



1640 E River Road, Ste 206  
Tucson, AZ 85718  
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www.lrd-az.com

# BAUTISTA MIXED-USE PROJECT

165 South Linda Avenue, Tucson, AZ 85745

**IID-DRC PRESENTATION**

**Case # IID-21-02**

**Related Activity Number: #DP21-57, T21PRE0091**

03.22.2022



**OWNER:**

PEG TUC BAUTISTA, LLC  
ATTN: Trevor Ellis  
180 N. University Ave., Suite 200  
Provo, UT 84601

**PREPARED FOR:**

City of Tucson, Planning and Development Services  
201 N Stone Ave,  
Tucson AZ 85701

**PREPARED BY:**

Lizard Rock Designs, LLC  
1640 E River Road, Suite 206,  
Tucson, AZ 85718

# 01\_ PROJECT STATEMENT



The Bautista is part of a Mercado District Project under development by the Gadsden Company in partnership with Peg Companies. The project is located between Congress Street and Cushing Street at South Linda Avenue. The 5.5 acre lot is currently vacant land.

The Bautista is a 256 unit multi-family residential project with 10,433 square foot commercial space on the street level and a 5,876 square foot restaurant.

The project will encourage pedestrian connectivity by extending a Paseo from the Monier Apartment building through the future Mercado Centro to an open courtyard area in the center of the Bautista and the Santa Cruz River Park.

The Bautista is comprised of two connected buildings over a single story parking garage. The parking garage will provide parking stalls and secure bicycle parking for the residence. The balance of required parking will be provided by on street parking. The proposed architecture offers shaded accessible arcades along Linda Avenue, four courtyards for Tenant use and open Breezeways within each of the buildings. The scale and style of the design has been modeled on that of traditional Tucson architecture using materials and color pallet that reinforce the local vernacular.

# 02\_ AERIAL PHOTOGRAPHS OF SUBJECT PROPERTY



# 02\_ PHOTOGRAPHS OF EXISTING CONDITIONS

## PROJECT SITE

The existing conditions looking from the north side of the site show a parking area with adjacencies to the Diamond Street Loop bike path on the west and South Linda Avenue on the east. There are views of office space directly to the south and commercial space to the southwest.



KEY PLAN



NORTH ELEVATION - ARIEL



NORTH ELEVATION – STREET LEVEL – 8-13-2021

# 02\_ PHOTOGRAPHS OF EXISTING CONDITIONS

PROJECT SITE

The existing conditions looking from the east side of the site show vacant land on the north side of the site and a slope down to the bike path on the east side of the site. To the west and northwest are multifamily residential with single family residential beyond.



KEY PLAN



EAST ELEVATION – ARIEL



EAST ELEVATION – STREET LEVEL – 8-13-2021

# 02\_ PHOTOGRAPHS OF EXISTING CONDITIONS

PROJECT SITE

The existing conditions looking from the south side of the site show drainage to the south of the site. To the northwest is multifamily residential and to the north is single family residential.



KEY PLAN



SOUTH ELEVATION - ARIEL



SOUTH ELEVATION – STREET LEVEL – 8-13-2021

# 02\_ PHOTOGRAPHS OF EXISTING CONDITIONS

PROJECT SITE

The existing conditions looking from the west side of the site show South Linda Avenue to the west. The Santa Cruz River and the Diamond Street Loop are beyond the street to the east.



KEY PLAN



WEST ELEVATION



WEST ELEVATION – STREET LEVEL – 8-13-2021

## 02\_ PHOTOGRAPHS OF EXISTING CONDITIONS

Bike Path

The existing conditions looking from the west side of the site show South Linda Avenue to the west. The Santa Cruz River and the Diamond Street Loop are beyond the street to the east.





## 03\_ PROJECT STATEMENT



View from Paseo towards Apartment Building Entry.



View from Linda Ave to main Paseo entry.



