

# PROJECT INFORMATION

THE DEVELOPMENT OF A 4-STORY MIXED USE BUILDING IN AN EXISTING PARKING LOT.

GROUND FLOOR: (1) RESTAURANT, (1) OFFICE, (4) RESIDENTIAL  
 FLOORS 2-4: (8) RESIDENTIAL PER FLOOR  
 ROOFTOP: RESIDENTIAL TERRACE  
 EXISTING PARKING GARAGE: REHABILITATE/RESTORE

This project is the proposed development of a new 4-story mixed use building at the southwest corner of Stone Avenue and 14th Street. The proposal includes 28 one and two bedroom condominiums, the relocated Casa Vicente restaurant, a parking lot, and two rehabilitated historic structures.

The existing site is comprised of three parcels. One parcel is the site which contains an adobe storage building and the recently demolished Casa Vicente restaurant. The parcel to the north of Casa Vicente is the parking lot. The parcel to the east of the parking lot is the existing Brady Court apartments. The parking lot parcel and the Casa Vicente parcel are zoned C-3. The Brady Court parcel is zoned HC-3. A spur of the HC-3 zoning crosses the parking lot to Stone Avenue. The spur is approximately 20'-0" in width at its widest point and 11'-0" in its narrowest point.

The owner recently rehabilitated the eight units that make up the Brady Court apartments. This project was reviewed and approved by the Armory Park Neighborhood Historic Zone Board, the Tucson Pima County Historic Commission, and the Arizona State Historic Preservation Office. The project is certified as a federal tax credit project through the Department of the Interior.

The development on the other two parcels is the demolition of the non-contributing Casa Vicente restaurant building, the rehabilitation of the adobe storage building (a contributing property to the Armory Park National Historic District), and the construction of a 4-story mixed use building approximately 100' x 100'.

The parking lot will take the place of the recently demolished non-contributing structure of the old Casa Vicente restaurant. A portion of the parking will be utilized in a rehabilitated adobe structure, originally built in the 19th century as a parking garage.

The first floor of the 4-story mixed use building will house a new Casa Vicente restaurant space located at the northwest corner, 1 office space, and 4 residential condominium units on the east side of the building. Floors 2 thru 4 will have 8 residential condominium units – 4 one bedroom units along the east side and 4 two bedroom units along the west side.

The restaurant space will face the corner of Stone Avenue and 14th Street with a covered patio facing the streets enclosed by arched openings. Balconies for the units above will face Stone Avenue and a new landscaped courtyard between the new building and the recently rehabilitated Brady Court Apartments. A roof terrace for the residents with views of the Tucson Mountains tops the 4-story structure.

The architecture refers to downtown Tucson of the early 20th century. The structure is a simple stucco box with vertically proportioned openings on the upper floors and arches on the first floor. Details include copper trim at drain pipes and eaves, wrought iron railings at the balconies and arched openings, and wood corbels painted in classic blue, burgandy, and gold.

By utilizing the IID option, we are requesting the following Unified Development Code modifications:

### Street Setback

The building is set very close to the north and west property lines. This is characteristic of most downtown buildings.

### Street Landscape Border

Because the building is set close to the north and west property lines, there is not enough room for the required landscape border. It should be noted that care will be taken to protect all existing trees and shrubs in the right-of-way and where possible, shrubs will be planted between the sidewalk and the building.

### Canopy Tree in the Border Area

See above.

### Solid Waste

The site will utilize a trash compactor for solid waste. The container will be rolled to an enclosure on Russell Avenue twice a week.

### Motor Vehicle Parking

The proposed site provides 51 parking spaces. The development team believes this amount of parking is justified because of the downtown location, the site's proximity to alternative modes of transportation, and the site's proximity to on-street parking that is not associated with a residential permit zone.

This project is consistent with the IID purpose to create sustainable infill development because if the project did not use the IID process, the buildable area for the site would follow a suburban model of street setbacks that is not only inappropriate for downtown properties, but would not create the necessary

density of residential properties for a sustainable downtown neighborhood.

The benefits the project will bring to the adjacent properties and the surrounding area is that it will bring a medium density residential use to a site in an area that is not high density residential. The project includes the renovation of a neglected adobe structure. The project also includes the rebirth of Casa Vicente restaurant, a sorely missed establishment in downtown Tucson.

Any adverse effects include mostly what existed prior - 51 parking spaces and a restaurant. The project adds 36 residential units in a 4-story building. There is potential of glare along Stone Avenue from the reflection of the western sun off the building onto the street.

For pedestrian oriented streetscape in compliance with the Streetscape Design Standards, please refer to the building elevations and shade diagram contained within this submittal.

This project does not abut a single family or duplex residential project, but it is the intent of the developer to plant hophbush between Brady Court and the proposed building to help mitigate any views between private residences. See the building elevations for clarification.

This project may impede solar energy options to Brady Court apartments.

Drought tolerant and native landscaping will be utilized where possible. It is the intent of the developer to add trees to the existing Stone right of way and 14th Street and within the parking area. The area between Brady Court and the proposed building will be landscaped with desert shrubs.

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 WORKER ARCHITECTURE PLLC  
 workerincorporated.com  
 520-664-4847  
 BILL MACKEY



375 SOUTH STONE  
 I.I.D. PACKAGE  
 PROJECT INFORMATION





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 workerincorporated.com  
 520-664-4847  
 BILL MACKEY



Office of The Pima County Assessor Page 1 of 2

Book-Map-Parcel: 117-14-0860 [Oblique Image](#) Tax Year: Tax Area: 232

Property Address:  
 Street No: 40 Street Direction: E Street Name: 14TH ST Location: Tucson

Taxpayer Information: DABDOUB ACQUISITIONS LLC  
 ATTN: MARCEL DABDOUB  
 PO BOX 31840  
 TUCSON AZ 85751-1840

Property Description: TUCSON E PTN LOT 2 & N PTN LOT 3 BLK 232

8/28/2018 Pima County Assessor's Office

Parcel Number: 117-14-0890

Property Address

Street Number	Street Direction	Street Name	Location
375	S	STONE AV	Tucson

Contact Information

Property Owner Information: DABDOUB ACQUISITIONS LLC  
 PO BOX 40021  
 TUCSON AZ 85717-0021

Property Description: TUCSON S PTN LOT 3 BLK 232

8/28/2018 Pima County Assessor's Office

Parcel Number: 117-14-0870

Property Address

Street Number	Street Direction	Street Name	Location
341	S	STONE AV	Tucson
345	S	STONE AV	Tucson

Contact Information

Property Owner Information: DABDOUB ACQUISITIONS LLC  
 ATTN: MARCEL DABDOUB  
 PO BOX 31840  
 TUCSON AZ 85751-1840

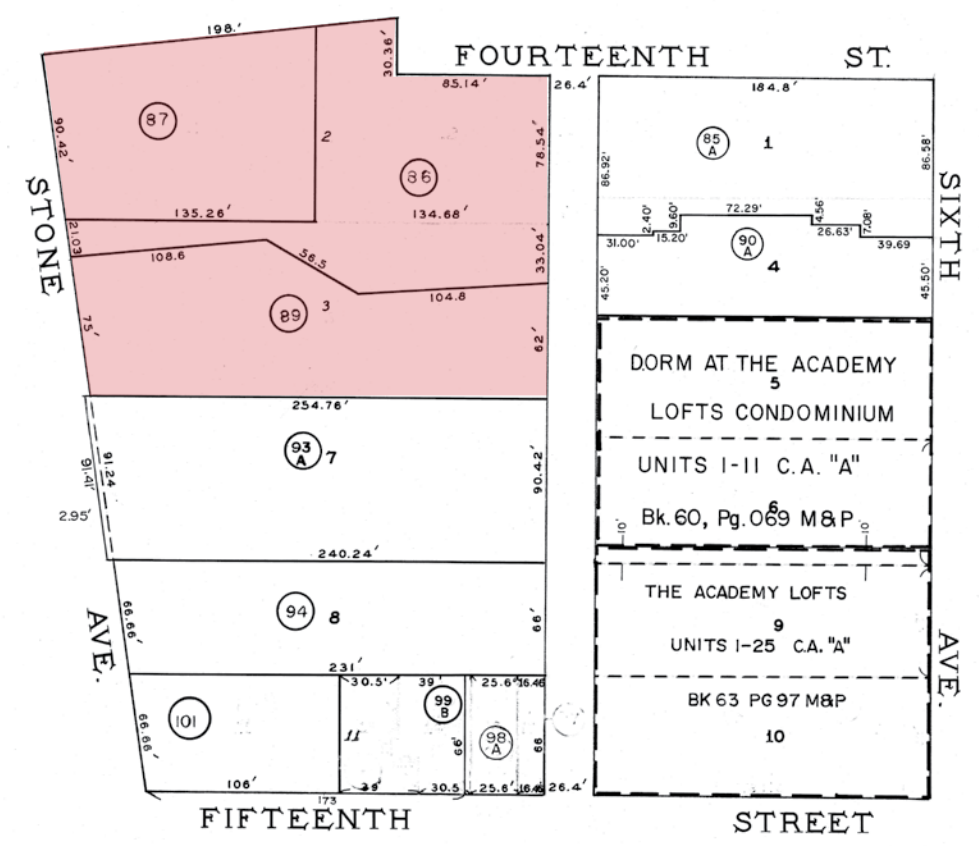
Property Description: TUCSON W PTN LOT 2 BLK 232

### ASSESSOR'S RECORD MAP

BLOCK 232. CITY OF TUCSON

117-14  
5/21

48 SA



O.T.  
JECT

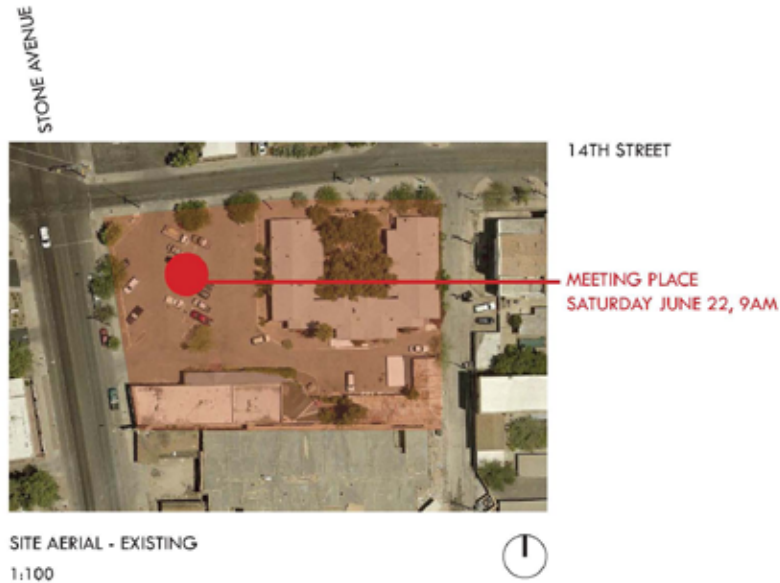
ASSESSOR RECORD MAP  
NTS



375 SOUTH STONE  
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PIMA COUNTY ASSESSOR INFORMATION

**G02**





**NOTICE OF INFILL INCENTIVE DISTRICT (IID) NEIGHBORHOOD MEETING**  
 Saturday, June 22, 2019, 9:00am, in the parking lot at 375 South Stone Avenue, Tucson AZ  
 Note: this meeting will be outdoors  
 IID Proposal: New construction of a mixed use development building

You are invited to attend a presentation of the proposed development of a new 4-story mixed use development building at the southwest corner of Stone Avenue and 14th Street. The proposal includes 28 one and two bedroom condominiums, the relocated Casa Vicente restaurant, a parking lot, and two rehabilitated historic structures.

The existing site is comprised of three parcels. One parcel is the site which contains an adobe storage building and the recently demolished Casa Vicente restaurant. The second parcel, to the north of Casa Vicente, is the parking lot. The third parcel, to the east of the parking lot, is the existing Brady Court apartments. The parking lot parcel and the Casa Vicente parcel are zoned C-3. The Brady Court parcel is zoned HC-3. A spur of the HC-3 zoning crosses the parking lot to Stone Avenue. The spur is approximately 20'-0" in width at its widest point.

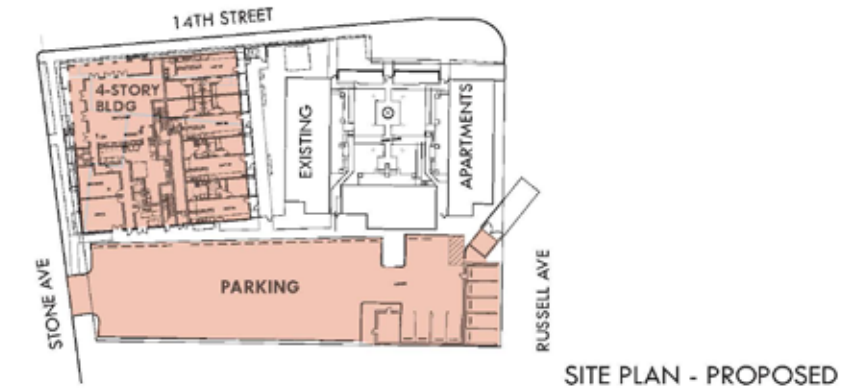
The owner recently rehabilitated the Brady Court apartments. This project was reviewed and approved by the Armory Park Neighborhood Historic Zone Board, the Tucson Pima County Historic Commission, and the Arizona State Historic Preservation Office. The project is certified as a federal tax credit project through the Department of the Interior.

The development on the other two parcels is the demolition of the non-contributing Casa Vicente restaurant building, the rehabilitation of the adobe storage building (a contributing property to the Armory Park National Historic District), and the construction of a 4-story mixed use building approximately 100' x 100'.

A new parking lot will take the place of the recently demolished non-contributing structure of the old Casa Vicente restaurant. A portion of the parking will be utilized in a rehabilitated adobe structure, originally built in the 19th century as a parking garage.

The 4-story building will be located on the area of the existing parking lot. The first floor will house a new Casa Vicente restaurant space located at the northwest corner, 1 office space, and 4 residential condominium units on the east side of the building. Floors 2 thru 4 will have 8 residential condominium units – 4 one bedroom units along the east side and 4 two bedroom units along the west side.

The restaurant space will face the corner of Stone Avenue and 14th Street with a covered patio facing the streets enclosed by arched openings. Balconies for the units above will face Stone Avenue and a new landscaped courtyard between the new building and the recently rehabilitated Brady Court Apartments. A roof terrace for the residents with views of the Tucson Mountains tops the 4-story structure.



The architecture refers to downtown Tucson of the early 20th century. The structure is a simple stucco box with vertically proportioned openings on the upper floors and arches on the first floor. Details include copper trim at drain pipes and eaves, wrought iron railings at the balconies and arched openings, and wood corbels painted in classic blue, burgandy, and gold.



By utilizing the IID option, we are requesting the following Unified Development Code modifications: Street Setback, Street Landscape Border, Canopy Tree in the Border Area, Solid Waste, and Motor Vehicle Parking.

Your comments and questions are welcomed during and after the brief overview of the project. You may also submit comments to the Planning and Development Services Director at the City of Tucson.

For information please contact Bill Mackey at 520-664-4847 or bill@workerincorporated.com.

Thank you and we look forward to seeing and hearing from you at the meeting.



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 workerincorporated.com  
 520-664-4847  
 BILL MACKEY



375 SOUTH STONE  
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NEIGHBORHOOD MEETING LETTER OF NOTICE

**G03**









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 520-664-4847  
 BILL MACKEY  
 24 JAN 2019  
 17 SEP 2019  
 10/19/19 9:31:29



JUNE 25, 2019

JOB: 375 SOUTH STONE  
 MEETING: NEIGHBORHOOD MEETING  
 MTG DATE: JUNE 22, 2019  
 ATTENDEES: SEE ATTACHED LIST  
 BILL MACKEY, WORKER INC  
 VALERIE LANE, WORKER INC  
 TRACY PITT, WORKER INC

Re: IID Neighborhood meeting for 4 story building at 375 S Stone

1. The meeting began at 9:00 am. Bill opened the meeting by introducing himself, Gerrie Gray of Miramonte Development, and co-workers, Valerie and Tracy. He explained that he was the architect for the Dabdoub family and Miramonte who are partnering to develop the property.
2. Bill explained that the meeting was part of the review process for the project which is in the Infill Incentive District, adopted to encourage more sustainable and dense development. The IID has many sub-districts. This project lies in the Greater IID. By electing to utilize the IID, developers have options for modifying standard setbacks, landscaping requirements, etc.
3. Bill stated that neighbors within 300' of the project as well as nearby neighborhood associations received notice of the meeting regarding the project at 375 S. Stone. Bill said he wanted to hear the neighbors thoughts and field their questions. In addition, he informed them that they could contact the development services director with any concerns, questions or positive feedback. He also reminded everyone to make sure that they signed in.
4. Bill gave a brief history of the project. He said the Dabdoub family purchased the property 4 years ago. The property includes the Brady Court Apartments, the former Casa Vicente property and the existing parking lot. The team remodeled Brady Court, ushering it through the neighborhood, city, county, state, and federal review processes. It is now tenant occupied. The building which housed Casa Vicente has been demolished. It was not historic and listed as a non-contributing property.
5. Bill explained the next step in the overall plan is to develop the current parking lot into a mixed use building with surface parking and covered parking at the existing adobe structure.

6. Bill showed the site plan for the whole site. He pointed out that the developers are requesting:
  - A modification to the street canopy requirement
  - A modification to the landscape border requirement
  - A modification to the building setback requirements. (Worker, Inc had marked the proposed building corners with shade umbrellas so attendees could understand the building extents.)
  - A modification to the parking requirements
  - A modification to the trash
7. Bill showed the ground floor plan of the building. He noted the:
  - 51 proposed parking spaces
  - The bike corral located in the historic adobe structure
  - The Casa Vicente location and covered patio
  - The office
  - The four apartments
8. A neighbor asked: Will the units be condominiums or apartments?  
 Response: The new building is platted as condominiums Brady Court is currently apartments. Brady Court may become condominiums in the future.
9. Bill displayed zoning overlays, historic maps, and context photos He explained:
  - Looking at the aerial view of downtown, this site is one of the last sites along the Stone corridor from downtown Tucson. The existing massing and scale, along with the proposed projects near the cathedral, are larger than the typical residential development of Armory Park, Barrio Historico, or El Presidio.
  - That the site is comprised of several different zones. The parking lot is zoned C-3 though it has a 21' to 11' wide spur designated HC-3 running through it. The Casa Vicente lot is C-3 and not historic. Brady Court is HC-3 with the "H" designating it historic. The small parking garage on the corner is designated C-3 and not historic though it may be one of the earliest parking garages in Tucson. Bill noted it is identified on a Sanborn Map as early as 1919 as a parking garage for automobiles.
  - That the owners will reorganize the site into two properties, one for Brady Court and the other for the new mixed use building.
  - That development on the site had changed over time using Sanborn Maps to show houses that had existed on the property and been demolished.
 A neighbor asked: How does the HC designation affect the building height limit?  
 Response: The site will be reorganized as two properties. Hopefully, the spur with the H designation is seen as an anomaly by everyone involved – it is essentially an undevelopable portion of land. The H designation for the Brady Court Apartments will remain in place.
10. Bill showed a sheet of drawings related to parking on the site. He explained:
  - 100 parking spaces would be required under current code. He did point out that if the project were across the street in a neighboring development zone, only 52 spaces would be required.



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 BILL MACKEY





- In a city like San Diego where only one parking space is required per unit, not per bedroom, the parking requirements for the residential portion of the project would be 36.
- For this project we are proposing 51 parking spaces with one dedicated space for the 36 residences and 15 left over for the restaurant and office.
- The developers are currently negotiating with a bank across the street to use their parking for the restaurant after bank hours.
- A map indicates there 220 parking spaces available within a two-block walk of the site. The 220 parking spaces are either metered or signed with a time limit. The spaces are not part of the Residential Parking Permit program.
- The property is on a bike path and a bus line

A neighbor asked: How many total spaces are you providing?

Response: 51 spaces

A neighbor asked: How many spaces are currently provided in the existing parking lot?

Response: 51 spaces

11. Bill displayed a perspective drawing of the proposed building's west and north facades. He explained:
  - He took cues from surrounding buildings when designing the project's massing, proportions and details.
  - He referred to photos of comparably scaled projects located within the downtown core.
  - That there will be balconies detailed with wrought iron and supporting corbels on the west and east sides of the building
12. Bill displayed a sheet with architectural drawings of the proposed building elevations. He explained:
  - The color scheme
  - Material palette (stucco, copper downspouts)
  - which neighboring building each elevation faced
13. Bill showed a detailed floor plan. He noted:
  - the overall building is 100'x100'
  - the building footprint is 10,000 sq. ft.

