

## Design Professional Review Comments

**Date:** 10 March 2022

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

**From:** R. Fe Tom, AIA, Design Professional

**Project:** **Case # IID-21-02**  
 Project Name: The Bautista  
 Address: 165 South Linda Ave. Tucson, AZ  
 85745  
 Parcel #: 116-20-637A  
 Related Activity Number: # DP21-0157,  
 T21PRE0091

**Re:** Design Professional IID Major Review Comments for Case # IID-21-02

The purpose of this review is to provide a Major Design Review of Infill District Case # IID-21-02: 165 S Linda Ave, dated 3/2/2022. This is the second submittal for the project. This project is located within the Downtown Infill Incentive District, within the Downtown Core Sub-district, within the Rio Nuevo area. Below are my comments:

UDC ARTICLE	OBSERVATION	COMMENTS
<b>5.12.7: RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS</b>		
<b>5.12.7.A: Applicability</b> Project is within the District per Zoning and shall comply with standards.		
<b>5.12.7.B: Permitted Uses and Building Heights</b>		
1. the regulations and standards of the underlying zoning apply in the RNA.	<ul style="list-style-type: none"> <li>• Project complies with zoning standards</li> </ul>	<ul style="list-style-type: none"> <li>• Complies</li> </ul>
2. New drive-in or drive-through facilities are not permitted (ref. exceptions)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>5.12.7.C: Building Design Standards</b>		
1. The proposed shall respect the scale of those buildings located in the development zone.	<ul style="list-style-type: none"> <li>• Building is located adjacent to a 5-6 story residential building, near a 4-5 story residential building, and a single story commercial development.</li> <li>• Other surrounding multistory commercial/ office/residential developments surrounding.</li> </ul>	<ul style="list-style-type: none"> <li>• Complies</li> </ul>
2. Prevailing setback existing within development zone	<ul style="list-style-type: none"> <li>• none</li> </ul>	<ul style="list-style-type: none"> <li>• Complies</li> </ul>

3. Scale defining architectural elements or details at first two floor levels	<ul style="list-style-type: none"> <li>Extended arcade at the east/west elevation for pedestrian shaded walkway. Architectural details are repeated at the north and south elevations within the Paseo walkway.</li> <li>Materials include cool tone off-white stucco, dark bronze windows/doors/shade trellis', accented clay tile roof, decorative paving, metal railings.</li> <li>Varying details at elevations create visual interest at first two floors</li> </ul>	• Complies
4. Visible activity at the ground floor level, min. 50%	<ul style="list-style-type: none"> <li>Facade elevations (at commercial/retail spaces) provide windows/window displays to that activity is visible at ground floor level.</li> </ul>	• Complies
5. Facade may not be longer than 50' w/o architectural relief/detail.	<ul style="list-style-type: none"> <li>Windows/arcades/trellises present at street level facade</li> </ul>	• Complies
6. Exterior building/window lighting.	<ul style="list-style-type: none"> <li>none</li> </ul>	• Complies
7. Commercial front doors visibly highlighted.	<ul style="list-style-type: none"> <li>Awning provided at one entrance.</li> <li>Each commercial space along Linda Ave. have double door entry's and individual light fixtures.</li> </ul>	• Complies
8. Historic Buildings	<ul style="list-style-type: none"> <li>N/A</li> </ul>	• N/A
9. Protection from heat and glare	<ul style="list-style-type: none"> <li>Methods include inset exterior windows and doors at balconies or arcades, high solar reflectance TPO roofing and light colored building material.</li> </ul>	• Complies
10. Safe and adequate vehicle parking	<ul style="list-style-type: none"> <li>Subgrade parking provided for residential use and commercial parking located along Linda. Separation of short-term vs. long-term parking provided safe adequate parking.</li> </ul>	• Complies
11. Adequate shade	<ul style="list-style-type: none"> <li>Shade provided through varying means: trees, vegetation, shade structures, trellis, arcades.</li> </ul>	• Complies
12. Colors	<ul style="list-style-type: none"> <li>Colors and materials are identified within the submittal.</li> <li>Scheme is consistent with other building located within the Mercado District.</li> </ul>	• Complies
13. Materials/patterns/elements related to context	<ul style="list-style-type: none"> <li>Materials/ patterns and elements have been included within the package. Material/patterns/elements are in context with surrounding examples, specifically with those present within the Mercado District.</li> </ul>	• Complies
14. Mixed activity	<ul style="list-style-type: none"> <li>Commercial/retail and restaurant spaces at first floor with residential above providing mix of activity.</li> </ul>	• Complies
15. Access to commercial and residential uses	<ul style="list-style-type: none"> <li>Access to commercial spaces is from sidewalk at first floor.</li> <li>Residential access is at first floor and above.</li> </ul>	• Complies
<b>5.12.7.D: Site Design</b>		
<b>1. Vehicular Circulation</b>		
a. PAAL circulation	<ul style="list-style-type: none"> <li>none</li> </ul>	• Complies