Interior Courtyards

# 01\_ PROJECT STATEMENT

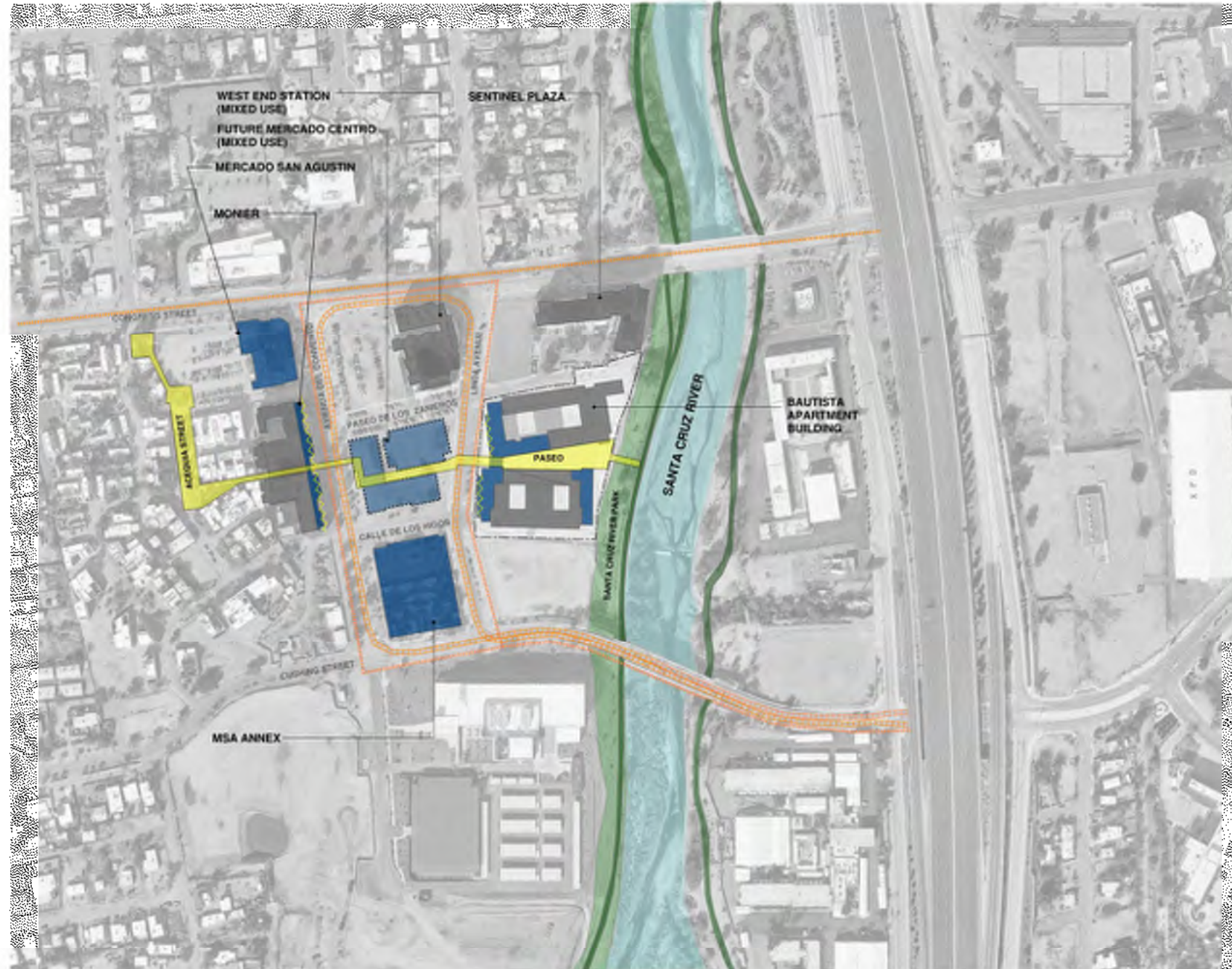
As part of the Infill Incentive District overlay, the project has address pedestrian connectivity to existing amenities including the Loop and Santa Cruz River. The Commercial spaces on the First Level along Linda Avenue will welcome street activity as well as a destination restaurant accessible through the Paseo that fronts the Santa Cruz River.










View from Linda Avenue towards building entry Shade Arcades.

# 02\_PROJECT STATEMENT

## PEDESTRIAN CONNECTIVITY



### LEGEND

-  PASEO
-  RESIDENTIAL
-  COMMERCIAL
-  STREET CAR
-  BUS
-  SHADED ARCADE
-  THE LOOP BIKE PATH

# 03\_ PRECEDENTS

PROJECT: Monier Apartment Building  
LOCATION: 160 South Avenida del Convento, Tucson, AZ 85745  
DATE: 2021



# 03\_ PRECEDENTS

PROJECT: Sentinel  
LOCATION: 125 S Linda Ave, Tucson, AZ 85745  
DATE: 2021



04\_RENDERINGS & EXTERIOR ELEVATIONS



VIEW FROM LINDA AVE TOWARDS BUILDING ENTRY



VIEW FROM LINDA AVE TOWARDS PASSEO ENTRY



VIEW FROM THE PASEO TOWARDS BUILDING ENTRY



VIEW OF AN INTERIOR COURTYARD



VIEW FROM LINDA TOWARDS COMMERCIAL ARCADE

# 04\_RENDERINGS & EXTERIOR ELEVATIONS



**EAST ELEVATION** 3/32" = 1'-0"



**Clay tile roof:**  
 MCA Clay Roof Tile:  
 Classic "S"  
 1/3 B330-R Old Santa Barbara Blend  
 1/3 2F45-SC Tobacco Sand Cast  
 1/3 2F45CC16D Tierra Brown Smooth

**Windows, Doors and shade trellis:**  
 (Milgard) Bronze

**Stucco:** Origami,  
 S-213 Base A  
 P-213 Light Base



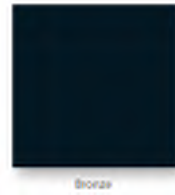
**SOUTH ELEVATION** 3/32" = 1'-0"





Restoration Hardware, vintage barn, zinc color, at every commercial entry, full cut-off light fixture.

# 04\_RENDERINGS & EXTERIOR ELEVATIONS



Windows, Doors and shade trellis:  
(Milgard) Bronze

Stucco: Origami,  
S-213 Base A  
P-213 Light Base



WEST ELEVATION

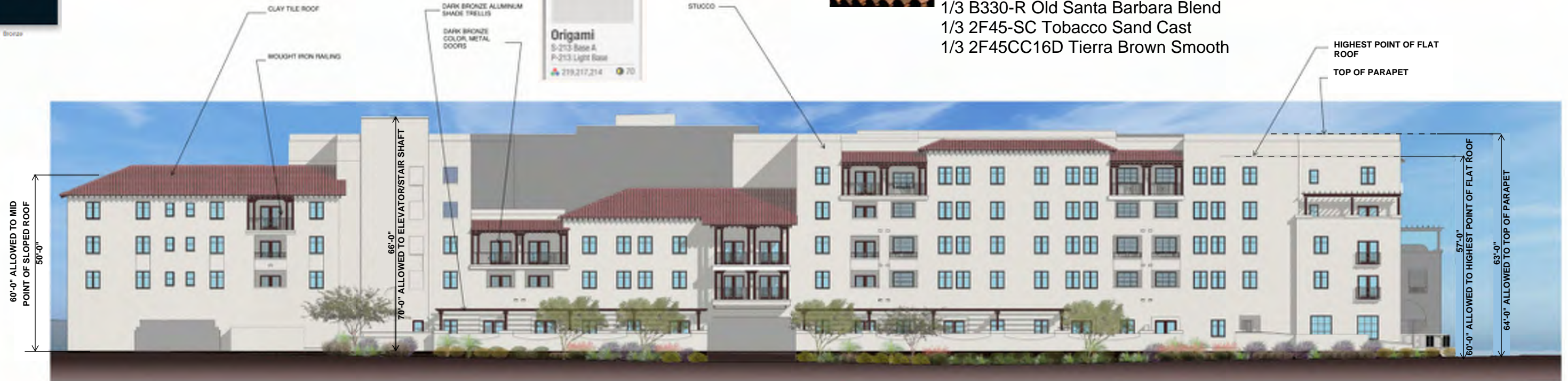


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MCA Clay Roof Tile:  
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1/3 B330-R Old Santa Barbara Blend  
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Scale



