



DATE: April 30, 2021, *April 29, 2022*

FROM: Corky Poster, Architect/Planner

TO: IID Design Review Committee
c/o Nicholas Martell, Planner
c/o Nicholas Ross, Lead Planner
c/o Maria Gayosso, Lead Planner
Planning & Development Services Department
City of Tucson
201 N Stone Avenue
Tucson, AZ 85701

FROM: Corky Poster, Architect/Planner (AICP)
City of Tucson On-Call Design Professional

RE: Corbett Block: 219 East 7th Street, 340 North 6th Avenue, etc.
Activity #T20SA00241, Assessors # 11705069D & 11705069C

OWNER: Corbett Partners, LLC c/o Chris Hodgson

ARCHITECT: FORS Architecture, Richard Wiehe, project applicant

PHASE OF REVIEW:
Application Review

Comments (4-29-22 comments are always in purple.)

Comments (4-30-21 comments are always in green.)

Comment (1-4-21 DP comments are always in red):

I have reviewed the Special Districts Application for the Corbett Block, dated December 11, 2020, plus additional material described below, for compliance with the UDC Infill Incentive District (IID), UDC Section 5.12. This formal application review is the second time I have reviewed elements of this proposal. On January 16, 2020, I participated in a pre-submittal meeting (attending: FORS: Richard Wiehe; Miguel Fuentesvilla; Kevin Hall, COT: Nick Ross; Kevin Burke, D-P: Corky Poster). My notes from that meeting are below in blue.

1. Did Corbett go through the PRS of Tucson Pima County Historic Commission?
2. Is this an IID application?
3. They will be knocking down a lean-to on the site.
4. Information is on PRO.
5. Corbett was previously reviewed in a pre-submittal meeting in November 2018.
6. I will be looking for a point-by-point response to the required General and Warehouse Triangle elements of the IID. That is how I organize my response.
7. Especially concerned about the surface parking, prohibited by the IID.

4. Parking must be in a parking structure with the ground floor of the parking structure screened from view.

- a.** Exception. Parking may be located on a surface parking lot if it is determined by the PSDS Director to be impracticable to be located elsewhere and other options are not available.

- b. 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 on-site, parking areas must be located at the rear or side of the building.
- c. Changes of use and expansion of existing structures may use the site's current parking configuration.
- d. Parking structures shall be designed so that parked vehicles are screened from view at street level through incorporation of design elements including, but not limited to, landscaping, pedestrian arcades, occupied space, or display space.

8. Richard Wiehe stated that the parking is only a temporary use and will provide parking needed in the area during construction of Downtown Links. Once a new residential development is built, the parking will be put into structure, as per the long-term plan for the site. I asked that in their formal application, they propose an enforceable mechanism to ensure that the parking would be temporary and not permanent.

MATERIAL REVIEWED:

INFILL INCENTIVE DISTRICT APPLICATION PACKAGE FOR CORBETT BLOCK, submittal from applicant, dated December 1, 2020. Materials as noted, following (8.5 x 11 Format):

- Infill Incentive District Special Districts Application (2 pages)
- Owner Authorization Letter (1 page)
- FORS Project Statement: Use, Intent, IID Fulfillment, Benefits, Potential adverse Effects, UDC Streetscape compliance, Safety, Residence Privacy, Solar Energy, Landscaping, Intended Modifications to the UDC, HPZ Considerations. (4 pages)
- Pima County Assessors Data (5 pages)
- Assessors Record Map (1 page)
- PDSO Review Comments. January 2020 (5 pages)
- PDSO Development Plan Comments for DP20-0125 (3 pages)
- Partial Development Package Cypress Civil, 11-13-20 (pages 3, 4, 5, 9, 10)
- Invitation to Neighborhood Meeting (September 3, 2020)
- Sample GoToMeeting Screenshot (1 page)
- Neighborhood Meeting Mail-Out Documentation (18 pages)
- Neighborhood Meeting Digital Sign-In sheet (8 attendees) (1 sheet)
- Neighborhood meeting notes (18 pages)
- The Corbett Building Site (1 page)
- Existing Photo Study (Corbett facades, views from the site, Precedent Examples [Exo, Royal Room] (3 pages)
- Partial Development Package Cypress Civil, 11-13-20 (pages 3, 10)
- Building 1 Floor Plan (1 page)
- Building 2 Floor Plan (1 page)
- Building 1 Historic Corbett Elevations (1 page)
- Building 2 Elevations (1 page)
- Shade Study (1 page)
- Aerial Location Phase 1 Rendering (1 page)
- Design Renderings (4 pages)
- Material Palette (1 page)
- Historic Support Information (6 pages)
- Revised IID Application Dated 4-1-21
- Permit #T20SA00241, IID-20-04 – Design Professional Comment Response Dated 4-1-21