b. Vehicular ingress/egress	• none	• Complies
<b>2. Parking</b>		
a. Parking Standards	• Applicant has included an IPP application	• Pending IPP decision
b. Screening	• Majority of parking is below grade	• Complies
c. Employee Parking	• Parking for employees not explicitly identified.	• Pending IPP decision
<b>3. Plazas and Open Space</b>		
a. Plazas and Pedestrian Nodes	<ul style="list-style-type: none"> <li>• Courtyards and public outdoor landscaped areas calculations have been provided in the response letter:                             <ul style="list-style-type: none"> <li>○ Required 5% GFA: 14,341 sf</li> <li>○ Provided: 39,057 sf</li> </ul> </li> </ul>	• Complies
b. Viewshed Corridors	• Viewshed corridor identified as the 'Paseo', nicely opens up toward the Santa Cruz River and Downtown beyond. Views are highlighted at this pedestrian plaza.	• Complies
c. Linkages	<ul style="list-style-type: none"> <li>• Linkage provided through the 'Paseo' toward the riverfront (east end) and throughout the Mercado development (headed toward the west end..</li> <li>• Linkage to public transit and to Cushing Street/Congress street corridors.</li> </ul>	• Complies
b. Shade	• Shade study provided showing 54% shade provided per requirement.	• Complies
<b>5.12.8: GENERAL IID ZONING OPTION DESIGN STANDARDS for a Major Design Review</b>		
UDC Article	OBSERVATION	COMMENTS
<b>A. Streetscape Design</b>		
<b>1. Pedestrian-orientation</b>		
Project shall comply with all UDC Sections 5.12.8.A.1.a through 5.12.8.A.1.h		
a. Architectural elements/details at the first 2 floor levels.	• Reference preceding RNA comment	• Complies
b. Provide window, window displays, or visible activity on at 50% of the frontage.	• Reference preceding RNA comment	• Complies
c. Façade shall be no longer than 50' without architectural details	• Reference preceding RNA comment	• Complies
d. Front door shall be visible from the street and visually highlighted by graphic, lighting or similar features	• Reference preceding RNA comment	• Complies

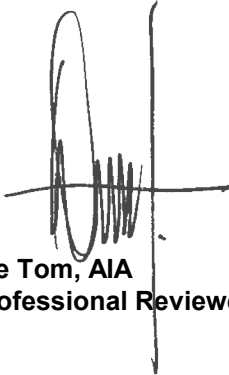
e. Retail/Commercial Trade Uses that encourage street level pedestrian activity are preferred on the 1st floor of multi-story buildings	<ul style="list-style-type: none"> <li>• Reference preceding RNA comment</li> </ul>	<ul style="list-style-type: none"> <li>• Complies</li> </ul>
f. Sidewalks	<ul style="list-style-type: none"> <li>• Sidewalk provided at perimeter of building.</li> <li>• Sidewalks/pathways have been provided to link with nearby properties and various amenities.</li> </ul>	<ul style="list-style-type: none"> <li>• Complies</li> </ul>
g. To the extent practicable, bus pull-out shall be provided where bus stops are currently located	N/A	
h. If Drive-Through service is proposed, it shall not interfere with pedestrian access to site from right-a-way	N/A	
<b>2. Shade</b>		
a. Shade shall be provided for at least 50% of all sidewalks and pedestrian paths	<ul style="list-style-type: none"> <li>• Reference preceding RNA comment</li> </ul>	<ul style="list-style-type: none"> <li>• Complies</li> </ul>
<b>B. Development Transition Standards</b>		
<b>1. Applicability</b>		
Where a project abuts an affected residential property or duplex dwelling the developing site shall comply with this section		
<b>2. Mitigation of Taller Structures</b>		
a. Within the GIIS; the maximum building height is 25 feet within 30 feet of the property line adjacent to an affected residential property.	<ul style="list-style-type: none"> <li>• N/A, site is not adjacent to residential property.</li> </ul>	
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 the mass so that the building mass of the façade is less	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	

imposing.		
c- d. Reduce views into adjacent residential yards from 2 <sup>nd</sup> floor windows and balconies	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	
e. Buildings shall be oriented so as to reduce views onto an affected residential property	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	
f. Buffers and/or screening shall be provided between a developing site and affected residential properties	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	
<b>3. Mitigation of Service Areas</b>		
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.	<ul style="list-style-type: none"> <li>• Update trash services areas have been included with the submittal: <ul style="list-style-type: none"> <li>○ 4 trash rooms are located within the building. Each containing containers to be rolled out on trash pick-up day.</li> <li>○ Dumpster located at the southwest corner of the building.</li> </ul> </li> <li>• Trash areas are located in confined spaces and the dumpster is located away from spaces with heavy pedestrian activity. Thus mitigating nuisance, hazard and limits offensive odors to pedestrians/residences.</li> <li>• Owner shall ensure trash that is being wheeled out for collection, is then returned to trash room on the same day as collection to further mitigate nuisance or hazard.</li> </ul>	<ul style="list-style-type: none"> <li>• Complies, shall also comply with Environmental Service for approval (refer to comment 5.12.10.D.2.)</li> </ul>
<b>4. Mitigation of Parking Facilities</b>		