NORTH ELEVATION



Scale



# 04\_RENDERINGS & EXTERIOR ELEVATIONS



3. RETAIL SIGN AT AWNING OF BE LOCATED TO THE RIGHT OF THE ENTRY DOOR.

WEST ELEVATION

2. THE BUILDING NAME SIGN WILL BE LOCATED CENTERED ON THE ARCH



NORTH ELEVATION



# 04\_RENDERINGS & EXTERIOR ELEVATIONS

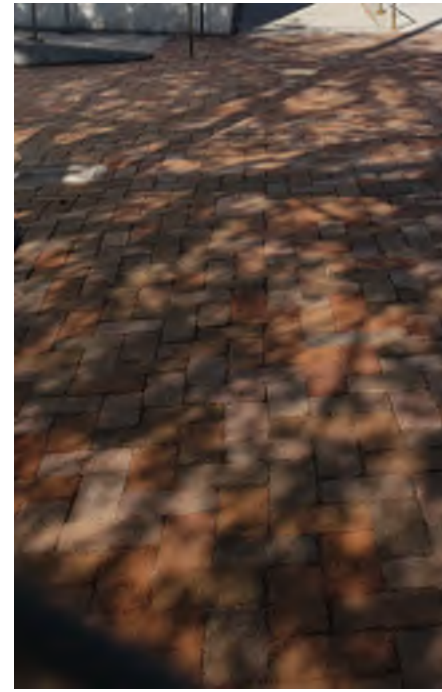
CLAY TILE ROOFING



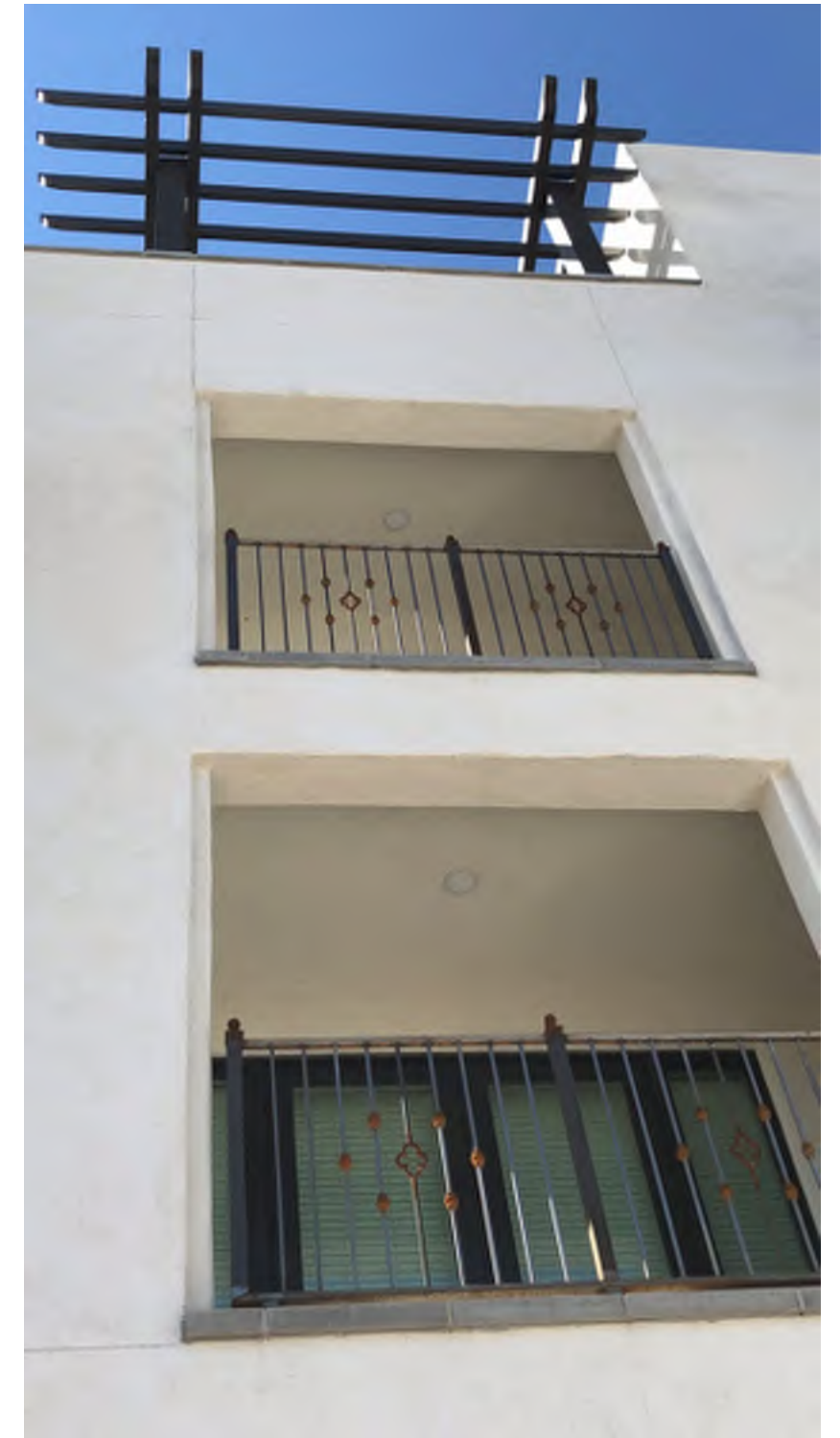
DARK BRONZE PAINTED WOOD AND ALUMINUM SHADE TRELLIS



DECORATIVE PAVING



DECORATIVE WROUGHT IRON BALCONY RAILINGS





### 3. Existing and proposed site conditions and uses, including any available on-street parking.

#### EXISTING

A temporary, chip seal parking lot exists on the site. This lot was constructed several years ago as temporary parking for the El Rio Health Center while the health center was ongoing construction activities that limited onsite parking. The lot is now rarely used on a case-by-case basis for event parking and that event parking can be accommodated on Block 4A immediately north of the Mercado San Agustin Annex site.