- Permit #T20SA00241, IID-20-04, HPZ-21-037 – Special Districts Application, Modification Request, 3-23-22, PDF. Pages 1-84. Includes revised plans and detailed minutes from the Neighborhood Meeting, March 17, 2022.
Highlights are: *“It would eventually, because it's too good a space to be indoor pickle ball courts. Yeah, Just comment wise, I've talked to people about the pickle ball concept, and it's very favorable. You know, I think people liked the idea of having that type of activity to engage the local residents, and it's in all-age sport. You've kind of nailed it, and even though the cost is gonna be kinda high to put those two courts in, and obviously, changing our development plan and construction, they think it's worth the long term, and, you know, use for the, for the whole neighborhood.” In general, the Neighborhood comments , though sparsely attended, seemed positive.*
- From the application narrative: **“There are (5) primary scope changes to IID-20-04**
 1. Event tent replaced with exterior Pickleball Courts.
 2. Corbett Shell will temporarily house indoor Pickleball Courts – Restaurant use to remain for future fit out.
 3. Take out parking canopy in the R.O.W revised to accommodate underground utilities - columns had to be changed from wood to steel thus resulting in changed aesthetic.
 4. Metal building color change to restaurant on northeast corner of site.
 5. Slight modification to on-site parking lot.

IID STANDARDS APPLICABLE TO PROJECT:

- UDC Section 5.12.8 General IID Zoning Option Design Standards
- UDC Section 5.12.11 Downtown Links Subdistrict (DLS)
- UDC Section 5.12.13 Warehouse Triangle Area (WTA)

Comment:

The project falls into the Warehouse Triangle Area (WTA) of the Downtown Links Subdistrict of the IID.

IID STANDARDS APPLICABLE TO PROJECT:

UDC Section 5.12.8 General IID Zoning Option Design Standards

A. Streetscape Design

1. Pedestrian Orientation

a. Architectural details at first two floor levels.

*Comment: On the east end of the site, the project designers have done an extraordinary job in developing architectural details along the pedestrian area property line at the first-floor level. While it is true that the new building proposed for the site is a simple functional building, it becomes a background for the interesting patio dining area along 7th Street and to a lesser extent, 5th Avenue. This reviewer appreciates the line of columns along 7th Street and 5th Avenue to maintain the street frontage. On the west end of the site, the Corbett building has been respectfully responded to with the maintenance of the historic north and west elevation. The landscaping proposed under the historic west portico enhances the rhythm of the dominant columns. Similarly, the landscape and hardscape corner of 6th Avenue and 7th Street has been very well done. The placement of the “Entry to Speakeasy,” tables in area “3”, and the (apparently) future “Hotel Lobby” also provide an abundance of architectural detail. **This standard has been met.***

The new indoor and outdoor uses do not seem to have a negative impact on this standard.

b. Windows and visible activity.

*Comment: Repeat comments “a. Architectural details at first floor level.” **This standard has been met.** It would be useful for this change to indoor pickle ball courts to be able to see into the activity from the street. I believe it is already possible to see into the outdoor courts. The narrative and the comments at the Neighborhood Meeting indicate that this is a temporary use that will eventually give way to a restaurant. (“It would eventually, because it's too good a space to be indoor pickle ball courts.”) In the end, the restaurant would be a use that better meets this requirement, but the temporary use meets this standard.*

c. No single plane of façade longer than 50'

Comment: This requirement is met on all sides of the project.

d. Front doors visible from the street and highlighted.

Comment: This requirement is met on all sides of the project.

e. Uses such as Commercial Services and Retail Trade that encourage street level pedestrian activity are preferred.

Comment: This standard has been met.

The pickle ball courts seem to meet the intent of this standard.

f. Construction and maintenance of sidewalks:

Comment: This requirement has been met very well by the developer. Excellent work.

g. Bus pull-outs.

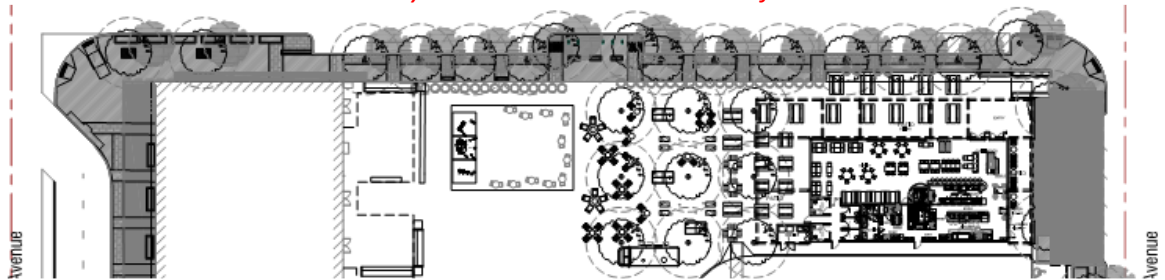
Comment: Not applicable

h. Drive-through.