A neighbor asked: Will every unit have a balcony?

Response: Yes

A neighbor asked: What is the unit square footage?

Response: The 1 bedrooms are 954 sq. ft. and the 2 bedrooms are 1,280 – 1,450 sq. ft. Bill noted that another project he worked on recently in downtown had one bedroom apartments of 350 sq. ft.

A neighbor asked: Are there two floors of residential units?

Response: There are three floors of residential units above the ground floor.

A neighbor asked: Will the building be as high as the neighboring building to the south.

Response: It will be taller. Bill pointed out the difference on the elevations.

A neighbor asked: Will it be the tallest building on the area?

Response: It will be comparable in height to the police station building to the northwest.

A neighbor asked: What is the building height?

Response: 59'4 to the parapet, 69'7 to the rooftop terrace. The zoning allows 75'0.

A neighbor asked: Does that include the mechanical equipment?

Response: Yes.

A neighbor asked: Will there be a patio on the roof?

Response: Yes. It covers a portion of the roof. Bill referenced the drawings.

14. A neighbor commented: There are so many monuments to mediocrity tht have been built recently with no historic references. This is refreshing. With references to the Catalina Hotel and other historic building, it feels like you've made something fabulous.
 

Response: Thank you. Bill reminded the neighbors they could contact the development services director.
15. A neighbor commented: Thank you for your thoughtful and sensitive presentation.
16. A neighbor asked: Are you pursuing a separate IPP (Individual Parking Plan) and will there be another neighborhood meeting for it?
 

Response: The meeting is wrapped into this one but it does require a separate application.
17. A neighbor commented: Ordinance 11639 went into effect May 22, 2019. This ordinance requires buildings within an H zone to be no taller than 48'0 in height. The boards or the development director cannot approve a building taller than 48' in an H Zone.
 

Response: The H zone spur running through site is an anomaly. This is a special case. Hopefully the city and boards will see it as such. Regardless, it is something we need to take care of right away.

A neighbor suggested trading the spur of H running through the site for adding an H designation to the adobe parking garage on the site that is historic but does not have an historic designation.

Response: Bill said he was open to discussing that and will need to discuss with the development team.
18. A neighbor asked: What kind of construction will the project be, masonry or frame?
 

Response: All four floors will be studs and stucco.
19. A neighbor commented: For the Scott Street Improvement project underground boxes for historic light fixtures are installed. Contact Jesse Sato at TDOT for plans and locations.
20. A neighbor asked: Will the windows be wood?



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BILL MACKEY



24 JAN 2019  
17 SEP 2019



Response: They will be vinyl clad wood. Bill noted they had just refurbished the wood windows at Brady Court and noted that wood windows don't last as long as vinyl clad windows.

A neighbor commented: Vinyl clad windows are prohibited in H zones. Metal wood clad windows are "potentially approvable."

21. A neighbor asked: What is the restaurant square footage?

Response: 3,000 sq. ft., including the 700 sq. ft. covered patio.

22. A neighbor asked: Will the restaurant have a liquor license?

Response: Yes.

23. A neighbor asked: What is the project timeline?

Response: The IID submittal will be shortly after July 5. We have heard the IID process can take 4 months, including historic review processes. During the 4 months, Worker Inc will produce the construction documents for permit review around November, 2019. If permitting takes 2 months, construction could start in January 2020. Building construction will take 8 months minimum.

24. A neighbor asked: Can I see these plans online?

Response: The Development Plan application without the architectural drawings is available online. Bill told neighbors he would send PDFs of the drawings to the neighborhood liason (for the moment, John Burr . . . but that will change).

25. A neighbor asked the Miramonte representative: What do you see the units going for?

Response by Gerrie: We're not allowed to say at this time due to banking regulations.

26. A neighbor asked: Would the units have to be owner occupied?

Response by Gerrie: That will be determined when the CC&Rs are developed.

27. A neighbor asked: Will the agreement for after hours parking be formalized in your IIP?

Response: Yes. The owners are in negotiation now with the bank and the agreement will be submitted in support of the IIP proposal

The meeting ended at 10:00.



375 SOUTH STONE - NEIGHBORHOOD MEETING  
INFILL INCENTIVE DISTRICT / INDIVIDUAL PARKING PLAN  
SATURDAY JUNE 22, 9AM

NAME	CONTACT INFORMATION
JACK MCLAIN, JAG MCLAIN	jackmclain@mac.com
CHERYL LEIGHTON	
MARK CRUM	MARK.CRUM.IIS@SHARL.COM
BILL KRAUSS	
KATE McMILLAN	
MARSHA McCLEMENTS	marsha.mcclements@arizona.gov
Glenda Bonin	glenda_bonin@yahoo.com
Sheri Swinney	sheri.swinney41@aol.com
John Ross	John.Ross23@gmail.com
Stephen Paul	stephen@whiskeybar.com
ROBERT DAVILA	ROBDAY2165@GMAIL.COM
NATHALIA DANTONOS	
John Burr	johnburr@hotmail.com
Richard Mayura	mna.org@gmail.com
LESPIERCE	DNALC
JESSE SENSIBAR	jesse@route66recovery.com
KRISTIN WOODALL	
Gerrie Gray, Miramonte	520 577-3352
Paul Wilk APNA	paul.wilk2@outlook.com
Tim Colbeat	415-238-4184



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WORKER ARCHITECTURE PLLC  
workerincorporated.com  
520-664-4847  
BILL MACKAY

24 JAN 2019  
19 SEP 2019

I HEREBY CERTIFY THAT:

I MAILED THE MEETING NOTICE FOR THE NEIGHBORHOOD MEETING FOR THE IID, AND THE I.P.P., TO ALL NAMES LISTED ON THE MAILING LIST PROVIDED BY THE CITY OF TUCSON ON JUNE 05, 2019 FOR THE MEETING HELD ON JUNE 22, 2019.

*Bill Mackay* 05-2019





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520-664-4847  
BILL MACKEY



THIS PROJECT  
375 SOUTH STONE



CUSHING / 14TH ST

STONE AVENUE

RUSSELL AVENUE

SITE AERIAL  
1:200

375 SOUTH STONE  
I.I.D. PACKAGE  
SITE AERIAL  
**G09**





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THIS PROJECT  
375 SOUTH STONE



CUSHING / 14TH ST

STONE AVENUE

RUSSELL AVENUE

SITE AERIAL  
1:50

375 SOUTH STONE  
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SITE AERIAL  
**G10**





VIEW FROM NORTHEAST - EXISTING 1



VIEW FROM NORTHEAST - EXISTING 3



  
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VIEW FROM NORTHWEST - EXISTING 2

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 SITE PHOTOS - EXISTING

**G11**





VIEW FROM SOUTH ALONG STONE AVE - EXISTING 1



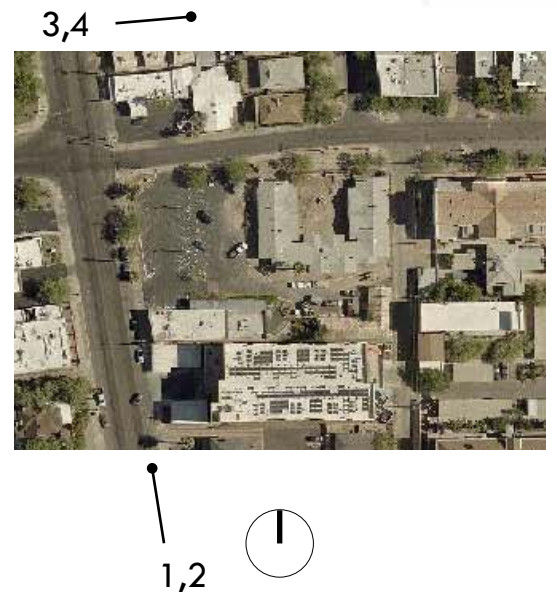
VIEW FROM SOUTH ALONG STONE AVE - EXISTING 2



VIEW FROM WEST ALONG 14TH ST - EXISTING 3



VIEW FROM EAST ALONG 14TH ST - EXISTING 4



  
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VIEW FROM SOUTHWEST - EXISTING 1



VIEW FROM SOUTHEAST - EXISTING 2



  
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VIEW FROM WEST - EXISTING 3

375 SOUTH STONE  
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 SITE PHOTOS - EXISTING

**G13**





375 SOUTH STONE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



383 SOUTH STONE AVENUE  
CONTIBUTING - NATIONAL DISTRICT ONLY



385 SOUTH STONE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



417 SOUTH STONE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



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375 SOUTH STONE  
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SITE PHOTOS - DEVELOPMENT ZONE





419 SOUTH STONE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



443 SOUTH STONE AVENUE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



447 SOUTH STONE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



475 SOUTH STONE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



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485 SOUTH STONE  
NONCONTRIBUTING



485 SOUTH STONE AVENUE  
NONCONTRIBUTING



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BILL MACKEY



375 SOUTH STONE  
I.I.D. PACKAGE

SITE PHOTOS - DEVELOPMENT ZONE

G16





339 SOUTH STONE  
NONCONTRIBUTING



321 SOUTH STONE AVENUE  
CONTRIBUTING - NATIONAL DISTRICT ONLY



330 SOUTH SCOTT AVENUE  
CONTRIBUTING - LOCAL AND NATIONAL DISTRICT



267 SOUTH STONE  
CONTRIBUTING - NATIONAL DISTRICT ONLY



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375 SOUTH STONE  
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SITE PHOTOS - DEVELOPMENT ZONE

G17





255 SOUTH STONE  
CONTIBUTING - NATIONAL DISTRICT ONLY



255 SOUTH STONE AVENUE  
CONTIBUTING - NATIONAL DISTRICT ONLY



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375 SOUTH STONE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



40 EAST 14TH STREET  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



408 SOUTH 6TH AVENUE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



408 SOUTH 6TH AVENUE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



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SITE PHOTOS - DEVELOPMENT ZONE

G19





410 SOUTH 6TH AVENUE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



28 EAST 15TH STREET  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



460 SOUTH 6TH AVENUE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



460 SOUTH 6TH AVENUE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



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25 EAST 15TH STREET  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT



19 EAST 15TH STREET  
CONTIBUTING - NATIONAL DISTRICT ONLY



419 SOUTH STONE  
CONTIBUTING - LOCAL AND NATIONAL DISTRICT

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24 JAN 2019  
17 SEP 2019  
09/19/19 9:31:29





345 EAST TOOLE AVENUE



316 EAST BROADWAY BOULEVARD



343 SOUTH SCOTT AVENUE  
CONTRIBUTING ARMORY PARK HISTORIC DISTRICT (LOCAL)

**CONTEXTUAL RESPONSE**

BUILDING SCALE

PUNCHED OPENINGS IN A NON-ARTICULATED  
FIELD OF STUCCO WITH MINIMAL DECORATION  
OR DETAIL AT HEAD OR SILL

VERTICAL ORGANIZATION OF VERTICALLY  
PROPORTIONED OPENINGS

SOLID/VOID: MORE SOLID

ARTICULATED CORNICE

ARTICULATED BASE WITH ARCHED OPENINGS



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CONTEXT

**G22**





130 SOUTH SCOTT AVENUE  
CONTRIBUTING ARMORY PARK HISTORIC DISTRICT (NATIONAL)



408 SOUTH SIXTH AVENUE  
CONTRIBUTING ARMORY PARK HISTORIC DISTRICT (LOCAL)



285, 287, 343 SOUTH SCOTT AVENUE  
CONTRIBUTING ARMORY PARK HISTORIC DISTRICT (LOCAL)



330 SOUTH SCOTT AVENUE  
CONTRIBUTING ARMORY PARK HISTORIC DISTRICT (LOCAL)





project	4-STORY MIXED USE BUILDING - RETAIL / OFFICE / RESIDENTIAL
address	375 SOUTH STONE
property owner	DABDOUB ACQUISITIONS
business owner	NA
parcel	117-14-0860, 117-14-0870, 117-14-0890 (TO BE COMBINED)
S/T/R	E141313
zoning	C3 / HC3
overlays	INFILL INCENTIVE DISTRICT - GREATER
impact fee area	CENTRAL IMPACT FEE BENEFIT AREA
historic	ARMORY PARK HISTORIC RESIDENTIAL DISTRICT (LOCAL & NATIONAL)
previous requests and requirements	NA
lot area	NOTE: THE EXISTING NUMBER OF LOTS IS 3. THE PROPOSED NUMBER OF LOTS IS 2. A SEPARATE APPLICATION WILL BE PROCESSED FOR THE LOT LINE ADJUSTMENT. LOT 1: 32,944 SF LOT 2: 14,220 SF
existing square footage	LOT 1: 5,983 SF (BRADY COURT) + 2,218 SF (PARKING STRUCTURE) 8,201 SF TOTAL LOT 2: 0 SF
proposed square footage	LOT 1: NO CHANGE LOT 2: 42,505 SF (NEW CONSTRUCTION)
existing use	RESTAURANT / RESIDENTIAL APARTMENTS / PARKING
proposed use	RESTAURANT / OFFICE / RESIDENTIAL CONDOMINIUMS / PARKING
expansion	LOT 1: NO CHANGE; LOT 2: 100%
residential density maximum	87 / ACRE
residential density proposed	LOT 1: 10.5 UNITS/ACRE LOT 2: 85.7 UNITS/ACRE
lot size minimum	0 SF
height allowed / proposed	75'-0" / 61'4" AT 14TH STREET, 60'0" AT STONE AVENUE
setback - street allowed / proposed	20'-0" or 1.5 x BUILDING HEIGHT / 0'-0" TO 7'-9"
setback - perimeter allowed / proposed: east	0' / 9'-8" TO 20'-11"
setback - perimeter allowed / proposed: south	0' / 6'-5" TO 6'-9"
motor vehicle parking required	RESTAURANT: 4294 SF: 1/100: 34.84 OFFICE: 521 SF: 1/300: 1.20 (14) 1 BR: 1.50 / UNIT: 21.00 (14) 2 BR: 2.00 / UNIT: 28.0 (7) 1 BR: 1.50/UNIT: 10.5 (1) 2 BR: 2.00/UNIT: 2.0 TOTAL: 62.7 @ 90% = 56.43 (UDC 7.4.4.A) + 34.84 = 91.27 TOTAL REQ'D
motor vehicle parking proposed	51 PARKING SPACES PROVIDED
motor vehicle ADA required / proposed	2 REQUIRED (TABLE 1106.1 IBC) / 2 PROPOSED
bicycle parking required - short term	RESTAURANT: 1/2000: 1.4565, 2 MIN OFFICE: 1/20000: 0.0415, 2 MIN RESIDENTIAL: .10 PER BEDROOM: 3.6 (INCL BRADY CT) TOTAL SHORT TERM: 7.6 OR 8 BICYCLE PARKING SPACES REQUIRED
bicycle parking proposed - short term	8
bicycle parking required - long term	RESTAURANT: 1/12000: 2 MINIMUM OFFICE: 1/6000: 2 MINIMUM RESIDENTIAL: .50 PER BEDROOM: 18 TOTAL LONG TERM: 22
bicycle parking proposed - long term	22 (SOME INCLUDED IN UNIT INTERIOR)
off street loading required / proposed	0 REQUIRED
canopy tree - parking area required	1 TREE PER 4 PARKING SPACES: 12.50 OR 13
canopy tree - parking area proposed	SEE LANDSCAPE PLAN
canopy tree - border area required	1 TREE PER 33': WEST 173' = 5.24; NORTH 129' = 3.90
canopy tree - border area proposed	WEST: 2 EXISTING; NORTH 0
street landscape border min width required	10'-0"
street landscape border provided	0'-0"
native plant preservation	NA

## PROJECT INFORMATION

THE DEVELOPMENT OF A 4-STORY MIXED USE BUILDING IN AN EXISTING PARKING LOT.

GROUND FLOOR: (1) RESTAURANT, (1) OFFICE, (4) RESIDENTIAL

FLOORS 2-4: (8) RESIDENTIAL PER FLOOR

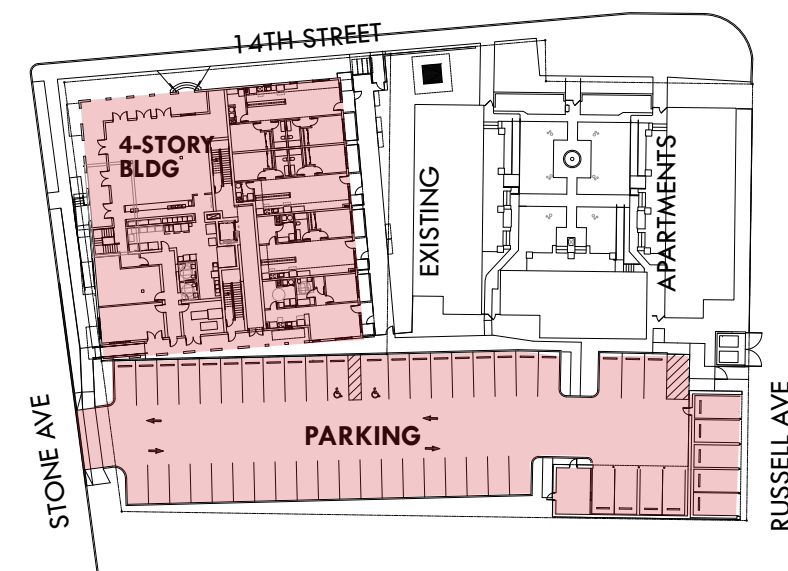
ROOFTOP: RESIDENTIAL TERRACE

THE DEMOLITION OF AN EXISTING NON-CONTRIBUTING PROPERTY. THE CONVERSION OF A CONTRIBUTING PROPERTY TO THE ARMORY PARK NATIONAL DISTRICT INTO COVERED PARKING (ORIGINAL USE).



SITE AERIAL - EXISTING

1:100



SITE PLAN - PROPOSED

NTS



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UDC CODE REVIEW

G24



## I.I.D REVIEW - MAJOR

project 4-STORY MIXED USE BUILDING - RETAIL / OFFICE / RESIDENTIAL  
 sub-area GREATER INFILL INCENTIVE DISTRICT  
 proposed project RESTAURANT / OFFICE / RESIDENTIAL: PERMITTED

modification requests:  
 setback - street proposed MODIFICATION PER UDC 5.12-GIIS (WAIVE STANDARD)  
 0'-0" TO 5'-0" ALONG STONE AVE AND 14TH STREET  
 motor vehicle parking proposed MODIFICATION PER UDC 5.12-IIS (WAIVE STANDRARD)  
 51 PARKING SPACES PROVIDED  
 canopy tree - border area proposed MODIFICATION PER UDC 5.12-GIIS (WAIVE STANDRARD)  
 WEST: 2 EXISTING; NORTH 0 CANOPY TREES PROVIDED  
 street landscape border provided MODIFICATION PER UDC 5.12-GIIS (WAIVE STANDRARD)  
 0'-0"  
 solid waste MODIFICATION PER UDC 5.12-GIIS (WAIVE STANDRARD)  
 COMPACTOR IN BUILDING; WASTE WILL BE BROUGHT DUMPSTER AT  
 RUSSELL AVENUE AND SERVICED BY A PRIVATE CONTRACTOR  
 PER TSM 8-01.4.0.B

USE	TONS
OFFICE	0.54 (415 SF X 0.0013)
RESTAURANT	19.85 (3484 SF X 0.0057)
RESIDENCES	180.42 (31,653 SF X 0.0057)
ANNUAL	200.81
WEEKLY	3.86 (ANNUAL / 52)
WEEKLY GAL	2,573 (WEEKLY X 2000 / 3)
COMPACT 4:1	643 COMPACTED GALLONS PER WEEK (WEEKLY/4)
	(1) 2 CY CONTAINER = 404 GALLONS PER WEEK (202 GAL/CY)
	THEREFORE PICK UP 2X PER WEEK

environment  
 details and elements first two levels SEE PLAN AND ELEVATIONS  
 windows 50% ground floor frontage SEE PLAN AND ELEVATIONS  
 architectural detail every 50'-0" SEE PLAN AND ELEVATIONS  
 front doors visible SEE PLAN AND ELEVATIONS  
 commercial services preferred on first floor SEE PLAN AND ELEVATIONS  
 sidewalks meet city standards EXISTING  
 bus pull-outs where applicable EXISTING  
 50% of sidewalk shaded at 2pm on June 21 SEE PLAN AND ELEVATIONS  
 development transistion standards NA (project does not abut SFH or duplex project)

## PROJECT INFORMATION

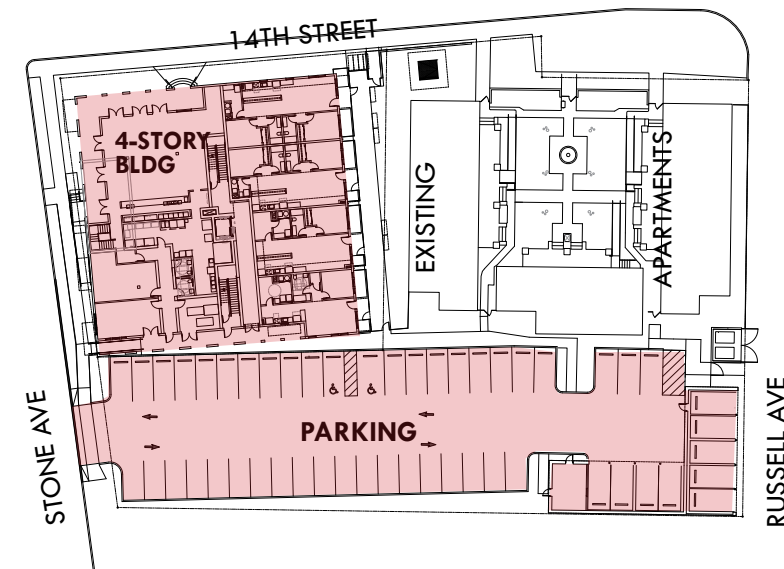
THE DEVELOPMENT OF A 4-STORY MIXED USE BUILDING IN AN  
 EXISTING PARKING LOT.  
 GROUND FLOOR: (1) RESTAURANT, (1) OFFICE, (4) RESIDENTIAL  
 FLOORS 2-4: (8) RESIDENTIAL PER FLOOR  
 ROOFTOP: RESIDENTIAL TERRACE

THE DEMOLITION OF AN EXISTING NON-CONTRIBUTING PROPERTY.  
 THE CONVERSION OF A CONTRIBUTING PROPERTY TO THE ARMORY  
 PARK NATIONAL DISTRICT INTO COVERED PARKING (ORIGINAL USE).