Street parking is available along Avenida del Convento, Paseo de los Zanjeros and Linda Ave. Portions of the street parking on Avenida del Convento and Paseo de los Zanjeros are utilized regularly, while street parking along Linda Avenue is rarely used.

#### PROPOSED

A one level, basement parking structure is proposed on the Bautista Plaza site. This garage provides for parking for the residential apartment units onsite.

The parking for the Bautista retail and restaurant uses will be provided for by:

- 1) Linda Avenue On-Street Parking (31 spaces)
- 2) Block 2 Temporary Parking Lot (approximately 60 spaces)
- 3) Block 1A Temporary Parking Lot (approximately 100 spaces)



**GENERAL NOTES**

1. REFER TO CIVIL DRAWINGS FOR SITE IMPROVEMENT WORK AND PLANTER INFORMATION.
2. REFER TO CIVIL DRAWINGS FOR LANDSCAPE PLAN FOR DECORATIVE TILE.
3. REFER TO CIVIL DRAWINGS FOR STAIR, RAMP AND TRASH ENCLOSURE DETAILS.
4. REFER TO ELECTRICAL FOR ALL ELECTRICAL EQUIPMENT.
5. REFER TO STRUCTURAL FOR ALL STRUCTURAL FRAMINGS.
6. REFER TO SHEET A1.03 FOR ALL FLOOR SLOPES. HANDRAILS SHALL COMPLY WITH SECTION 1014.4, IBC 1014.2; HEIGHT 36".
7. GUARDRAILS SHALL COMPLY WITH SECTION 1015.3, IBC 1014.2; HEIGHT 42".
8. SITE IMPROVEMENT WORK BEYOND PROPERTY LINE IS PER LICENSE AGREEMENT BETWEEN PROPERTY OWNERS, COT AND PIMA COUNTY.
9. REFER TO CIVIL AND SHEET A8.10/A8.11 FOR ALL SITE SIGNAGE.



1840 W. RIVER BL  
SUITE 200  
TUCSON, AZ 85718  
T: 520.882.4442

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**KEYNOTES**

03 05	DECORATIVE CONCRETE TOPPING SLAB AT PASEO AND COURTYARDS
03 08	CONCRETE ACCESS RAMP, SCD.
03 09	CONCRETE PLANTER SCD.
03 10	CONCRETE FIREPLACE SCD, SPD.
03 11	CONCRETE FOUNTAIN AND BBQ AREA WITH SINK SCD, SPD.
03 12	CONCRETE FOUNTAIN SCD, SPD.
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03 14	CONCRETE STAIR SCD.
03 16	CONCRETE BOLLARD TYP.
03 17	TRASH ENCLOSURE, REFER TO CITY OF TUCSON DEVELOPMENT STANDARD NO. 6-01.0 DETAILS FOR BOLLARD, SLAB ON GRADE AND CMU SCREEN WALL SPECIFICATIONS AND CONSTRUCTION
04 01	24" X 24" CMU PIER TYP AT FENCE, SCD.
05 04	DECORATIVE METAL PICKET FENCE WITH 6" X 6" METAL POSTS SCD.
06 09	PERGOLA WITH ALUMINUM SLATS AND 8" X 8" WOOD POSTS SCD, SSD.
07 19	FABRIC CANOPY WITH COLUMNS SCD.
22 16	AREA DRAIN TYP, SPD.
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26 02	J2 CABINET, SED.
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32 21	TALLOW CONTAINER.
32 22	FLOOR DRAIN WITH HOSE BIBB, SPD.
32 23	PROPERTY LINE SCD.
32 24	PERIMETER GARAGE BOUNDARY BELOW

