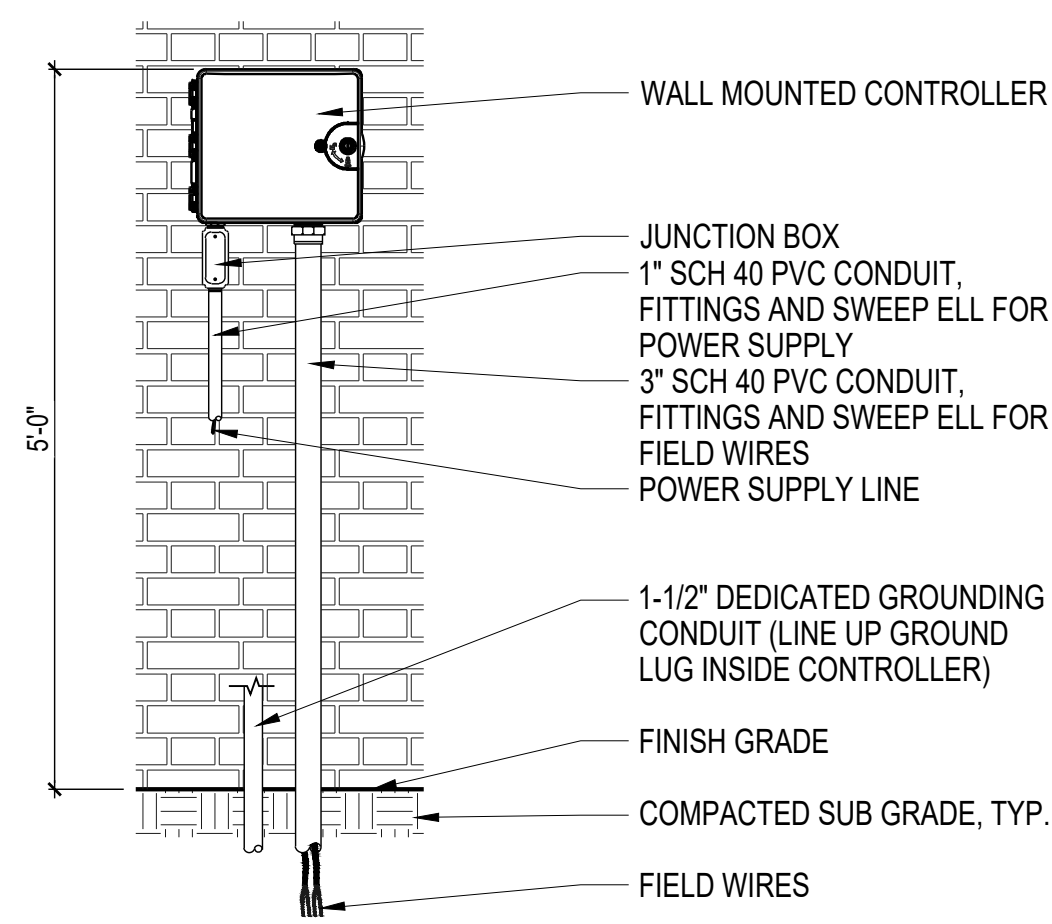
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**DEVELOPMENT PACKAGE for THE FLIN landscape details**



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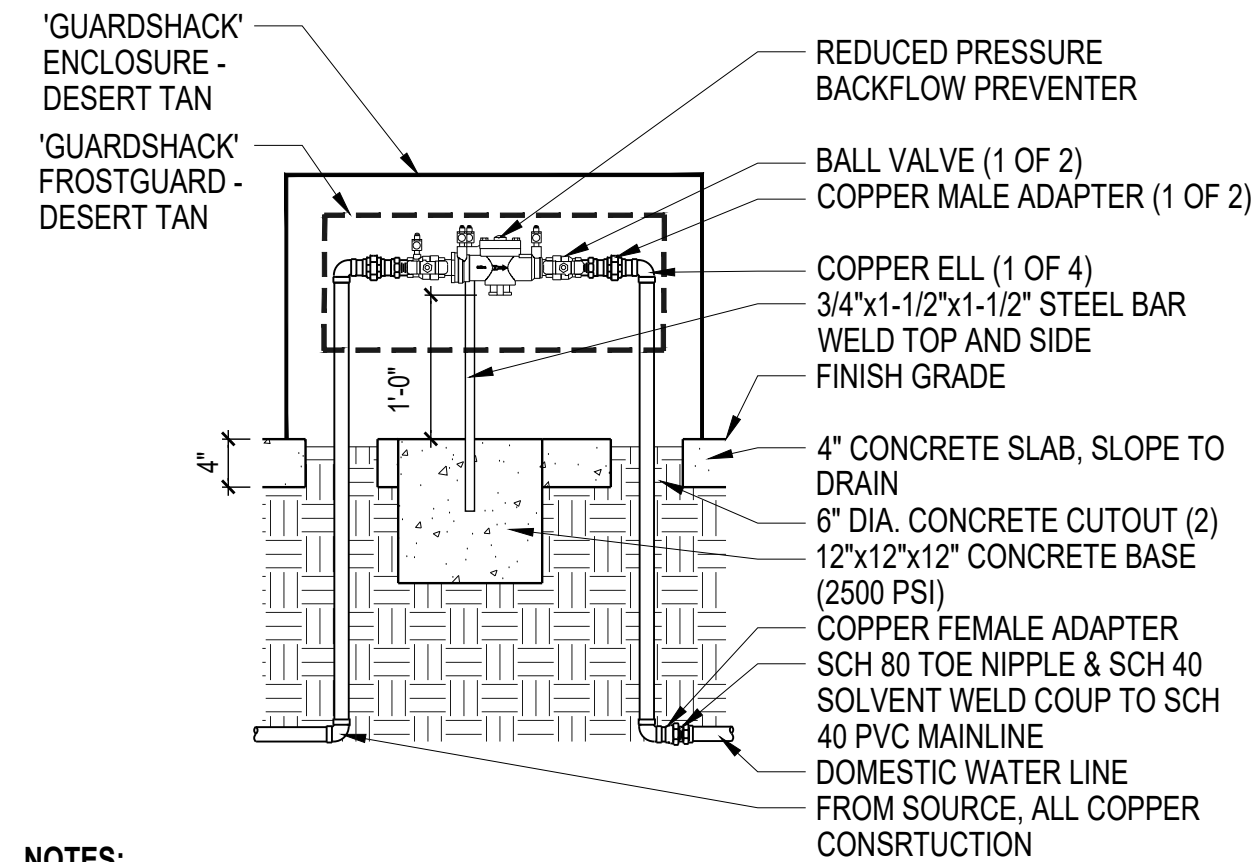
DP17-0038  
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- NOTES:**
1. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

**1 WALL MOUNTED CONTROLLER**

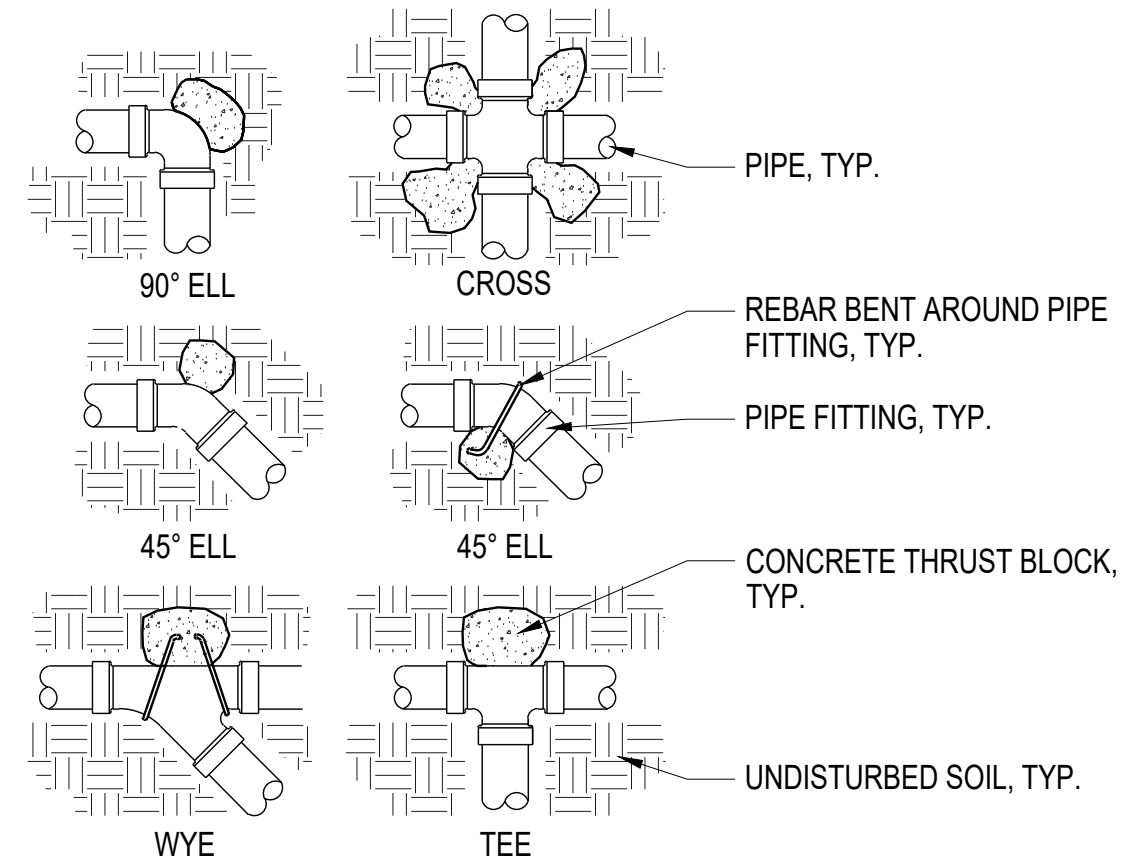
NTS



- NOTES:**
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT AND TEST FOR POTABLE WATER SOURCE. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
  2. PLACE BACKFLOW PREVENTER WITHIN SECURITY ENCLOSURE. (SEE SPECS.)
  3. OPEN AND CLOSE ENCLOSURE WITHOUT MODIFICATIONS.

**2 REDUCED PRESSURE BACKFLOW PREVENTER**

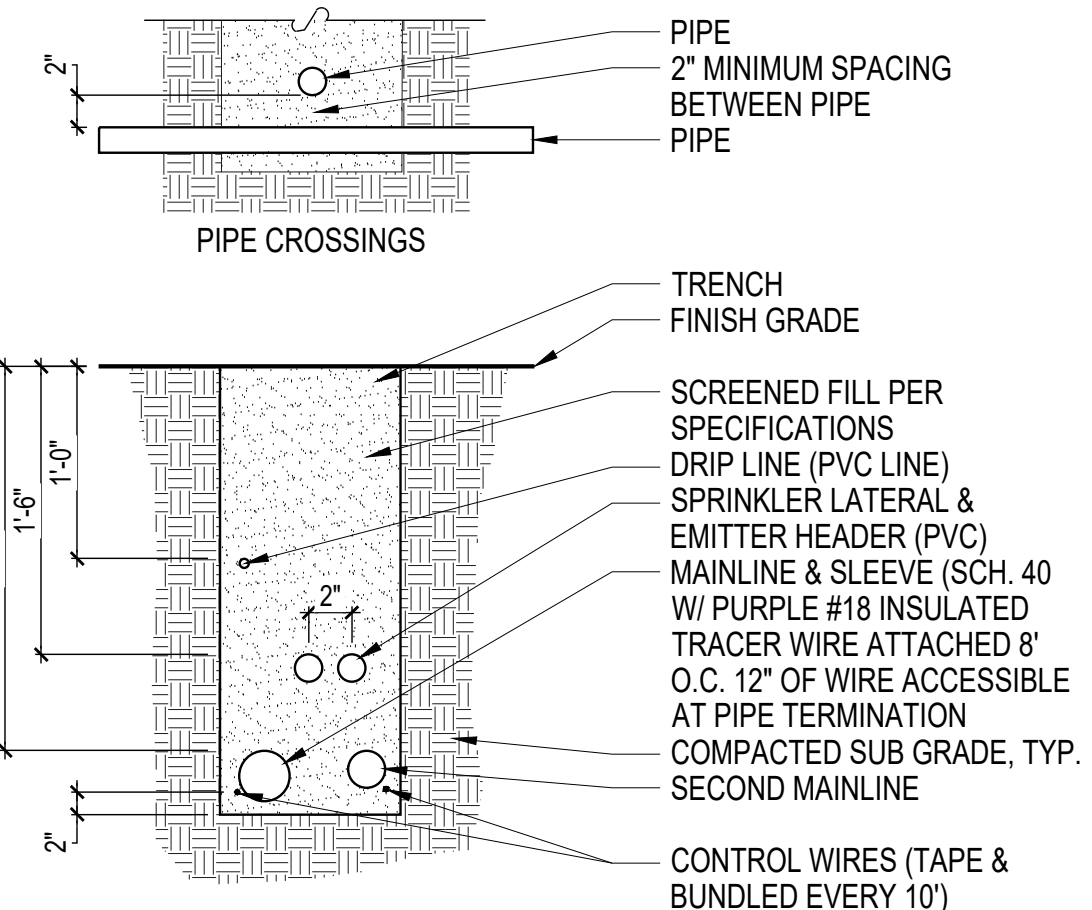
NTS



- NOTES:**
1. SUPPLY LINES 2" IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
  2. 1 CUBIC FOOT OF CONCRETE TO BE USED FOR EACH THRUST BLOCK.
  3. WRAP PLASTIC SHEETING AROUND PIPE WHERE IT CONTACTS CONCRETE.

**3 MAIN LINE THRUST BLOCK**

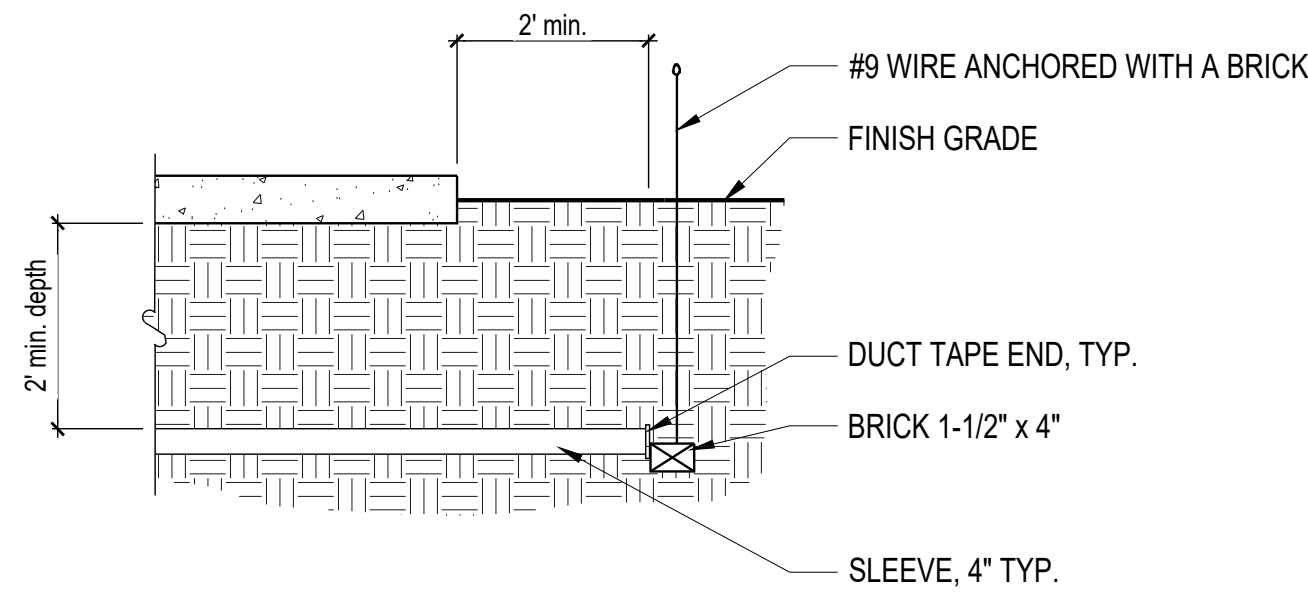
NTS



- NOTES:**
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
  2. TRENCH WIDTH & DEPTH TO VARY DEPENDING ON NUMBER & TYPES OF PIPES CONTAINED THERE IN.
  3. TRACER WIRE AND METALLIC TAPE INSTALLED WITH MAINLINES.
  4. 4" PIPE & LARGER SHALL BE 30" BELOW FINISH GRADE.

**4 IRRIGATION TRENCHING**

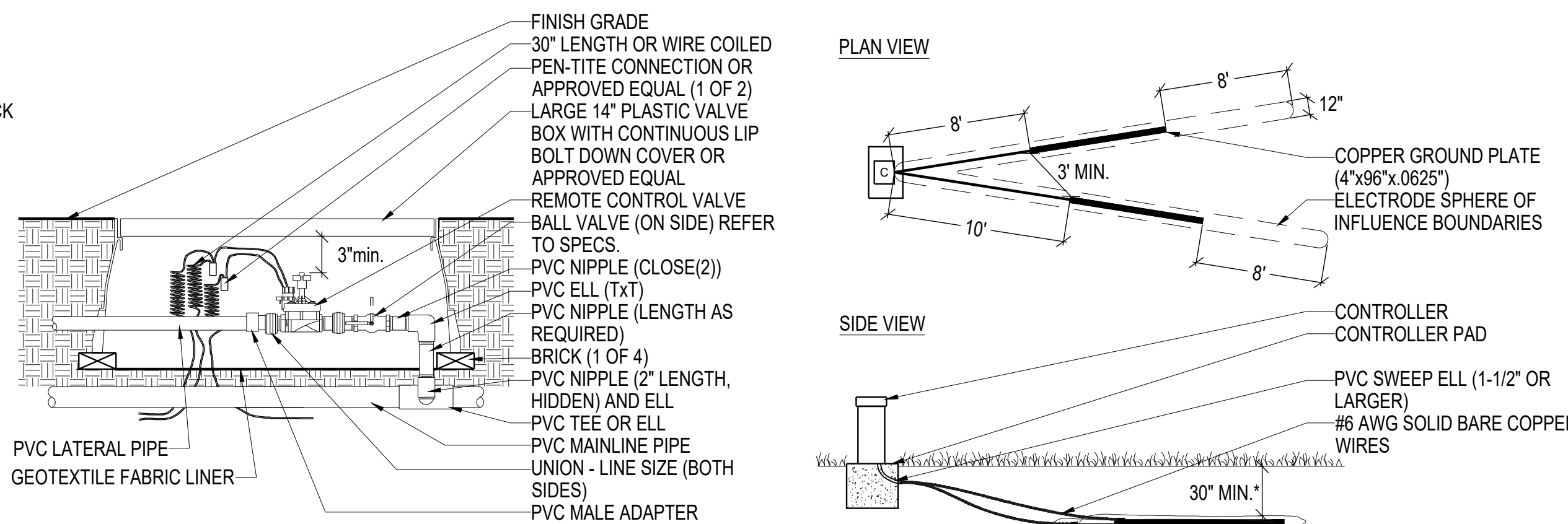
NTS



- NOTES:**
1. ALL PVC IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
  2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
  3. WHERE THERE IS MORE THAN ONE SLEEVE EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
  4. MECHANICALLY TAMP TO 95% PROCTOR.