<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"> <li>• Underground parking provided.</li> </ul>	<ul style="list-style-type: none"> <li>• Complies</li> </ul>
<p><b>C. Alternative Compliance</b></p>		
<p>1-2. The PDS 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"> <li>• none</li> </ul>	<p>Complies</p>
<p><b>D. Utilities</b></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"> <li>• Provide drawing for approval from City agencies.</li> </ul>	
<p><b>E. Parking</b></p>		
<p>1.a- 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"> <li>• Parking has been provided onsite.</li> <li>• Per the IPP total required 375, total parking provided (requested reduction) is 370.</li> </ul>	<ul style="list-style-type: none"> <li>• Pending IPP decision</li> </ul>
<p>2.a-d.: Required vehicle and bicycle parking may be reduced pursuant to an IID Parking Plan in</p>	<ul style="list-style-type: none"> <li>• 46 total short term spaces and 199 long term spaces required.</li> <li>• 50 provided thought site, 131 are provided in apartment units and 68 stalls located in the parking garage.</li> </ul>	<ul style="list-style-type: none"> <li>• Request to modify locations of short term bicycle parking shall be reviewed by PDS Director per section 7.4.10 and section 3.3.3. of the UDC.</li> </ul>

accordance with Section 7.4.5.A.		
3. Where Parking is provided, the parking area must comply with the standards of Section 7.4.6.C and D.	<ul style="list-style-type: none"> <li>• Provided per 7.4.6.C &amp; D.</li> </ul>	<ul style="list-style-type: none"> <li>• Complies</li> </ul>
4. Parking must be in a parking structure with the ground floor of the parking structure screened from view.	<ul style="list-style-type: none"> <li>• Majority of parking located below grade additional short term parking located street side.</li> </ul>	<ul style="list-style-type: none"> <li>• Complies</li> </ul>
<b>5.12.10 DOWNTOWN CORE SUBDISTRICT (DCS)</b>		
<b>A. Permitted Uses</b>		
Per Section 5.12.9.A.	<ul style="list-style-type: none"> <li>• Proposed uses: Multi-family, Retail, Restaurant</li> </ul>	<ul style="list-style-type: none"> <li>• Complies</li> </ul>
<b>B. Standards</b>		
1. Max building height may be increased up to 60'.	<ul style="list-style-type: none"> <li>• none</li> </ul>	<ul style="list-style-type: none"> <li>• Complies</li> </ul>
2. I-1 and I-2 allowable height.	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
3. Landscaping shall be in accordance with the City's drought-tolerant plant list.	<ul style="list-style-type: none"> <li>• Verify compliance with City requirements.</li> </ul>	<ul style="list-style-type: none"> <li>• none</li> </ul>
4. Bicycle Parking	<ul style="list-style-type: none"> <li>• Required number of spaces provided, location of spaces shall be verified with PDSD director.</li> </ul>	<ul style="list-style-type: none"> <li>• none</li> </ul>
5. Encourage compliance with UDC section 7.7: NPP	<ul style="list-style-type: none"> <li>• Planting is non-native and does not meet NPP. Compliance is encouraged, however not required.</li> </ul>	<ul style="list-style-type: none"> <li>• Complies</li> </ul>
6. RNA Compliance	<ul style="list-style-type: none"> <li>• Refer to preceding RNA Comments</li> </ul>	<ul style="list-style-type: none"> <li>• none</li> </ul>
<b>C. Exemptions</b>		
1-8.	<ul style="list-style-type: none"> <li>• Applicant shall review this section with respect to request for particular request for exemptions. In particular item 2.</li> </ul>	<ul style="list-style-type: none"> <li>• none</li> </ul>
<b>D. Other Permitted Modifications</b>		
1. Pedestrian Access	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
2. Solid Waste Collection	<ul style="list-style-type: none"> <li>• Per UDC: <i>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.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Approval for modifications to collections shall be made and approved by Environmental Services.</li> </ul>

**This concludes the Major Design Review of Infill District Case # IID-21-02. As the Design Professional I recommend Approval of the project conditional to the required approval needed by coordinating COT departments/reviewers. Those have been noted within the comments of this review.**

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**Richard Fe Tom, AIA  
Design Professional Reviewer**