**BAUTISTA APARTMENTS**  
165 S. LINDA AVE, TUCSON, AZ 85745

100% CONSTRUCTION DOCUMENTS,  
FOR PERMIT 12.01.2021

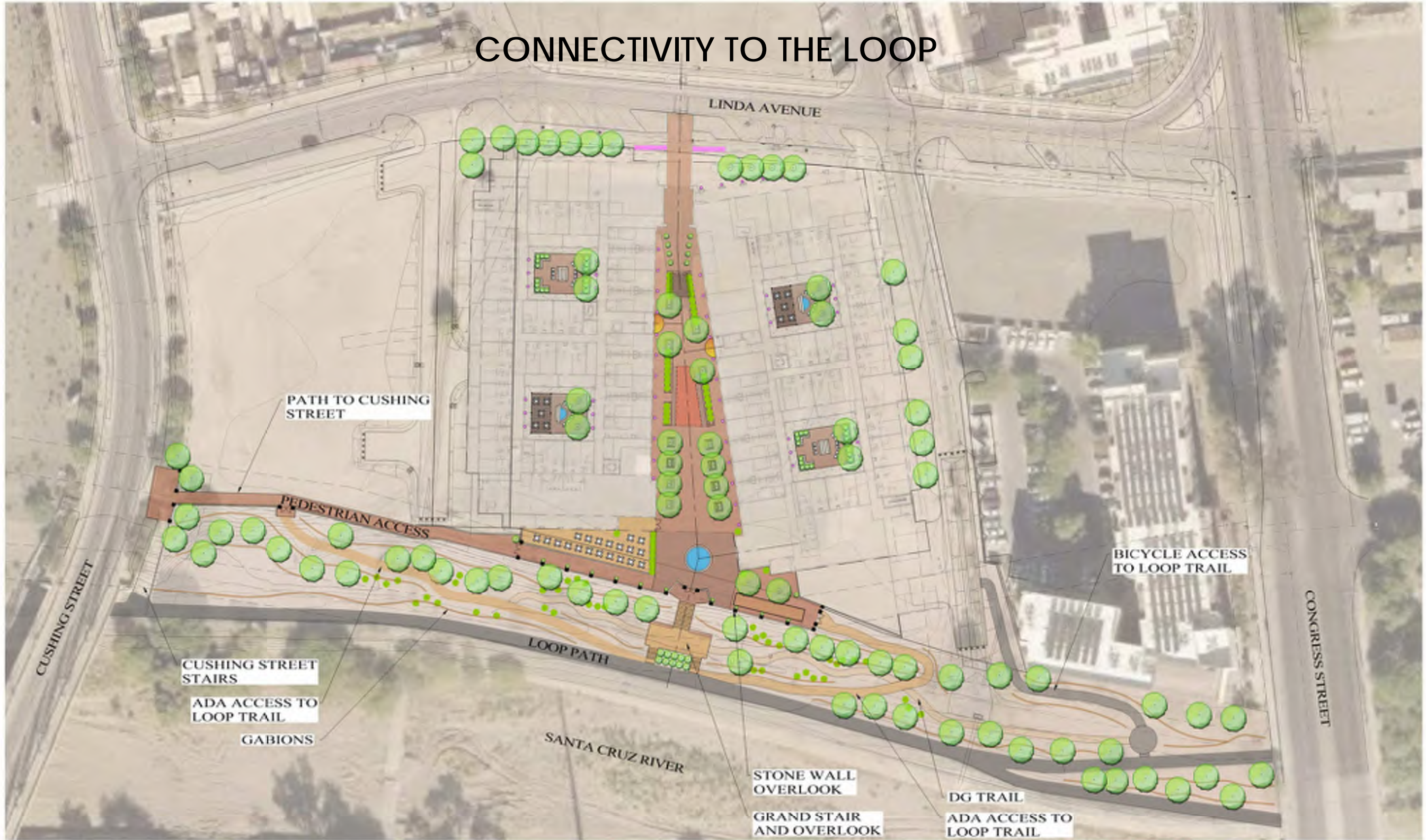
REVISION/RELEASE DATE	
Issue Date	Project Status
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LRD JOB NO: 813.02  
CLIENT NUMBER:

SITE PLAN

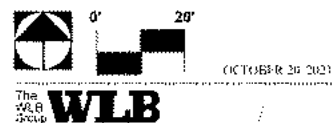
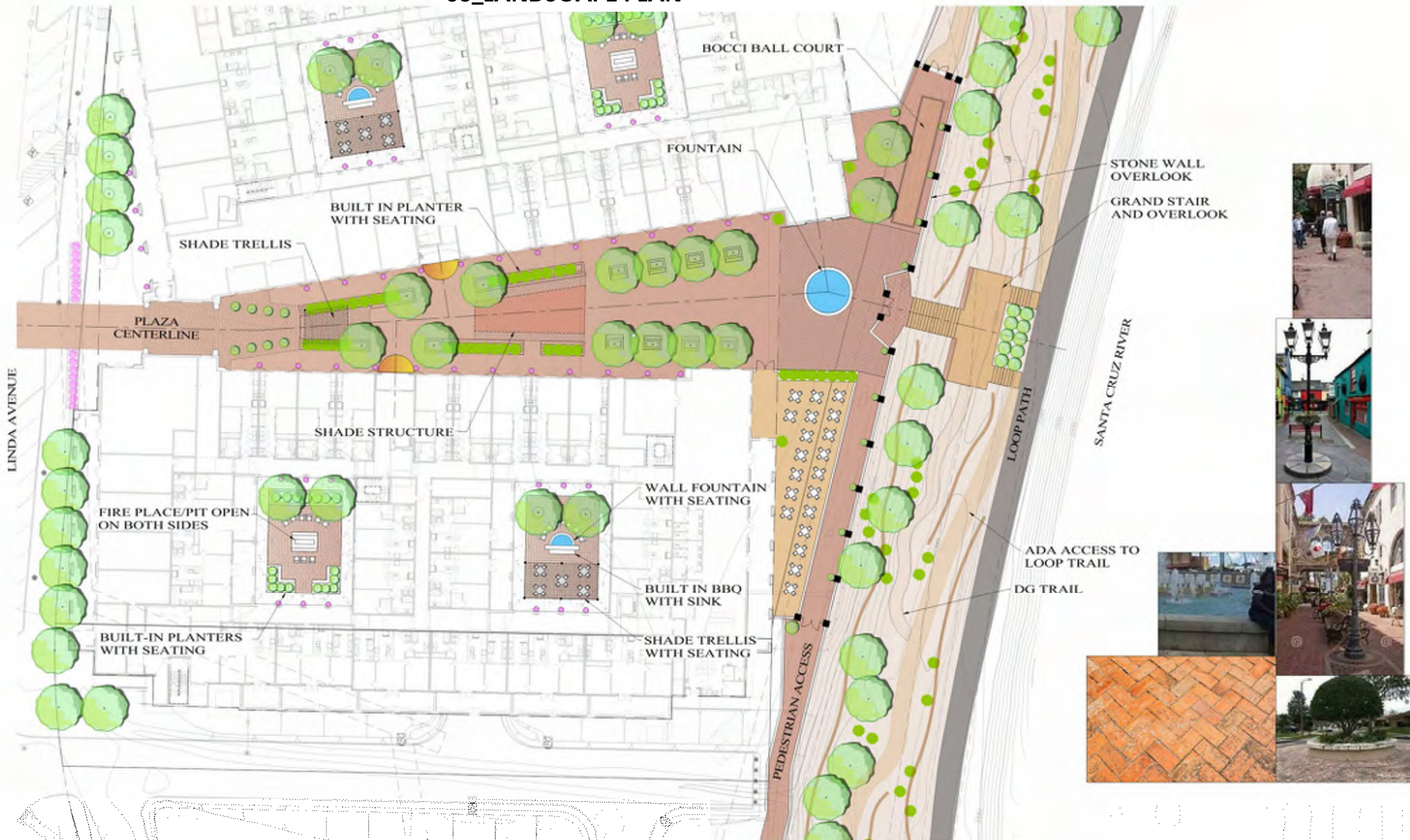
# 02\_PROJECT STATEMENT

