

**Date:** September 1, 2019

**From:** Rick Gonzalez, Architect, City of Tucson On-Call Design Professional

**To:** Nickolas Ross, Planning and Development Services Department (PDSD)

**Re:** Design Professional review IID – 18-06

After review, based upon Unified development Code (UDC) Section 5.12. IID GIID (General Incentive Infill District); Use GIID of the required plans and documents submitted to PSDS, **I recommend further review of this project**, as noted below:

1. The UDC Building Design Standards require that all new construction shall provide scale defining architectural elements or details at the 1<sup>st</sup> two floor levels.

The applicant effectively provides an arcade along both sides of the along the first level only. While this may be justified with supportive design best practice examples\*, the design facade is more demonstrative of traditional historical applications over a more progressive modern approach. Since the project is in the Amory Park Area, this is justified, but as recommended in national preservation standards should employ a “Compatible but Differentiated Design”.

It is recommended that the design be enhanced with horizontal design elements above the first floor and at the pedestrian level to accommodate a sense of movement and human-scale at least along the lower level commercial restaurant corner and arcade. This kind of approach has been successfully demonstrated on other recent IID designs.

2. The front doors of all commercial buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies...It is recommended the applicant enhance the front entry to the restaurant to reflect this UDC design requirement.

3. Colors may conform to the overall color palette and context of the Downtown area or may be used expressively to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal;

Please present color renderings... consider variation at the lower two levels, but consistent with the surrounding context.

4. Parking:

Please demonstrate Screening of Parking. All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space.

Show location of Employee Parking Employee parking for all uses. Employee Parking should be provided at remote locations in order to maximize the availability of space for development .

5. Include on the plans information on the layout, and demonstrate, availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.

\* urban design best practices may include urban design studies approved for the City of Tucson, adopted urban design standards for a downtown area in an Arizona city of comparable size or a city in

the Southwest of comparable size, books written by urban design experts or endorsed by a professional organization, such as the American Institute of Architects, addressing downtown [development](#), or any comparable report, study, or [standards](#) recommended by the [City's Design Professional](#) and approved by the PDSB Director.

With Regards,

Rick Gonzalez

COT DP



RESPONSE TO DESIGN PROFESSIONAL REVIEW IID 18-06, RICK GONZALEZ, ARCHITECT, 09 01 2019

*1. The UDC Building Design Standards require that all new construction shall provide scale defining architectural elements or details at the 1<sup>st</sup> two floor levels.*

*The applicant effectively provides an arcade along both sides of the along the first level only. While this may be justified with supportive design best practice examples\*, the design facade is more demonstrative of traditional historical applications over a more progressive modern approach. Since the project is in the Amory Park Area, this is justified, but as recommended in national preservation standards should employ a “Compatible but Differentiated Design”.*

*It is recommended that the design be enhanced with horizontal design elements above the first floor and at the pedestrian level to accommodate a sense of movement and human-scale at least along the lower level commercial restaurant corner and arcade. This kind of approach has been successfully demonstrated on other recent IID designs.*

Sheets G33 and G36 of the submittal present the North and West Elevations of the project, respectively. The architecture of the first and second floors is pedestrian/human in scale – windows, doors, corbels, balcony railings, balcony guardrails, and stairs offer pedestrian scale defining features to the façade.

The building is a four-story structure. We believe the structure as designed with a tall one-story base of arched openings, three stories of repetitive rectangular openings, and a decorated cornice at the top is appropriate for the scale of the structure. This approach of base/stem/flower is seen throughout Tucson and other European/American urban areas (ala Louis Sullivan). An articulation of the second floor similar to the first floor (and not the floors above it) renders the building out of proportion with having too big of a base.

A note on differentiation. The building is not a replica of any building in Tucson or otherwise. The building draws on details of the past – wrought iron, corbels, cornices, arches – but does not assemble them as a replication of another structure. The project utilizes corbels made of HDF, metal clad windows, metal clad sliding doors at the balconies, mass produced wrought iron. All of these can be said to differentiate this project from a project built in the 1920's. Per Sheet G1, under PROJECT INFORMATION, “the architecture refers to downtown Tucson of the early 20<sup>th</sup> century . . . ” This project pays homage to a very significant period in the development of downtown Tucson as seen in the precedent examples presented on Sheets G22 and G23.

2. The front doors of all commercial **buildings** shall be visible from the **street** and visually highlighted by graphics, lighting, marquees, or canopies...It is recommended the applicant enhance the front entry to the restaurant to reflect this UDC design requirement.

Due to projected flood water levels, the building is raised above the finish grade approximately 24". Therefore, the only way to access the building entry along the north and west elevations is via stairs and a ramp. The stairs and ramps are noticeable from the sidewalk and give pedestrians a clue about where to enter the building. Along with this, we are planning to provide signage and exterior lighting at the entry archways associated with the stairs on the north and west elevations. The signage, which is still under consideration by the design team, could be an exterior, electrically lit sign or a painted sign on the building face similar to signs seen at the Mercado on West Congress Street and Exo Roasters on 6<sup>th</sup> Avenue.

3. Colors may conform to the overall color palette and context of the Downtown area or may be used expressively to create visual interest, variety, and **street rhythms**. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal;

*Please present color renderings... consider variation at the lower two levels, but consistent with the surrounding context.*

See revised sheet G40; a color rendering is now provided. See response to comment #1 regarding "consider variation at the lower two levels."

#### 4. Parking:

*Please demonstrate Screening of Parking. All new parking shall be designed so that vehicles are not visible from the **adjoining street** level, through incorporation of pedestrian arcades, occupied space, or display space.*

*Show location of Employee Parking Employee parking for all uses. Employee Parking should be provided at remote locations in order to maximize the availability of space for **development**.*

Landscape screening is provided along Stone Avenue at the parking area. Please see an updated Landscape Plan on Sheet G28. Employment parking allocation has not been determined at this time. Please note this project is applying for an Individual Parking Plan.

5. Include on the plans information on the layout, and demonstrate, availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.

See revised Sheet G27 for utility locations.

**Date:** September 29, 2019

**From:** Rick Gonzalez, Architect, City of Tucson On-Call Design Professional

**To:** Nickolas Ross, Planning and Development Services Department (PDSD)

**Re:** Design Professional review IID – 18-06

After a 2<sup>nd</sup> review with applicant response letter dated 09 01 2019, based upon Unified development Code (UDC) Section 5.12. IID GIID (General Incentive Infill District); Use GIID of the required plans and documents submitted to PSDS, **I recommend approval of this project.**

With Regards,

Rick Gonzalez

COT DP