**5 SLEEVING**

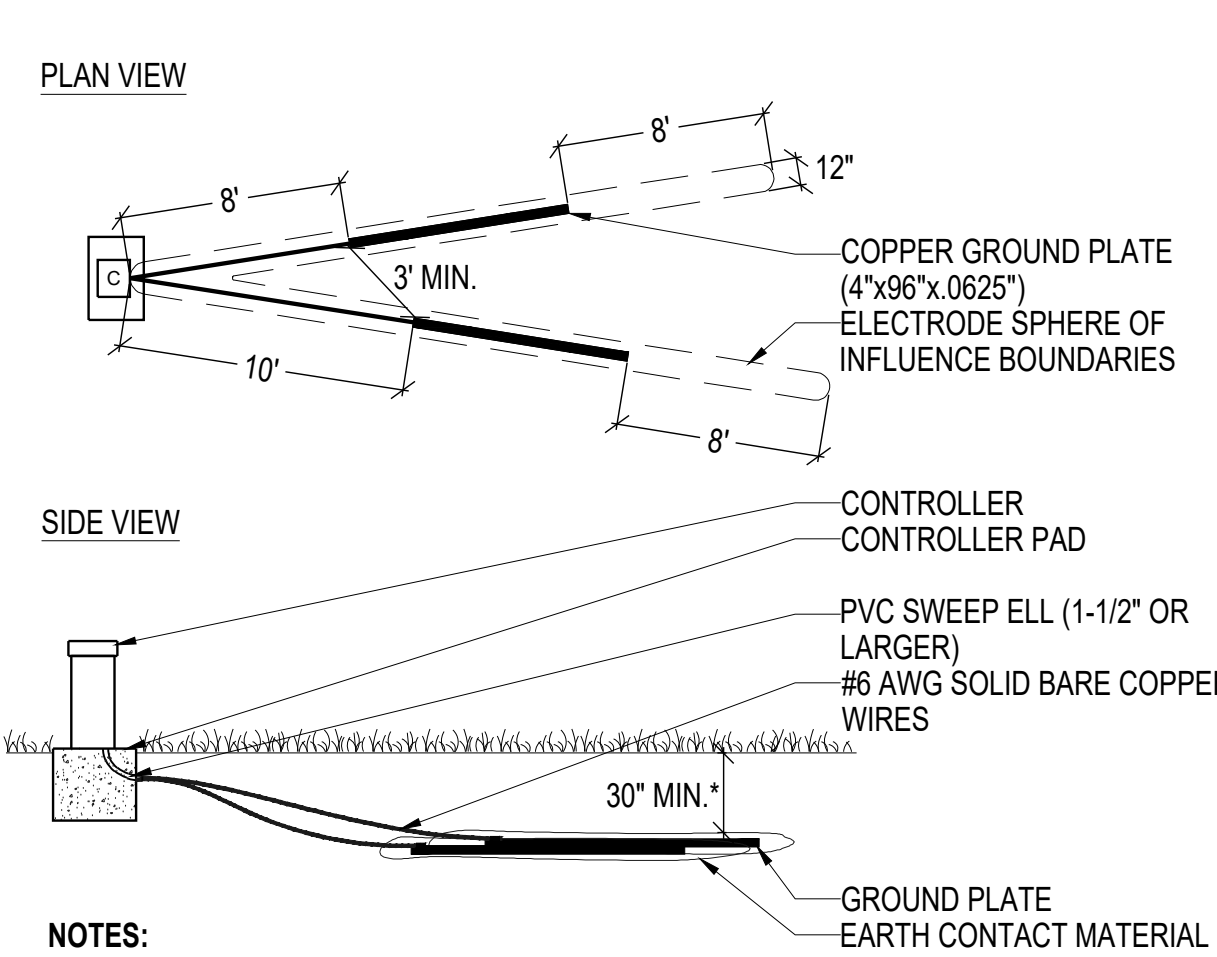
NTS



- NOTES:**
1. DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE.
  2. \* OR BELOW FROSTLINE, WHICHEVER IS DEEPER

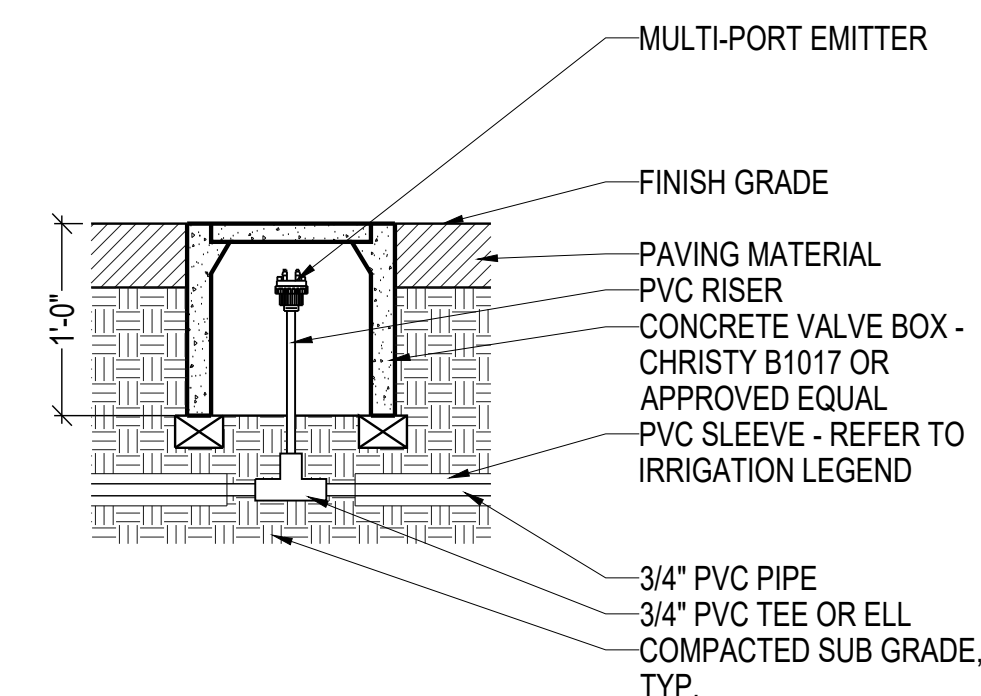
**6 REMOTE CONTROL MASTER VALVE ASSEMBLY**

NTS



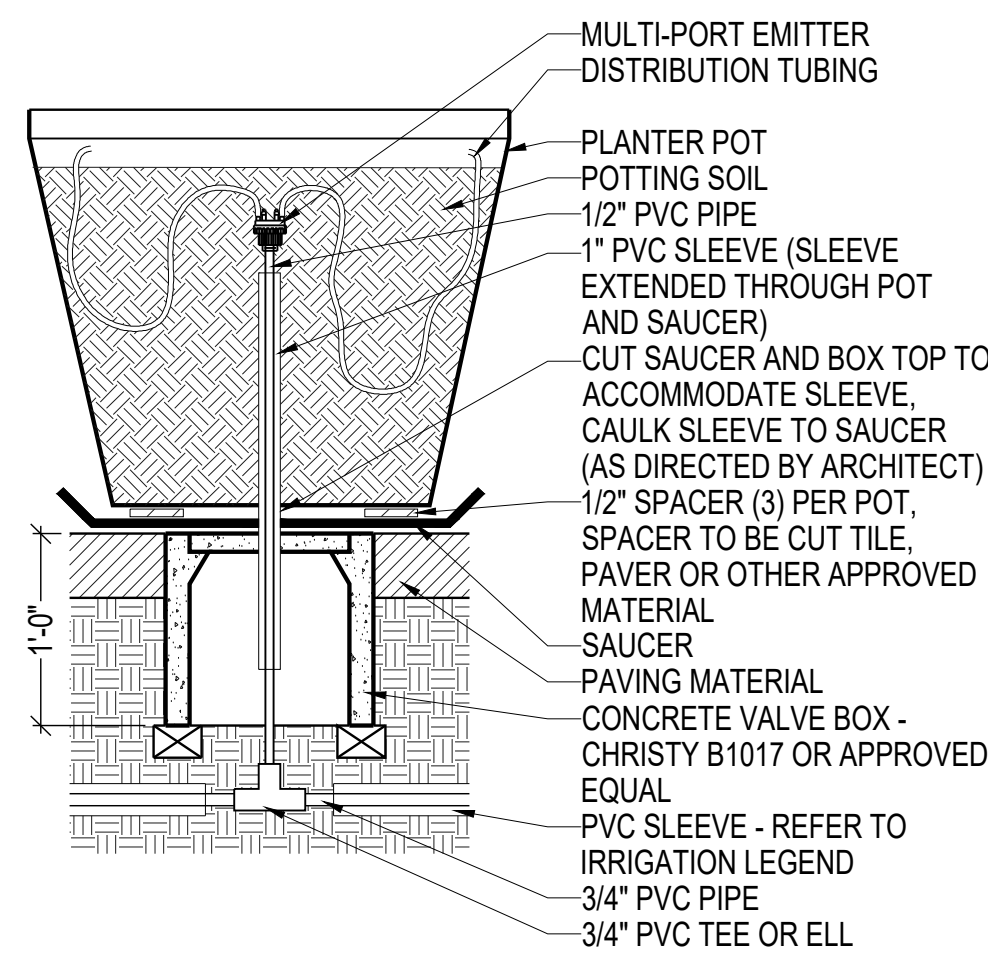
**8 MASTER VALVE AND FLOW SENSOR DIAGRAM**

NTS



**9 CONCRETE PULL BOX**

NTS



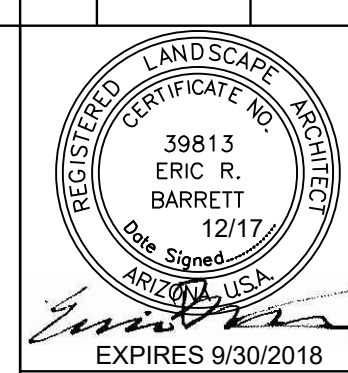
- NOTES:**
1. ALL POTS SHALL BE LINED OR WATERPROOFED.
  2. ALL POTS SHALL BE BACK FILLED WITH POTTING SOIL TO 1/2" OF TOP AFTER COMPACTION.

**10 POT IRRIGATION**

NTS

CITY OF TUCSON		<b>DEVELOPMENT PACKAGE PSDS APPROVAL</b>	
<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ	<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ	<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other		
DVPKG MGR _____	Date _____		
Zoning _____	Date _____		
Engineering _____	Date _____		
H/C Site _____	Date _____		
Fire _____	Date _____		
Landscape _____	Date _____		
PL/ME _____	Date _____		
Revision # _____	per letter in SIRE		

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				HSL LA PLACITA, LLC/ HSL CONSTRUCTION SERVICES LLC
				3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 email: mike@hslproperties.com
				<b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701



ARC STUDIOS PROJECT NO: 01-15072

**ARC STUDIOS**  
3117 E. Flower Street  
Tucson, Arizona 85716  
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www.arcstudiosinc.com

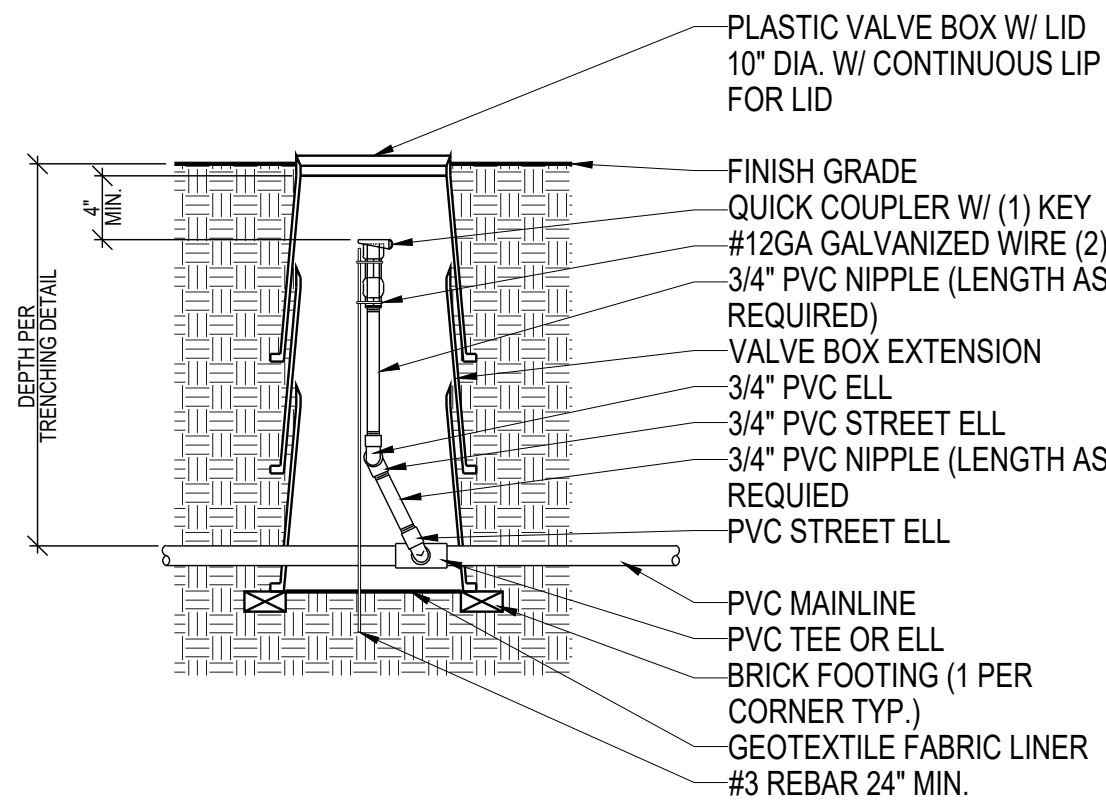
landscape architecture . urban design .  
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PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for THE FLIN irrigation details**

DP17-0038  
REF:17SA00196  
18 OF 23

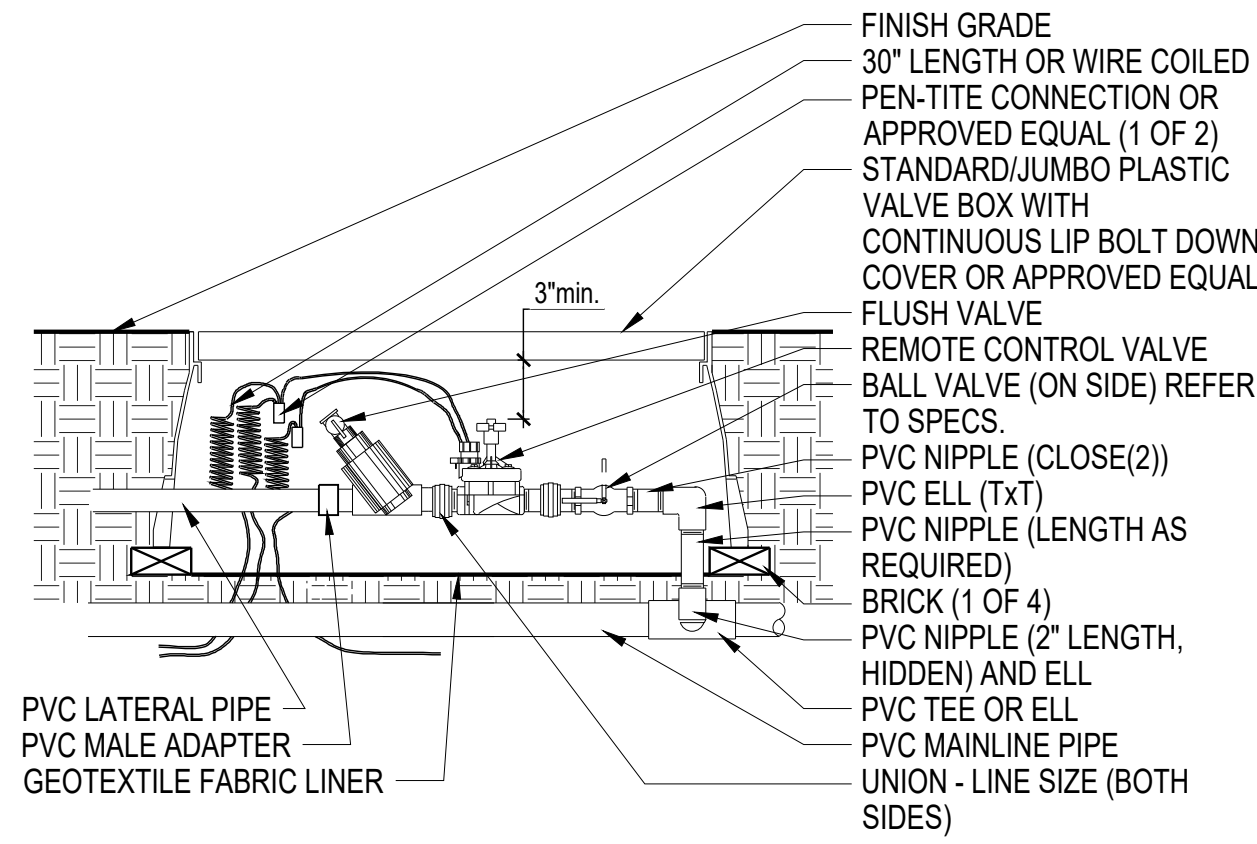




- NOTES:**
1. ADD BOX EXTENSIONS AS NECESSARY.
  2. REFER TO PLANS FOR PIPE MATERIAL SPECS.