Comment: There is no drive-through and the curb-side parking for pick-up on the east side of the site has been well done.

2. Shade: 50% of all sidewalks and pedestrian access paths at 2:00 PM on June 21

Comment: Based on the detailed Shade Study submitted I have verified that the developers and designers have met this shade requirement. They have done so by the combination of the historic arcade on the west side of the Corbett Building, the shade structure on the east side of Building 2 and the trees shown on the Shade Study on the north and east side of the site.



B. Development Transition Standards

1. Applicability

Comment: This standard is not applicable here. The site does not abut single-family or duplex dwellings.

2. Mitigation of Taller Structures

Comment: This standard is not applicable here. The site does not abut single-family or duplex dwellings.

C. Alternative Compliance

1. Best Practices options may be used for compliance

No Comment

D. Utilities

No Comment

E. Parking (additional detail provided here below for clarity)

1. Parking spaces may be located as follows:

a. On site; or

b. Off-site within ¼ of a mile of the project site under a shared parking agreement that is approved by the City.

2. Required vehicle and bicycle parking may be reduced pursuant to an IID Parking Plan in accordance with Section 7.4.5.A, except as modified as follows:

a. Section 7.4.5.A.3 in Permitted Uses and Types of Development does not apply. An IID Parking Plan may be used to reduce required residential parking.

b. Bike parking shall be provided when motor vehicle parking is provided. The PDSD Director may reduce the required number of bike parking spaces depending on the use, setting, and intensity of the proposal.

- c. The neighborhood meeting that is required for under Section 7.4.5.A.6.a may be held concurrently with the neighborhood meeting required by Section 5.12.6.B.
- d. Section 7.4.5.B, Downtown Parking District, does not apply.
- 3. Where Parking is provided, the parking area must comply with standards of Section 7.4.6.C and D.
- 4. Parking must be in a parking structure with ground floor of parking structure screened from view.
- 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.

b. 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.

c. Changes of use and expansion of existing structures may use site's current parking configuration.

d. Parking structures shall be designed so that parked vehicles are screened from view through incorporation of design elements including, but not limited to, landscaping, pedestrian arcades, occupied space, or display space.

The "slight modification to on-site parking lot" is acceptable in the context of previous comments.

5. Special IID Parking Agreement

Where a developer can demonstrate to the satisfaction of the PDSO that the parking options provided for in this Section are not feasible, and the City makes a specific finding that the project will have significant economic development value for the IID Sub-District in which it will be located, the following parking options are allowed as follows:

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

Comment: This reviewer is concerned about the failure of this phase of the proposed project to meet item "E. 4. Parking must be in a parking structure with the ground floor of the parking structure screened from view." This concern was expressed in the pre-submittal meeting of January 16, 2020.

The specific comment was: "8. Richard Wiehe stated that the parking is only a temporary use and will provide parking needed in the area during construction of Downtown Links. Once a new residential development is built, the parking will be put into structure, as per the long-term plan for the site. I asked that, in their formal application, they propose an enforceable mechanism to ensure that the parking would be temporary and not permanent. This application does not respond to my request: "I asked that in their formal application, they propose an enforceable mechanism to ensure that the parking would be temporary and not permanent." I understand the logic of the fact that this project "will provide parking needed in the area during construction of Downtown Links" and agree with this proposal. My question remains: how does the applicant assure Planning and Development Services Department that there will, in fact, be a second phase to this development and that the surface parking that violates the standards of the IID is indeed temporary? What happens if Phase 2, for whatever reason, is infeasible? Can the applicant provide a conceptual drawing for what Phase 2 might look like? (In addition, this would be particularly useful in assessing the future "Hotel Lobby" shown on the Building 1 Plan in this application.)

The Design team has made a substantial effort to respond to one my comments. "What happens if Phase 2, for whatever reason, is infeasible?" FORS Architecture has modified their site plan and shown many good visual examples (thank you) to demonstrate how the surface parking would be screened, presumably to demonstrate that, even if phase 2 never gets built, the screening around the surface parking lot is sufficient to mitigate the visual impact of the large surface parking. That approach is somewhat reassuring and is appreciated. My only suggestion is that the western screening ('30" high dense landscape shrub') should be increased in height to 42", reducing to 30" as it encroaches on the Site Visibility Triangle at the first entry to the parking lot. 42" would ensure that there is no visibility of the parking lot from the historic west façade of the Corbett Building.

There is no reason for the applicant to re-submit a site plan if they agree to this small increase in height in the landscape shrub border. I will check for this in the final CD's permit set.