SITE AERIAL - EXISTING

1:100



SITE PLAN - PROPOSED

NTS



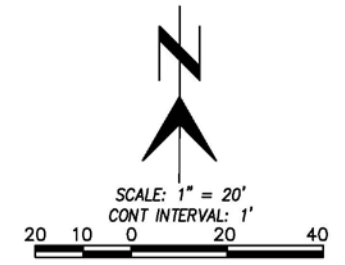
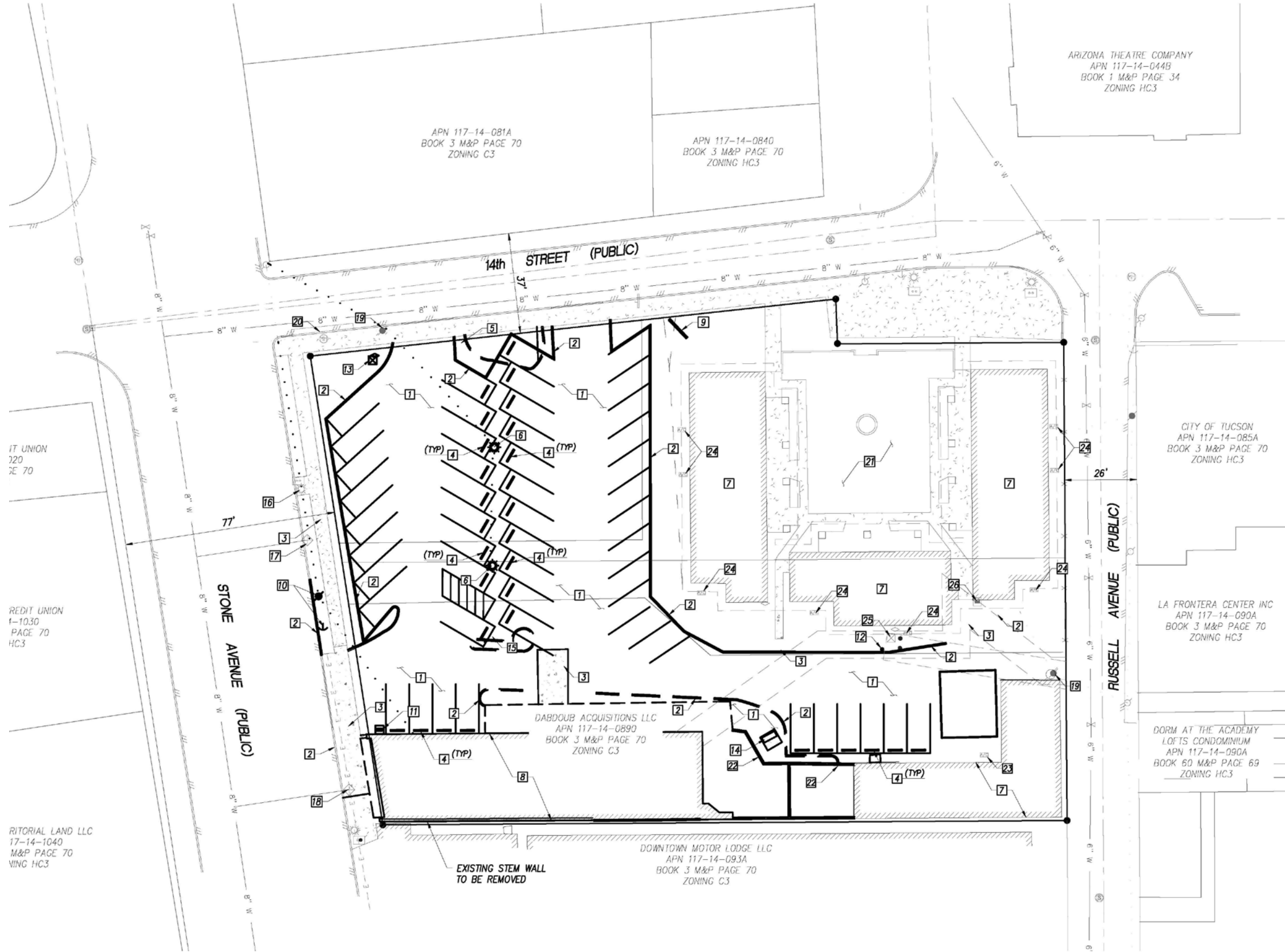
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 INFILL INCENTIVE DISTRICT INFORMATION

G25





**DEMOLITION KEYNOTES**

- 1 SAWCUT AND REMOVE EXISTING PAVEMENT.
- 2 EXISTING CURB TO BE REMOVED.
- 3 EXISTING SIDEWALK TO BE REMOVED.
- 4 EXISTING CURB STOPS TO BE REMOVED AND SALVAGED.
- 5 EXISTING "PRIVATE PARKING" SIGN TO BE REMOVED.
- 6 EXISTING LIGHT POLE TO BE REMOVED AND SALVAGED.
- 7 EXISTING BUILDING TO REMAIN.
- 8 EXISTING BUILDING TO BE DEMOLISHED.
- 9 EXISTING MONUMENT SIGN TO BE REMOVED.
- 10 EXISTING UTILITY POLE AND GUY WIRE TO BE REMOVED BY TEP.
- 11 EXISTING GAS METER TO BE RELOCATED.
- 12 EXISTING BOLLARD TO BE RELOCATED.
- 13 EXISTING COX EQUIPMENT TO BE RELOCATED BY COX.
- 14 EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED BY TEP.
- 15 EXISTING HANDICAP PARKING SIGN TO BE REMOVED AND SALVAGED.
- 16 EXISTING STREET LIGHT, PROTECT IN PLACE.
- 17 EXISTING WATER METER TO BE ABANDONED.
- 18 EXISTING WATER METER, PROTECT IN PLACE.
- 19 EXISTING TEP ELECTRIC POLE TO REMAIN.
- 20 EXISTING CATCH BASIN, PROTECT IN PLACE.
- 21 EXISTING COURTYARD TO REMAIN.
- 22 EXISTING WALL TO BE REMOVED.
- 23 EXISTING AC UNIT TO BE REMOVED.
- 24 EXISTING AC UNIT TO REMAIN.
- 25 EXISTING TRANSFORMER TO REMAIN.
- 26 EXISTING GAS METER TO REMAIN.

IT UNION  
220  
PAGE 70

REDIT UNION  
1-1030  
PAGE 70  
HC3

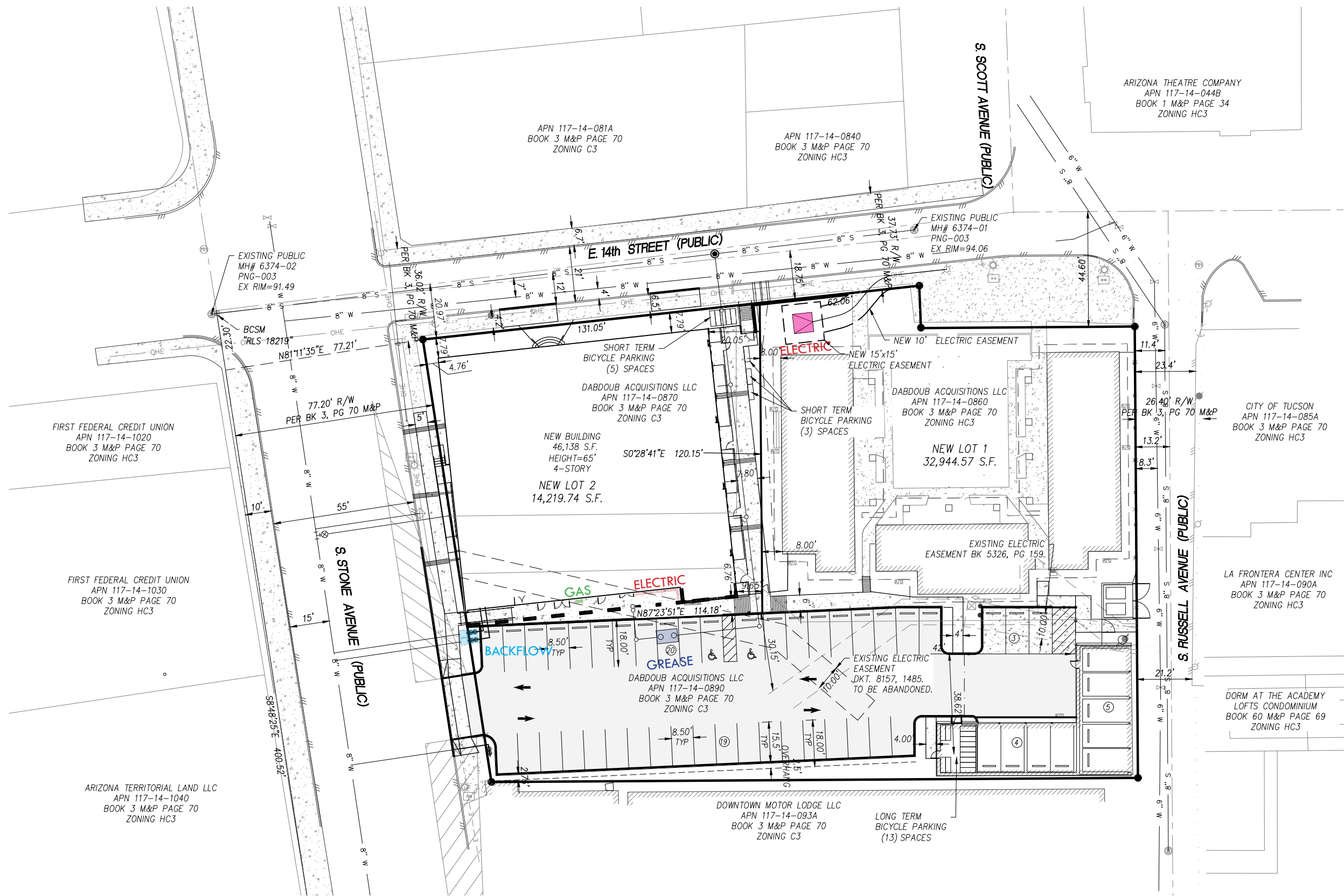
RITORIAL LAND LLC  
17-14-1040  
M&P PAGE 70  
VINC HC3

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EXISTING / DEMOLITION SITE PLAN

**G26**





**SITE PLAN - PROPOSED**  
1:40



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ARIZONA THEATRE COMPANY  
APN 117-14-044B  
BOOK 1 M&P PAGE 34  
ZONING HC3

APN 117-14-081A  
BOOK 3 M&P PAGE 70  
ZONING C3

APN 117-14-0840  
BOOK 3 M&P PAGE 70  
ZONING HC3

EXISTING PUBLIC  
MH# 6374-02  
PNG-003  
EX RIM=91.49

EXISTING PUBLIC  
MH# 6374-01  
PNG-003  
EX RIM=94.06

DABDOUB ACQUISITIONS LLC  
APN 117-14-0870  
BOOK 3 M&P PAGE 70  
ZONING C3

DABDOUB ACQUISITIONS LLC  
APN 117-14-0860  
BOOK 3 M&P PAGE 70  
ZONING HC3

NEW BUILDING  
46,138 S.F.  
HEIGHT=65'  
4-STORY  
NEW LOT 2  
14,219.74 S.F.

NEW LOT 1  
32,944.57 S.F.

FIRST FEDERAL CREDIT UNION  
APN 117-14-1020  
BOOK 3 M&P PAGE 70  
ZONING HC3

CITY OF TUCSON  
APN 117-14-085A  
BOOK 3 M&P PAGE 70  
ZONING HC3

FIRST FEDERAL CREDIT UNION  
APN 117-14-1030  
BOOK 3 M&P PAGE 70  
ZONING HC3

LA FRONTERA CENTER INC  
APN 117-14-090A  
BOOK 3 M&P PAGE 70  
ZONING HC3

ARIZONA TERRITORIAL LAND LLC  
APN 117-14-1040  
BOOK 3 M&P PAGE 70  
ZONING HC3

DORM AT THE ACADEMY  
LOFTS CONDOMINIUM  
BOOK 60 M&P PAGE 69  
ZONING HC3

DOWNTOWN MOTOR LODGE LLC  
APN 117-14-093A  
BOOK 3 M&P PAGE 70  
ZONING C3

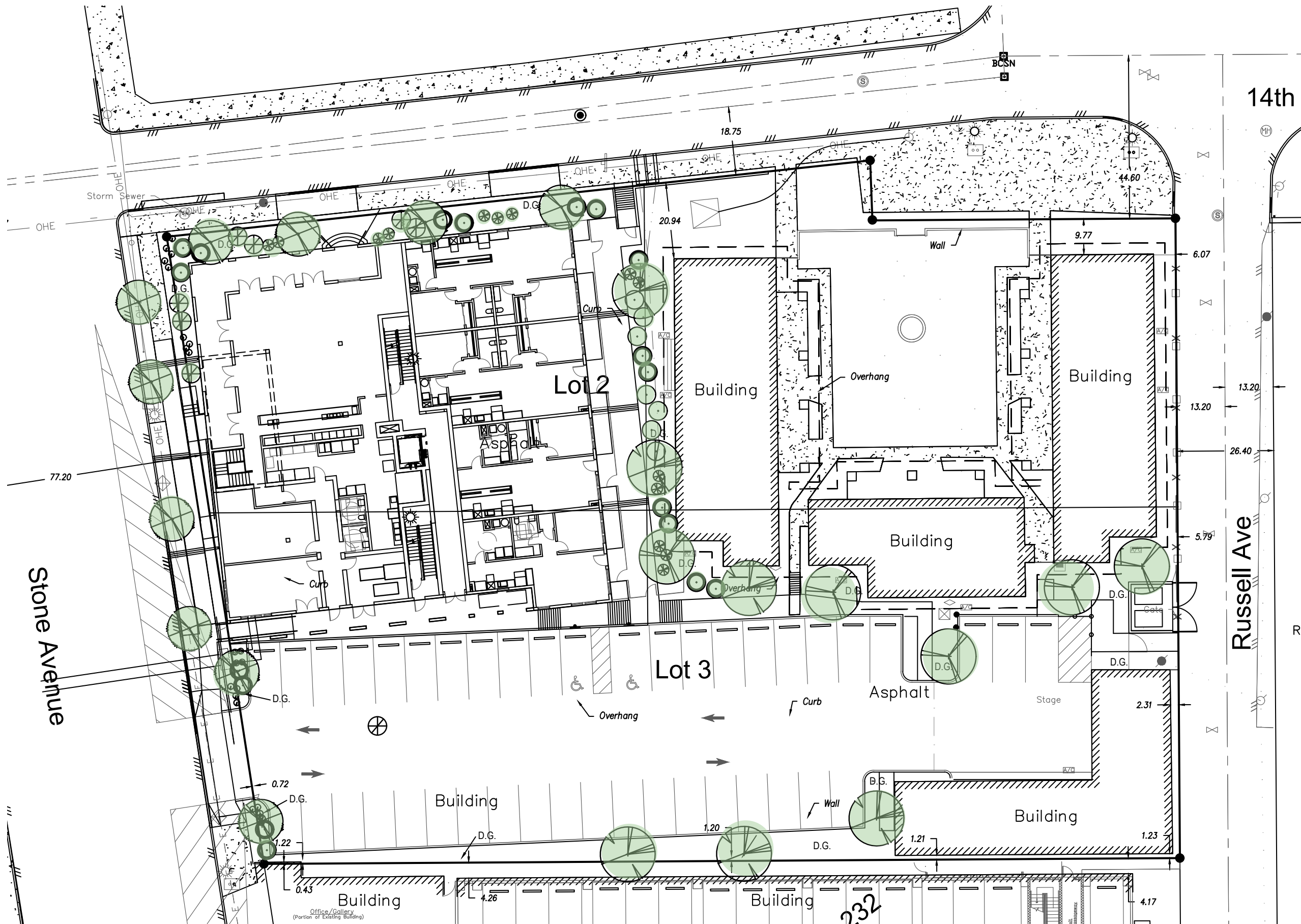
LONG TERM  
BICYCLE PARKING  
(13) SPACES