**1 QUICK COUPLER**

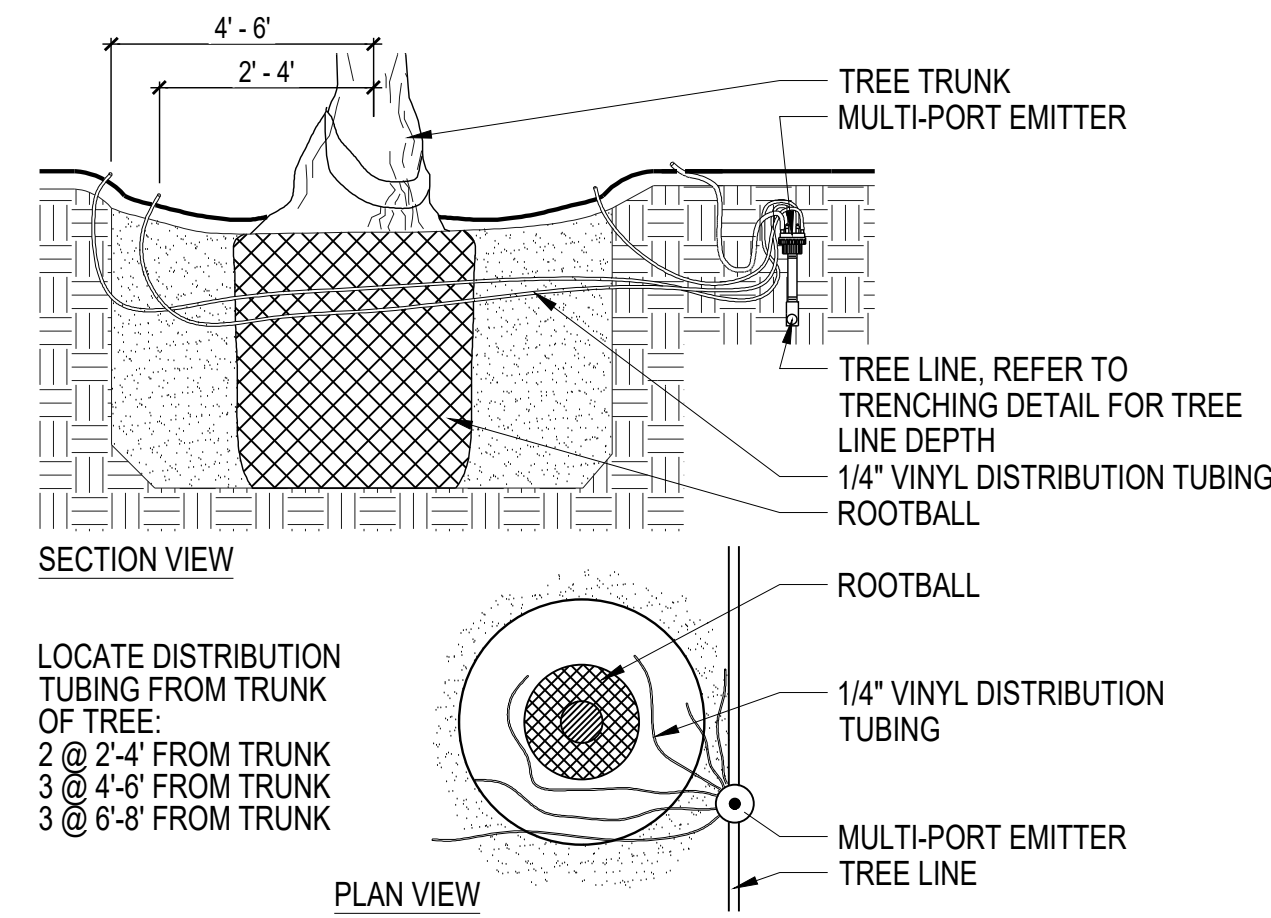
NTS



- NOTES:**
1. GREEN BOXES IN TURF AREAS.
  2. TAN BOXES IN HYDRO-SEED OR DECORATIVE ROCK AREAS.
  3. PURPLE BOXES IN RECLAIMED SYSTEMS.

**2 REMOTE CONTROL VALVE - DRIP/BUBBLER**

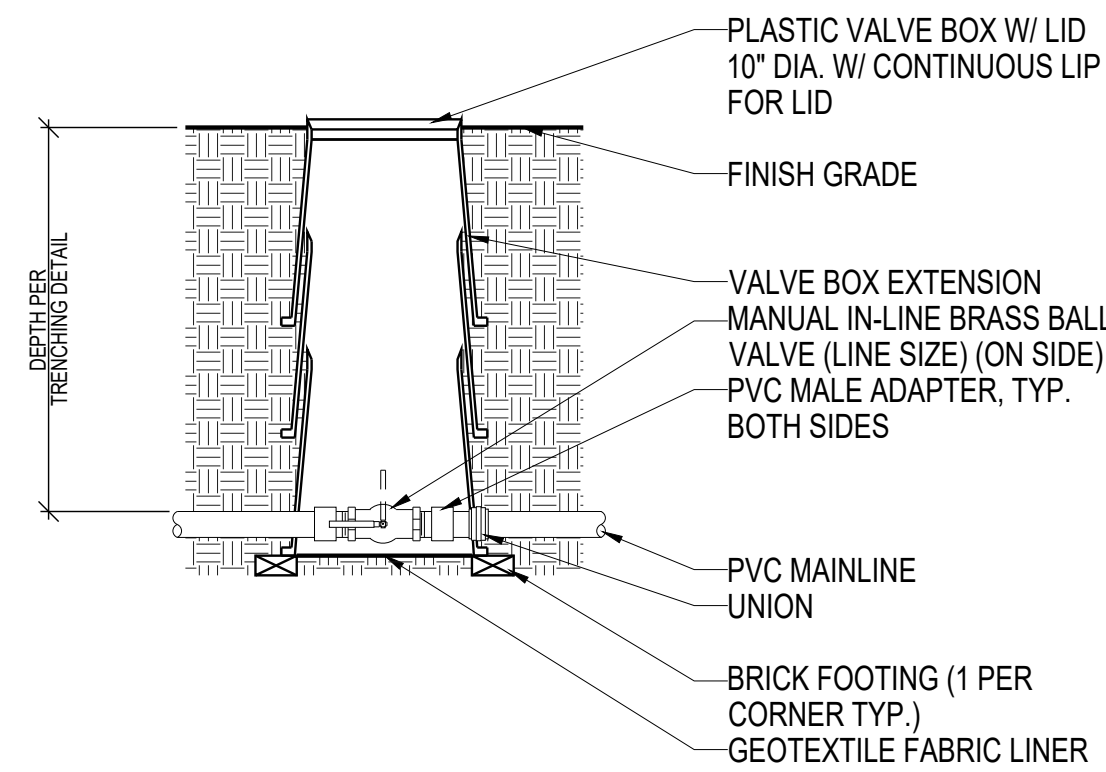
NTS



- NOTES:**
1. INSTALL DISTRIBUTION TUBES EQUALLY AROUND EDGE OF ROOTBALL. DRIP TUBING AT SURFACE TO CLEAR FINAL GRADE BY A MIN. OF 1" AND A MAX. OF 2". DETAIL REPRESENTS TYP. INSTALLATION REFER TO IRRIGATION LEGEND FOR MULTI-PORT EMITTER QUANTITIES.

**3 MULTI-PORT EMITTER DRIP TUBING @ TREE**

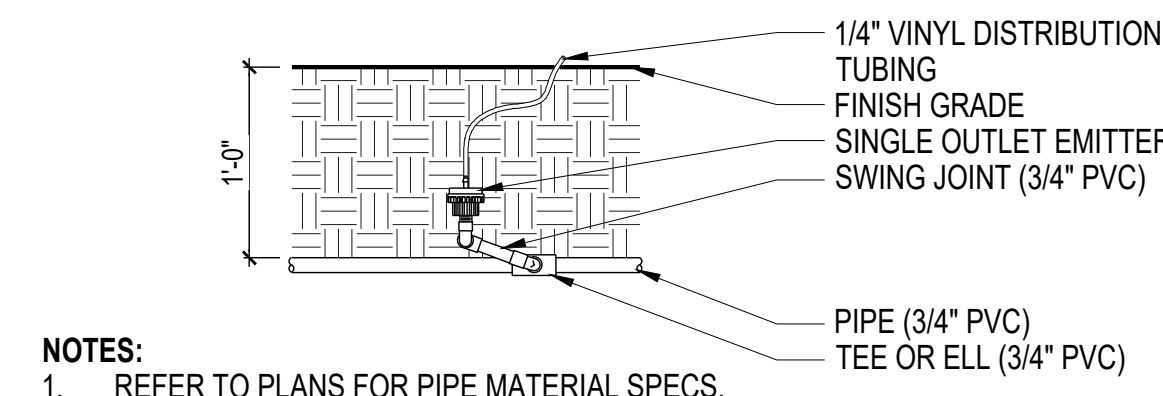
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- NOTES:**
1. ADD BOX EXTENSIONS AS NECESSARY.

**6 ISOLATION BRASS BALL VALVE**

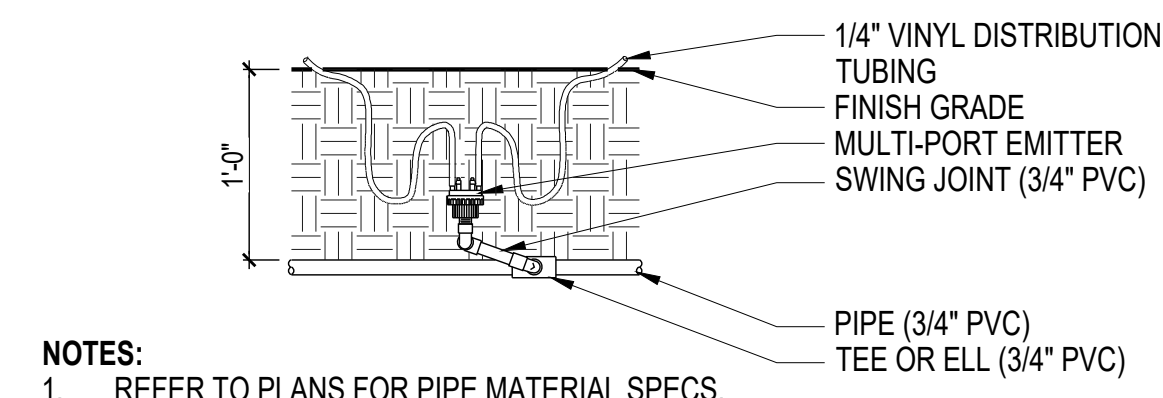
NTS



- NOTES:**
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

**7 SINGLE OUTLET EMITTER**

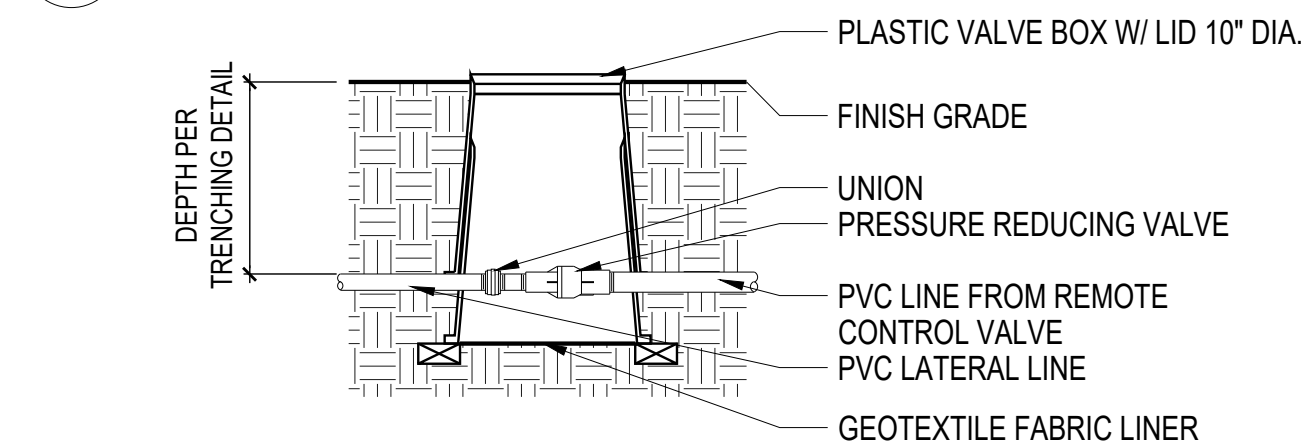
NTS



- NOTES:**
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

**8 MULTI-PORT EMITTER**

NTS



**9 PRESSURE REDUCING VALVE**

NTS

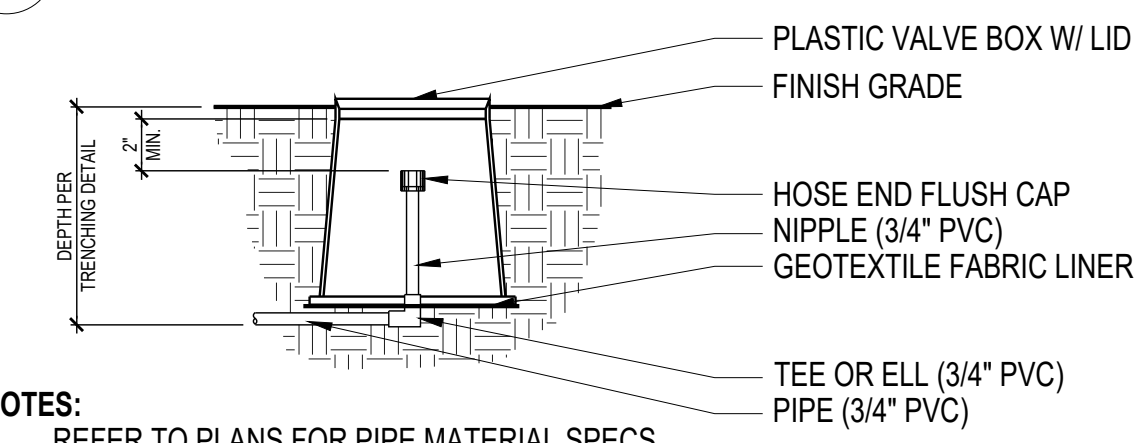
**NOTES:**

1. ALL 1/2" LATERAL PIPE TO BE CLASS 315 PVC. ALL PIPE 3/4" TO 2-1/2" TO BE SCH. 40 PVC, PIPE 3" AND LARGER TO BE CLASS 200 PVC OR AS NOTED ON IRRIGATION LEGEND.
2. MAIN LINE - SCH. 80 FITTINGS.
3. LATERAL AND DRIP LINES SCH. 40 FITTINGS.
4. PRESSURE TESTS, 4 HOURS:
  - MAIN LINE AT 150 PSI
  - LATERALS AND DRIP LINE AT 70 PSI

PIPE SIZE	FLOW (GPM)
1/2"	0 - 5
3/4"	5 - 10
1"	10 - 12
1-1/4"	12 - 20
1-1/2"	20 - 30
2"	30 - 46
2-1/2"	46 - 60
3"	60 - 110
4"	110 - 190
6"	190 - 340

**4 PIPE SIZING SCHEDULE**

NTS



- NOTES:**
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

**5 HOSE END CAP**

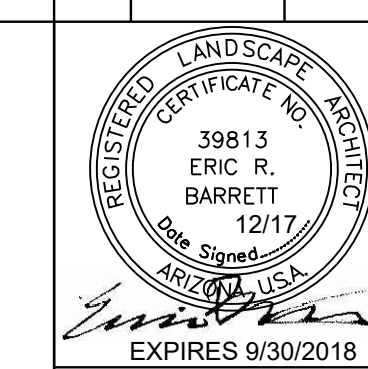
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NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				HSL LA PLACITA, LLC/ HSL CONSTRUCTION SERVICES LLC 3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 email: mike@hslproperties.com
				<b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701

**CITY OF TUCSON DEVELOPMENT PACKAGE PDS 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 \_\_\_\_\_  
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**DEVELOPMENT PACKAGE for THE FLIN irrigation details**



ARC STUDIOS, INC. RETAINS ALL RIGHTS TO LANDSCAPE AND IRRIGATION PLANS AND PLANS MAY NOT BE REPRODUCED WITHOUT PRIOR APPROVAL BY ARC STUDIOS.

DP17-0038  
REF: T17SA00196

**SECTION 32 01 90 - OPERATION AND MAINTENANCE OF LANDSCAPE AND IRRIGATION**

- PART 1 - GENERAL**
- 1.01 DESCRIPTION OF WORK
- A. The work shall consist of furnishing all labor, tools, motorized and non-motorized equipment, vehicles, appliances, materials, permits, insurance, and taxes as necessary to execute complete grounds maintenance of the entire project. The work shall include, but not necessarily be limited to, the following work:
- Litter control
  - Weed control
  - Pest and disease control
  - Rodent control
  - Irrigation system maintenance
  - Plant replacement
  - Pruning
  - Seed establishment
  - Sweeping and washing of sidewalks, curbs, paving, tables and benches.
  - Cleaning and raking of planting and field areas
  - Temporary protection
- 1.02 MAINTENANCE PERIOD
- A. On site maintenance from start of construction through Agency acceptance.
- B. On site maintenance period shall be three hundred sixty five (365) days from Agency acceptance and written substantial completion of the project.
- 1.03 MAINTENANCE ACTIVITY
- A. Maintenance shall be performed a minimum of one time per week.
- B. Work which the contractor fails to do when necessary during the maintenance period may be performed by others as directed by the owner, the cost to be borne by the contractor.
- PART 2 - PRODUCTS**
- 2.01 MATERIALS
- A. Materials for irrigation and landscaping maintenance shall be as specified in the irrigation and landscaping sections, respectively. Materials shall not be used until they have been approved by the owner who shall have the power to reject any material or defective workmanship.
- PART 3 - EXECUTION**
- 3.01 TREE SUPPORTS
- A. Maintain tree support ties, hoses, guy wires, tree stakes and wires which maintain upward and proper support of the trees. Protect the trees from wind and storm damage. Allow for movement of the trunks to encourage strong growth of trunks.
- B. Tree supports ties and hoses shall be adjusted during the maintenance period to maintain loose connection with tree trunks and minimize possible girdling to tree trunks.
- 3.02 LITTER REMOVAL AND CLEAN UP
- A. All litter and dead vegetation which is loose shall be removed from the entire project site at intervals not to exceed seven (7) calendar days all zones.
- B. Contractor shall clean concrete curbs, sidewalks, and other paving by sweeping and hosing down as necessary on a weekly basis for all zones.
- 3.03 WEED CONTROL
- A. Weed control shall be provided over the entire project site through the use of herbicides and manual labor, which method or methods shall be at the discretion of the contractor. Grass type weeds (bermuda) and other weeds which spread by underground roots shall be permanently eradicated by the use of translocating herbicides, such as "Round-Up".
- B. Weed control within on site shall consist of sonoran desert invasive species elimination and eradication:
- Contractor shall review entire site invasive species.
  - Contractor shall remove, by mechanical means, invasive species from landscape areas throughout the site. Confirm identification of invasive species in field with landscape architect or owner representative. Invasive species that may be found on this site include, but are not limited to: Salsola sp. (Russian thistle), Pennisetum ciliare (Buffelgrass), Pennisetum setaceum (Fountain Grass), Bromus rubens (Red Brome), Cynodon dactylon (Bermuda Grass), Eragrostis lehmanniana (Lehmann Lovgrass), Schismus barbatus (Mediterranean Grass), Schismus arabicus (Arabian Grass), Mellinis repens, Arundo donax (Giant Reed), Cortaderia selloana (Pampas Grass), Centaurea melitensis (Malta starthistle), Brassica tournefortii (Sahara mustard), Sisymbrium irio (London rocket), Eurca vesicaria (Garden Rocket), Alhagi maurorum (Camelthorn), Mesembryanthemum crystallinum (Ice plant), Tamarix ramosissima (Saltcedar), Rhus lancea (African sumac), Ailanthus altissima (Tree of Heaven).
3. Contractor shall provide a written summary of severity of invasive species found, duration of labor force, and means of eradication.
4. Contractor shall review weeded areas each month of the construction schedule, providing a written summary for each treatment and continue treatment of invasive species for the length of the contract including the maintenance period.
5. Contractor must eradicate invasive species by mechanical means or manual means wherever possible. If chemical means of removal is deemed necessary the contractor must submit a report outlining:
- justification for use of chemical herbicides
  - Plan showing limits of chemical application
  - Product information
6. Approved chemical control shall be applied when plants are in active growing periods with at least 80% of plant green, typically during the summer rainy period and early fall. All chemical

