



Design Professional Review Comments

Date: 1 September 2019

To: Maria Gayosso, Lead Planner
Planning and Development Services
City of Tucson
201 N. Stone Avenue
Tucson, AZ 85701

From: R. Fe Tom, AIA, Design Professional

Project: **Case # IID-19-07**
Project Name: The Station - Pueblo Vida
Address: 901 S. 6th Avenue
Parcel #: 117-08-2410
Zoning: C-3
Existing Use: Vacant
Related Activity Number: # DP19-0063

Re: 1st Submittal - Design Professional IID Major Review Comments for Case # IID-19-07

The purpose of this review is to provide a Major Design Review of Infill District Case # IID-19-07: 901 S. 6th Avenue, dated 7/18/19 with related Development Package # DP19-0063, dated 3/12/2019, and IPP Request # T19SA00151, dated 7/16/2019.

5.12.8: GENERAL IID ZONING OPTION DESIGN STANDARDS for a Major Design Review	
	Comments
5.12.8.A: Streetscape Design	
5.12.8.A.1: Pedestrian-orientation: Project shall comply with all UDC Sections 5.12.8.A.1.a through 5.12.8.A.1.h	
5.12.8.A.1.a: Architectural elements/details at the first 2 floor levels.	Existing Historic and Non-Contributing Buildings: <ul style="list-style-type: none"> • Comply - The existing doors, windows, roofing and exterior wall materials and architectural elements will remain and be repaired or refurbished as needed. New Restroom Building: <ul style="list-style-type: none"> • Comply - The new restroom building incorporates but does not duplicate the architectural elements and detailing found in the adjacent historic building.
5.12.8.A.1.b: Provide window, window displays, or visible activity on at 50% of the frontage.	• Comply.
5.12.8.A.1.c: Façade shall be no longer than 50' without architectural details	• Comply.
5.12.8.A.1.d: Front door shall be visible from the street and visually high lighted by graphic, lighting or similar features	Existing Non-Contributing 1-story building: <ul style="list-style-type: none"> • Comply - Low walls are constructed at a height that will still allow view of the front entrance to the building.

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	<p>Existing Historic 1-story building:</p> <ul style="list-style-type: none"> • Comply - The low walls are to be built at a low height that will still allow view of the front entrance to the Historic Structure.
<p>5.12.8.A.1.e: Retail/Commercial Trade Uses that encourage street level pedestrian activity are preferred on the 1st floor of multi-story buildings</p>	<p>Commercial Historic 1-story building:</p> <ul style="list-style-type: none"> • Comply - Project includes new low walls that define the outdoor pedestrian dining areas. The new walls are to be built at a low height that will still allow view of the Historic Structure.
<p>5.12.8.A.1.f: Sidewalks may be widened to allow for sidewalk dining.</p>	<ul style="list-style-type: none"> • Comply - New widened sidewalks have been added adjacent to outdoor dining areas.
<p>5.12.8.A.1.g: To the extent practicable, bus pull-out shall be provided where bus stops are currently located</p>	<ul style="list-style-type: none"> • N/A - There are <u>no</u> bus stops located at the frontage of this property.
<p>5.12.8.A.1.h: If Drive-Through service is proposed, it shall not interfere with pedestrian access to site from right-a-way</p>	<ul style="list-style-type: none"> • N/A - This Project <u>does not</u> provide any drive-thru services.
<p>5.12.8.A.2: Shade: Shade shall be provided for at least 50% of all sidewalks and pedestrian paths</p>	<ul style="list-style-type: none"> • Comply per Development Plan
<p>5.12.8.B: Development Transition Standards</p>	
<p>5.12.8.B.1: Applicability Where a project abuts an affected residential property or duplex dwelling the developing site shall comply with this section.</p>	
<p>5.12.8.B.2: Mitigation of Taller Structures</p>	
<p>5.12.8.A.2.a: Within the GIID; the maximum building height is 25 feet within 30 feet of the property line adjacent to an affected residential property.</p>	<ul style="list-style-type: none"> • Comply - The maximum building height of all buildings within the Project is 15'-3".
<p>5.12.8.B.b: Building Bulk Reduction: Where a building façade faces a property line adjacent to a single-family detached or duplex residential property, the proposed design provides an effective way of breaking up</p>	<ul style="list-style-type: none"> • N/A