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I.I.D. PACKAGE

PROPOSED SITE PLAN - CIVIL

**G27**  
REVISED





LANDSCAPE PLAN - PROPOSED  
1:15



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I.I.D. PACKAGE  
PROPOSED LANDSCAPE PLAN - CIVIL

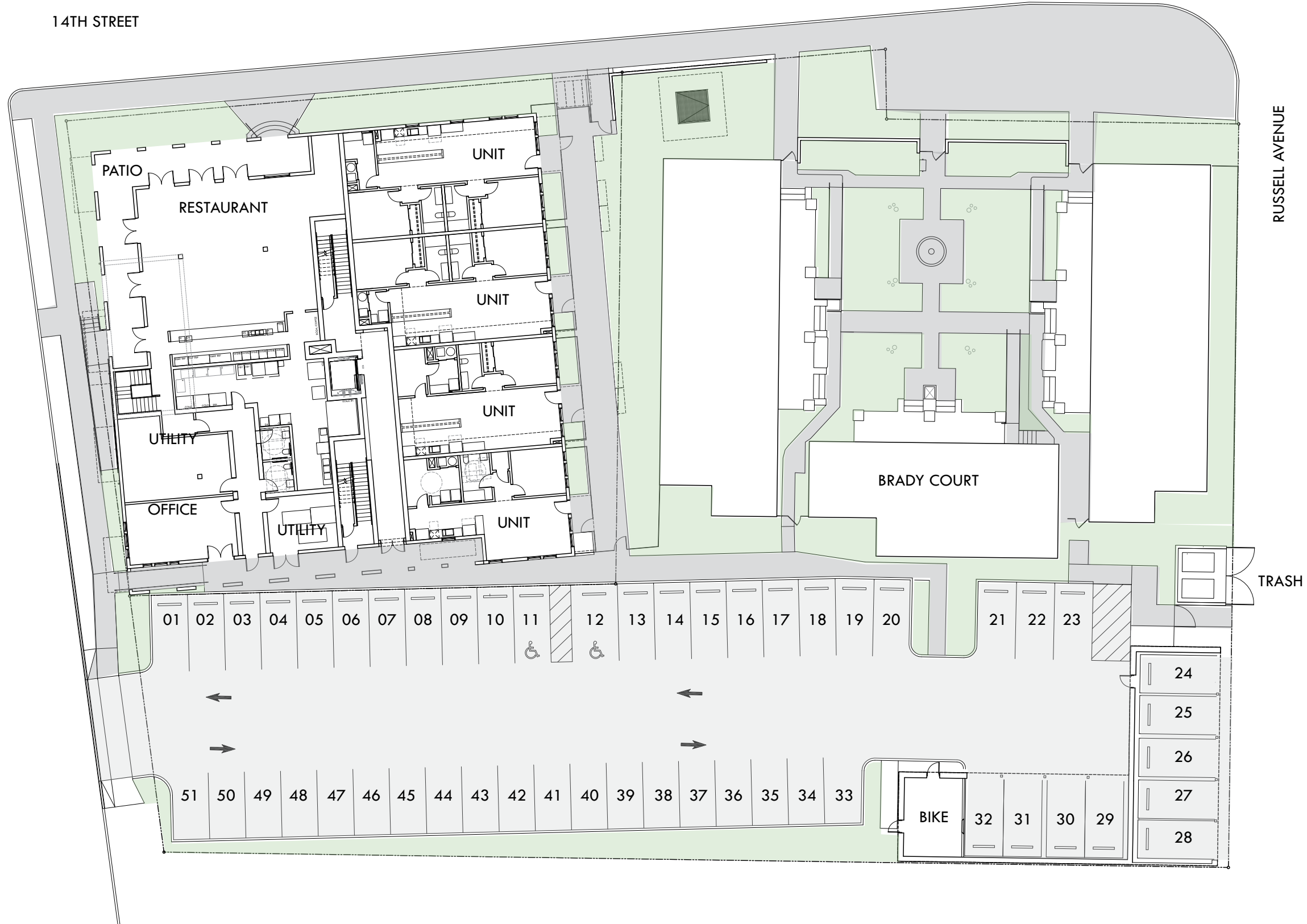
**G28**  
REVISED



STONE AVENUE

14TH STREET

RUSSELL AVENUE



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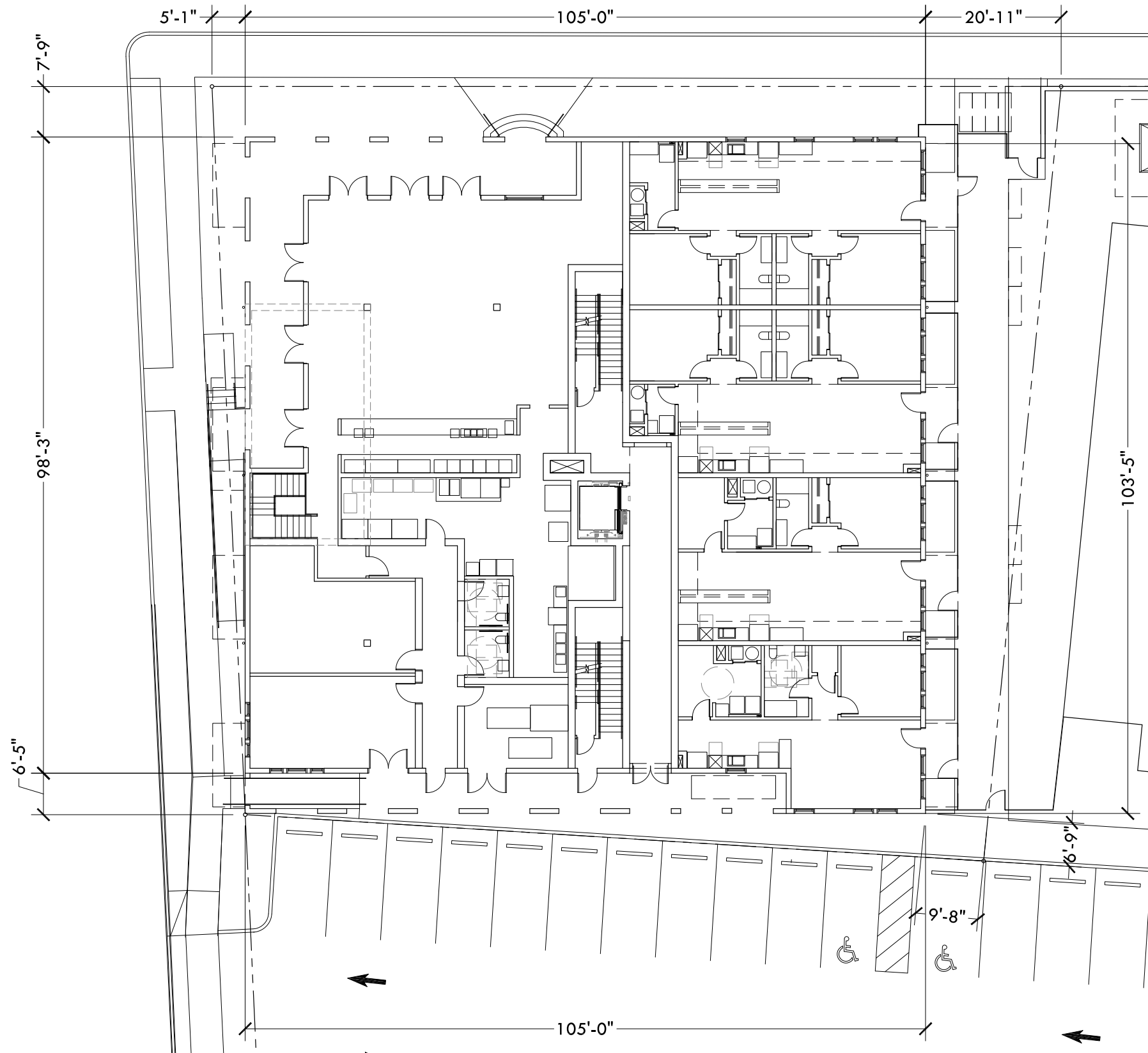
24 JAN 2019  
 17 SEP 2019

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PROPOSED SITE PLAN

G29





PROPOSED SITE  
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**G30**

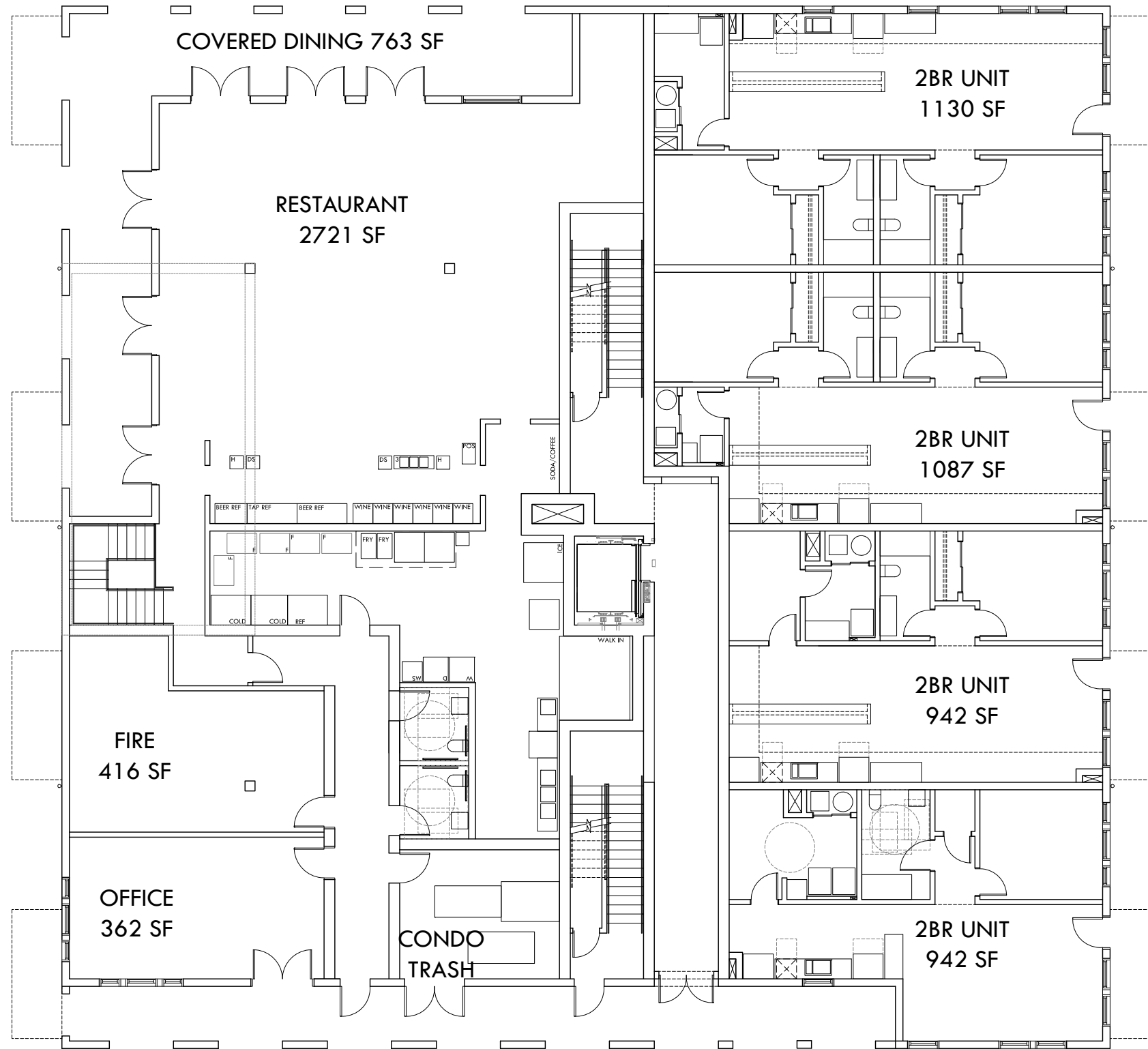
PROPOSED SITE PLAN - OVERALL DIMENSIONS



14TH STREET

STONE AVENUE

BRADY COURT



PARKING

CONDO ENTRY

GROUND FLOOR PLAN  
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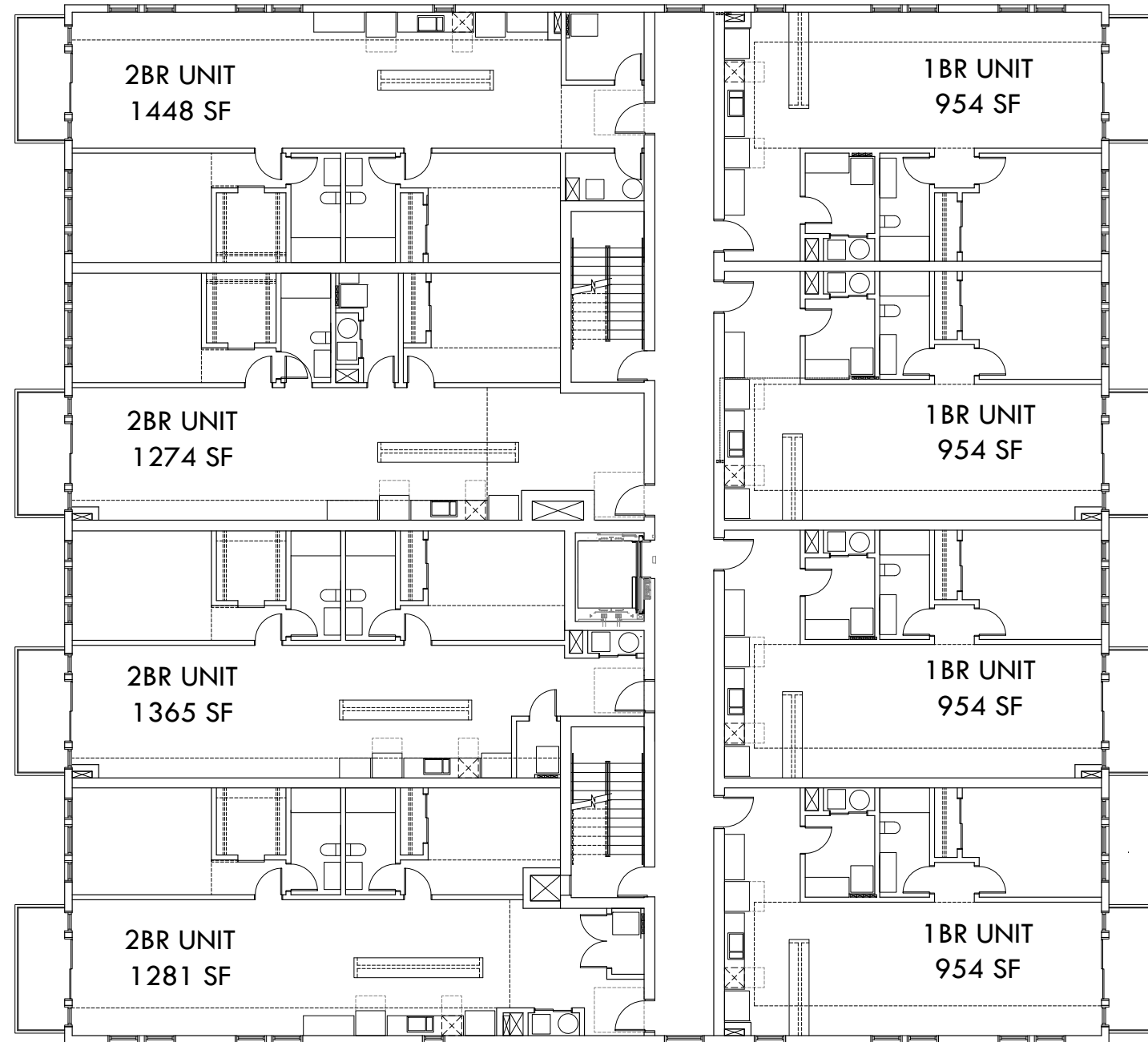
GROUND FLOOR PLAN

**G31**



14TH STREET

STONE AVENUE



BRADY COURT

PARKING

UPPER LEVEL PLAN  
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UPPER FLOOR PLANS - 2 THRU 4

**G32**

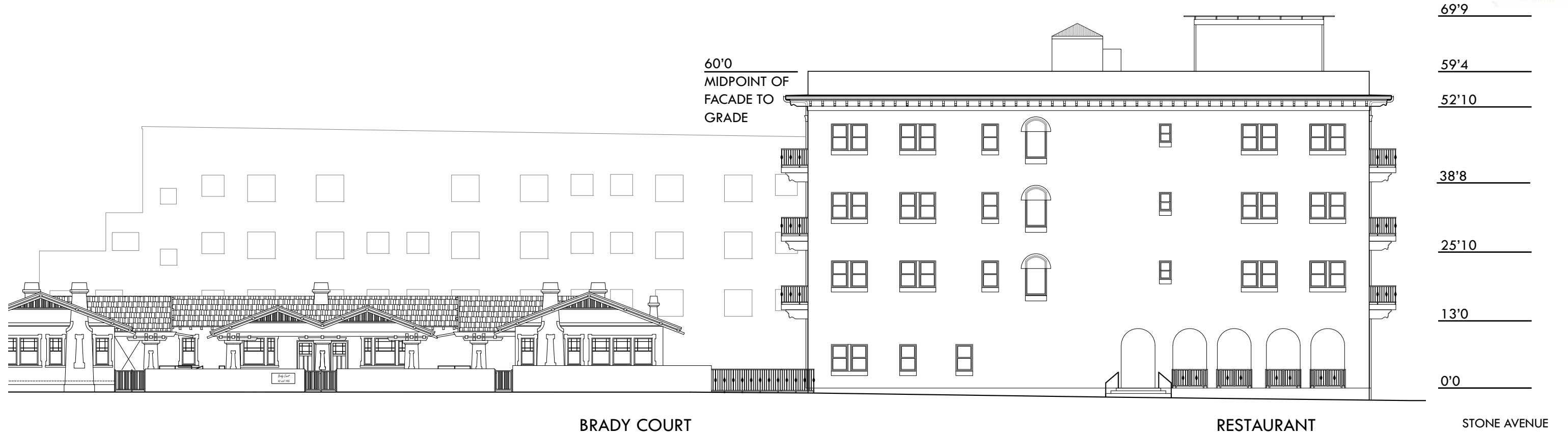




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24 JAN 2019  
17 SEP 2019

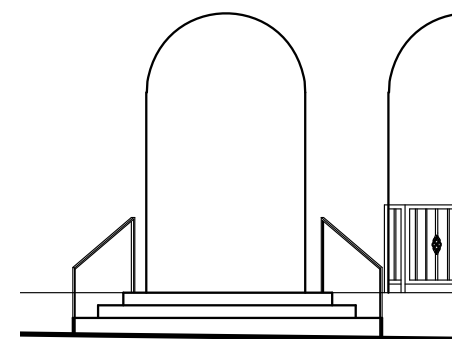


BRADY COURT

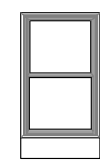
RESTAURANT

STONE AVENUE

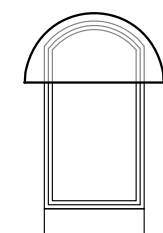
**NORTH ELEVATION**



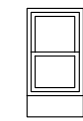
6'4 X 11'2



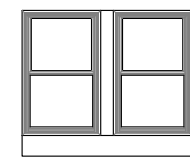
3'2 X 5'0



4'0 X 7'6



2'3 X 3'6



6'10 X 5'0

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NORTH ELEVATION

**G33**





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69'9"  
59'4"  
52'10"  
38'8"  
25'10"  
13'0"  
0'0"

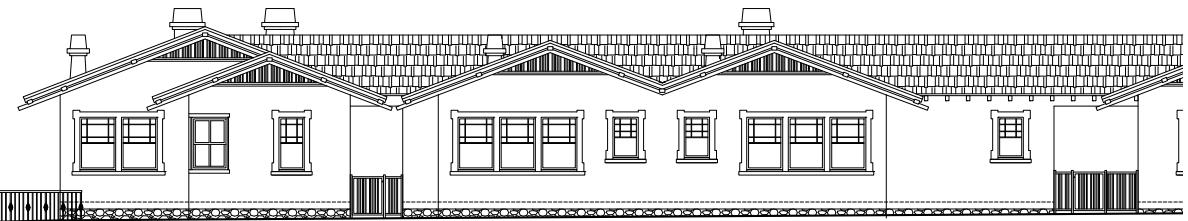


STONE AVENUE

OFFICE  
ENTRY

HOUSING  
ENTRY

60'4"  
MIDPOINT OF  
FACADE TO  
GRADE

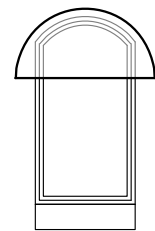


BRADY COURT

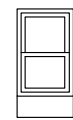
**SOUTH ELEVATION**



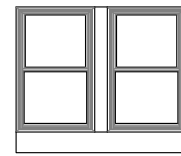
3'2 X 5'0



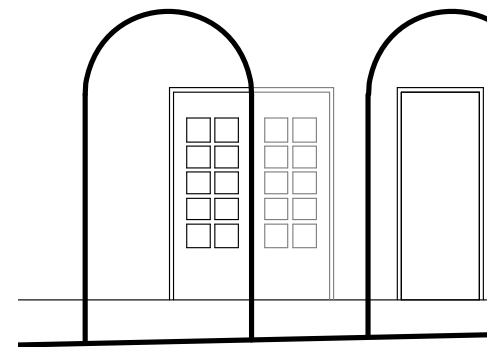
4'0 X 7'6



2'3 X 3'6



6'10 X 5'0



6'4 X 12'0

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SOUTH ELEVATION

**G34**



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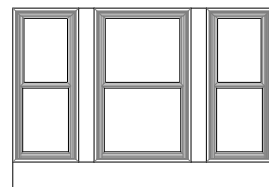
69'9"  
59'4"  
52'10"  
38'8"  
25'10"  
13'0"  
0'0"



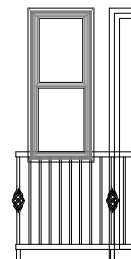
59'8"  
MIDPOINT OF  
FACADE TO  
GRADE

14TH STREET

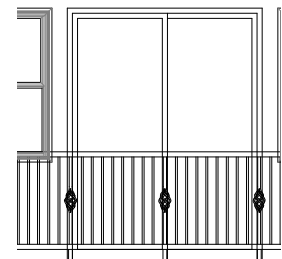
**EAST ELEVATION**



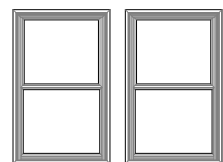
8'5" X 5'0"



2'2" X 5'0"



6'4" X 8'0"



(2) 3'2" X 5'0"