- applications shall be per manufacturer's instructions.
7. Mechanical control by means of pulling or digging to remove plants from the native landscape shall be preformed during the fall and early spring.
8. Mowing and cutting are not consider as an appropriate means for the site due to the geographical nature of the site.
- C. Organic and synthetic herbicides employed during the term of the maintenance period shall not cause the extermination of any landscape plant nor have detrimental side effects.
- D. No chemical or other materials shall stain or cause to stain, nor cause damage to any portion of the site or improvements, including landscape plant material. If staining or damage occurs, requisite repairs or replacements shall be made by the contractor.
- E. A record shall be kept of all chemical applications noting the date applied, location of application, rate of application, whether pre-emergent or post-emergent, and method of application. A copy shall be submitted to the owner at the end of the maintenance period.
- F. Applications of chemicals shall be in such a manner so as not to cause injury to the personal health of anyone working on the site, observing, or passing by. Care shall be taken such that no puddles or pools of water which contain toxic amounts of chemicals remain after completion of operations. Chemicals shall not be allowed to fall on or translocate to other areas of the site.
- G. Chemicals shall be approved by the EPA for the intended use and applied in strict accordance with EPA guidelines and the manufacturer's instructions. Chemicals shall be applied by an individual with proper training and possessing the required licenses and certifications for applying herbicides and other chemicals in the State of Arizona.
- 3.04 PEST AND DISEASED CONTROL
- A. All landscape plants and turf grass shall be provided protection which shall include, but not be limited to, eradication or control of insects, mites, fungi, and non-fungus diseases through the application of appropriate insecticides, miticides, and fungicides, approved by owner representative, which shall in from be sprays or dusts.
- B. All insecticides, fungicides, and miticides employed during the term of the Contract shall not cause extermination of any landscape plant material, nor cause damage to the growth characteristics such that the plants will not be able to recover in a normal manner.
- C. All precautionary provisions of paragraph "Weed Control" shall apply to the application of pest and disease control chemicals.
- 3.05 HYDRO SEEDED REVEGETATED AREAS.
- A. Refer to section 32 92 19 Hydraulic Seeding.
- B. Germinated plants and forbes shall be left to grow in a natural state with little to no maintenance. Germinated areas shall only be addressed due to conflict with operations of the port or visibility concerns and shall be addressed on an as needed bases directed by the owner.
- C. Non native species and undesired plants that occur within these areas shall be treated per Section 3.03 WEED CONTROL within this specification.
- 3.06 PRUNING AND SHRUB TRIMMING
- A. Pruning of plants shall be done in a manner which preserves the plant's natural growth characteristics and appearance. No shearing will be allowed. Any plant sheared by maintenance company shall be replaced with like size and kind at no additional cost to the owner.
- B. Trees shall be left in natural state when ever possible. Trees shall only be pruned to remove view obstructions, cross branching, and deadwood and mistletoe as directed by owner. Trees near pedestrian walkways and vehicle traffic shall be pruned up to allow clear viewing and access for pedestrians on sidewalks. Trees shall be maintained up to 12 feet high at no additional cost to owner.
- C. Native plants shall only be trimmed to remove dead or diseased branches at their point of origin.
- D. Shrub and accent plants generally will not require any pruning. Pruning shall only be done to remove dead, diseased, or damaged branches.
- E. Shrub and accent plants located within near pedestrian areas or vehicle viewing areas has be hand trimmed to control branches which impact walkways or impede viewing and shall be trimmed as directed by owner.
- 3.07 INERTS
- A. Landscape areas with decomposed granite, crushed stone and sized rock shall be raked to maintain a finished appearance. Replace material which is removed, damaged or otherwise no longer suitable for the use in which it was intended with like size and color.
- B. Rip rap in retention basins, at splash pads and other landscape areas shall be kept free of debris and litter and checked weekly and following storms.
- 3.08 PLANT REPLACEMENT
- A. All landscape plant material determined by the Owner to possess health or vigor insufficient to develop a normal plant habit shall be replaced by the Contractor within ten (10) calendar days after receipt of notification.
- B. Replacements shall be of the same genus, species, and variety and of the same size as originally provided.
- C. Following replacement, regardless of nature, the immediate and adjacent areas shall be left "broom clean" and in such appearance as prior to the aforementioned operations.
- 3.09 IRRIGATION
- A. Irrigation shall be operated at programmed intervals as necessary to maintain vegetation to the different planting zones while promoting good, sturdy, growth of all plant material and hydro seed.
- B. Precautions shall be taken to avoid soil erosion by the irrigation system. Soil eroded by the irrigation system shall be regarded or replaced with topsoil conforming to the landscape specifications.
- C. The entire irrigation system shall be maintained by the Contractor to insure balanced and necessary watering. This maintenance shall include, but not be limited, to the following:
- Removal of sand and debris causing restriction within the emitter orifices.
  - Flushing of drip system filters as required to remove debris.

3. Review filter and replace filters screens as necessary.
4. Necessary timing adjustments to the automatic controller(s), as provided within the mechanism of the equipment. Refer to programming below.
5. Adjustment of spray heads to maintain efficient, uniform application of water to hydro-seeded areas.
6. Adjusting spray heads to minimize overspray onto adjacent building, paved surfaces and other non-landscape areas.
7. Repair or replacement of damage caused by the Contractor. All such repairs or replacements shall be subject to the approval of the Owner.
- D. The entire irrigation system shall be adjusted to focus watering to the entire site. The irrigation controllers shall be programmed annually for overall water usage and adjusted yearly for the different landscape vegetation zones. Necessary timing adjustments shall be tied to the evaporstrosperation (ET) connected to the Irrigation controllers.
- E. Fine adjustments to the irrigation controllers is vital to preserve water supply and reflect site specific micro-climate conditions for plant with the automatic controllers. Sun exposures like east and west, slopes, and slope faces east, south and west shall be reviewed and each valve shall be adjusted to reflect these different growing conditions which will in turn impacted the plant material.
- 3.10 RODENT CONTROL
- A. Rodents, especially burrowing rodents, shall be controlled on the entire project site by the Contractor, using methods approved by the Owner. Control methods shall safeguard the public from tripping and falling hazards from rodent burrows, rodent spread diseases, etc.
- B. Contractor shall take immediate action to preserve vegetation from rodents and insects. Contractor negligence on rodent and insect invasions shall be replaced at no additional cost to the owner. Contractor shall replace plant material when bark is stripped and/or plant cut back is beyond 50% of overall plant.
- 3.11 CONTRACTOR'S RESPONSIBILITY
- A. This Contractor shall be bound by all requirements of the General Conditions and Specifications which in any way apply to his work.
- 3.12 SUMMARY REPORT.
- A. The contractor shall submit a summary report weekly to the owner representative identifying the tasks preformed per the maintenance specifications.
- B. The summary report shall include date, duration of work, work force, work preformed that day, items of concern that need attention, erosion damage, notation of irrigation adjustments, and rodent activities and estimate tasks for the coming week.
- C. Reports shall be submitted in electronic format with mark-ups noted on accompanying site plan of actions items and work performed.
- 3.13 INSPECTIONS
- A. The Owner, accompanied by the Contractor, will inspect the site at monthly intervals for the duration of the construction project and at least twelve times during the maintenance period, at its expiration, and at other times deemed necessary by the Owner or owner representative. When, in the opinion of the Owner, the methods being used to control or eradicate pests and weeds or perform other maintenance functions are unsatisfactory, the Contractor shall immediately modify his methods, as directed by the Owner. Final acceptance of the project shall be granted after satisfactory completion of the Maintenance period.

END OF SECTION 32 01 90

**SECTION 32 84 23 - PLANTING IRRIGATION**

- PART 1 - GENERAL**
- 1.01 SUMMARY
- A. Furnish all work and material, appliances, tools, equipment, facilities, transportation, and services necessary for and incidental to performing all operations in connection with the installation of underground sprinkler system complete, as shown on drawings and/or specified herein. When the term "Contractor" is used in this section, it shall refer to the irrigation contractor.
- 1.02 RELATED DOCUMENTS
- A. Conditions of the contract and Division 1 General Conditions are hereby made a part of this section.
- 1.03 APPLICABLE STANDARDS
- A. ASTM D2241 - Poly (Vinyl Chloride)(PVC) Plastic Pipe (SDR-PR)
- B. D2464 - Poly (Vinyl Chloride)(PVC) Plastic Pipe Fittings, Threaded, Schedule 40
- C. D2564 - Solvent cements for Poly (Vinyl Chloride)(PVC) Plastic Pipe and Fittings
- D. D2855 - Making Solvent - Cemented Joints with Poly (Vinyl Chloride)(PVC) Pipe and Fittings
- E. F-477 - Gasket Pocket Pipe
- 1.04 WARRANTEE AND MAINTENANCE
- A. Warrantee:
- The Contractor is required to guarantee the irrigation system in accordance with the requirements below. A copy of the guarantee form shall be included in the Operations and Maintenance Manual. The guarantee form shall be on the Contractor's letterhead and contain the following information: GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM We hereby guarantee that the irrigation system we provided to be free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear, and unusual abuse or neglect excepted. We agree to repair or replace any defects in material or workmanship including repair of backfill settlement which may develop during the period of two (2) years from the date of Substantial Completion and to repair or replace any damage related to such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.  
Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Signed: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Date of Acceptance: \_\_\_\_\_  
(Contractor to complete upon project acceptance)
- B. Maintenance
- Work shall include but not be limited to:
    - Adjustment of sprinkler height and plumb to compensate for settlement and/or plant growth.
    - Backfilling of all trenches.
    - Adjustment of head coverage (arc of spray) as necessary.
    - Unstopping heads plugged by foreign material.
    - Adjustment of controller as necessary to insure proper sequence and watering time.
    - All maintenance necessary to keep the system in good operating condition.
  - Exclusions
    - Guarantee and maintenance after final acceptance does not include alterations as necessitated by re-landscaping, regrading, addition of trees or the addition and/or changes in sidewalks, walls, driveways, etc., except to the extent that such work is caused or necessitated by the irrigation Contractor or his general Contractor.
- 1.05 SUBMITTALS
- A. The Contractor shall submit to the Owner's Representative PDF copy of shop drawings or manufacturer's "cut sheet" for: booster pump, each type of rotor head, pipe, controller, valves, check valve assemblies, valve boxes, wire, conduit, fittings and all other equipment noted within the plans, legends, and details for the types of fixtures and equipment which he proposes to install on the job. The submittal shall include the manufacturer's name, model number, equipment capacity and manufacturer's installation recommendation, if applicable, for each proposed item.
- B. Substitutions of products shall only occur during the bidding process. Substitutions shall be made 10 business days prior to bid date for consideration of use and must be accepted by owner's representative (2) business days prior to bid submittal for bid uniformity.
- C. A contract will not be issued to the Contractor until he has submitted the required information. No partial submittal will be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed except by written consent of the Owner's Representative.
- D. Shop drawings

1. Include dimensions, elevations, construction details, arrangements and capacity of equipment, as well as manufacturer's installation recommendations.
- E. Record Drawings
1. Record dimensioned locations and depths for each of the following:
  - Irrigation main line routing (Provide dimensions for each 100 lineal feet (maximum) alone each routing, and for each change in directions).
  - Isolation Valves, Irrigation control valves, Control wire routing, Sleeves under paving and other related items as may be directed by the Owner's Representative.
- F. Dimensioning
1. Locate all dimensions from two permanent points (buildings, monuments, sidewalks, curbs or pavements).
- G. Changes
- Record all changes which are made from the Contract Drawings, including changes in the pressure and non-pressure lines.
  - Record all required information on a set of blackline prints of the drawings. Do not use these prints for any other purpose.
  - Maintain information daily. Keep drawings at the site at all times and available for review by the Owner's Representative.
- H. Record Drawing Submittal
- When record drawings have been approved by the Owner's Representative, transfer all information to a clean set of Bond Irrigation Plan set using permanent Blue ink.
  - Changes using ball point pen are not acceptable.
  - Make dimensions accurately at the same scale used on the original drawings, or larger.
  - If photo reduction is required to facilitate controller chart housing, notes or dimensions shall be a minimum 1/4" in size.
  - Reproducible mylars will be furnished by the Owner's Representative at cost for printing and handling.
- 1.06 CONTROLLER CHARTS
- A. Do not prepare charts until record drawings have been approved by the Owner's Representative.
- B. Provide one controller chart for each automatic controller installed. Chart may be a reproduction of the Record Drawing, if the scale permits the chart to fit into the controller door. If photo reduction prints are required, keep reduction to maximum size possible to retain full legibility.
- C. Chart shall be blackline print of the actual system showing the area covered by that controller. Identify the area of coverage of each remote control valve, using a distinct different pastel color drawn over the entire area of coverage.
- D. Following approval of charts by the Owner's Representative, they shall be sealed between two layers of 20 mil plastic sheets.
- E. Charts must be completed and approved prior to final acceptance of the irrigation system.
- 1.07 OPERATING AND MAINTENANCE MANUAL
- A. Provide two individually bound manuals detailing operating and maintenance requirements for the irrigation system.
- B. Manuals shall be delivered to the Owner's Representative no later than 10 days prior to completion of work.
- C. Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to understand, operate and maintain the equipment.
- D. Information Required
- Index sheet, stating the Irrigation Contractor's name, address, telephone number and name of person to contact, Duration of guarantee period, Equipment list providing the following for each item:
    - Manufacturer's name
    - Make and model number
    - Name and address of local manufacturer's representative
    - Spare parts list in detail
    - Detailed operating and maintenance instructions for major equipment
- 1.08 SUBSTITUTION OF MATERIALS
- A. This irrigation system has been designed around the irrigation components herein stated and as shown on the plans. Any changes of brand name, trade name, trademarked, patented articles, or any other substitutions will be allowed only by written order signed by the Owner's Representative. The Owner is under no obligation to accept materials other than as specified. If a bidder wishes for a substitute item to receive consideration as an approved equal, the bidder and each item must meet all the following requirements without exceptions.
- Criteria
    - An item, to be considered a substitute, must meet the same specifications of materials, fabrication or construction, dimension or size, shape, finish, performance standards, warranty or guarantee, and any other pertinent and salient features of quality, as indicated in manufacturer's specifications for the original specified item.
  - Submittal for Consideration
    - A sample of the item, along with a written request for consideration, shop drawings, and written specifications, must have been received by the Owner's Representative a

- minimum of ten (10) calendar days after bid opening date. The item shall then be examined, and the bidder shall be notified, in writing, seven (7) days later, whether or not the item is an approved equal. The Owner's Representative shall be the final judge of whether or not an item submitted for consideration qualifies as being an acceptable substitute.
- b. Under no circumstances shall an item be given consideration as an "approved equal" substitute later than ten (10) days after the bid opening. After that date, all items shall be furnished per the original specifications. Likewise, unless certified as "approved equal" per the time frame and the requirements above, the successful bidder (known as Contractor after signing the contract) shall install all items per the original plans and specifications. Equipment or material installed or furnished without prior approval of the Owner's Representative as herein specified, may be rejected and the Contractor required to remove such materials at his own expense.
- c. The Contractor alone shall bear complete responsibility for the installation and operation of any material or equipment installed on the job (as a substitute for specified equipment or material) should such substituted material prove to be defective, inoperable or inapplicable.
3. Codes and Permits
- All work under this contract shall comply with the provisions of these specifications, as illustrated on the accompanying drawings, or as directed by the Owner's Representative and shall satisfy all applicable local codes, ordinances, or regulations of the governing bodies and all authorities having jurisdiction over this project.
  - Installation of equipment and material shall be done in accordance with the requirements of the National Electric Code, local and national Plumbing Codes and standard plumbing procedures. The drawings and these specifications are intended to comply with the necessary rules and regulations; however, some discrepancies may occur. Where such discrepancies occur, the contractor shall immediately notify the Owners Representative in writing of the discrepancies and apply for an interpretation. Should the discovery and notification occur after the execution of a contract, any additional work required for compliance with the regulations shall be paid for as covered by these contract documents.
  - The Contractor shall give all necessary notices, obtain all permits and pay all costs in connection with his work; file with all Owner departments having jurisdiction; obtain all required certificates of inspection for his work and deliver to the Owner's Representative before request for acceptance and final payment for his work.
  - The Contractor shall include in the work any labor, materials, services, apparatus or drawings in order to comply with all applicable laws, ordinances, rules and regulations whether or not shown on the drawings and/or specified.
- 1.09 QUALITY ASSURANCE
- A. The installation of the irrigation system shall be made by an individual or firm duly licensed under the State of Arizona Registrar of Contractors.
- Superintendent: A superintendent satisfactory to the Owner's Representative shall be on in the employ of the Contractor and shall be on the site at all times while the specified herein is being performed.
  - The superintendent shall not be changed, except with the consent of the Owner's Representative
  - The superintendent shall be authorized to represent the Contractor.
  - The superintendent shall have a minimum of 7 years irrigation installation experience and a minimum of 2 years supervisory experience.
- 1.10 NOTIFICATION OF OWNER'S REPRESENTATIVE
- A. The Owner's Representative shall have free access to the work whenever it is in preparation or progress and proper facilities for such access and inspection. The Contractor shall notify the Owner's Representative when he will and will not be on the job. Should the Contractor work periodically on the job, the Owner's Representative shall have the right to require the Contractor to give a 24 hour notice of each and every day or partial day that he intends to work on the project. The Contractor shall perform no work unless the Owner's Representative has been properly notified. Failure to notify the Owner's Representative may require the Contractor to redo, uncover pipe, expose for inspection, etc., all that the Owner's Representative was unable to inspect.
- 1.11 EXISTING UTILITIES
- A. Location and Elevations: The Contractor shall examine the site and verify to his own satisfaction the locations and elevations of all utilities both public and private and availability of utilities and services required. The Contractor shall inform himself as to their relation to the work and the submission of bids shall be deemed as evidence thereof. The Contractor shall repair at his own expense, and to the satisfaction of the Owner's Representative, for damage

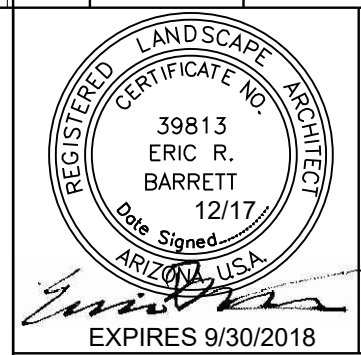


ARC STUDIOS, INC. RETAINS ALL RIGHTS TO LANDSCAPE AND IRRIGATION PLANS AND PLANS MAY NOT BE REPRODUCED WITHOUT PRIOR APPROVAL BY ARC STUDIOS.

**CITY OF TUCSON DEVELOPMENT PACKAGE PSD 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



ARC STUDIOS PROJECT NO: 01-15072

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landscape architecture. urban design.  
environmental services. irrigation design.

PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for THE FLIN specifications**

NO.	DATE	REVISION DESCRIPTION	BY

**OWNER/DEVELOPER**  
HSL LA PLACITA, LLC/ HSL CONSTRUCTION SERVICES LLC  
3901 EAST BROADWAY BOULEVARD  
TUCSON, ARIZONA 85711  
ATTN: MR. MIKE CENSKY  
PH: (520) 322-6994  
email: mike@hslproperties.com

**SITE ADDRESS**  
110 SOUTH CHURCH AVENUE  
TUCSON, ARIZONA 85701

DP17-0038 REF:17SA00196

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to any utility shown or not shown on the plans. Should utilities not shown on the plans be found during excavations Contractor shall promptly notify Owner's Representative for instructions as to further action.

Contractor shall make necessary adjustments in the layout as may be required to connect to existing stubouts, should any such stubouts not be located exactly as shown and as may be required to work around existing work, at no increase in cost to the Owner. All such work will be recorded on record drawings and turned over to the Owner's Representative prior to final acceptance.

**COOPERATION**  
Work under this contract may be accomplished with other Contractors and trades on the project site at the same time. The Contractor shall allow each Contractor and trade adequate time at the proper stage of construction to fulfill his contract.

**ELECTRIC POWER**  
Electric power to operate the controller is existing at the controller locations except as noted on the Construction Drawings. Service wiring to the controller cabinet shall be furnished by the irrigation contractor.

**WATER FOR TESTING**  
The Owner shall furnish all water necessary for testing, flushing and jetting.

**EXTRA EQUIPMENT**  
Supply as part of this contract the following tools:  
1. Two (2) keys for the automatic controller  
2. One (1) Operations Manual

**SLEEVES AND ELECTRICAL CONDUITS**  
Sleeves and electrical conduits will need to be installed as noted on the Construction Drawings. Contractor shall be responsible for timely placement of all sleeves and conduits at no additional cost to the Owner.

**PROGRESS MEETINGS**  
Contractor shall attend all progress meetings as requested by the Owner's Representative during installation and as needed to keep work progressing.

**LOCATING UNDERGROUND FACILITIES**  
All irrigation mainlines and any additional irrigation lateral lines greater than 2" in diameter shall have a purple #18 insulated tracer wire securely attached to it at 8' oc and shall have 12" of tracer wire accessible above grade at the termination and be securely attached at that point.

**PART 2 - PRODUCTS**  
**GENERAL REQUIREMENTS**  
Unless otherwise noted on the plans, all materials shall be new and unused. This irrigation system has been designed around the irrigation components herein stated and as shown on the plan. Any changes of brand name, trade name, trademarked, patented articles, or any other substitutions will be allowed only by written order as outlined in Section 1.06.

**EQUIPMENT**  
PVC Pressure Mainline Pipe and Fittings. Pressure mainline piping shall be Schedule 40 PVC 1 1/4" - 2 1/2" and Class 200 SDR 21 for all pipe larger than 3". Refer to Irrigation Legend.

1. Pipe shall be made from NSF approved type I, grade I PVC compound conforming to ASTM specification D - 2241. Piping up to and including 3" size shall be SDR solved weld. Pressure mainline piping 4" size and larger to be gasket pocket type as manufactured by the Swanson Company or equal, and shall conform to ASTM F-477.

2. PVC solvent weld fittings shall be Schedule 80K, Type I NSF approved conforming to ASTM test procedure D2466 (for sizes up to and including 3") and shall be as manufactured by Spears, Lasco or Dura.

3. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be Red Hot Blue Glue and Christy's Purple Primer. Manufacturer's installation requirements shall be strictly adhered to.

4. All PVC pipe shall bear the markings showing the Manufacturer's name, Nominal pipe size, Schedule or class, Pressure rating in psi, National Sanitation Foundation (NSF) approval and Date of extrusion.

5. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable IPS schedule and NSF seal of approval.

PVC Non-Pressure Lateral Piping  
1. Non-pressure buried lateral line piping shall be PVC Schedule 40 with solvent weld joints for sizes 3/4" to 2-1/2" and Class 200 PVC for line 3" - 4".

2. Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specifications D1784. All pipe shall meet requirements set forth in Federal Specification PS-22-70, for the appropriate standard dimension ratio (SDR).

3. PVC Solvent weld fittings shall be Schedule 40, Type I NSF approved conforming to ASTM test procedure D2466 as manufactured by Spears, Lasco or Dura.

Galvanized Pipe & Fittings  
1. Where indicated on the drawings and on the details, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.

2. Fittings shall be medium galvanized screwed beaded malleable iron. Galvanized couplings may be merchant coupling.

3. All galvanized pipe and fittings installed below grade shall be painted with two coats of Koppers # 50 Bitumastic (except swing joint assembly).

Backflow Preventer  
1. Backflow Preventer shall be a reduced pressure type of the size shown on the project plans.

Isolation Valves  
1. Lead Free Brass ball valve similar to those manufactured by Champion or equivalent.

Valve Boxes

1. A box shall be provided for all valves and equipment as detailed on the project plans. Valve boxes shall be made of high-strength, plastic suitable for turf irrigation purposes. Boxes shall be suitable in size and configuration for the operability and adjustment of the valve. Extension sections will be used as appropriate to the depth of piping. All valve box covers shall bolt down and shall be colored; purple - reclaimed (non potable) or brown - dg areas and imprinted "Irrigation".

2. Boxes for valves shall have a locking or bolt down cover. Box shall be as manufactured by Ametek. Only one remote control valve/gate valve assembly shall be installed per valve box. Box shall be rectangular in shape and be sufficiently large to allow easy access, maintenance and repair of the equipment contained therein.

G. Quick Coupling Valves and Wire Splices  
1. Box shall be a 10" diameter round, plastic valve box.

H. Electric Control Valves  
1. Valve shall be of size indicated on Drawings Valves shall be as indicated on the drawings.

I. Control Wire  
1. Control wire shall be UF-LJ listed, color coded copper conductor direct burial size 14. Tape control wires to side of main line every 10 feet. Where control wire leaves main or lateral line, bury a minimum of 24" deep. Use 3M DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire. Each common wire may serve only one controller. Do not use black on any 24V circuit. One extra control wire shall be run from panel continuously from valve to valve throughout system controlled by that controller, similar to common wire for use if a wire fails. Wire shall be different color than all other wires, shall not be green, and shall be marked in control box as an extra wire.

2. 2-Wire Systems - Paige or Manufacturer specified 2-wire cable. 14/2 Direct Burial, 24" depth. Use 3M DBY waterproof wire connectors at splices and locate all splices within valve boxes. Install Lighting Arrestors every 500 linear Feet or as specified by Controller manufacturer's.

J. Irrigation Controller  
1. Electric Controllers is existing, Field located and ensure proper functioning prior to start of any construction. Coordinate access and programming of all new stations with Owner Representative and associated Maintenance personnel.

K. Pressure Regulator  
1. Self contained, single seat, direct acting, spring loaded, diaphragm actuated type. The valve body shall be of Polyurethane Compound construction or high-impact engineering grade thermoplastics, stainless steel body seat, composition seat discs, BUNA-N diaphragm with nylon insert and stainless steel springs. The valve shall have a maximum working pressure rating of 150 psi and shall have a fixed outlet pressure of 30 psi pressure. The downstream pressure variance shall not exceed a rate of 0.454 psi for every 10 psi variance in upstream or source pressure.

L. Filters  
1. Filters used down stream of the Remote Control Valves shall be a Y strainer type with minimum of 200 mesh filtration. The filter shall have a threaded opening to allow attachment of a hose for flushing. The filter shall have features similar to the Rainbird RBY-100MPTX.

M. Emmitter Assembly  
1. Emitters shall be of the pressure compensating, self flushing type.  
2. The cases of the emitters shall be made of durable black, heat resistant acetate plastic material. It shall be resistant to temperature variation, ultraviolet radiation, smog (ozone), common liquid fertilizer and weed spray.  
3. The emitter shall be capable of continuous, clog free operation with 140 mesh (minimum) filtration. The emitter shall be capable of being installed in any position and maintain its given flow characteristics. The emitter shall be non adjustable.  
4. The emitter shall function with a system pressure range of 15 psi minimum to 50 psi maximum. The emitters shall be available in flow ranges from .5 to 2.0 gph.  
5. The emitter assemblies as shown on the plans shall consist of the emitter and .22" OD spaghetti distribution tubing which shall not exceed 8" in length.  
6. Trees shall be irrigated with multi-port 2 gph/port, six ports per tree pending of species. Refer to Emmitter schedule for required gallons per minute (see plans).

N. Emmitter Hose  
1. The flexible emitter hose, which shall deliver water to the emitter assembly shall be manufactured from virgin polyethylene material having the following physical characteristics:  
O.D. .704"  
I.D. .600 min.  
Wall .0052"  
Carbon Black 1.5 - 3.5  
Density .92 - .93  
Melt/Environmental Stress/Crack Resistance 0/100/100  
2. Fittings for use with the emitter hose shall be of the compression, internal barb type, constructed of virgin PVC or glass-filled polypropylene materials, and as detailed on the project plans.

O. Sleeves  
1. Provide where shown on the drawings and specified herein.  
2. All mainlines, lateral line piping, emitter headers and lateral piping and all control wire shall be installed in a sleeve under all paving, walls and concrete surfaces.  
3. All sleeving shall be SCH 40 PVC solvent weld pipe.  
4. All joints shall be solvent welded.  
5. All sleeves shall be installed as detailed on the project plans.  
6. All sleeves shall extend a minimum of 18" beyond the edge of the item being sleeved.  
7. Each sleeve shall be taped along its entire length with metallic colored tape manufactured for that purpose.

8. Sleeves shall have a minimum horizontal clearance of 12" from each other and other piping. Sleeves shall not be installed parallel and directly over another line. Sleeves shall have a minimum of 9 inches vertical clearance where they cross other lines.

P. Booster Pump: Shall per as specified on plans. Variable frequency drive able to provide minimum pressure and flows as required to provide adequate flow and pressure per the design plans. Pump shall be placed on skid for ease of placement and connection and include and enclosure able to contain power supplies and pump equipment.

Q. Other equipment: Other Components noted within Irrigation legend, Plans or details shall be as specified in plans as recommended by Manufacturer and subject to Architect's review and acceptance and as necessary to complete and make system operational.

PART 3 - EXECUTION  
3.01 GENERAL  
A. Contractor Responsibility: The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in equipment usage, area dimensions or static water pressure exist that might not have been considered in the engineering. Such obstructions or differences shall be brought to the attention of the Owner's Representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

B. All material and equipment shall be delivered to the job site in unbroken reels, cartons or other packaging to demonstrate that such material is new and of a quality and grade in keeping with the intent of these specifications.

3.02 SITE CONDITIONS  
A. All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions and receive the Owner's Representative's approval prior to beginning work. Contractor shall be responsible for layout of all equipment and piping in the irrigation system. This layout shall be in conformance with notations on the Construction Drawings.

B. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damage to utilities which are caused by his operation or neglect. Contractor shall check existing utility drawings and contact Bluestake prior to any excavation.

C. Coordinate installation of irrigation materials, including pipe so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs and ground covers. Contractor shall coordinate with other trades to insure timely placing of necessary sleeves, wires and pipes under walks, curbs and paving.

D. Design Pressure: This irrigation system has been designed to operate with a minimum static inlet water pressure as shown on the drawings. The Contractor shall take a pressure reading prior to beginning construction. If the pressure reading is less than indicated, the Contractor shall notify the Owner's Representative.

3.03 PREPARATION  
A. Prior to installation, the Contractor shall stake out all pressure supply lines, location of remote control valves, sprinkler heads, controllers, backflow preventers, gate valves, quick coupling valves and other irrigation equipment.

B. All layout shall be approved by the Owner's Representative prior to installation. Prior approval shall be obtained for valves, controllers, main line routing, quick coupling valves, backflow preventers, water meters and sprinkler locations.

3.04 WATER SUPPLY  
A. Irrigation system shall be connected to the new water mainline at the approximate location shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions and tap locations.

3.05 EXCAVATION AND BACKFILL  
A. Trenching  
1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow the layout as approved by the Owner's Representative in the field. If the bottom of a pipe trench excavation is found to consist of rock, caliche, or any other material that, be reason of its hardness or sharpness, cannot be excavated to give a uniform bearing surface, said rock or other material shall be removed for at least three (3) inches below the specified trench depth and refilled to the specified trench depth with sand or other approved shading material.

B. Burial of Pipe  
1. Depth of Pipe shall be as shown on the construction details

C. Backfilling  
1. The trenches shall not be backfilled until all the required tests are performed. Trenches shall be carefully backfilled in 8" lifts with the excavated materials, less any stone or clods of earth larger than 1/2" in any dimension. Backfill shall be mechanically compacted in landscape areas to a dry density equal to adjacent undisturbed soil. Backfill shall conform to adjacent grades without dips, sunken areas, humps or other surface irregularities. Backfilling shall not be performed while trenches or backfill material is in a wet or muddy condition.

2. A fine granular material backfill will be initially placed on all lines to a depth of 3" over the top of the pipe. No foreign matter or particles larger than 1/2" in any one dimension will be permitted in this backfill. Existing site soil that conforms to this gradation requirement may be used for this initial backfill.

3. Flooding of trenches will be permitted only with approval of the Owner's Representative.

4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction are necessary, the Contractor shall make all required adjustments without cost to the owner. Contractor shall also make repairs or replacements to any item damaged by settlement of trenches or irrigation equipment, whether said item was part of the original scope of construction or not.

5. All buried private irrigation lines greater than 2" in diameter shall

have purple #18 insulated tracer wire securely attached to it at 8' o.c. and shall have 12" of tracer wire accessible above grade at the termination and be securely attached at that point.

D. Trenching and backfill under paving  
1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand for a depth of 3" below the bottom of the pipe (or sleeve) and 3" above the top of the pipe (or sleeve), and compacted to 90% compaction or the required subgrade compaction for that area (whichever is greater), using manual or mechanical tamping devices. All trenches shall be left flush with the adjoining grade. The Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.

2. Provide for a minimum cover of 18" between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving.

E. Assemblies  
1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines and various assemblies to conform with the details shown on drawings and in accordance with the manufacturer's recommendations.

2. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.

3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with the prior approval of the Owner's Representative.

4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation. Installation and solvent-welding methods shall be recommended by the pipe and fitting manufacturer. Primer shall be used on all solvent weld joint. No solvent weld joint shall be submitted to water pressure until curing for 24 hours minimum.

5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon paste shall be used on all threaded PVC to PVC joints, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded. Teflon tape shall not be accepted.

6. Gasket pocket pipe and fittings shall be assembled in strict accordance with the manufacturer's recommendations. Only recommended lubricant will be permitted.

F. Concrete thrust blocks  
1. Installed at specific locations per manufacturer's recommendations and instructions. Thrust blocks shall be installed for main lines at all changes in direction, tees, and gate valves.

G. PVC Pipe Installation:  
1. Piping shall be snaked in the trench to allow for thermal expansion and contraction.  
2. After all curing of solvent weld joints and after having received the approval of the Owner's Representative, the mainline shall be filled. Extreme care will be taken to slowly fill the piping while releasing entrapped air at the ends of the main line.  
3. All lines shall have a minimum clearance of six inches from each other, and from lines of other trades. This clearance shall not supersede any clearance required by local, regional or national building, health or safety codes. Parallel lines shall not be installed directly over one another.  
4. Manufacturer's installation recommendations shall be strictly adhered to.

H. Flushing of System  
1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler, heads, the control valves shall be opened and a full head of water used to flush out the system.

I. Temporary Repairs  
1. The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the Owner's Representative shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

J. Pressure Regulator  
1. Install in a valve box in conformance with the project details.

K. Emmitter Assembly  
1. The emitter and distribution tubing shall be assembled using the manufacturer's recommended tools and accessories.  
2. The maximum length of the .22" distribution tubing shall be 8'. In the event the distance in the field exceeds the maximum length, the Contractor shall extend the poly tubing as required by adding a tee and shall add a hose end cap to this extension at the Contractor's expense.  
3. The Contractor shall assemble the emitter assembly in conformance with the applicable detail on the project plans.

L. Emmitter Hose

1. The emitter hose location, as shown on the plans, is diagrammatic. The Contractor shall layout this hose so as to conform to the maximum distance requirements as specified under the emitter assembly section of these specifications.

2. The Contractor shall flush the emitter hose prior to and after installation of the emitter assemblies.

3.06 FIELD QUALITY CONTROL  
A. Adjustment of the system  
1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent, as much as possible, over spray into walks, roadways and buildings.  
2. If it is determined that adjustment in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required. Such changes shall be approved in advance by the Owner's Representative, at no cost to the Owner.  
3. Lowering raised sprinkler heads by the Contractor shall be accomplished within 10 days after notification by the Owner.  
4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the plans. On slopes, heads shall be angled for optimum coverage and performance.  
5. Owner's Representative to approve all head locations and reserves the right to request the contractor to make minor adjustments to head placement or nozzle selection at no cost to the Owner.  
6. All parts of the irrigation system and associated equipment shall be adjusted to function properly and shall be turned over to the Owner in operating condition.

B. Testing of the Irrigation System  
1. The Contractor shall request the presence of the Owner's Representative at least 48 hours in advance of testing.  
2. Test all pressure lines under hydrostatic pressure of 150 lbs. per square inch and prove water tight.  
3. All piping under paved areas shall be tested under hydrostatic pressure of 150 lbs. per square inch and proved water tight prior to paving.  
4. All PVC lateral line pipe shall be tested at working line pressures with coupling exposed and swing joints and other outlets capped.  
5. Sustain pressure in the lines for not less than two hours. Pipe sections shall be center loaded and all coupling shall be exposed. Before testing, the line shall have been filled with water for at least four (4) hours and provisions made for thoroughly bleeding the line of air.  
6. All hydrostatic tests shall be made only in the presence of the Owner's Representative. No pipe shall be backfilled until it has been inspected, tested and approved in writing.  
7. Furnish necessary force pump and all other equipment necessary to perform test.  
8. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Owner's Representative to determine if the water coverage for the planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate without bringing this to the attention of the Owner's Representative. This test shall be accomplished before any planting or turf has been installed.  
9. Upon completion of each phase of work, entire system shall be tested and adjusted to meet site requirements.

3.07 MAINTENANCE  
A. The entire irrigation system shall be under full automatic operation for a period of seven days prior to planting.  
B. The Owner's Representative reserves the right to waive or shorten this operation period.  
C. Contractor shall provide job maintenance of the entire irrigation system and shall continue until job acceptance by the Owner. Maintain all system components and assure proper watering of all plants. Repair all leaks and replace any defective components. After all landscape and irrigation operations are complete and in conformance with the contract documents, the Owner shall grant provisional acceptance.  
D. Following provisional acceptance, the Contractor shall provide job maintenance for 180 days consisting of all items covered under maintenance. Following the 90 day maintenance period, the Owner shall grant final job acceptance after verifying all work and system components are in conformance with the Contract Documents.