## CONNECTIVITY TO THE LOOP



CONCEPTUAL PLAN  
BAUTISTA PLAZA

# 05\_LANDSCAPE PLAN



BAUTISTA APARTMENTS IID-DRC PRESENTATION

CONCEPTUAL PLAN  
BAUTISTA PLAZA

**TRASH ROOM #2**  
25'-0" x 26'-0"

**TRASH ROOM #3**  
12'-6" x 25'-9"

**TRASH ROOM #1**  
12'-6" x 19'-3"

**TRASH ROOM #4**  
19'-6" x 25'-0"

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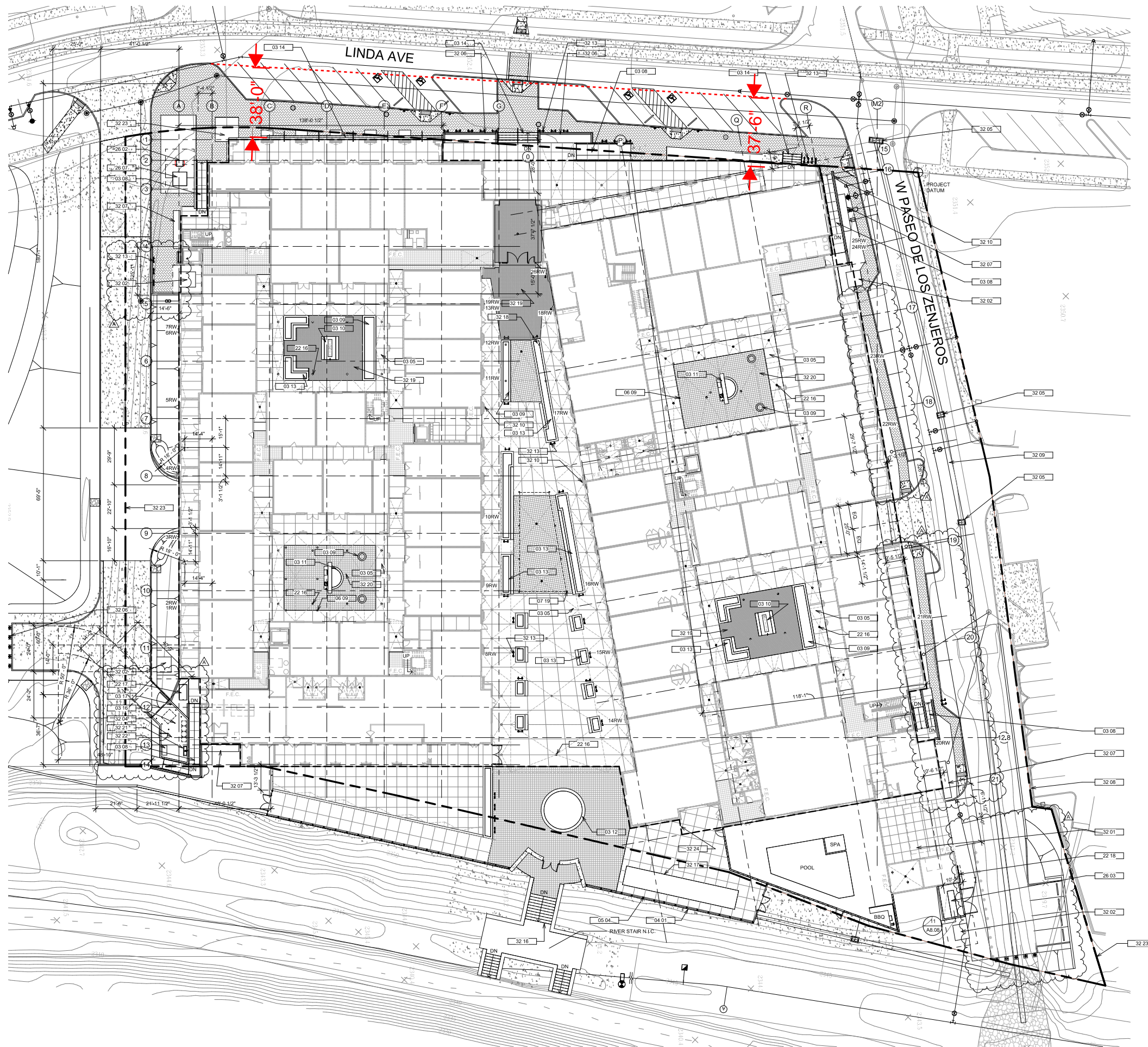
LRD JOB NO: 813.02  
CLIENT NUMBER:

SITE PLAN

1 SITE PLAN  
SCALE: 1" = 20'-0"

**BAUTISTA TRASH ROOMS AND PATHS FROM TRASH ROOMS TO SIDEWALK.**

**A1.01**



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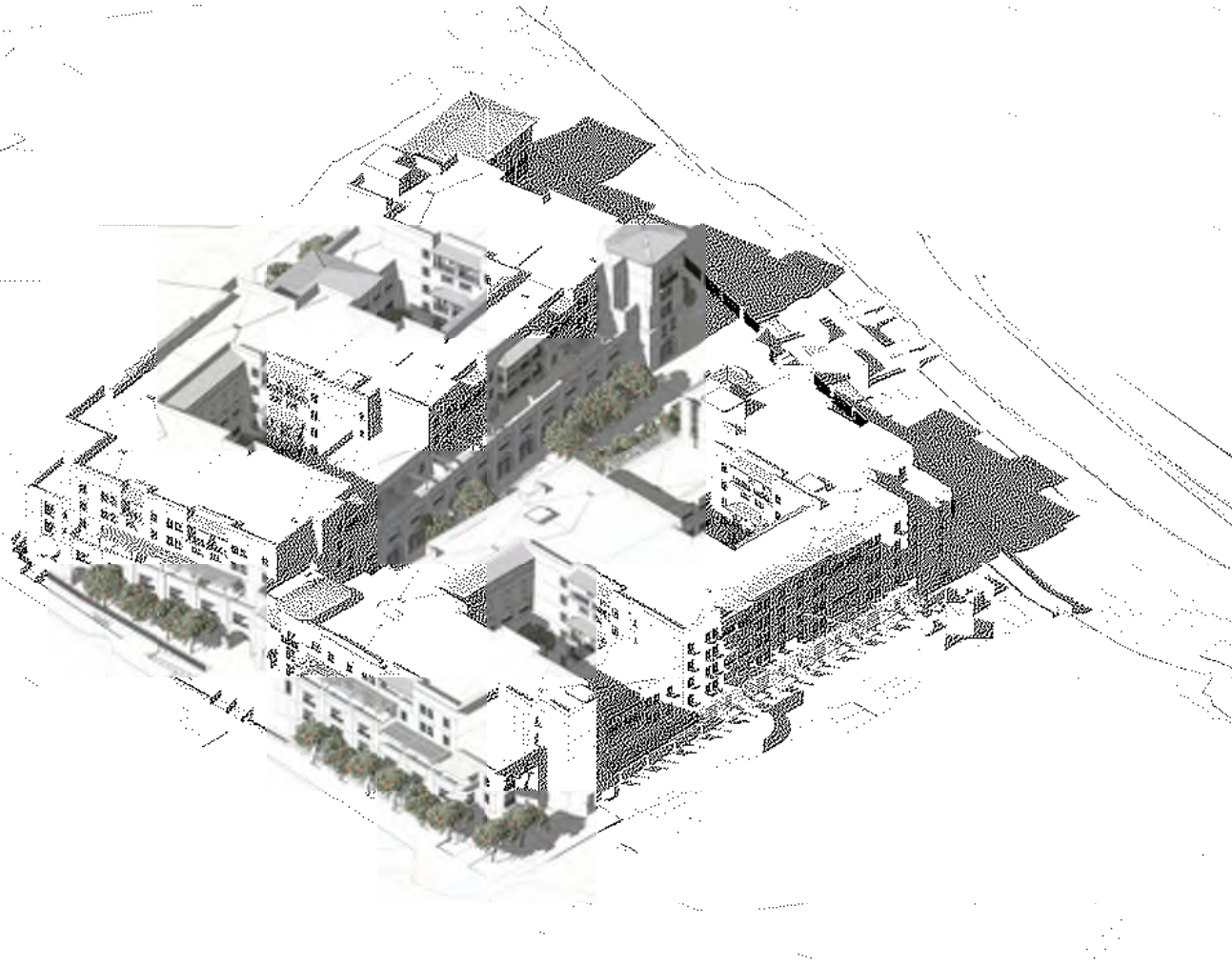