375 SOUTH STONE  
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EAST ELEVATION

**G35**





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69'9"  
59'4"  
52'10"  
38'8"  
25'10"  
13'0"  
0'0"

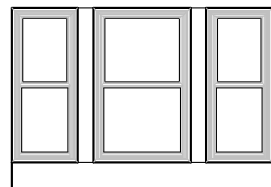
14TH STREET



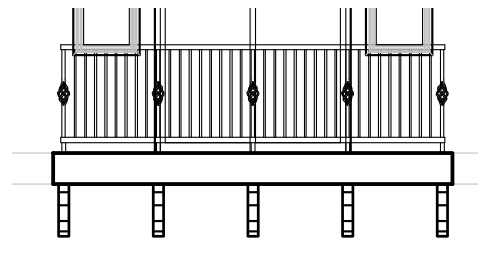
61'4"  
MIDPOINT OF  
FACADE TO  
GRADE

RESTAURANT

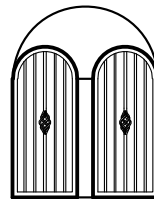
WEST ELEVATION



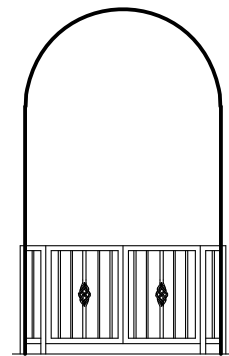
8'6" X 5'0"



13'0" X 6'2"



4'8" X 6'2"



6'4" X 11'2"

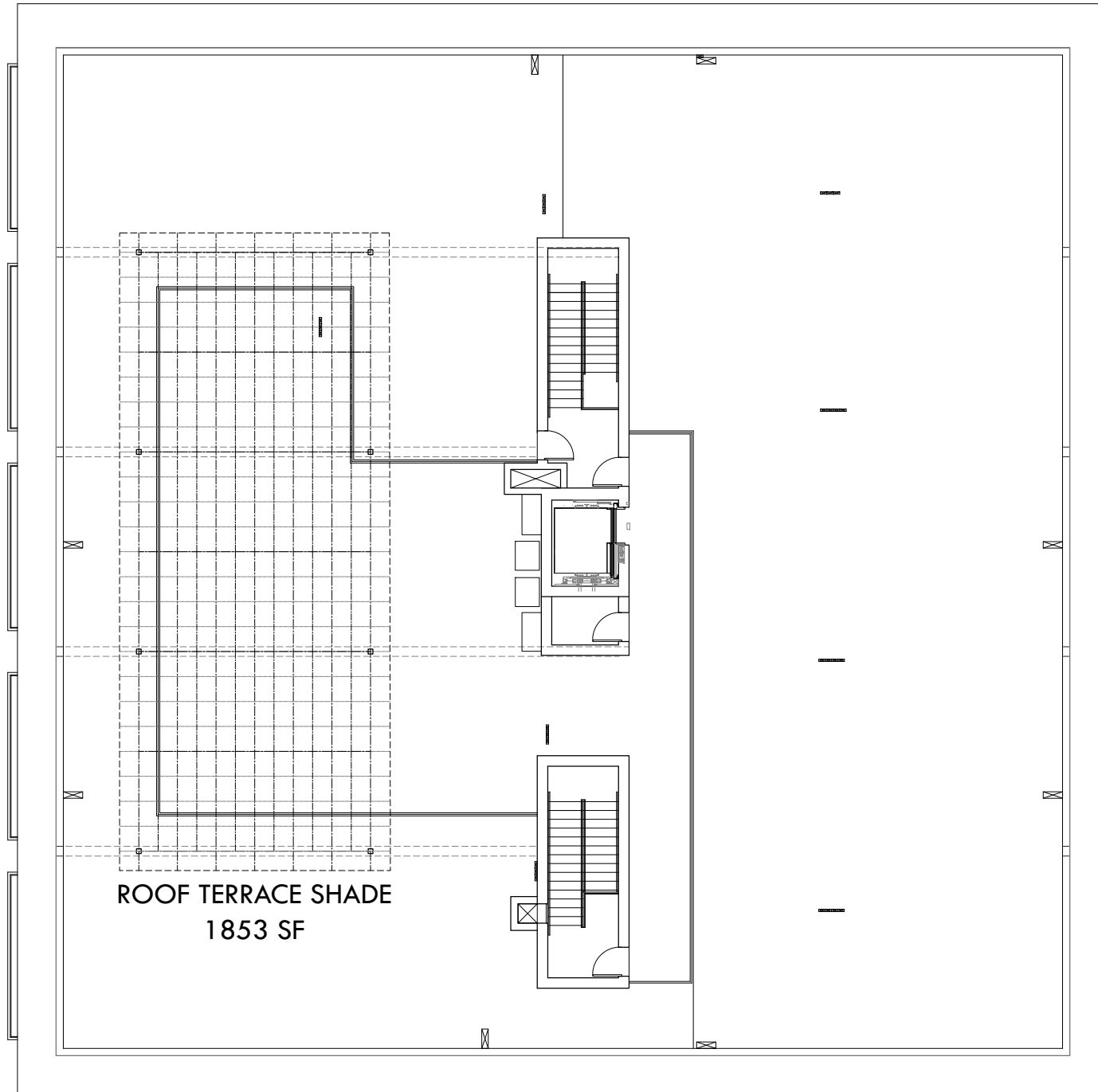
375 SOUTH STONE  
I.I.D. PACKAGE

WEST ELEVATION

G36

14TH STREET

STONE AVENUE



ROOF TERRACE SHADE  
1853 SF

PARKING

BRADY COURT

**ROOF PLAN**  
NTS



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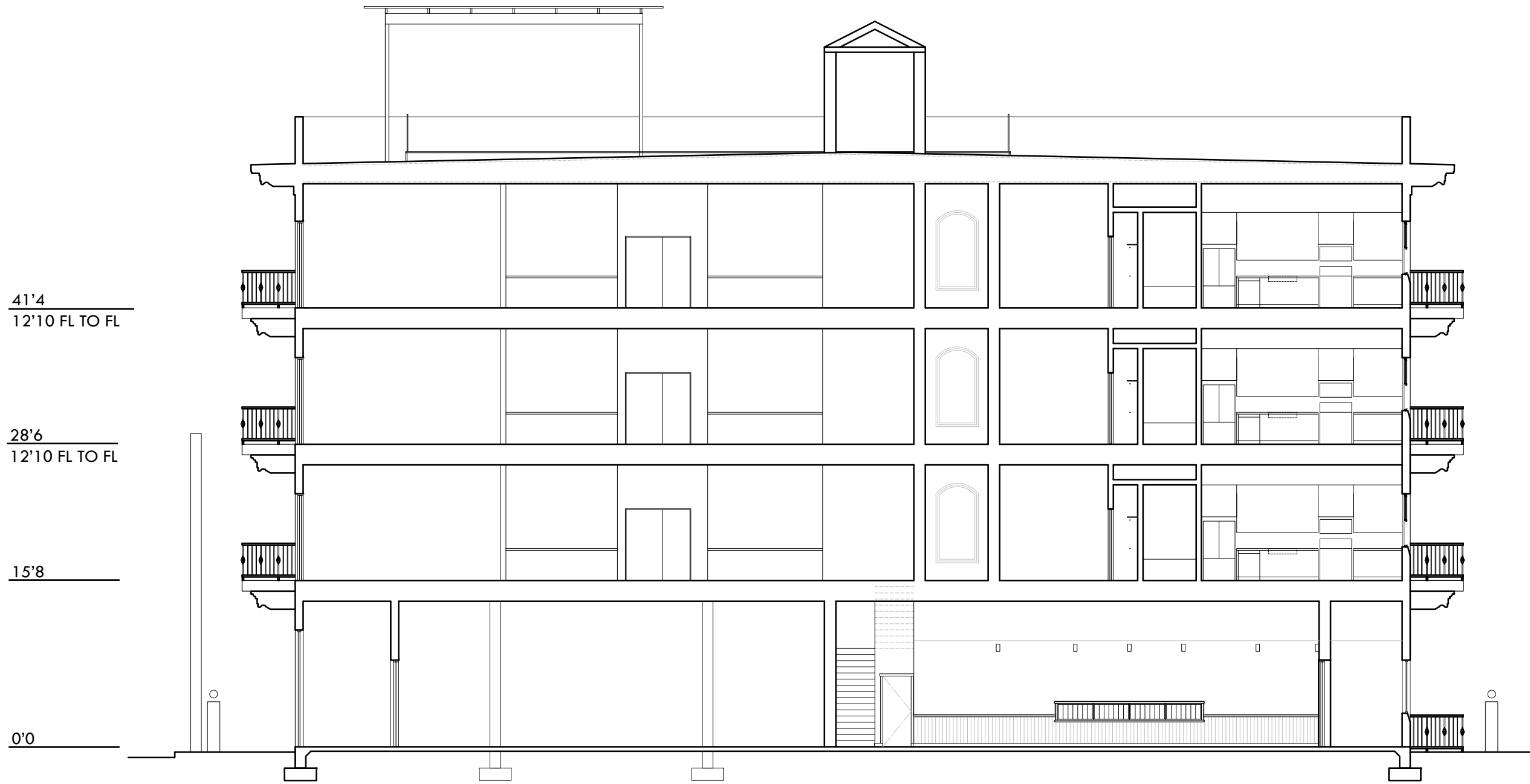


375 SOUTH STONE  
I.I.D. PACKAGE  
**G37** ROOF PLAN



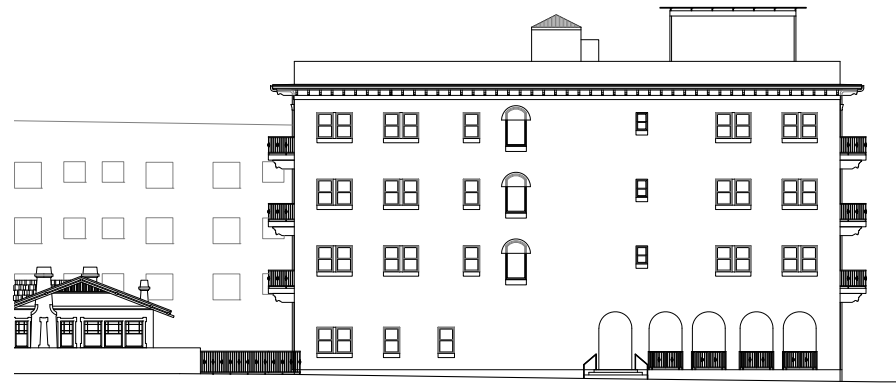


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SECTION - EAST/WEST

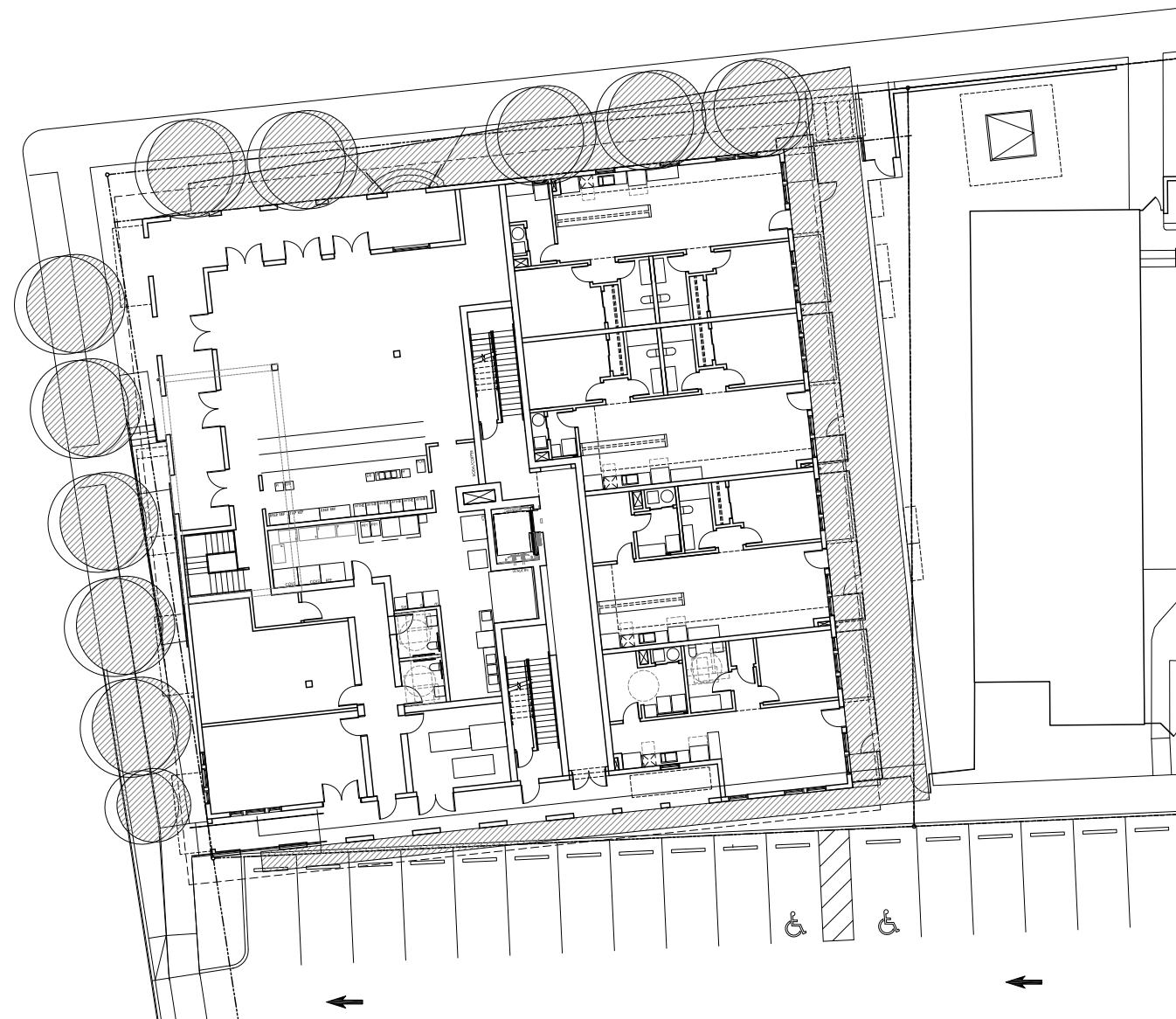
375 SOUTH STONE  
I.I.D. PACKAGE  
SECTION  
**G38**



NORTH ELEVATION - 14TH STREET



WEST ELEVATION - STONE AVENUE



SITE PLAN - SHADING AT JUNE 21, 2PM

STREETScape DESIGN

Architectural elements and details at the first two levels include wrought iron, arched openings, balconies with corbels, and windows.

Arched openings onto the patio area of the restaurant are located at the corner of Stone and 14th. These openings take up 50% of each street facade.

The building is 100'-0" x 100'-0". Each street facade has openings located throughout the length of the facade. There is a break of no openings for approximately 20'-0" separating the restaurant off of the residential/office uses.

The front door to the restaurant, the only public amenity to the property, is found through the covered, recessed patio. This is accessed by a ramp or stairs through one of the arches on each street facade.

The restaurant is located at the corner of Stone and 14th on the first floor to encourage street level pedestrian activity.

The existing sidewalks are not being disturbed.

No bus stop exists within the development boundaries.

No drive-thru service is proposed.

See the site diagram to the left for shade provided on June 21 at 2pm.



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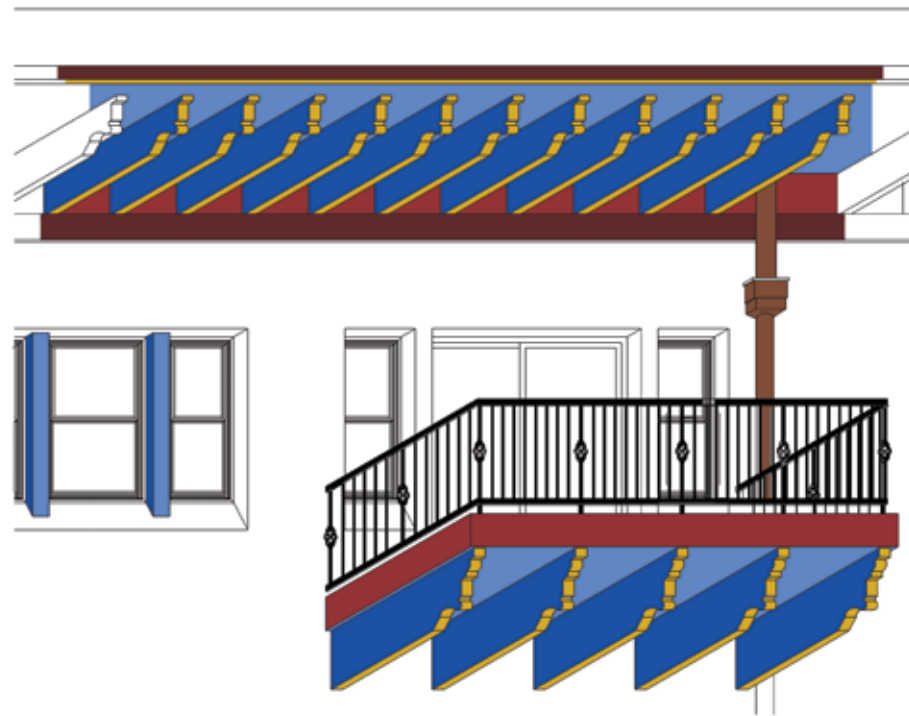


375 SOUTH STONE  
I.I.D. PACKAGE  
**G40**  
REVISED  
PROPOSED BUILDING





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PAINTED CORNICE  
PAINTED HDF TRUSS TAILS  
PAINTED METAL DOWNSPOUT

BRONZE WINDOW FRAME  
PAINTED WROUGHT IRON  
PAINTED HDF CORBELS  
PAINTED SMOOTH STUCCO

PAINTED WOOD FRENCH DOORS

NOTE ON COLORS:

BUILDING FIELD: WHITE

WROUGHT IRON: BROWN

WINDOWS: BRONZE

BALCONY AND CORNICE DETAIL: MULTI-COLOR, BROWN, YELLOW, BLUE, RED

BALCONY AND CORNICE FASCIA: BROWN

BALCONY WROUGHT IRON: BROWN

375 SOUTH STONE  
I.I.D. PACKAGE

TYPICAL COLOR AND MATERIALS

G41





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375 SOUTH STONE  
I.I.D. PACKAGE

BIRD'S EYE VIEW OF AREA

**G42**





-  HISTORIC BOUNDARY
-  DEVELOPMENT ZONE
-  PROPOSED PROJECT
-  CONTRIBUTING PROPERTY







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BILL MACKEY



- SUBJECT PROPERTY
- PROPERTIES WITHIN DEVELOPMENT ZONE
- 5 BUILDING HEIGHT, IN STORIES

375 SOUTH STONE  
I.I.D. PACKAGE  
DEVELOPMENT ZONE AND BUILDING HEIGHT IN STORIES



ARIZONA STATE HISTORIC PROPERTY INVENTORY
SURVEY SITE: ARMORY PARK INVENTORY #: 232-0086-A,B,C
CITY: PIMA TOWNSHIP: BLK 14 RANGE: LOT 13 SECTION: 13 BK/DCKT: 8171
PAGE: 1831 BLOCK: 232 LEGAL DESCRIPTION: TUC E PT OF LOT 2 & N PT OF LOT 3

IDENTIFICATION SKETCH
SURVEY AREA NAME: ARMORY PARK
HISTORIC NAME: BRADY COURT
ADDRESS/LOCATION: 40 E 14TH ST.
CITY: TUCSON
TAX PARCEL #: 117-14-086-0
OWNER: HELMAN, DORTHEA E. TR & A'AGOSTINO, JUDITH A
OWNER ADDRESS: 6280 E PIMA STE 103
CITY/ZIP: TUCSON, AZ, 85712
HISTORIC USE: APARTMENTS
PRESENT USE: OFFICES
BUILDING TYPE: CRAFTSMAN COTTAGES
STYLE: CRAFTSMAN BUNGALOW COURTYARD
CONSTRUCTION DATE: 1915 (74ff)
ARCHITECT/BLDR: R. G. BRADY
INTEGRITY: EXCELLENT
CONDITION: VERY GOOD

DESCRIPTION
STORIES: 1 DIMENSIONS LxW: 75X20
STRUCTURAL MATRL: BRICK
FOUNDATION MATRL: STONE
WALL SHEATHING: STUCCO
APP. ORNA.: SEE NEXT PAGE
PORCHES: SEE NEXT PAGE
STOREFRONTS: NO
NOTABLE INTERIOR: SEE NEXT PAGE
ALTER. DATES: N/A
DESCRIPTION: NONE
OUTBUILDING DATES: N/A
OUTBUILDING DESCRIPTION: NONE

NATNL REGIS STAT: CONTRIBUTING, NOMINATION #9
CONTEXT: RESIDENTIAL STREET
SIGNIFICANCE: ARCHITECTURE
HIST. ASSOCS.: COLUMBIA CATTLE CO
OTHER SURVEYS: 74ff

PHOTO
PHOTO: 14 ST-40 E 14
PHOTOGRAPHER: Rosenfeld
D. 2: 8-99
VIEW: Full look south
NEG. #: Roll 55 #3A



RECEIVED NOV 16 2018
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 3 - REQUEST FOR CERTIFICATION OF COMPLETED WORK
NPS Project Number 37797

1. Property Name BRADY COURT
Street 40 EAST 14TH STREET
City TUCSON County PIMA State AZ Zip 85701-1503
Is property a certified historic structure? [X] yes [ ] no
2. Project Data
Project start date 02/01/2018 Project completed and building placed in service date 01/01/2019
Estimated rehabilitation costs (QRE) \$761,260 Total estimated costs (QRE plus non-QRE) \$2,011,260
3. Project Contact (if different from applicant)
Name JOHN WILLIAM MACKEY Company WORKER, INCORPORATED
Street 825 NORTH NORTON AVENUE City TUCSON State AZ
Zip 85719 Telephone (520) 664-4847 Email Address bill@workerincorporated.com
4. Applicant List all additional owners on next page.
I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011).