3.08 CLEANUP  
A. Cleanup shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained to work of others shall be repaired to the original conditions acceptable to the Owner's Representative.

3.09 FINAL OBSERVATION PRIOR TO ACCEPTANCE  
A. The Contractor shall operate each system in its entirety for the Owner's Representative at the time of final observation. Any items deemed not acceptable shall be reworked to the complete

satisfaction of the Owner's Representative.

B. The Contractor shall show evidence to the Owner's Representative that the owner has received all accessories, charts, record drawings, and equipment as required before final observation can occur.

3.10 OBSERVATION SCHEDULE  
A. Contractor shall be responsible for notifying the Owner's Representative in advance for the following observations according to the time indicated:  
Pre-job conference - 7 days  
Pressure supply line installation and testing - 48 hours  
Automatic controller installation - 48 hours  
Control wire installation - 48 hours  
Lateral line and rtor/spray installation - 48 hours  
Coverage test - 48 hours  
Final observation - 7 days  
B. When the inspections have been conducted by other than the Owner's Representative, show evidence and by whom these inspections were made.  
C. No observation shall commence without as-built drawings.  
1. In the event the Contractor calls for an observation without as-built drawings, without completing previously noted corrections, or without preparing the system for observations, he shall be responsible for reimbursing the Owner's Representative at the hourly rate in effect at the time of the observation, portal to portal (plus transportation cost) for the inconvenience. No further inspections will be scheduled until this charge has been made. Delays in schedules caused by Contractor's non payment of these charges shall not be grounds for extension of the construction schedule.

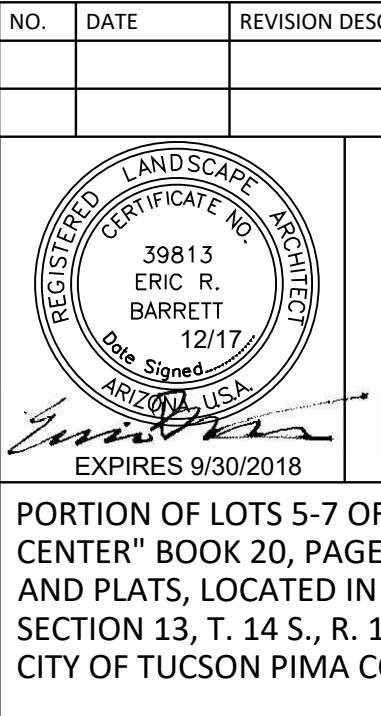
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**CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL**

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

**DVPK MGR** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Zoning** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Engineering** \_\_\_\_\_ **Date** \_\_\_\_\_  
**H/C Site** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Fire** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Landscape** \_\_\_\_\_ **Date** \_\_\_\_\_  
**PLME** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Revision #** \_\_\_\_\_  per letter in **SIRE**



ARC STUDIOS PROJECT NO: 01-15072

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landscape architecture · urban design · environmental services · irrigation design.

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PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

## DEVELOPMENT PACKAGE for THE FLIN specifications

<p><b>SECTION - 32 90 00 PLANTING</b></p> <p>pruning. c. Integrated weed and pest management.</p> <p>1.01 SUMMARY PART 1 - GENERAL A. Work in this section includes complete landscape and planting as shown on the drawings and as specified herein. Work includes but is not limited to: 1. Salvage, transplanting, nursery care, and maintenance of existing plant materials. 2. Contract growing of plant material. 3. Storage and handling of plant material. 4. Soil preparation. 5. Finish grading. 6. Planting. 7. Staking and guying. 8. Watering. 9. Maintenance</p> <p>1.02 QUALITY ASSURANCE A. All work under this section shall be done by a licensed landscape contractor with a minimum of 5-years experience in Southern Arizona working on native landscape restoration projects for Owner agencies. Contractor shall submit documentation showing completion of 3 similar projects with references. B. The Applicator of weed control materials shall be licensed by the State of Arizona as a pest control operator and a pest control advisor in addition to holding any sub-contractor licenses that are required. C. Schedule a Pre-Construction Conference with owner representative at least seven days before beginning work under this section. Purpose of this conference is to clarify construction documents and review questions the Contractor may have regarding the Work Administrative Procedures during Construction and Project Work Schedule. D. All notifications made to the owner representative and/or General Contractor shall also be made to the Architect. E. Schedule all necessary site meetings for clarification of intent.</p> <p>1.03 REFERENCE A. Uniform Standard Specifications for Public Works Construction, Maricopa Association of Owners (MAG). B. American Standard For Nursery Stock Ansi Z60.1-2004. C. All notifications made to the owner representative and/or General Contractor shall also be made to the Architect. D. State of California Grading Code of Nursery Stock #1 Grade. E. A.N.A. (Ariz. Nurseryman's Association) Tree Specifications.</p> <p>1.04 SEQUENCING A. Do not commence work of this Section until work of Sections 32 84 23 Irrigation System and Grading have been completed and approved.</p> <p>1.05 SUBMITTALS A. Contractor qualifications B. Product Data: 1. Plant Material - Submit Spread Sheet with following information: Scientific and Common Name, Container Size, Quantity and Nursery Supplier(s). Photo Log - Individual Plant Cut sheets with photos of each species including scientific and common names from Plant Legend and Hydro-seed Mix. 2. Recycled Content: a. Indicate recycled content; indicate percentage of pre-consumer and post-consumer recycled content per unit of product. b. Indicate relative dollar value of recycled content product to total dollar value of product included in project. c. If recycled content product is part of an assembly, indicate the percentage of recycled content product in the assembly by weight. 3. Local/Regional Materials: a. Sourcing location(s): Indicate location of extraction, harvesting, and recovery; indicate distance between extraction, harvesting, and recovery and the project site. b. Manufacturing location(s): Indicate location of manufacturing facility; indicate distance between manufacturing facility and the project site. 4. Biobased materials: a. Indicate type of biobased material in product. b. Indicate the percentage of biobased content per unit of product. 5. Compost: a. Evidence of certification under the U.S. Composting Council (USCC) Seal of Testing Assurance (STA) Program. 6. Prior to the installation of any weed control materials, submit to the owner representative a list of the Weed control Materials and quantities per acre intended for use in controlling the weed types prevalent and expected on the site. Furnish data to demonstrate the compatibility of the weed control materials and methods with the intended planting and seeding varieties, including weed control labels. 7. Submit list of hydroseeding materials and methods. C. Submit a proposed Work Schedule to owner representative at least 30 days prior to start of work. After approval, no modification shall be made to this schedule without written authorization by owner representative. D. Planting schedule indicating anticipated dates and locations for each type of planting. E. Operation and Maintenance Manuals Submittals: 1. Instructions indicating procedures during one typical year including variations of maintenance for climatic conditions throughout the year. Provide instructions and procedures including: a. Watering. Include recommendations on soil management and potential erodibility as determined per assessment under field quality control. b. Promotion of growth, including mulching, composting, and</p>		<p>2. Pictures of planting materials cross referenced to botanical and common names. Describe normal appearance in each season.</p> <p>1.06 PROJECT CONDITIONS A. Confirm the location and identity of existing underground and overhead services and utilities within contract limit work areas with owner representative prior to excavation or digging. Provide adequate means of protection of utilities and services designated to remain. B. When uncharted or incorrectly charted underground piping or other utilities and services are encountered during site work operations, notify the owner representative immediately to obtain procedure directions. Cooperate with the owner representative in maintaining active services in operation. F. Locate, protect, and maintain benchmarks, monuments, control points and project engineering reference points. If said elements are disturbed or destroyed cease work and bring to the attention of the owner representative immediately. D. Obtain owner representative's written permission when required to close or obstruct street, walks and adjacent facilities. E. Control dust caused by the work. Dampen surfaces as required. Comply with pollution and dust control specifications. F. Protect existing buildings, paving, and other services or facilities on site and adjacent to the site from damage caused by work operations. G. Protect and maintain streetlights, utility poles and services, traffic signal control boxes, curb boxes, valves and other services.</p> <p>1.07 WARRANTY Special Warranty: The following warranty shall be submitted to the Owner in addition to the Warranty described in Section 00 65 36 - Contract Closeout. A. Warrant plant material to remain alive and be in healthy, vigorous condition for a period of 1 year after completion and acceptance of entire project. Trees and shrubs replaced during the warranty period shall have a new warranty period beginning at the time of replacement. 2. Warranty shall not include damage or loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, or winds over 75 miles per hour, winter kill caused by extreme cold (Below 10 Degrees) and severe winter conditions not typical of planting area; acts of vandalism or negligence on the part of the Owner. 3. Replace, in accordance with the drawings and specifications, plants that are dead or, as determined by the owner representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or due to the Contractor's negligence.</p> <p>PART 2 - PRODUCTS 2.01 MATERIALS A. General 1. Appropriate documentation, as specified below, shall be submitted to the owner representative a minimum of 30 calendar days before the start of a scheduled seeding activity. No materials shall be delivered to the site until the documentation has been approved by the owner representative. 2. Unless otherwise specified, Certificates of Compliance conforming to the requirements of project specifications shall be provided for all materials. 3. Unless otherwise specified, the contractor shall perform all testing, or provide test results to the owner representative from accredited laboratories. B. Plant Material: 1. Plant material must be the species and variety as shown on the plans or as specified herein. No plant substitutions will be accepted. It is the contractor's responsibility to procure plant material in advance of planting. This may include, but is not limited to, contract growing and/or wildland harvesting. 2. Harvested or salvaged plant material must be specimens collected within 160-KM (100-miles) of the project site. 3. Container or field grown specimens must be propagated from seed, tissue culture or off-sets from a native wildland source within 160-KM (100-miles) of the project site prior to or during the contract period. All plants shall be nursery grown under climatic conditions similar to those in the locality of the project. 4. Give careful attention to planning and scheduling. Many species required by this contract may only be collected or grown during specific times of the year. Within 30 calendar days after the award of contract, the contractor shall submit the name of the growing contractor(s) to be used, along with written confirmation from suppliers, on their letterhead, that the source(s) for the contract specified plant material has been secured. If any of the contract-specified plant material is expected to not be available during the contract period prior to planting, in accordance with Subsection 2.02(C) below, the contractor shall notify the owner representative at this same time. 5. Plants shall be quality material having the habit of growth which is normal for the species; sound, vigorous, health, free from insects, plant diseases and injury. Can, ball, height and spread dimensions shall be measured according to specified standards and good practice. 6. Container plants shall have been in the containers for sufficient length of time for the root system to hold the earth when taken from the container, but not long enough to become root-bound or cause "Hardening-Off". Heeled-in stock or stock from cold storage is not acceptable. Plants cutback from larger sizes to meet specifications will not be acceptable. 7. Plant names shall conform to those given in "Standardized Plant Names" latest edition, prepared by the American Committee on Horticultural Nomenclature, or are names generally accepted trade. 8. Select, dig, transport, protect and plant in accordance with the requirements of these specifications and "American Standards for Nursery Stock" in effect on date of invitation, and accepted good practice.</p>		<p>9. Certificates shall accompany shipments as proof of inspection and quality as may be required by Federal, State or other authorities. Each shipment label shall be declared free of disease and insects of any kind. Label each plant or bundle and deliver bulk materials in sealed, labeled bags, testifying as to percent of purity of contents. 10. Should any conflict arise as to the quality of any plant materials, the decision of the owner representative is final. 11. Quality of plants shall conform to the State of California Grading Code of Nursery Stock #1 Grade, and be full sized. They shall be vigorous, or normal growth, free of disease, insects and latent defects. 12. All trees to meet or exceed the A.N.A. Ariz. Nurseryman's Association specifications. C. Plant Substitution: No substitution of the contract-specified plant material will be allowed. D. Topsoil: Topsoil shall be screened, fertile, friable soil from well drained arable land within 50 miles of the project site and free from nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth. Top soil shall conform to the requirements of MAG Uniform Standard Specifications Sections 425 and 795 except that pH factor shall not be greater than 8.0. Topsoil contents shall be as follows: Silt 20-45%, clay 15-20%, sand 30-60%, with a minimum of 5% organic material (natural or added). Topsoil existing in the site may be used if it meets the above specification. pH shall not be lower than 5.5 nor exceed 8.0 and soluble salts shall not exceed 1500 PPM. E. Fertilizer: No fertilizer shall be used for native plants. Refer to section K- Enriched Soil Mix- for fertilizer requirements for exotic plants. F. Water: Water shall be free of oil, acid, salts or other substances which are harmful to plants. The source shall be as approved by the owner representative prior to use. G. Compost: The composition of compost and the amount to be used on this project shall be determined by the owner representative based upon soil analysis to be completed following completion of earthwork and grading operations. For bidding purposes compost shall be the kind hereafter specified. 1. Compost shall consist of composted organic vegetative materials. Prior to being furnished on the project, compost mulch samples shall be tested for the specified microbiological and nutrient conditions, including maturity and stability, by a testing laboratory approved for testing of organic materials. Written test results shall be submitted to the owner representative for approval. 2. Compost material shall be dark brown in color with the parent material composted and no longer visible. The structure shall be a mixture of fine and medium size particles and humus crumbs. The maximum particle size shall be within the capacity of the contractor's equipment for application to the constructed slopes. The odor shall be that of rich humus with no ammonia or anaerobic odors. 3. Product Parameters: Provide compost products certified in accordance with the U.S. Composting Council (USCC) Seal of Testing Assurance (STA) Program. Compost shall meet the requirements of Table 3: TABLE 3 Caption Exchange Capacity (CEC) Greater than 50meq/100g Carbon:Nitrogen Ratio Less than 20:1 pH (of extract) 6.0 - 8.5 Organic Matter Content Greater than 25% Total Nitrogen (not added) Greater than 1% Humic Acid Greater than 5% Maturity Index Greater than 50% maturity Index at a 10:1 ratio Stability Less than 100 mb 02/Kg compost dry solids - hour H. Soil Conditioners: Soil conditioners, when required, will be as shown in the Special Provisions. I. Mulch: Mulch shall be organic composted ground or shredded fir or pine bark or shavings, max. pH 7.5, 85% passing a one-quarter inch screen, hygroscopic or containing a wetting agent, 1% min. nitrogen stabilized. Wood fiber mulch shall be in uniform weight with the unit weight displayed clearly on each package. Fiber shall be dyed green in color to provide visual metering of application. Tackifier shall be incorporated into the wood fiber in the drying process. Percentage of Tackifier shall not be less than 2% or greater than 10%, with the percentage used clearly labeled on outside of package. Tackifier rates shall be adjusted by adding woodfiber mulch with Tackifier and regular woodfiber mulch to provide Tackifier rates equivalent to or greater than specified. J. Soil Sulfur: Soil Sulfur shall be organic granular or prilled agricultural grade, 99.5% sulfur. K. Enriched Soil Mix 1. Prepared soil for backfill of exotic trees and shrubs in landscape areas or raised planters identified on planting plans shall consist of a mixture of one part approved soil conditioner and one part clean sand, to two parts top soil as described in these specifications. Soil conditioner shall consist of composted, ground or shredded fir or redwood having a pH not exceeding 7.5 minimum total nitrogen 1 percent, organic matter not less than 85 percent, 85 percent passing a 6.35 mm [1/4 inch] screen and shall contain a wetting agent to be hydroscopic or Humus containing 98% centrifuged digested sevable sludge and composted to support bacterial cultures such as "Nitrohumus" or Kellogg or "GrowPower" by So. Cal. Organic Fertilizer Co. Prepared soil shall be mixed as herein specified prior to being placed in the planting pits. The Contractor shall notify the Architect prior to mixing prepared soil so that he may observe the blending process. Add one pound of gypsum and four ounces of soil sulfur per shrub. Mix well along with conditioner as noted herein. 2. All plant material identified as "exotics" in the landscape legend on plans and details with the exception of Ground Covers in flats and Turf areas to receive Agriform (20-10-5) plant tabs at the following rates. Mix approved fertilizer in backfill material:</p>		<p>1 gallon 1 - 21 gram tablets 5 gallon 2 - 21 gram tablets 15 gallon 4 - 21 gram tablets 24" inch box 6 - 21 gram tablets 36" inch box + 8 - 21 gram tablets Set tablets 3 inches below finished grade and space evenly around plant's perimeter.</p> <p>PART 3 - EXECUTION 3.01 EXAMINATION A. Verification of Conditions: Examine subsurfaces to receive Work and report in writing, with a copy to owner representative/Architect detrimental conditions. Failure to observe this requirement constitutes a waiver to subsequent claims to the contrary and holds Contractor responsible for correction(s) owner representative/Architect may require. Commencement of Work will be construed as acceptance of subsurfaces. B. Import soil shall match the native soils texture, density and particle size. Backfill mix shall be prepared at one time at a controlled location on the site. Mixing of amendments with a tractor driven rototill at the site is an acceptable method of blending backfill. C. After topsoil has been spread, the area shall be raked to remove additional stones, roots, lumps or any other foreign material. In groundcover and other planting areas, remove grass, grass roots and weeds in existing or imported topsoil. The finished surface shall be loose, smooth and pulverized. Repair tire ruts created by vehicles and equipment. Area of repair shall be blended and floated to match surrounding areas. 3.06 PLANTING A. Time of planting: Confirm seasonal planting requirements with supplier and landscape architect. Plant deciduous materials in a dormant condition. If deciduous trees are planted in- leaf, they shall be sprayed with an anti-desiccant prior to digging operation. Do not plant evergreen or herbaceous plant material when temperatures are below freezing. B. Layout and Staking: Stake plant locations and obtain approval from the owner representative before excavating pits, making necessary adjustments as directed. Plants not dimensioned as to precise locations shall be scaled from the drawings and the plant placed in the appropriate relationship indicated. C. Planting pits: Planting pits must conform to the construction details and meet the minimum requirements of two times the diameter of the root ball and a minimum of 6 inches deeper. D. Plant placement: Carefully place plants in holes. Remove container so as not to disturb rootball. Plant material shall be planted sufficiently deep to cover roots and level with adjacent finish grade or as shown in details. E. Backfill: Backfill shall be added around root ball of plant until the backfill is half-way up the root ball, then the hole shall be watered sufficiently to settle the backfill around the root ball. More backfill shall be added and be firmed sufficiently to force air pockets form each hole. Immediately after planting, each plant shall be thoroughly watered. F. No boxed, balled or canned plants shall be planted if the ball is broken, cracked or rootbound, whether before or during the process of planting. Any trees transplanted that die or have bark, branch or die back injury, shall be replaced with equal trees approved by the Architect at no expense to the Owner. G. Groundcover plants shall have been grown in flats, cans or pots and shall remain in those flats, cans or pots, until transplanted. At time of transplanting, the flat soil shall contain sufficient moisture so that the soil does not fall apart when lifting plants from the flat. Each plant from a flat shall be planted with its proportionate amount of the flat soil in a manner that will insure a minimum disturbance to the root system. 3.07 STAKING TREES AND SHRUBS A. Tree stakes shall be 2 inches x 2 inches x height as required redwood stake or 2 inches dia. new lodge pole pine treated with a non-toxic wood preservative approved by landscape architect. Stake as required by plant legend remarks and details. Trees over 4' in height shall be double-staked up to a caliper of 3 inches. Guy wires and short stakes shall be provided for larger trees. Taller tree stakes may be required for large trees. The landscape contractor is to supply taller stakes as required to guarantee against wind damage. 3.08 HYDROSEEDING: (Refer to Section Hydraulic Seeding) 3.10 IRRIGATION A. Keep irrigation controllers, valves, lines and heads clean and in good working order, and any damages during maintenance period shall be repaired at no cost to the Owner. B. Water installed plant material daily through final project acceptance or commissioning of irrigation system. 3.09 FERTILIZING: A. Do not apply chemical fertilizer to plant material following installation. 3.10 FIELD QUALITY CONTROL A. Tests: The owner representative reserves the right to take and analyze samples of materials conformity to specifications at any time. Contractor shall furnish samples upon request by Architect. Rejected materials shall be immediately removed from the site and replaced. B. Make known sources of all contract materials to allow for field inspection by the owner representative.</p>		<p>C. Water: Coordinate with work specified per civil documents. Assess potential effects of landscape work on soil loss in accordance with ASTM D6629. Assess erodibility of soil with dominant soil structure less than 7 to 8 cm in accordance with ASTM D5852. 3.11 MAINTENANCE A. Refer to Section 32 01 90 Operation and Maintenance of Planting and Irrigation. B. Continuously maintain landscaped areas included in the contract during all phases of construction through Owner acceptance of complete project. C. Provide additional landscape and irrigation maintenance for 180 days minimum from Owner acceptance of complete project. The maintenance period will be extended until the Owner has begun maintenance operations, all landscape and planting areas are free of weeds and for the time necessary to meet the requirements of the Drawings and Specifications. D. After Work indicated or specified, including related work, has been completed, inspected, and approved, maintain planted areas by means of continuous watering, weeding, rolling, mowing, reseeding, cultivating, spraying, mulching, trimming, edging, or other operations necessary for their care and upkeep. E. Dead plants shall be replaced during this period immediately, and as directed by the owner representative/Architect. F. Weed Control: Remove weeds by hand as required by specifications prior to the completion of the 90 day maintenance period. Weed control shall eliminate all invasive weeds common to the area, including Bermuda grass. Identify weeds to be removed with landscape architect and/or owner representative prior to removal. G. During the course of the Work and on completion of the Work, remove excess materials, equipment and debris and dispose of away from premises. Remove from site daily, debris generated from rotor-tilling and fine grading. Leave Work in clean condition. Promptly remove soil, mulch or other materials, dropped into paved areas by hauling operations promptly, keeping these areas clean at all times. Upon completion of planting, all excess soil stones and debris not heretofore disposed of under his scope of Work shall be removed from the site or disposed of as directed by the owner representative. 3.12 COMPLETION INSPECTION A. When Landscape Work has been completed in accordance with the Drawings and Specifications, notify the owner representative and request an inspection. If the owner representative determines the Work to be substantially complete and in conformance with the plans and specifications, the Contractor will be advised in writing. In order to be substantially complete at least the following must have been finished: 1. All fine grading as specified on grading plans. 2. A complete and operable irrigation system as specified in section Irrigation System, including adjustments in devices and a complete and acceptable watering schedule. 3. Installation of all landscape and plant material as specified herein. 4. Installation of all decomposed granite, sized rock and crushed stone as specified in section Crushed Stone Surfacing 5. Seeding and 100% coverage of seeded areas with germination to healthy growth as specified in section Hydraulic Seeding. B. Minor pick-up items may be completed during the basic maintenance such as: 1. Reseeding of bare spots. 2. Replacement of damaged or non-conforming plant material. 3. Re-staking or tying of trees. 4. Removal of watering basins. 5. Filling of settled areas caused by application of normal watering. C. The Contractor shall maintain landscaped areas on a continuous basis as they are completed during the course of Work and until final project acceptance or the termination of the plant establishment period, whichever occurs later. Maintenance shall include keeping the landscape areas free of debris, weeding and cultivating the planted areas at intervals acceptable to the Architect. The Contractor shall provide adequate personnel to accomplish the required maintenance. Pruning and restaking of plants shall be as directed by the Architect. D. At the end of maintenance period and pick-up items have been completed, request a final inspection. Within 6 days the Contractor will be advised by the Architect in writing that work is or is not satisfactory. E. If the work is satisfactory, the basic maintenance period will end. If the work is unsatisfactory the basic maintenance period will continue until the work has been completed, inspected and approved by the owner representative.</p>							
<p>Call at least two full working days before you begin excavation.</p> <p><b>ARIZONA 801</b> Arizona Home Builders 1100 N. Central Expressway, Suite 100 Phoenix, AZ 85004 Dial 844 or 1-800-274-6847 (Toll-Free) In Maricopa County: (602) 263-1100</p>		<p>ARC STUDIOS, INC. RETAINS ALL RIGHTS TO LANDSCAPE AND IRRIGATION PLANS AND PLANS MAY NOT BE REPRODUCED WITHOUT PRIOR APPROVAL BY ARC STUDIOS.</p>		<p>NO. DATE REVISION DESCRIPTION BY</p>		<p><b>OWNER/DEVELOPER</b> HSL LA PLACITA, LLC/ HSL CONSTRUCTION SERVICES LLC 3901 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85711 ATTN: MR. MIKE CENSKY PH: (520) 322-6994 email: mike@hslproperties.com</p> <p><b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701</p>		<p>ARC STUDIOS PROJECT NO: 01-15072</p> <p><b>ARC STUDIOS</b> 3117 E. Flower Street Tucson, Arizona 85716 phone: 520.882.9655 www.arcstudiosinc.com</p> <p>landscape architecture. urban design. environmental services. irrigation design.</p>		<p>PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&amp;S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA</p>		<p><b>DEVELOPMENT PACKAGE for THE FLIN specifications</b></p>		<p>DP17-0038 REF:17SA00196 22 OF 23</p>	



