

Rick Gonzalez, Architect

214 E Suffolk Drive, Tucson, Az. 85704
(520) 850-7401 gonzalezrick34@gmail.com

DATE: December 3, 2021

TO: Maria Gayosso, Urban Planner/Principal Planner/Project Manager,
City of Tucson

FROM: Rick Gonzalez, Architect (#26992)
COT On-Call Design Professional

RE: IID Design Professional Review Letter 2, Submittal T21SA00364,
The Food Conspiracy on 4th Ave

I have reviewed the ***Infill Incentive District Design Submittal Package for The Food Conspiracy on 4th Ave*** submitted November 2021 for the purpose of determining its conformance with the Requirements of the 4th Avenue IID Sub-Area (FAS). I have checked the submittal against the *Submittal Requirements* in the UDC Article 5.12. **I recommend approval to the Director – okay to submit.**

<u>Submittal Requirements</u>	<u>Status</u>
1. Placement and Setback Requirements	Complies
2. Building Heights and Height Setbacks	Complies
3. Floor Uses	Complies
4. Lot Coverage, Open Space (non-res 30%)	Complies
5. Minimum Landscape Area (50% of Open Space [O.S.]	Complies
6. Massing (1 story 50' max. unbroken)	Complies
7. Proposed Building – Respect scale	Complies
8. Scale defining architectural elements	Complies
9. Vehicular Parking	Zero Required in FAA/FAS
10. Bicycle Parking	Complies
11. Pedestrian Access and Pathway Shade	Complies
12. Utilities: Show utilities on site plan	Complies
13. Off-Street Loading	Part of IID Relief Request
14. Solid Waste Collection	Provided Environmental Services Approval

General Comments

1. This review applies to the IID area only (4th Avenue to Hoff Avenue)
2. On subsequent DP submittal ID (call-out) and dimension pavement, curb, crosswalks, and sidewalk locations for all property frontages in the public Right Of Way (ROW) including Hoff Avenue.

Sincerely, Rick Gonzalez, Architect