NPS Official Use Only
The National Park Service has reviewed the Historic Preservation Certification Application - Request for Certification of Completed Work (Part 3) for this property and has determined that:
[X] the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable, the district in which it is located.
[ ] the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. However, because this property is not yet a "certified historic structure," the rehabilitation cannot be designated a "certified rehabilitation" eligible for Federal tax credits at this time.
[ ] the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.
A copy of this determination will be provided to the Internal Revenue Service in accordance with Federal law.
Date 12/14/18 National Park Service Authorized Signature Antonio Sepulveda 202-354-2032





ARIZONA STATE HISTORIC PROPERTY INVENTORY
SURVEY SITE: ARMORY PARK INVENTORY #: 232-0089-A,B
CITY: PIMA TOWNSHIP: BLK 14 RANGE: LOT 13 SECTION: 13 BK/DCKT: 7682
PAGE: 1505 BLOCK: 232 LEGAL DESCRIPTION: TUC S PT OF LOT 3

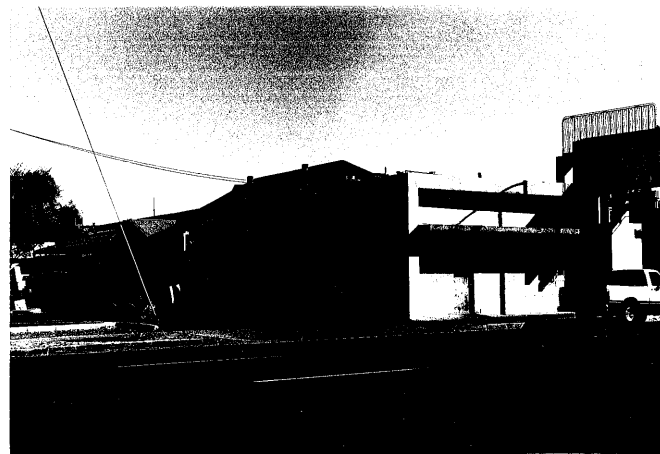
IDENTIFICATION
SURVEY AREA NAME: ARMORY PARK
HISTORIC NAME:
ADDRESS/LOCATION: 375 S STONE AVE
CITY: TUCSON
TAX PARCEL #: 117-14-089-0
OWNER: HELLMAN, D.E. TRUST
OWNER ADDRESS: 6280 E PIMA #103
CITY/ZIP: TUCSON, AZ, 85712
HISTORIC USE: STORE
PRESENT USE: RESTAURANT
BUILDING TYPE: COMMERCIAL
STYLE: SPANISH COLONIAL / SONORAN REVIVAL
CONSTRUCTION DATE: 1955 (74ff)
ARCHITECT/BLDR: UNKNOWN
INTEGRITY: GOOD
CONDITION: GOOD

SKETCH
PORCHES: SEE NEXT PAGE
STOREFRONTS: NO
NOTABLE INTERIOR: UNKNOWN
ALTER. DATES: N/A
DESCRIPTION: SEE NEXT PAGE
OUTBUILDING DATES: N/A
OUTBUILDING DESCRIPTION: NEXT PAGE

DESCRIPTION
STORIES: 1 DIMENSIONS LxW: 32X122
STRUCTURAL MATL: BRICK
FOUNDATION MATL: CONCRETE
WALL SHEATHING: BRICK
APP. ORNA.: NONE
ROOF TYPE: FLAT, PARAPET
ROOF SHEATHING: BUILT-UP
EAVES TREATMENT:
WINDOWS: SEE NEXT PAGE
ENTRY: SEE NEXT PAGE

NATNL REGIS STAT: NON-CONTRIBUT
CONTEXT: RESIDENTIAL STREET
SIGNIFICANCE: ARCHITECTURE
HIST. ASSOCS.:
OTHER SURVEYS: 74ff X

PHOTO
PHOTO: MAIN STRUCTURE
PHOTOGRAPHER: RUND
DATE: 2/94
VIEW: 3/4, LOOKING SOUTHEAST
NEG. #: ROLL #36, SHOT #27



ADDITIONAL DESCRIPTION/ANALYSIS: CONTINUED FROM FIRST PAGE...
WINDOWS: 5 ALUMINUM FIXED UNDER OVERHANG. 4 SETS OF FRENCH SINGLES 10/10 ON NORTH.

ENTRY: LOCATED OFF CENTER ON FACADE, FLAT STRUCTURAL OPENING, NO HEAD TRIM OUTSIDE STRUCTURAL OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, WITH FLAT, MULTIPLE-LITE TRANSOM, 1-LEAF DOOR

PORCHES: NORTH SIDE: METAL POSTS,

ALTERATIONS: RECENT PORCH ADDITION W/ CORRUGATED METAL ROOF & NEW ORLEANS STYLE WROUGHT IRON RAIL. WOOD & CORRUGATED METAL ROOF OVER PATIO AREA.

OUTBUILDINGS: 232-0089-B: ADOBE GARAGE /STORAGE/APARTMENT? REAR OF LOT BEHIND "BRADY COURT", W/ ENTRANCE ON RUSSELL AVE. "L" SHAPED, 20X30 & 20X40 W/ CORRUGATED METAL ROOF & 4 WOOD GARAGE BAY DOORS, 1 WROUGHT IRON SCREEN DOOR OVER A SINGLE 10-LITE FRENCH DOOR. CONTRIBUTING.

COMMENTS/DEVELOPMENT PLANS/THREATS: STUCCOED CONCRETE BLOCK WALL W/ WROUGHT IRON GATES SURROUNDS A PATIO.

BIBLIOGRAPHY/SOURCES: APNA FILES, ASSESSOR RECORDS

SURVEYOR: P PORTER SURVEY DATE: 11/93 DATE FORM COMPLETED: 5/27/94



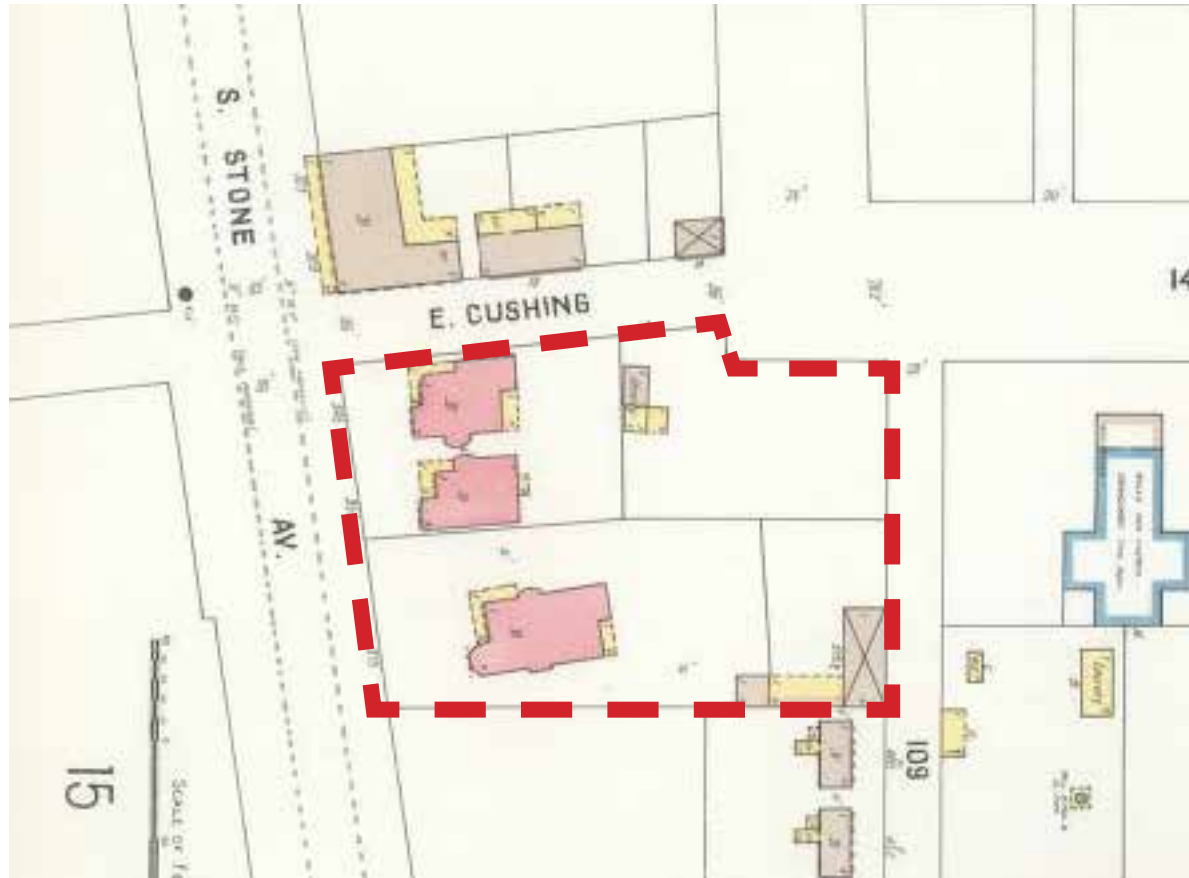
#232-0089-B
GARAGE
ROSENFIELD 2/94
3/4 LOOK S.WEST
ROLL 26 #18



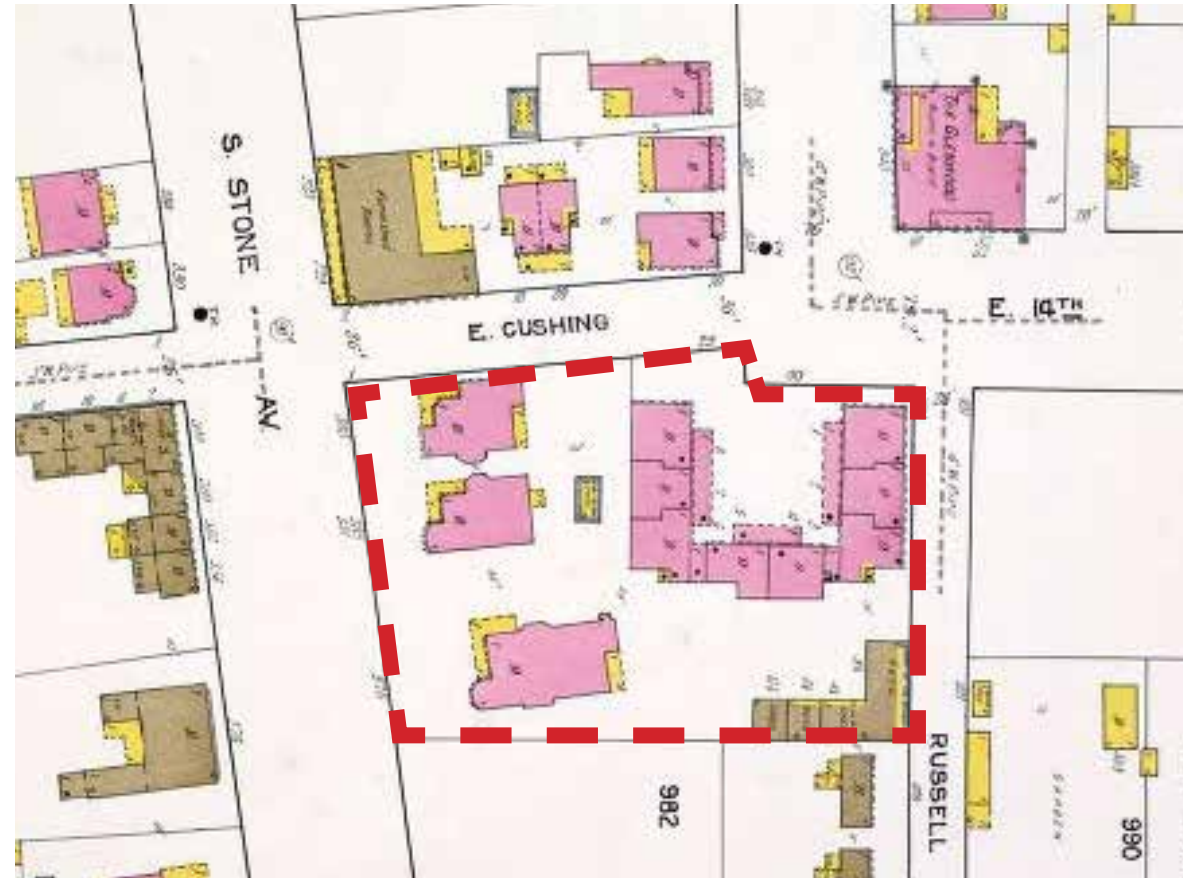
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WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY



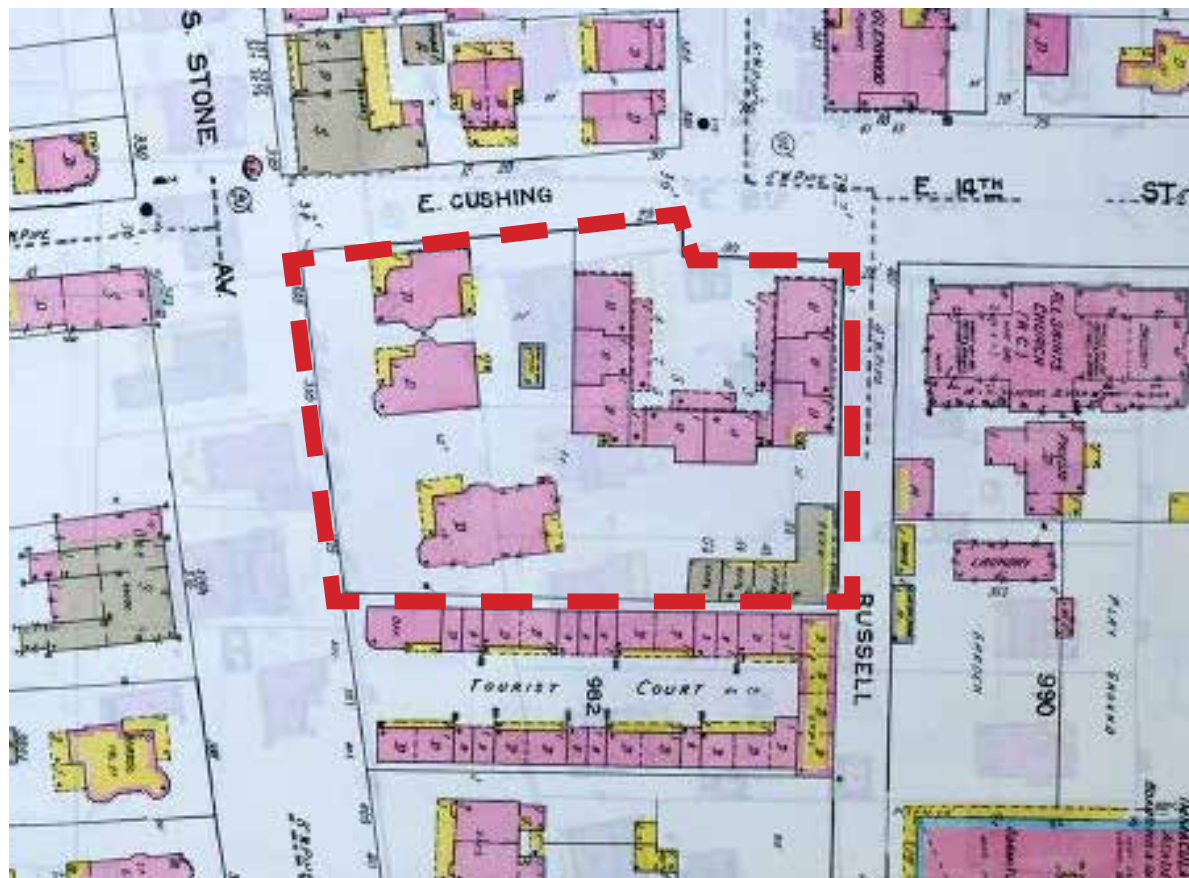




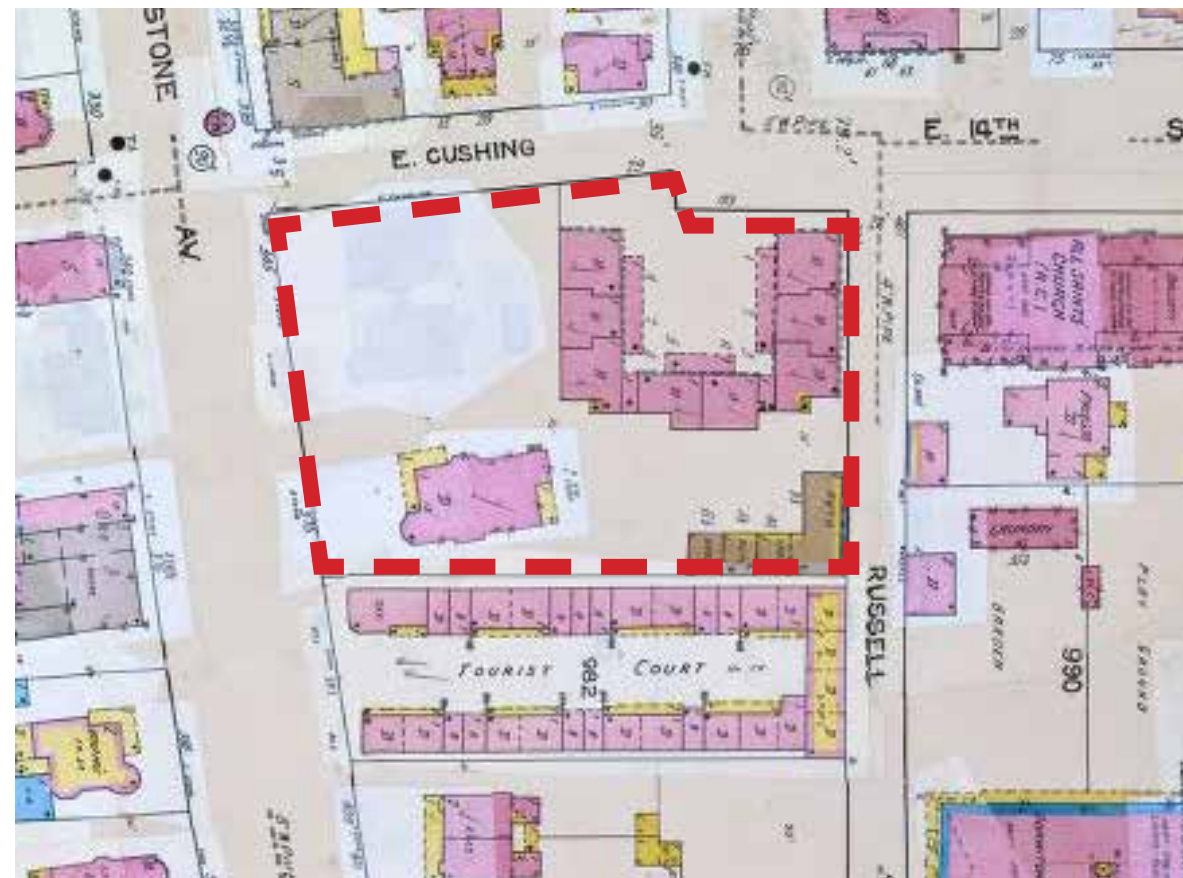
1901 SANBORN MAP



1919 SANBORN MAP



1947 SANBORN MAP



1949 SANBORN MAP



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375 SOUTH STONE  
I.I.D. PACKAGE  
SANBORN FIRE MAPS - 1901, 1919, 1947, 1949





## GENERALLY

The design of this project balances the desire to maximize square footage, allow necessary parking for the multi-use building, and contextualize the architectural form and detail with the specific area and the general area of downtown Tucson. Utilizing arches, balconies, wrought iron, corbels, a prominent cornice, a field of stucco with punctured, vertically oriented openings, the architecture of the proposed project makes reference to structures located along Scott Avenue to the north, the Cursillo to the east, and a few multistoried projects sprinkled throughout downtown Tucson. See Sheets G28 and G29.