It should be noted that my other request for "how does the applicant assure Planning and Development Services Department that there will, in fact, be a second phase to this development and that the surface parking that violates the standards of the IID is indeed temporary?" has not been responded to. But the mitigation of that surface lot will suffice for my concerns. It is my real hope that there is a Phase 2 of this development. The land is too valuable to use for surface parking.

These concerns persist in the mind of the reviewer.

UDC Section 5.12.11 Downtown Links Subdistrict (DLS)

A. Sub-Areas:

Comment: No action required.

B. Required Use and Development Standards:

Comment: No action required.

C. Permitted Uses: *Comment: This Standard as per table 5.12-DLS-1 has been met.*

D. Use Specific Standards: *Comment: This Standard as per table 5.12-DLS-1 has been met.*

E. Downtown Links Roadway: *Comment: This Standard as per the site plan has been met.*

F. Historic Preservation: Comment: The project complies with the Historic Preservation requirements by proposing to retain and preserve the one building on the site that is a "Contributing" structure to the "Historic Warehouse National Register" listing. This has been done very well and it is commendable that this excellent historic building is being re-purposed. The remaining structures on the site are non-contributing and may be demolished as per the IID. The new indoor and outdoor uses do not seem to have a negative impact on this standard.

G. Loading, Solid Waste, Landscaping, and Screening: *Comment: The Development Package submitted appears to comply with the Development Standards of this site. That determination is being made by other Planning & Development Services Department staff.*

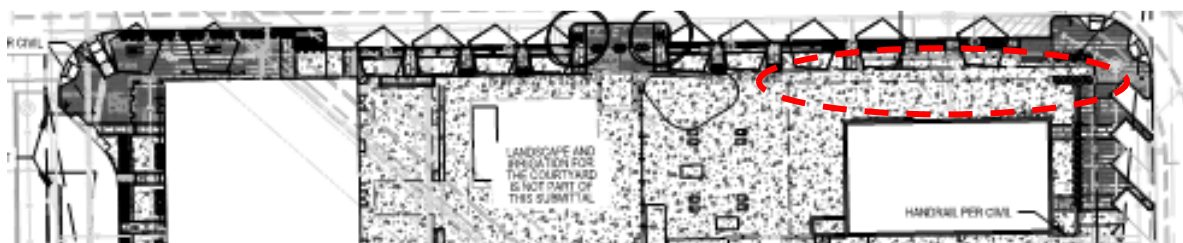
H. Solar Exposure: *Comment: The project meets the solar exposure requirements as described in Table 5.12-DLS-3.*

I. Parking: *Comment: See E. Parking discussion above.*

J. Alleyways and Pedestrian Access Lanes: *Comment: There are no alleyways. No action required.*

UDC Section 5.12.13 Warehouse Triangle Area (WTA)

*1. Building Placement: Comment: As per 5.12 WTA-1, The "Build-to" line is zero meaning the "building" should be located at the property line along 7th Street and 5th Avenue. In this case, the "building" is located further back to the south and to the west. However, it is this reviewer's opinion that the covered structured patio on the north and east effectively functions as part of the "building" and provides a strong measure of pedestrian and street life, a goal of a previous section of the IID. Nonetheless, it appears as if the columns of the outdoor patio sit several feet south and west of the actual property line. Given the fact that the Corbett Building sits directly on the north property line, it would be a stronger urban design gesture and match the language of 5.12 WTA-1 if the patio columns were directly ON the north and east property lines. The revised submission extends the column line to the north on to the north property line. Quoting from Comment Response document: "Patio has been extended to align with the north property boundary creating the required zero build-to line. Reference page 6 and page 74 of revised IID for revised covered patio graphics. Also reference page 71 of revised IID for final site Development Plan depicting new covered patio location."
*This responds to my comment and makes it a stronger project. Thank you.**



2. Building Heights, Floor Uses: As per Table 5.12-WTA-2:

- The maximum building height is 160' or 14 stories. The proposed structure is well below that height. Comment: No action required.
- The first-floor ceiling height is prescribed to be 12'-0". Comment: This standard is met.
- The minimum building height at build-to line is 25'. Comment: The proposed project deviates from this standard, but the development in the context of the historic Corbett Building is an appropriate response. Based on "Best Practices," in the context of the Miller Surplus building directly to the north, **this deviation from 5.12-WTA 2 seems to be an acceptable proposal.**
- A 20' setback above two stories is required for the high-rise portion of the building on the Streets (6th Street and 5th Avenue). Comment: No action required.
- Ground floor uses: Comment: This standard is met.

3. Lot coverage, Open Space, Pedestrian Access: Comment: The Lot Coverage, Open Space and Landscape requirements of Section 5.12-WTA-3 have all been met. No action required.

4. Building Massing Standards: Comment: The Standards listed in Table 5.12-WTA-4 have been met. No action required.

Submitted by:



Corky Poster, Architect/Planner, Poster Mirto McDonald
City of Tucson, Design Professional