**SECTION 32 1540 - CRUSHED STONE SURFACING**

**PART 1 - GENERAL**

1.1 RELATED DOCUMENTS  
 A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY  
 A. Treat areas designated to receive decorative rock, size rock, and decomposed granite extra, with pre-emergent herbicide.  
 B. Furnish and Place Decorative Rock, Sized Rock, Decomposed Granite Rip-rap extra in areas designated to receive inert materials.

1.3 CONDITIONS  
 A. Examine related work and surfaces before starting work on this Section. Report to the Owner's Representative, in writing, conditions which will prevent proper provision of this work. Beginning work of this Section without reporting unsuitable conditions to the Architect constitutes acceptance of conditions by Contractor. Any required removal, repair, or replacement shall be done at no additional cost to the Owner.

1.4 SUBMITTALS  
 A. Submit samples of the inert materials and copies of labels of any pre-emergent herbicides to the Architect for approval prior to beginning work under this section.  
 B. Submit quantity invoices or bills of lading for verification of volumes and quantities of material prior to construction for approval by the Architect. Omission of verification will constitute grounds for non-acceptance of any material or procedure.

**PART 2 - PRODUCTS**

2.1 MATERIALS  
 A. Place Decorative Rock, Sized Rock, Decomposed Granite Rip-Rap extra for landscape areas shall be size indicated on plans; color to be submitted to the Owner's Representative for review and approval.  
 B. Pre-Emergent Herbicide shall meet all applicable local, State and Federal environmental and labeling laws. Under no conditions shall a soil sterilant be used on the site. Product shall be Surflan.

**PART 3 - EXECUTION**

3.1 PREPARATION  
 A. Remove all weeds and debris from the areas designated for place decorative rock, sized rock, decomposed granite rip-rap.  
 B. Verify subgrade elevations are accurate to allow the addition of 2" of material in landscape areas. If grade is too high, excavate and remove material.  
 C. Verify subgrade elevations are accurate to allow the addition of "x" depth of material in rip-rap and other areas. If grade is too high, excavate and remove material. Grades shall be concaved to collect drainage toward center of swales and water collection areas.  
 D. Smooth subgrade and remove all rocks, clods, roots or other debris larger than 1/2" in diameter.  
 E. Apply pre-emergent herbicide in conformance with the manufacturer's instructions.  
 3.2 INSTALLATION IN LANDSCAPE AREAS  
 A. Install decorative rock, sized rock, and decomposed granite, rip-rap extra to a depth of 2" minimum or as specified on the plans.  
 B. Finish grade of material shall be 1" below adjacent hardscape surface.  
 C. Swales and water collection areas shall be concaved to collect water within central flow.  
 D. Rake, dampen and compact granite with a 200 lb. roller.  
 E. Re-apply pre-emergent herbicide in accordance with the manufacturer's instructions.

3.3 CLEAN UP  
 A. Upon completion of the work, remove all excess material, equipment and waste to the satisfaction of the Architect.

END OF SECTION 32 1540

32 9119 LANDSCAPE GRADING  
 SECTION 32 9119 - LANDSCAPE GRADING

**PART 1 - GENERAL**

1.01 SUMMARY  
 A. Related Sections

**PART 2 - PRODUCTS**

A. Not Used.

**PART 3 - EXECUTION**

3.01 PERFORMANCE

A. The intent of the grading plans is to provide concepts for the shaping and contouring operations within the site and to guide the Contractor in his supervision of the work. Any necessary sketches and/or detail plans will be furnished prior to or during the shaping operation. The Contractor shall shape the site areas in general conformance with the project plans. This shaping shall be done so low spots will provide passive water harvesting at depressions in all landscape and provide minor retention of stormwater.  
 B. It is the intent of the Owner that the finished site will be a well-drained with the proposed basins, gravel trenches and sumps. Additional swales and depressions shall be provided over and above those shown on the plans. No slopes shall be steeper than 4:1.  
 C. The Contractor shall expect that the shaping will be accomplished by machine and then hand worked as directed by the Owner's representative.  
 D. Berms and swales shall be constructed in the approximate locations as shown on the grading plan. The invert of the swales shall be deep enough to intercept surface water and to direct it to the nearest catch basin or drainage outlet. Contractor shall set all rough grading at or below inverts to allow for top dressing materials. Swales shall be graded smoothly so as to permit ease of maintenance. All areas within the limit of work shall be graded to a smooth condition compatible with surrounding areas.  
 E. Site shaping and contouring is an integral part of the overall project. Site shaping shall be completed and accepted by the design time prior to start of any irrigation, landscape or top dressing materials. The Contractor must coordinate his work schedule and work in accordance with the Owner's Representative's directions and instructions.  
 F. Attention must be paid to minimized ponding to landscape areas 10' minimum away from the building for passive water harvesting elements.  
 G. In order to accomplish the work in a most aesthetic manner, the Owner's Representative reserves the right to modify the grading and the shaping. These adjustments will be to create undulations, transitions and surface formations. The adjustments do not include the grading shown on the project plans. This work shall be done after all site grading is completed and reviewed for performance of intended drainage and water retention.  
 H. Remove from site rocks larger than 2 inches in size and foreign matter such as building rubble, wire, cans, sticks, concrete, etc.  
 I. Slope grade away from building for 5 feet minimum from walls at slope of X% minimum as indicated on the civil plans unless otherwise directed.

END OF SECTION 32 9119

**END OF SPECIFICATIONS**



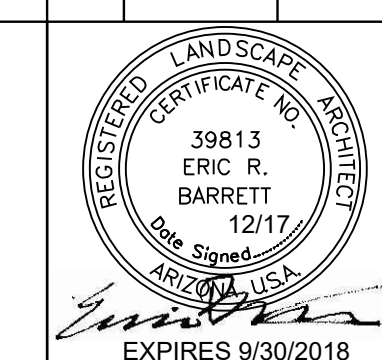
ARC STUDIOS, INC. RETAINS ALL RIGHTS TO LANDSCAPE AND IRRIGATION PLANS AND PLANS MAY NOT BE REPRODUCED WITHOUT PRIOR APPROVAL BY ARC STUDIOS.

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				HSL LA PLACITA, LLC/ HSL CONSTRUCTION SERVICES LLC
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				<b>SITE ADDRESS</b> 110 SOUTH CHURCH AVENUE TUCSON, ARIZONA 85701

**CITY OF TUCSON DEVELOPMENT PACKAGE PSD 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



ARC STUDIOS PROJECT NO: 01-15072

ARC STUDIOS  
 3117 E. Flower Street  
 Tucson, Arizona 85716  
 phone: 520.892.9655  
 www.arcstudiosinc.com

landscape architecture . urban design .  
 environmental services . irrigation design.

PORTION OF LOTS 5-7 OF "PUEBLO CENTER" BOOK 20, PAGE 83 OF MAPS AND PLATS, LOCATED IN THE NW 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON PIMA COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for THE FLIN specifications**

DP17-0038  
 REF: T17SA00196

23 OF 23



7 - DP17-0038 REVIEW COMMENTS

CYPRESS  
CIVIL DEVELOPMENT



THE FLIN



### Permit Review Details

Permit Detail		Review Details			
Permit: DP17-0038 Parcel: 11720016G  Addresses: 110 S CHURCH AV					
Review Status: <b>Active</b>		Search: <input type="text"/>			
Show <b>10</b> entries					
Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
1/25/2018	MARTIN BROWN	COT NON-DSD	FIRE	Approved	None
1/25/2018	ZELIN CANCHOLA	COT NON-DSD	TRAFFIC	Approved	None
1/25/2018	LOREN MAKUS	ENGINEERING	REVIEW	Reqs Change	1) Please fill in the information that belongs in the blank as part of general note 20 on sheet 1. Once the IID process is complete this can be reviewed over the counter.
1/25/2018	QJONES1	START	PLANS SUBMITTED	Completed	None
1/25/2018	DAVID RIVERA	ZONING	REVIEW	Reqs Change	CDCR TRANSMITTAL  TO: Development Services Department Plans Coordination Office  FROM: David Rivera for Steve Shields - Principal Planner PSDS Zoning Review Section  PROJECT: La Placita Village Development Package (3rd Review)

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					DP17-0038
					TRANSMITTAL DATE: January 17, 2018
					DUE DATE: January 22, 2018
					COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.
					This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).
					Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year expiration date is February 16, 2018.
					CONTENT REQUIREMENTS
					2-06.4.7 - General Notes
					The following general notes are required. Additional notes specific to each plan are required where applicable.
					2-06.4.7.A - Zoning and Land Use Notes
					1. Follow Up to Previous Comment 1: As of this 3rd review of the DP the Special Application for the IID review is still under withdrawn status, apparently to be reactivated. Once the SA process has been completed add the information as requested in the previous comment by Steve Shields.
					Previous Comment 1. The IID case number does not appear to be valid. T17SA00196 has been WITHDRAWN. 2-06.4.7.A.6.a - As this project will require review via the Downtown Area Infill Incentive District, (IID), provide the IID case number, T17SA00???, adjacent to the title block on all sheets along with a general note stating the case number, date of approval, what was modified and if applicable any conditions of approval.

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					2-06.4.7.A.8 - For development package documents provide:  2-06.4.8 - Existing Site Conditions The following information shall be provided on the plan/plat drawing to indicate the existing conditions on site and within 50 feet of the site. On sites bounded by a street with a width of 50 feet or greater, the existing conditions across the street will be provided.  2. Follow Up To Previous Comment 2: The previous comment will remain until the abandonment has been completed and the recordation information is noted on the DP.  Previous Comment 2. Zoning acknowledges that abandonment is in progress. 2-06.4.8.B Sheet 9 there is a "NON-BUILDABLE AREA PER DKT. 4327, PG. 544" shown on the plan. You are proposing to build within this area there for this easement will need to be abandoned prior to development package approval.  3. Follow Up To Previous Comment 3: Can you specify the time table for the abandonment of the easements and recordation of the new easement(s)? If the abandonment occurs prior to the next submittal of the DP assure that the new easements are drawn and labeled and the recordation is labeled.  Previous Comment 3. Zoning acknowledges that abandonment is in progress. 2-06.4.8.B Sheet 10 there are two (2) existing electrical easements shown within the building footprint. These easements will need to be abandoned prior to development package approval.  2-06.4.9 - Information on Proposed Development The following information on the proposed project shall be shown on the drawing or added as notes.  4. Follow Up To Previous Comment 4: Per your response to previous comment 4, the document covenant Regarding Development and Use of Real Property was executed. Not sure if this means signed and notarized only or was it recorded? (The DP case number is not listed on the cover sheet of the Covenant. Clarify.)  Previous Comment 4. Zoning acknowledges that a covenant Regarding Development and Use of Real Property is to be processed. 2-06.4.9.A - As this site is made up of two (2) parcels, 117-20-016F & 117-20-016G, a lot combination is required. Provide a copy of the approved Pima County Combo Request form with your next submittal.  5. Follow Up To Previous Comment 5: Until the IID is processed the previous comment is applicable.

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>Previous Comment 5. This comment was not addressed correctly. Per UDC Article 5.12.8.E.2.d Section 7.4.5.B, Downtown Parking District, does not apply. That said your vehicle parking requirements should be based on UDC TABLE 7.4.4-1. 2-06.4.9.H.5.a - Per UDC TABLE 7.4.4-1: MINIMUM NUMBER OF MOTOR VEHICLE SPACES REQUIRED, RESIDENTIAL USE GROUP, Multifamily Dwellings - Over 70 units/acre, based on a vehicle parking ratio of 1.25 spaces per dwelling unit, the required number of vehicle parking spaces is 305, proposed 293. An IID is required to allow the reduction in vehicle parking and must be approved prior to approval of the development package. Based on following comments the provide number of vehicle parking spaces may change.</p> <p>6. Follow Up To Previous Comments 8, 9, 10 and 11: Until the IID is processed previous comments 8 thru 11 are applicable.</p> <p>Previous Comment 8. 2-06.4.9.H.5.a - Per UDC Article 7.4.6.B.3 tandem vehicle parking is not allowed for the proposed use.</p> <p>Previous Comment 9. 2-06.4.9.H.5.a - Per UDC Article 7.4.6.D compact vehicle parking spaces are not allowed.</p> <p>Previous Comment 10. 2-06.4.9.H.5.d - The proposed short term bicycle parking located in the right-of-way will need to be approved by the COT bicycle coordinator.</p> <p>Previous Comment 11. 2-06.4.9.O - The proposed street perimeter yards do not meet the minimum requirements of UDC Article 6.4.5.C.2 and must be approved through the IID process. Based on a building height of 81.50' the required street perimeter yard for Broadway Blvd. is 81.50' proposed is 78.8', based on a building height of 81.50' the required street perimeter yard for Church Ave. is 81.50' proposed is 16.2'. An IID is required to allow the reduction in street perimeter yard setback and must be approved prior to approval of the development package.</p> <p>If you have any questions about this transmittal, please Steve Shields, (520) 837-4956 or Steve.Shields@tucsonaz.gov</p>
1/25/2018	DAVID RIVERA	ZONING HC	REVIEW	Approved	None
1/25/2018	KLEE1	PIMA COUNTY - ADDRESSING	PIMA COUNTY - ADDRESSING	Approved	Address was added to property for the existing building- 108 S Church.

RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package



Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
1/26/2018	CLAURIE1	DESIGN PROFESSIONAL	REVIEW	Needs Review	None
1/26/2018	KELLY LEE	ZONING-DECISION LETTER	REVIEW	Reqs Change	This review has been completed and resubmittal is required. Please resubmit the following items: 1) Two rolled sets of the plans 2) All approved documents submitted previously 3) A disk containing all items submitted 4) All items requested by review staff 5) All items needed to approve these plans

Showing 1 to 9 of 9 entries

Previous  Next

Final Status

Search:

Task End Date	Reviewer's Name	Type of Review	Description
12/20/2017	ANY	REJECT SHELF	RECEIVED
12/20/2017	ANY	REJECT SHELF	RECEIVED

Showing 1 to 2 of 2 entries

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**8 - DESIGN PROFESSIONAL COMMENT RESPONSE**

**CYPRESS**  
CIVIL DEVELOPMENT



**THE FLIN**



February 2018

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

**The following letter provides responses to the design principles outlined by the Design Professional (Scott Neeley) for THE FLIN – Mixed-use/Multi-family IID Design Package Application:**

The Flin development project (PROJECT) is located at the southwest corner of Broadway Boulevard and Church 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 Design Professional comments from the letter dated 01/22/2018:

**PREFACE:** Based on our meeting with Mr. Neeley on 12/18/2017, it has been our understanding that the area of his greatest concern related to the southwest corner of the development, where the building façade faces the Tucson Music Hall and is adjacent to the Leo Rich Theater. We have made attempts to improve the façade based on those initial comments and work to present them in a timely manner. However, based on our understanding of the code, this area does not fall under UDC Section 5.12.8.A.1 – Streetscape Design: Pedestrian Orientation, as this area does not meet the criteria of a “street” as defined in the UDC or by the Downtown Interim Streetscape Policy, as it is not right-of-way.

*STREET (UDC): Any permanent public or private right-of-way, other than an alley, access lane, or parking area access lane, set aside to accommodate vehicular travel lanes, parking lanes, bike lanes, pedestrian facilities, utility areas, and other such design features, whether designated as a street, drive, highway, thoroughfare, road, boulevard, avenue, lane, or place.*

*DOWNTOWN INTERIM STREETScape POLICY: The standards herein relate to developers' responsibility for improvements to streetscape elements and areas within public right-of-way.*

**1. RECOMMENDATION AGAINST RELIEF OF STREETScape DESIGN STANDARD:**

*PARAGRAPH 2 & 3: The ground floor of the proposed development, where the public will most intimately experience it, is primarily a parking garage and apartments. A large project with primarily residential use at the ground floor is inconsistent with the intentions of the IID. It does not encourage activity at the ground floor or enhance the pedestrian experience. Residents seeking privacy from passers-by will draw the shades on their windows, making a lifeless perimeter. Retail and commercial uses would have doors and windows opening to the street, which are necessary for a lively urban experience.*

*No commercial services or retail trades are proposed for the new construction. While this Standard is a preference rather than a requirement, the design provides no alternative means to create an active streetscape. This is especially important given that the site's prominence and adjacency to Tucson's cultural attractions. Retail and commercial uses in this location could become destinations and tie the complex into the city beyond.*

**Response:** This PROJECT has approximately 254' of street frontage along Church Avenue . Of that, the repurposed Samaniego House (commercial) occupies approximately 53' of the street frontage, and the main entrance/office/lobby (commercial) occupies approximately 75' of street frontage – exceeding the 50% minimum. As this is the only accessible entrance for the PROJECT, we are indeed limited in where we can place vehicular ingress/egress points, trash, and other necessary utilities. Of the 126' of street frontage left along church, approximately 66' are provided for those services and access. The remaining 60' of street frontage is indeed a parking area, but is setback and screened from the Church Avenue right-of-way. For reference, the recently approved Marist on Cathedral Square – Mid-rise structure, at the southeast corner of Broadway and Church, provides approximately 145' of setback and screened parking along Church Avenue.

Along Broadway Boulevard, the PROJECT has approximately 105' of street frontage. Due to the nebulous nature of the property and the site, including the harsh grade changes, the Municipal Bridge, and the Sun Link Streetcar infrastructure, the cost of development for this street frontage has proven to impose harsh economic barriers as well as tremendous difficulty in construction. As a result, the buildings are setback 65' from the property line. This area also currently serves as retention for hardscape drainage related to La Placita Park, Visit Tucson, and this development, which is a necessary requirement of the City of Tucson development code for commercial uses.

The proposed PROJECT provides almost 5,000 square feet in commercial uses for the development through the adaptive reuse of the Samaniego House, the Flin Building, and the Stables. The locational context of this PROJECT should not be ignored when it comes to commercial space, as it will always have an intrinsic relationship with the Visit Tucson

building at the southwest corner of Broadway and Church. The Visit Tucson building, while on a separate parcel and under different ownership, shares facilities and a legal relationship with the project. The Visit Tucson building offers over 24,000 square feet of office/commercial space for the block.

This development team has also been actively working with the Tucson Department of Transportation (TDOT) on the potential improvements to Church Avenue, and even coordinating with the owner/developer across the street of the Marist on Cathedral Square Mid-rise project to ensure consistency and a desired outcome of the entire streetscape once a final design for Church Avenue is decided. Our landscape and streetscape plan along Church Avenue incorporates some of the desired elements expressed by TDOT while working within the guidelines of the Downtown Interim Streetscape Policy and recognizing the planning for this PROJECT is much further along than TDOT.

Lastly, as we anticipate this comment to be directed toward the west side of the development, we must not ignore the economics and design that lead to the failure of the La Placita Village. Commercial operations that are not located along a right-of-way, with street visibility, proved to be unsuccessful, and led to high vacancy rates and ultimately the demise of La Placita Village.

*PARAGRAPH 4: Above the ground floor, residential uses are appropriate, as are the mostly well-articulated elevations. An exception is the 6-story north façade which presents an essentially blank wall to both Broadway and the pedestrian bridge across Broadway.*

**Response:** We recognize this area is of concern and our design team has completed an alternative façade to improve the visual aesthetics.

*PARAGRAPH 5: The benefit of the project cited in the Design Submittal is an increase in residential density. While increased density helps promote a 24-hour neighborhood, density alone is not an explicit goal of the IID, nor is it justification for IID incentives. The incentives are intended to provide flexibility on Standards in return for a pedestrian oriented design and a benefit to the streetscape.*

**Response:** We unfortunately disagree with this statement wholeheartedly. The very definition of Transit Oriented Development is to promote higher density residential around transit, transit stops, and alternative transportation options. This development intends to bring upwards of 500 people to the downtown core, an impact greater than any other single development thus far.

*PARAGRAPH 6: Each of the buildings cited in the section on Architectural Precedence has retail or commercial activity on the ground floor – The Cadence, One North Fifth, One West Broadway, 2 East Broadway, the AC Hotel, and City Park.*

**Response:** The proposed PROJECT is unique from other recent downtown construction projects because of the three eligible to be historic structures, the Samaniego House, the Flin Building, and the Stables, located on site. Almost 5,000 square feet in commercial uses for the PROJECT will be developed through the adaptive reuse of these structures. The intent of the Architectural Precedence section of the Design Package was to highlight the modern architecture and strong horizontal lines present within the downtown core that provided influence to the design of the proposed new construction, not their individual uses.

\*It should be noted that Excluded from the Design Professional’s list and included in the Architectural Precedence section of the Design Package is Marist on Cathedral Square – also an adaptive reuse of the Marist College and a brand new high density residential building directly adjacent to this PROJECT. The Marist on Cathedral Square has received much praise from the community yet offers less commercial space and more parking along the Church Avenue streetscape than the subject PROJECT.

**2. RECOMMENDATION AGAINST RELIEF OF STANDARDS:**

*MAJOR STREETS AND ROUTES SETBACK ZONE, MINIMUM PERIMETER YARD, LANDSCAPING AND SCREENING:*

**Response:** This PROJECT has approximately 254’ of street frontage along Church Avenue. Of that, the repurposed Samaniego House (commercial) occupies approximately 53’ of the street frontage, and the main entrance/office/lobby (commercial) occupies approximately 75’ of street frontage – exceeding the 50% minimum. There are 0 residential units proposed along the Church Avenue and Broadway Boulevard streetscapes. We disagree with the Design Professional recommendations as this PROJECT has indeed provided an activated Church Avenue streetscape.

**3. ADDITIONAL COMMENTS: PEDESTRIAN ACCESS:**

*PEDESTRIAN ACCESS:*

**Response:** This PROJECT maintains current pedestrian access from Broadway Boulevard, Eckbo Landscape, the Municipal Complex (bridge) and Church Avenue. It is important to note, the Eckbo Landscape, the Municipal Bridge, and La Placita Park all currently do not meet pedestrian accessibility/disability code standards. All of these areas are beyond the developers control and the entities in charge have explicitly asked they



are not disturbed. As this is a private residential development an access point along Eckbo Landscape, which contains no legal pedestrian easement, will become a private entrance and serve as a secondary residence lobby. This particular area is of concern, as it has historically proven to be an area of unsettling congregation and condoned night time activity.

We are currently reviewing the pedestrian route along the north portion of the development to make accessible for wheelchairs and the mobility-impaired. However, it should be noted that this section of Eckbo Landscape and the ramp leading up the Municipal Bridge does not meet accessible slope standards.

*BROADWAY BOULEVARD:*

**Response:** Due to the nebulous nature of the property and the site, including the harsh grade changes, the Municipal Bridge, and the Sun Link Streetcar infrastructure, the cost of development for this street frontage has proven to impose harsh economic barriers as well as tremendous difficulty in construction without having to significantly impact the already established infrastructure of the area. In addition, any development of this location would trigger additional infrastructure needs (electrical transformer(s), water meter & backflow, etc.) that require public street accessibility, all but eliminating the available space to provide a commercial use. This area also currently serves as retention for hardscape drainage related to La Placita Park, Visit Tucson, and this development, which is a necessary requirement of the City of Tucson code for commercial uses. As it currently contains mature landscaping, it is our intent to not disturb as part of this development, but leave open the possibility for future development.

*PRESERVATION OF HISTORIC STRUCTURES ON SITE:*

**Response:** Please note, Section 5.12.6.E.2.e specifically states as part of IID Historic Preservation Review for projects not in an HPZ:

“It is not the intent of the design review process to impose additional limitations or building preservation requirements on the allowable building heights in the IID. Unless a building height limitation in a Sub-District is specifically required herein, the proposed development may use the entire building height allowed by the IID.”

The DCS of the IID does not implore any additional height limitations, as can be found in the DLS Sub-districts.

In summary, we recognize the Design Professional’s concern regarding the north elevation and have an improved alternative available to present. We believe the PROJECT indeed meets the stated purpose of 5.12.1.A by adaptively reusing the existing foundation of the site, adaptively

reusing the three eligible to be listed historic structures, maintaining pedestrian accessibility from Church Avenue, Broadway Boulevard, the Municipal Complex and Eckbo Landscape, and providing higher density residential development to meet the very definition of a transit oriented development project. We are excited to present this PROJECT, and believe it will provide much needed market-rate housing to an emerging downtown population and interject new life into a defunct development.

These responses are intended to address the Design Professionals Recommendations dated 01/22/2018. 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**

A handwritten signature in black ink that reads "Matt Stuart". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Matt Stuart

Project Manager

(520) 499-2456

[mstuart@cypresscivil.com](mailto:mstuart@cypresscivil.com)

Date: January 22, 2018

To: IID Design Review Committee  
c/o Carolyn Laurie, Principal Planner  
Planning & Development Services  
City of Tucson  
201 N Stone Avenue  
Tucson, AZ 85701

From: Scott Neeley, AIA  
City of Tucson Design Professional

Re: "The FLIN"  
110 S Church Ave  
Tucson, AZ 85701

I have reviewed the *Design Submittal* for "The FLIN", dated October 23, 2017, and *Additional Architectural Elevations*, dated November 21, 2017, for compliance with the UDC Infill Incentive District (IID), UDC Section 5.12, as noted herewith.

PHASE OF REVIEW:

First review prior to meeting of IID Design Review Committee, pursuant UDC Section 5.12.6.B.4.b.

MATERIAL REVIEWED:

1) Bound *Design Package*, dated October 23, 2017, consisting of 211 pages organized according to applicant's "Table of Contents," as follows:

- IID Application
  - Introduction to THE FLIN
  - Existing Photo Study
  - IID Application Responses
  - Elevations
  - Architectural Precedence
  - Appendices
    - 1 Neighborhood Meeting Documentation
    - 2 Downtown Streetscape Interim Policy Response Letter
    - 3 Parking Plan
    - 4 Historic Documentation
    - 5 Development Plan 2nd Submittal dated September 13, 2017
  - Addendums
    - Preapplication Submittal Comment Response
    - Additional Architectural Elevations
    - Conditions of Approval
- 2) PDF of *Additional Architectural Elevations*, dated November 21, 2017
- Building Elevations

IID STANDARDS APPLICABLE TO PROJECT:

- UDC Section 5.12.8 General IID Zoning Option Design Standards
- UDC Section 5.12.10 Downtown Core Subdistrict (DCS)

RELIEF SOUGHT FROM IID STANDARDS, WITH COMMENTS:

- UDC Section 5.12.8 General IID Zoning Option Design Standards

A. Streetscape Design:

1. Pedestrian orientation

- a. Architectural elements/details
- b. Windows, window displays, or visible activity at least 50% of frontage
- c. No more than 50' of facade without architectural detail
- d. Front doors visible and highlighted
- e. Commercial services or retail trade preferred at first level

Recommendation Against Relief of Streetscape Design Standard

**As proposed the project does not promote a pedestrian-oriented streetscape and is not consistent with the goals of the IID.**

The project site is uniquely important to downtown Tucson. From the west, Broadway is a gateway to downtown; from the north, Church is a gateway to the Tucson Convention Center, Tucson Music Hall, the Leo Rich Theater, and the National Register Eckbo landscape. The site is across from the historic Marist College, and adjacent to a large downtown hotel and a proposed new hotel at TCC.

The ground floor of the proposed development, where the public will most intimately experience it, is primarily a parking garage and apartments. A large project with primarily residential use at the ground floor is inconsistent with the intentions of the IID. It does not encourage activity at the ground floor or enhance the pedestrian experience. Residents seeking privacy from passers-by will draw the shades on their windows, making a lifeless perimeter. Retail and commercial uses would have doors and windows opening to the street, which are necessary for a lively urban experience.

No commercial services or retail trades are proposed for the new construction. While this Standard is a preference rather than a requirement, the design provides no alternative means to create an active streetscape. This is especially important given that the site's prominence and adjacency to Tucson's cultural attractions. Retail and commercial uses in this location could become destinations and tie the complex into the city beyond.

Above the ground floor, residential uses are appropriate, as are the mostly well-articulated elevations. An exception is the 6-story north façade which presents an essentially blank wall to both Broadway and the pedestrian bridge across Broadway.

The benefit of the project cited in the Design Submittal is an increase in residential density. While increased density helps promote a 24-hour neighborhood, density alone is not an explicit goal of the IID nor is it justification for IID incentives. The incentives are intended to provide flexibility on Standards *in return for a pedestrian-oriented design and a benefit to the streetscape.*

Each of the buildings cited in the section on Architectural Precedence has retail or commercial activity on the ground floor – The Cadence, One North Fifth, One West Broadway, 2 East Broadway, the AC Hotel, and City Park.

### Recommendation Against Relief of Standards:

- **Major Streets and Routes Setback Zone**
- **Minimum Perimeter Yard**
- **Landscaping/Screening**

These Standards are intended to provide appropriate buffers between adjacent properties and streets for various uses. In the case of residences, the Standards provide buffers between adjacent uses, and between living spaces and street traffic. The IID provides the option of flexibility on these Standards to incentivize development of active streetscapes. There's no justification for reducing the Standards for residential use at the ground floor, which diminishes the streetscape experience – relief is intended to encourage non-residential use for a vibrant pedestrian experience. Relief of the Standards for the proposed project, with proposes a ground floor of residences and garage parking, is not appropriate.

### Recommendation for Relief of Standards, with Comments:

- **Native Plant Preservation**  
N/A per materials provided.
- **Motor Vehicle Parking**  
Reduced motor vehicle parking is appropriate for this urban site. Proposed reduction of parking space width to 7.5' width, use of tandem spaces, and potential conflicts with column locations should be evaluated by City Engineer.
- **Bicycle Parking**  
Reduction of visitor bicycle parking spaces is appropriate for residential uses where bicycles are likely to be brought inside. However, entirely residential use at ground floor does not comply with Streetscape Design Standard as noted above.
- **Environmental Services**  
Complies.

### Additional Comments:

- **Pedestrian Access**

The proposed site plan does not attempt to improve pedestrian access around and through the site. It creates a barrier between La Placita Park and the Eckbo landscape, when it could enhance that connection.

In comparison to the existing development on the site, the proposed development proposes a more opaque perimeter with fewer points of entry.

The pedestrian routes at the north end of the proposed construction are not currently accessible for wheelchairs or the mobility-impaired. Given the scale of the proposed development, this limitation should be corrected.

Shifting the bulk of the project to the larger southern housing block (while maintaining the same density) and eliminating the smaller northern block would make the site much more porous. It would also create a clear diagonal pedestrian passage from Broadway through La Placita Park around the historic Flin House to the Eckbo landscape and cultural buildings that surround it.

- **Broadway Boulevard**

An earlier version of the site plan brought the FLIN out to Broadway Boulevard, which created a stronger edge both along the street and along La Placita Park. It eliminated a bleak and barren portion of the site, framed by high concrete walls, that runs along Broadway Boulevard. This is a highly visible and important location downtown, and adjacent a streetcar stop. In its current condition, this area is unappealing to look at from a car or streetcar, and unpleasant to walk by as a pedestrian. It should be ameliorated as part of the proposed development.

- **Preservation of Historic Structures on Site**

UDC Section 5.12.7 requires proposed buildings to respect the scale of historic buildings, and that new structures with heights of a significantly different scale provide an orderly transition to reduce and mitigate potential impacts. The proposed new construction proposes 6-story new construction in close proximity to much lower historic structures. In the case of the Flin House, a significant change of scale is exacerbated by enclosure on three sides.

**Summary:**

**As submitted this project *does not* meet IID Standards.**

A stated purpose of the Downtown Area IID (5.12.1.A) is to "Encourage sustainable infill development that supports the creation of urban neighborhoods that are pedestrian and transit-oriented..." The proposed design is not a pedestrian-oriented design, nor does it respond adequately to the constraints and opportunities of this important site. The ground floor pedestrian experience and the Broadway elevation are especially problematic.

Submitted by:

Scott Neeley, AIA  
City of Tucson Design Professional

ADDENDUM

THE FLIN



EGLIN+BRESLER  
ARCHITECTS, P.C.

CYPRESS  
CIVIL DEVELOPMENT





CONDITIONS OF APPROVAL

THE FLIN



CYPRESS  
CIVIL DEVELOPMENT