## HEIGHT

The structure is 59'4" in height to the parapet, 69'7" to the roof terrace. The zoning of the property allows a 75'0" building height. The Arizona Theater Company at 330 South Scott, located within the development zone, is x'x" tall. The Cursillo, located at 604 South 6th Avenue, located within the development zone, is x'x" tall.

## SETBACKS

The proposed structure is set back from the street property line 0'0" to 3'0". This is typical of multi-use or non-single family residential buildings along Stone Avenue to the north and south.

## PROPORTION

In regards to the overall proportion of the building - it is what it is. We maximized what we could for the development of the floor plate in relation to the other site elements. Given that, the elements considered in relation to proportion during the design process were the base and top of the building. The first floor of the building is significantly taller than the floor-to-floor heights of the upper floors. The cornice was designed to cantilever significantly from the wall.

## ROOF TYPES

The proposed structure has a parapet roof condition. The stair and elevator towers have pitched, hip roofs. The roof terrace portion is covered with a steel painted trellis.

## SURFACE TEXTURE

The proposed structure is a stucco faced building, sand finish.

## SITE UTILIZATION

The primary concern was to have the restaurant space face the corner of Stone and 14th; this being the most public section of the site. Next was to create a private, landscaped pedestrian section between the proposed building and Brady Court. Next was to create parking access from Stone Avenue.

## DETAILS

Wrought iron at the balconies and arched openings, corbels, and double hung windows are the predominant details. The windows, where ganged together, have a painted strip set between them. The window sills have generous slopes similar to the Udall Center building north on Scott.

## PROJECTIONS AND RECESSIONS

The cornice and the balconies are the serious projections on the box. Each are supported by corbels. The recessions include the windows and the patio for the restaurant.

## COLOR

The color palette is white stucco, blue trim between ganged windows, blue/burgandy/gold corbels, black wrought iron, and exposed copper flashing and downspouts.

## LANDSCAPING

Desert landscaping - shrubs and trees.

## ENCLOSURES

Wrought iron gates and fences located between the proposed building and Brady Court.

## UTILITIES

Electrical utilities are located on the south side of the building and a transformer is being placed on the north side of Brady Court. Mechanical units will be on the roof.

## MOTOR VEHICLE AND BICYCLE PARKING AREAS

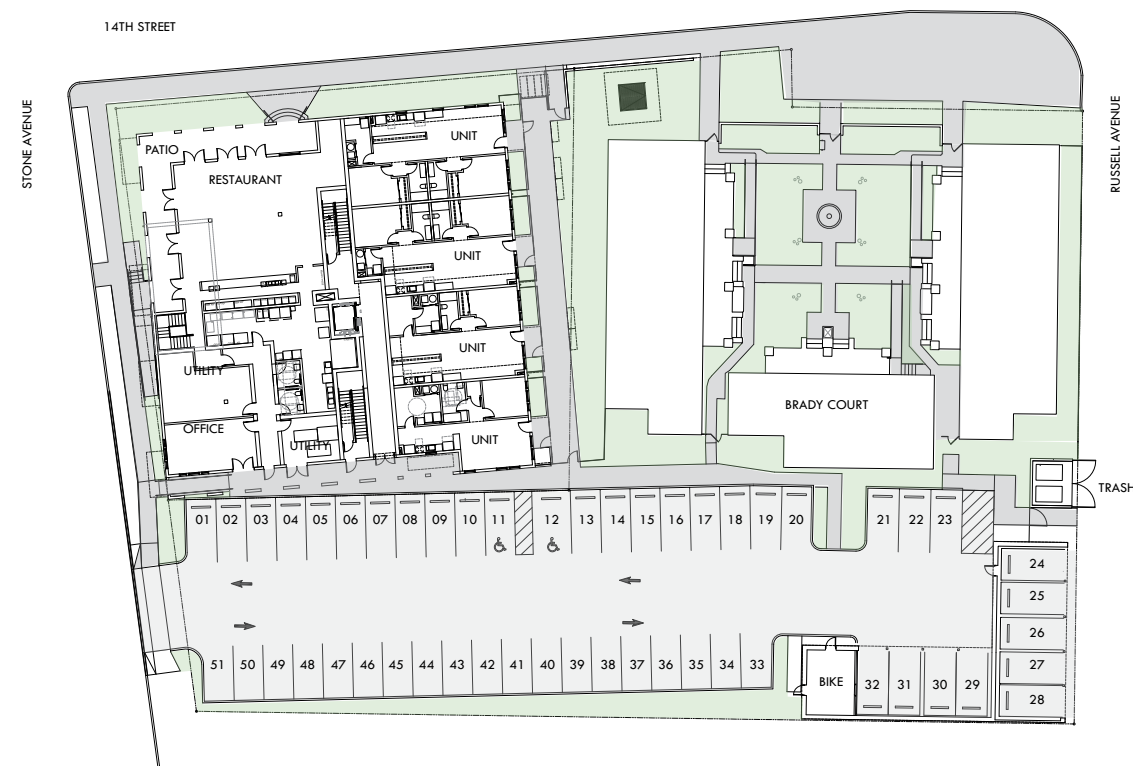
Motor vehicle and bicycle access is from Stone Avenue. There is some bicycle access from 14th Street.

## BUILDING FORM

The form is a typical urban form - a block with a pronounced base and capital - found in Tucson and across the globe.

## RHYTHM

The rythm established with the openings is similar to the bulidings on sheets G28 and G29.



PROPOSED SITE  
1:30



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BILL MACKEY



375 SOUTH STONE  
I.I.D. PACKAGE

HISTORIC DESIGN STANDARDS

G48

**GENERALLY**  
Rehabilitation of existing storage and office building into car parking for residents.

**HEIGHT**  
No change.

**SETBACKS**  
No change.

**PROPORTION**  
No change.

**ROOF TYPES**  
No change.

**SURFACE TEXTURE**  
No change.

**SITE UTILIZATION**  
The building will be accessed from Russell Avenue and the proposed parking lot.

**DETAILS**  
No change to existing structure. Wood 2-panel doors will be provided in three existing openings. Rusted metal garage doors will be added between the existing columns.

**PROJECTIONS AND RECESIONS**  
No change.

**COLOR**  
Wood doors will be painted light blue. Existing eave will be painted light brown. Rusted metal garage doors will be rusted metal.

**LANDSCAPING**  
Desert landscaping - shrubs and trees.

**ENCLOSURES**  
NA

**UTILITIES**  
NA

**MOTOR VEHICLE AND BICYCLE PARKING AREAS**  
The building provides bicycle storage in an existing room and automobile storage.

**BUILDING FORM**  
No change.

**RHYTHM**  
No change.



VIEW FROM WEST - 1



VIEW FROM NORTH - 2



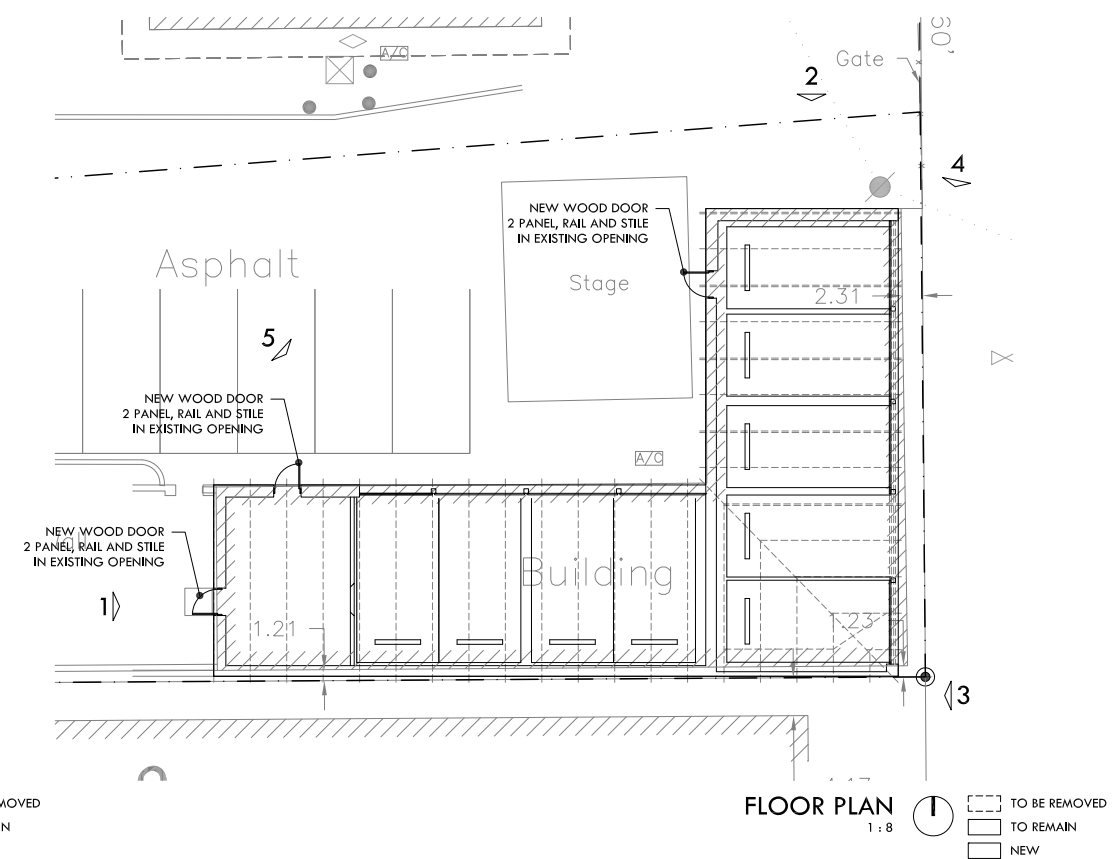
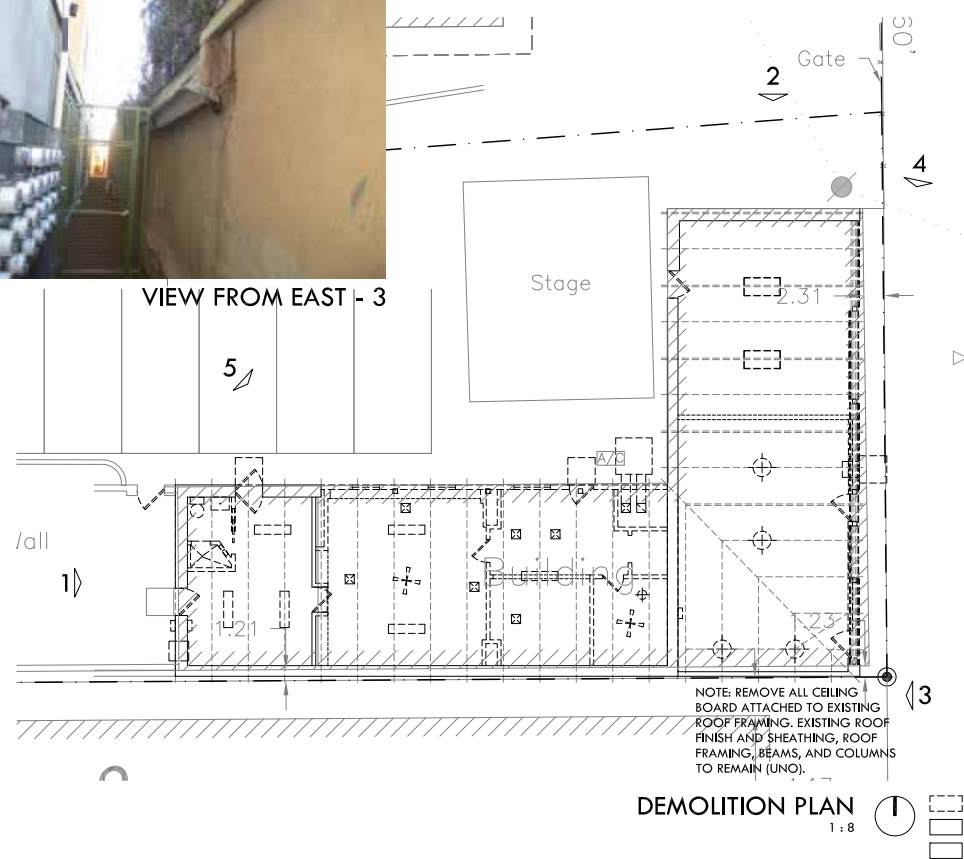
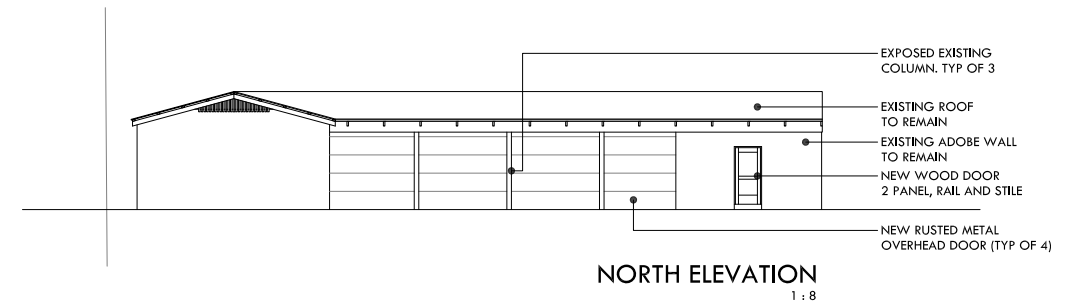
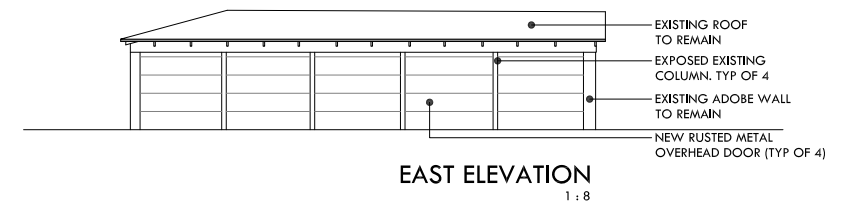
VIEW FROM EAST - 3



VIEW FROM NORTHEAST - 4



VIEW FROM NORTHWEST - 5



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375 SOUTH STONE  
I.I.D. PACKAGE  
HISTORIC DESIGN STANDARDS

**G49**  
REVISED



NOTE:

The rehabilitation of the storage building at 375 S Stone was reviewed in August and September of 2018 by the State Historic Preservation Office, Armory Park Historic Zone Advisory Board, and the Tucson Pima County Historic Commission. The project is supported by SHPO - see attached email. APHZAB and TPCHC reviewed the project as a "courtesy review." Attached are the Legal Action Reports from those meetings.

----- Forwarded message -----  
From: **Margy Parisella** <mparisella@azstateparks.gov>  
Date: Mon, Aug 13, 2018 at 4:11 PM  
Subject: e-mail to Bill Mackey, Allison Diehl (and possibly Jody Brown)  
To: Kathryn L <kleonard@azstateparks.gov>

"The Garage" located at 375 S. Stone was submitted to the State Historic Preservation Office in Dec. of 2017 as a Historic Tax Credit (HTC) project. The Part 1 of the HTC was approved by National Park Service in March 2018. The architect is Bill Mackey, he has been very communicative with our office on these projects and our office fully supports this tax credit project. SHPO has been working hard to increase the number of Historic Tax Credit projects that are completed in our state.

The structure is a typical accessory building in the Armory Park Historic District. The Garage is listed as a contributor in the National Register Historic District, but is not included in the city of Tucson local historic district. The Project is adjacent to the Brady Court, which has been approved by National Park Service in July 2018 for Part 2 of the HTC. Brady Court and the Garage will ultimately be used together - the intent for use of the Garage is for covered/enclosed parking for the Renovated Brady Court.

--  
**Margy Parisella, AIA, CPM**  
State Historical Preservation Office  
**Arizona State Parks & Trails**  
1100 W Washington St.  
Phoenix, AZ 85007  
602-542-6943  
mparisella@azstateparks.gov



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BILL MACKEY



Armory Park Historic Zone Advisory Board (APHZAB)  
Legal Action Report

Tuesday, 21 Aug 2018, 7:00 P.M.  
Parish Hall, Saint Andrew's Church  
E. 16th Street and S. 5th Avenue  
Tucson, Arizona

4. Courtesy Review: No decisions required

a. 375 S Stone, Bill Mackey, architect. (Parcel 117-14-0890) Rehabilitation of an adobe structure, the storage building to the east of Casa Vicente.

Mr. Mackey stated that this courtesy review of this C-3 property was for APHZAB information only. He provided an overview. The property in question is listed on the National Register as a "Contributing Property" but is not within the HPZ. It was developed as a garage for the Brady Court to the north in 1919, but has been infilled as offices over the years and is now on a separate C-3 lot. He has secured a finding from SHPO that the building would remain as "Contributing" if reverted to its original use, as apparently, no redevelopments of the site are considered historic.

He also did note that the developer would not pursue his request for a sale of the right-of way to the north, and would use the spaces for use for Brady Court. He discussed his opinion of the potential rezoning of a portion of parcel 117-14-0860 (HC3) as related to the case, but realized it was not related to the discussion of this particular conversation. It was noted by the board that the extension of the Brady Court lot as H zoning all the way to Stone Avenue was an attempt by the 1970's owner to make sure no large C3 building could loom over it to the west. However, this conversation is a separate issue.

This particular project involves returning the adobe structure on the southeast corner of the overall parcel back to a parking garage with nine bays and a storage area. The effort includes taking down the framed walls that were infilled over the years, but retaining all original exterior adobe walls and openings. Unfortunately, there are no specific details on the property card to identify when the structure was originally enclosed other than noting it is a contributing structure. Mr. Mackey reiterated that SHPO has favorably reviewed the project and the renovation does not affect its future eligibility as a historic structure.

The Board noted that there was a typo with respect to the parcel number in the site information on chart G1. As it was a courtesy review, with no formal recommendation required, the Board generally agreed the developer was in fact returning the structure and use to its original design/use and was appropriate.

2018

**Tucson-Pima County Historical Commission**  
Plans Review Subcommittee

**LEGAL ACTION REPORT AND SUMMARY OF MINUTES**

**Thursday, September 13, 2018**

**4<sup>th</sup> Floor Conference Room, Joel D. Valdez Main Library, 101 N. Stone, Tucson, AZ 85701**

3. **Courtesy Review Cases**

Adobe Building Conversion: Garage/Storage/Office for restaurant (now vacant) to a new parking lot, Zoned C-3, located east of Casa Vicente-375 South Stone Avenue-Armory Park Historic District, Not in HPZ (Bill Mackey, Architect)

Project architect Bill Mackey, from Worker, Inc., presented the project.