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<p>the mass so that the building mass of the façade is less imposing.</p>	
<p>5.12.8.B.2.c and d: Reduce views into adjacent residential yards from 2nd floor windows and balconies</p>	<ul style="list-style-type: none"> • N/A
<p>5.12.8.B.1.e: Buildings shall be oriented so as to reduce views onto an affected residential property</p>	<ul style="list-style-type: none"> • Comply - All structures are 1-story in this Project and a combination of opaque walls and/or landscape screening is used to reduce views onto all adjacent residential properties.
<p>5.12.8.B.1.f: Buffers and/or screening shall be provided between a developing site and affected residential properties</p>	<ul style="list-style-type: none"> • Comply - A 6 foot high opaque wall is provided along the south property line which is adjacent to a single-family residence.
<p>5.12.8.B.3: Mitigation of Service Areas</p> <p>Service area shall be mitigated to reduce the noise and view of the service features, reduce the emission of offensive odors to owners or occupants of adjacent properties or create a nuisance or hazard beyond the property lines of the project site, and prevent vibrations that are discernible beyond the property lines of the projects.</p>	<ul style="list-style-type: none"> • Comply - All outdoor seating areas are effectively screened from view by a combination of low walls, building and canopy trees.
<p>5.12.8.B.4: Mitigation of Parking Facilities and Other Areas</p> <p>Where the site has parking areas or an area with noise and outdoor lighting features, the areas shall be screened from affected residential property by a combination of a wall or opaque non-chain link fence with a vegetative hedge or a row of trees that shall be dense enough to screen views onto the development site.</p>	<ul style="list-style-type: none"> • Comply - provide a pattern to parking lot to allow customer that the parking lot is not a standard parking lot design.
<p>5.12.8.C: Alternative Compliance</p> <p>The PDSO Director may approve an urban design best practice option for compliance with Section 5.12.8.A, Streetscape Design and Section 5.12.8.B Development Transition Standards.</p>	<ul style="list-style-type: none"> • N/A

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<p>5.12.8.D: Utilities</p> <p>Plans shall include information on the layout and demonstrate availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.</p>	<ul style="list-style-type: none"> • Comply with Development Plan.
<p>5.12.8.E: Parking</p>	
<p>5.12.8.E.1.a and b: Parking spaces located on-site or off-site within 1/4 mile of site with a City approved shared parking agreement</p>	<ul style="list-style-type: none"> • IPP has been approved.
<p>5.12.8.E.2: Required vehicle and bicycle parking may be reduced pursuant to an IID Parking Plan in accordance with Section 7.4.5.A.</p>	<ul style="list-style-type: none"> • IPP has been approved.
<p>5.12.8.E.3: Where Parking is provided, the parking area must comply with the standards of Section 7.4.6.C and D.</p>	<ul style="list-style-type: none"> • IPP has been approved.
<p>5.12.8.E.4: Parking must be in a parking structure with the ground floor of the parking structure screened from view.</p>	<ul style="list-style-type: none"> • N/A
<p>5.12.8.E.4.a: Exception: Parking may be located on a surface parking lot if it is determined by the PDSO Director to be impracticable to be located elsewhere and other options are not available. If located onsite, parking areas must be located at the rear or side of the building.</p>	<ul style="list-style-type: none"> • IPP has been approved.
<p>5.12.8.E.5: Special IID Parking Agreement:</p>	
<p>5.12.8.E.5.a: A percentage of long-term residential parking may be located in a City public parking garage by an agreement with Park Tucson if the project is of significant economic benefit to the City to allow this option.</p>	<ul style="list-style-type: none"> • IPP has been approved.
<p>5.12.8.E.5.b: The agreement must be reviewed by PDSO, the Design Professional, Park Tucson and approved by the City Manager.</p>	<ul style="list-style-type: none"> • IPP has been approved.
<p>5.12.9: GREATER INFILL INCENTIVE SUBDISTRICT (GIIS)</p>	

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5.12.8.A: GIIS Land Uses	
5.12.9.A.2: Retail Trade Group allows "Food and Beverage Sales	<ul style="list-style-type: none"> • Complies
5.12.9.C: Exceptions	
5.12.9.C.1.b: Street Perimeter Yard : Perimeter yard requirements may be reduced or waived if the PDSD Director determines that the request is consistent with the Major Streets and Route Plan.	<ul style="list-style-type: none"> • N/A since project is an existing facility located on a Major Streets and Routes.
5.12.9.C.2.a: Parking: Parking as required by Section 7.4, <i>Motor Vehicle and Bicycle Parking</i> , may be reduced up to 25 percent. Parking may be decreased by more than 25 percent per a written agreement with the Park Tucson, or in accordance with Section 5.1.2.6.M IID Parking Plan,	<ul style="list-style-type: none"> • Complies - IPP has been approved.
5.12.9.C.4. Solid Waste Collection: On-site refuse collection container standards governing access, type, and location may be modified if the Environmental Services Department determines that no public health or traffic safety issue is created.	<ul style="list-style-type: none"> • Complies - Environmental Services has approved the site layout.
5.12.9.C.5. Landscaping and Screening:	
5.12.9.C.5.b. Except as required by Section 5.12.8.B, Development Transition Standards, a complete or partial exception to Section 7.6 Landscaping and Screening Standards, may be granted if shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios, in accordance with Section 5.12.6.A.2. The landscaping requirement may also be waived by the PDSD Director based on a written finding that the waiver is necessary to preserve the prevailing setback.	<ul style="list-style-type: none"> • Complies
5.12.9.C.5.c. Any one or more of the following types of landscaping and improvements may be used to comply with this section:	<ul style="list-style-type: none"> • Complies... landscape plan has been submitted as part of the development plan.



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<ul style="list-style-type: none">(1) Existing landscaping;(2) Shade trees in right-of- way(3) Green walls or green roofs(4) Shade structures, such as awnings.	
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This concludes my Major Design Review of Infill District Case # IID-19-07 (*Dated 7-18-19*). IID request has been reviewed and approved.

Richard Fe Tom, AIA
City of Tucson, Design Professional