## 06\_SUNSHADE STUDY

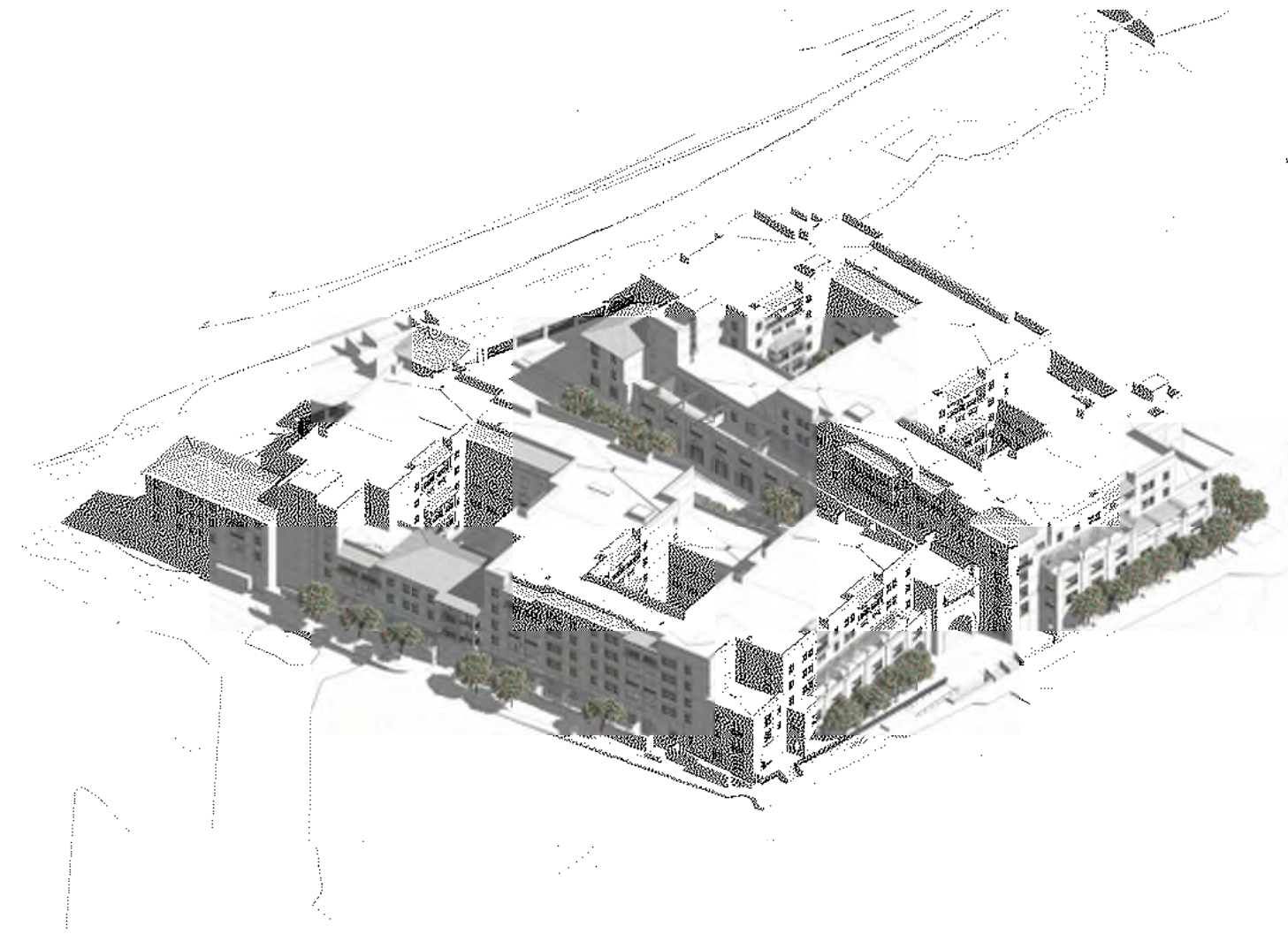
### **BAUTISTA**

Courtyard and Shade Arcades:  
Public Pedestrian Paving = +/- 35,570 sf  
Shade Provided = +/- 19,090 sf

Sun shade taken June 20th @2:00 PM - 54% of public pedestrian access areas are in shade at this time.



**SOUTH WEST VIEW**



**NORTH WEST VIEW**

## 06\_SUNSHADE STUDY

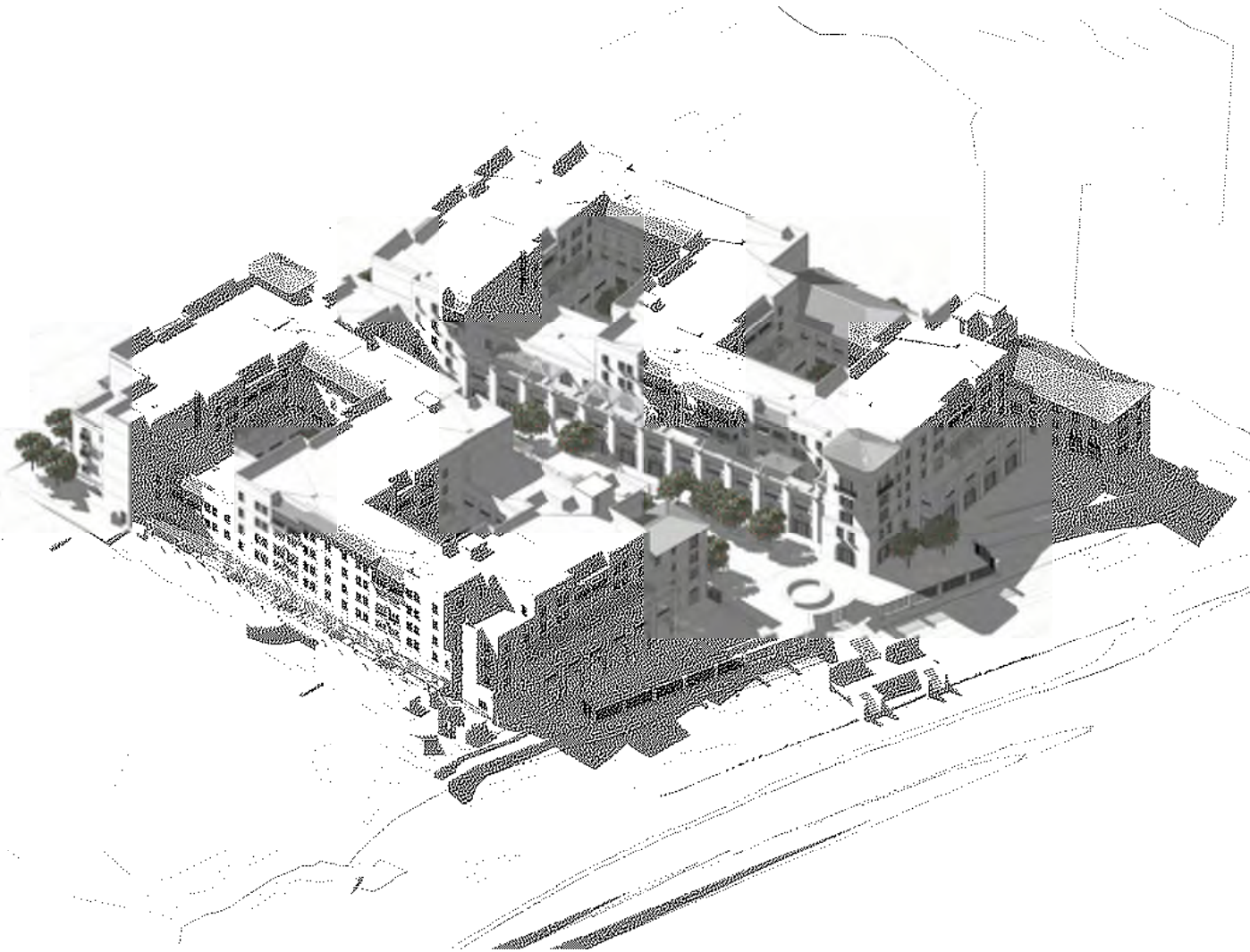
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Sun shade taken June 20th @2:00 PM - 54% of public pedestrian access areas are in shade at this time.



**SOUTH EAST VIEW**



**NORTH EAST VIEW**