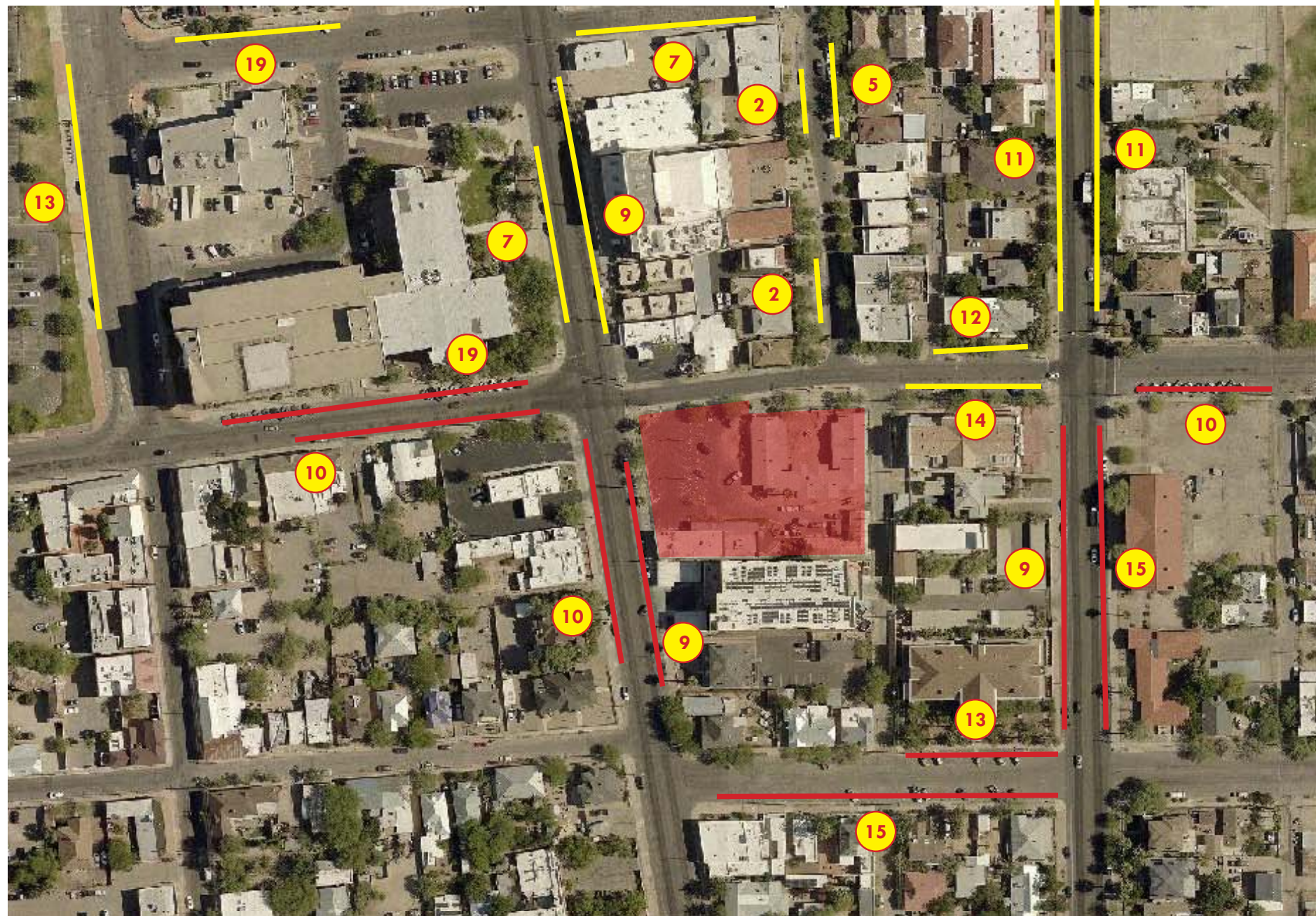
Subcommittee asked for clarifications, and answers were provided. No action taken.

375 SOUTH STONE  
I.I.D. PACKAGE  
HISTORIC DESIGN STANDARDS

**G50**  
REVISED



CUSHING /  
14TH ST



LINES AND NUMBERS REPRESENT AVAILABLE PARKING (NO RESIDENTIAL PARKING PERMIT REQUIRED) IN THE AREA. AREAS ARE WITHIN 1/4 MILE WALKING DISTANCE. A TOTAL OF 222 SPACES ARE AVAILABLE.

RED LINES INDICATE NON-METERED PARKING (1 TO 2 HOUR RESTRICTED PARKING FROM 8AM TO 5PM), YELLOW LINES INDICATE METERED PARKING (2 TO 6 HOURS RESTRICTED PARKING FROM 8AM TO 5PM).

EXCEPT FOR THE 28 PARKING SPACES LOCATED ALONG 15TH STREET, THE ADJACENT USES ARE PRIMARILY COMMERCIAL.

ALL SPACES ARE CONSIDERED AVAILABLE DURING PEAK HOURS OF OPERATION FOR THE PROPOSED RESTAURANT.

STONE AVENUE

6th AVENUE

THE OWNER INTENDS TO UTILIZE THE INFILL INCENTIVE DISTRICT AND THE INDIVIDUAL PARKING PLAN PROCESS OF THE CITY OF TUCSON UNIFORM DEVELOPMENT CODE TO DEVELOP THE PROPERTY. THE OWNER HAS REVIEWED THIS PROJECT WITH CITY STAFF AT A CDRC PRE-SUBMITTAL MEETING. AT THIS POINT, IT IS KNOWN THE OWNER WILL REQUEST MODIFICATIONS FOR THE REQUIRED NUMBER OF MOTOR VEHICLE PARKING, THE REQUIRED STREET SETBACK, THE REQUIRED LANDSCAPE BORDER AND CANOPY TREE ALONG THE STREET LOT LINES, AND SOLID WASTE LOCATION.

THE PARKING REQUIREMENTS, PER THE UNIFORM DEVELOPMENT CODE ARE AS FOLLOWS:

RESTAURANT: 4294 SF: 1/100: 34.84  
 OFFICE: 521 SF: 1/300: 1.20  
 (14) 1 BR: 1.50 / UNIT: 21.00  
 (14) 2 BR: 2.00 / UNIT: 28.0  
 (7) 1 BR: 1.50/UNIT: 10.5  
 (1) 2 BR: 2.00/UNIT: 2.0  
 TOTAL: 62.7 @ 90% = 56.43 (UDC 7.4.4.A) + 34.84 = 91.27 TOTAL REQ'D

NOTE: IF THIS PROJECT WERE LOCATED ACROSS THE STREET TO THE NORTH OF 14TH, THE PARKING CALCULATION WOULD REQUIRE 52 SPACES.

THE OWNER IS REQUESTING THE NUMBER OF PARKING BE REDUCED TO A TOTAL OF 51 SPACES

A. JUSTIFICATION:

1. THE PROJECT IS LOCATED IN DOWNTOWN TUCSON. IT IS LOCATED WITHIN THE INFILL INCENTIVE DISTRICT AND THE BUSINESS IMPROVEMENT DISTRICT. THE INFILL INCENTIVE DISTRICT ALLOWS A 25% REDUCTION OR A REDUCTION PURSUANT TO AN IID PARKING PLAN. 25% REDUCTION REQUIRES A TOTAL OF 68 SPACES. WE ARE REQUESTING 51 TOTAL ON-SITE SPACES, OR 17 OFF-SITE PARKING SPACES. THIS NUMBER IS 10% OF THE AVAILABLE ON-STREET, NON-RESIDENTIAL PARKING WITHIN LESS THAN 1/4 MILE DISTANCE FROM THE SITE. THE 10% IS NOT A SIGNIFICANT IMPACT CONSIDERING MANY OF THE PARCELS WITHIN THE AREA ARE ESTABLISHED PROPERTIES WITH NO FORESEEABLE CHANGE.

2. THE PROJECT IS LOCATED ALONG DEDICATED BIKE ROUTES AND BUS ROUTES. IT IS LOCATED 3 BLOCKS FROM A MODERN STREETCAR STOP. ALTERNATIVE TRANSIT IS AVAILABLE.

3. THE PROPOSED PARKING WILL PROVIDE ADEQUATE PARKING FOR RESIDENTS OF THE PROJECT AT 1 SPACE PER UNIT AND AN ADDITIONAL 15 SPACES FOR THE RESTAURANT. THE 1 SPACE PER UNIT CALCULATION IS A STANDARD (AND MAXIMUM RATIO) FOR DOWNTOWN TUCSON PROJECTS AND DOWNTOWN PROJECTS ACROSS THE COUNTRY. THE RESTAURANT IS PROJECTING 350 COVERS ON A BUSY WEEKEND NIGHT. ASSUMING 1 COVER = 1 PERSON, THERE ARE TWO SEATINGS, AND 1 CAR = 3 PEOPLE, WE CAN ASSUME 58 VEHICLES COMING TO THE RESTAURANT (350 / 2 SEATINGS = 175 COVERS / 3 PEOPLE PER CAR = 58 CARS). THIS ASSUMES EVERYONE WILL DRIVE AND NOT USE TAXI SERVICES OR OTHER ALTERNATIVE MODES OF TRANSPORTATION.

B. THE IMPACT TO THE NEIGHBORHOOD WILL BE MINIMAL.

1. PER THE MAP ON THE PREVIOUS PAGE, THERE ARE 222 ON-STREET PARKING SPACES WITHIN LESS THAN A 1/4 MILE OF THE PROPOSED DEVELOPMENT. A MAJORITY OF THE ON-STREET PARKING IS LOCATED ALONG AREAS ADJACENT TO DAYTIME BUSINESSES. IT IS ASSUMED THE MAJORITY OF VEHICULAR TRAFFIC TO THE HIGHEST IMPACT USE OF THE RESTAURANT WILL OCCUR DURING THE TIMES THESE BUSINESSES ARE NOT OPEN.



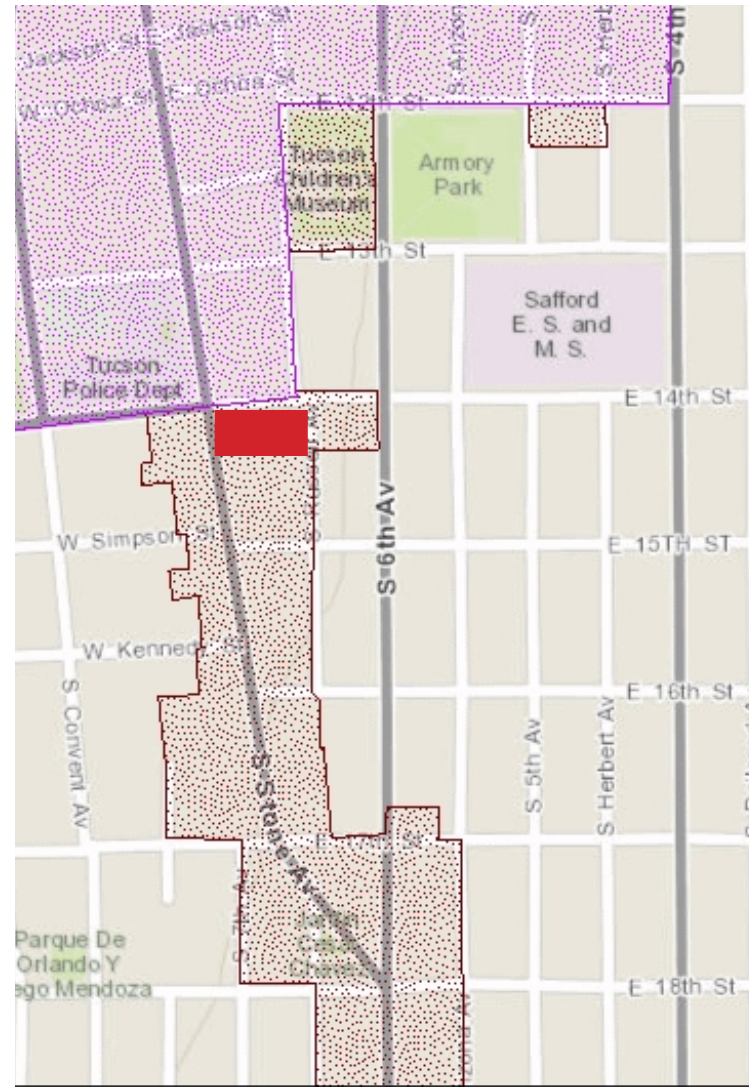
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 BILL MACKEY



375 SOUTH STONE  
 I.I.D. PACKAGE  
 PARKING

G51





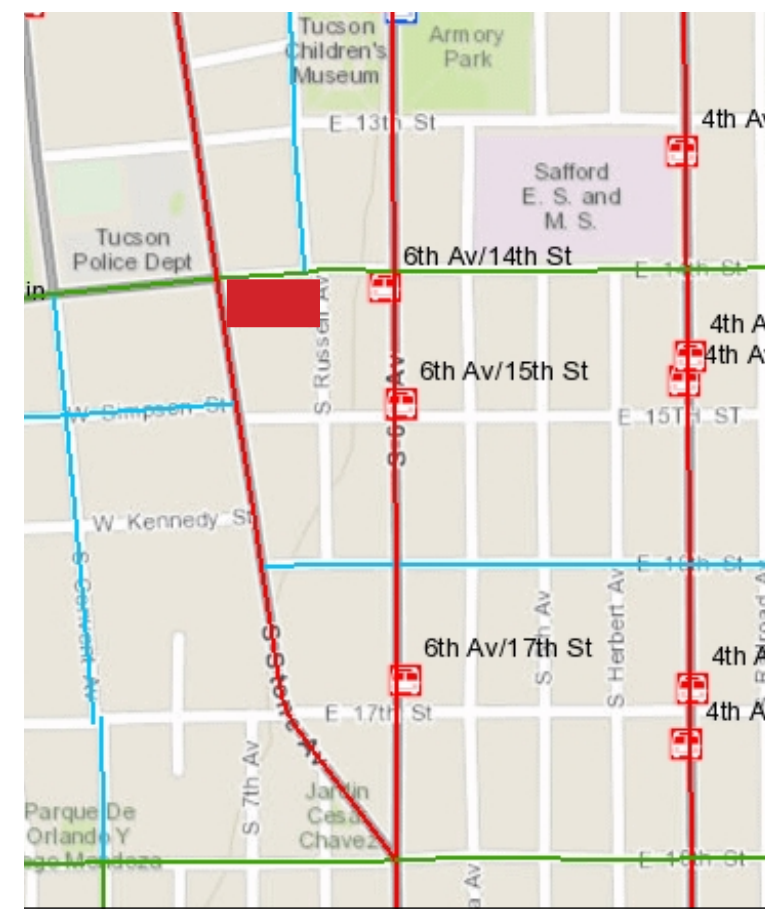
- Legend**
- Infill Incentive - Co
  - Infill Incentive - Greater

RELATION TO INFILL INCENTIVE DISTRICT NTS



- Legend**
- Business Improvement Distri
  - Redevelopment District
  - Rio Nuevo and Downtown Zone

RELATION TO DOWNTOWN REDEVELOPMENT DISTRICT NTS



- Legend**
- |                        |            |
|------------------------|------------|
| <all other values>     | No Shelter |
| Bike Route             | Shelter    |
| Bike Route with Strips |            |
| Bus/Bike Lane          |            |
| Hiking/Mountain        |            |
| Key Connecting Street  |            |
| Planned Bike Route     |            |
| Planned Shared-use     |            |
| Residential Streets    |            |
| Shared-use Path        |            |

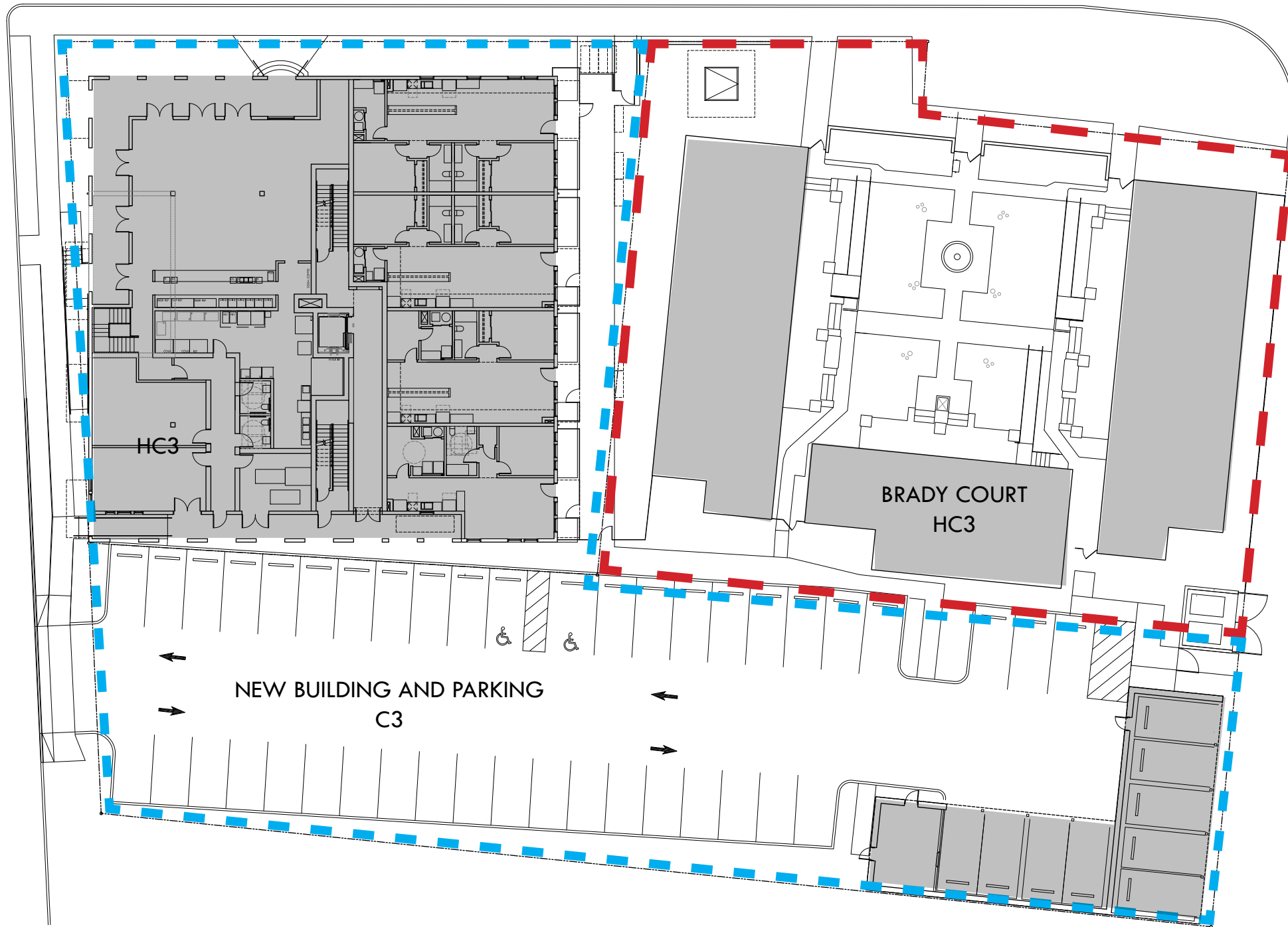
RELATION TO BICYCLE ROUTES AND BUS STOPS NTS



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STONE AVENUE

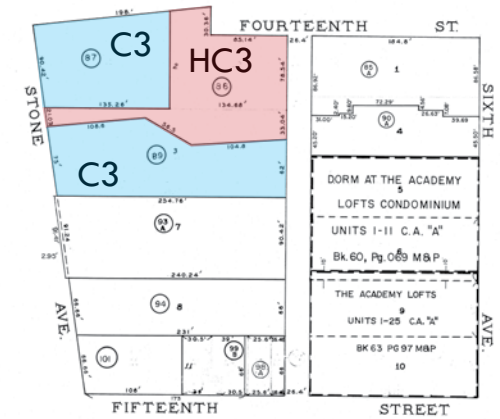


PROPOSED CONFIGURATION  
NTS

ASSESSOR'S RECORD MAP

117-14  
5/21

BLOCK 232. CITY OF TUCSON



EXISTING CONFIGURATION  
NTS

THE EXISTING SITE IS COMPRISED OF THREE SEPARATE PARCELS. THE NORTHWEST PARCEL, 117-14-0870, AND SOUTH PARCEL, 117-14-0890, ARE ZONED C-3 (BLUE). THE NORTHEAST PARCEL, 117-14-0860, IS ZONED HC-3 (RED). A SPUR 21'-0" AT IT'S WIDEST AND 10'-0" AT IT'S NARROWEST WIDTH RUNS TO THE WEST TO STONE AVENUE FROM THE HC-3 PROPERTY.

THERE IS A REZONING BEING PROCESSED SIMULTANEOUSLY WITH THIS IID TO MAINTAIN THE HC-3 ZONING AROUND THE BRADY COURT BUILDING AND DELETE THE SPUR EXTENSION TO THE WEST. THIS WOULD CREATE A C-3 ZONING AREA FOR THE NEW BUILDING AND PARKING LOT OT THE SOUTH. THE REZONING WILL ALSO CONTAIN A CONDITION REQUIRING A PROCESS FOR REVIEW OF MODIFICATIONS TO THE PARKING GARAGE STRUCTURE IN THE SOUTHEAST CORNER OF THE PARKING AREA.



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PROPERTY LINE CONFIGURATION

**G53**  
REVISED