



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

March 7, 2014

Mr. Thomas Sayler-Brown
1001 North Alvernon Way, Suite 105
Tucson, AZ 85711

Dear Mr. Sayler-Brown:

Subject: Minor Change for Jewish Community Campus (JCC)
Planned Area Development – Regarding Overall Site Parking
Requirements

I have reviewed your letter of March 6, 2014 (see attached)
requesting a minor change for the JCC PAD.

The proposed minor change request is:

- 1) Allow the existing parking provided (459 spaces) to be considered adequate to support the campus development for this 6,773 square foot new building area to the 2nd Floor of the JCC building at this time.

The JCC PAD allows for minor changes and adjustments to development standards that do not adversely affect the overall purpose and intent of the Plan.

Therefore, it is determined that this minor change request is not in conflict with the overall intent of the JCC PAD, and any changes must conform to the goals and objectives of the Plan.

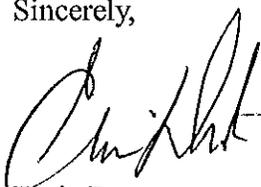
This minor change is supported by the following:

1. Primary objective of the JCC PAD is to enable expansion of the Campus and allow for additional uses that will support existing development;
2. The goal of the PAD was to facilitate the phasing of improvements on the JCC as reflected by the actual demand for future expansions and additions, along with the timing

- and ability to successfully complete needed fundraising activities;
3. The proposed 6,773 square foot of new building area on the second floor of the JCC building is a minimal change that represents a total increase in building area of 4%, and an additional 27 parking spaces which does not adversely affect the overall purpose and intent of the Plan;
 4. Although total parking required is 506 spaces; the JCC PAD will be providing 459 parking spaces at this time;
 5. In addition there are 60 parking spaces available in an unpaved lot that can be used for overflow parking and special events (although these spaces can not be counted towards meeting the overall parking requirement);
 6. Within the next few years, as part of an overall phasing plan, plans for new development on the JCC will occur, and these plans will result in upgrading and adding new parking spaces as well as new office spaces, bringing the site into compliance with parking requirements.

Please note that any future expansion or development will require compliance with all parking requirements. A copy of this letter must be attached to any development plan the JCC.

Sincerely,



Ernie Duarte,
Director
Planning and Development Services Department

Attachments: Applicant's Request

Planning and Development Services Department (PDSD) – 201
North Stone Avenue
P.O. Box 27210 – Tucson, AZ 85726-7210
Website: www.ci.tucson.az.us/dsd

From: Thomas Sayler-Brown <TSaylerBrown@SBBL.Biz>
To: John Beall <John.Beall@tucsonaz.gov>
Date: 03/06/2014 10:30 AM
Subject: JCC
Attachments: TJCC site plan.pdf; DOC184.pdf

John:

I am working on a development plan for the JCC. A development plan is required by the Specific Plan (PAD-8) for any new permit pulled on the property. We are in the process of adding 6,773 square feet of new building area on the second floor of the JCC building. The building area is 108,949 s.f., and the new area represents a total increase in building area of 4%. This is the first building expansion since the JCC was built in 1989. No changes are occurring to the site at ground level; hence, I am not required a landscape plan and grading and paving plan. The specific plan does require that I show the number of parking spaces based on use area.

When the Federation property was annexed into the city, only the attached development plan from the County existed for the new JCC building. This plan shows 314 parking spaces at the JCC building. Today, we have 369 spaces at the JCC building plus 90 spaces at the Federation offices and Tucson Hebrew Academy for a total 459 spaces. In addition, there are 60 spaces available in an unpaved lot that is well used. The parking on the JCC site as shown on the approved DP from the County closely matches the existing parking today, though changes were made when Dodge Avenue was reworked (see attached plan) and an additional parking lot was constructed at on its east end. Following are preliminary parking calcs for the Jewish Community property:

Education - 1 space/10 students + 1 space/200 s.f. office area	
166 students/10 =	17 spaces
1440 s.f. office area/200=	5 spaces
Office - 1 space/300 s.f.	
17887 sf/300=	60
spaces	
Civic Assembly - 1 space/100 s.f.	
27761 sf/100=	278
spaces	
Adult Education - 1 space/200 s.f.	
8337 sf/200=	42
spaces	
Café - 1 space/100 s.f.	
1634 sf/100=	16
spaces	
Recreation - 1 space/200 s.f.	
42830 sf/200=	214
spaces	
Subtotal Parking Required	632 spaces
Less 20%	-126
spaces	
Total Parking Required	506 spaces
Total Parking Provided	459
spaces (plus 60 unpaved spaces)	

For these calcs within the JCC building, I excluded hallways. Much of the space shown as Adult Education is actually used for Child Care, but the UDC doesn't give a clear requirement for parking those areas. A portion of the office area (4,390 s.f.) is for back room maintenance and storage. When this was in the County, that area would not count towards parking. Once I get a more accurate sense of the

breakdown of uses in the building, I will update the parking for the DP. For now, I believe the 506 is overstated.

The Specific Plan (PAD-8) includes all of the Jewish Federation property including the Tucson Hebrew Academy, Jewish Federation offices and the JCC. Plans will be underway, presumably within the next few years, for new development on the Jewish Community Campus. These plans will result in upgrading and adding new parking as well as new office space. The new development will bring the site into compliance with the code.

The project was accepted into the city with its parking count and configuration, and additional spaces have been provided. The parking has proved to be adequate, and an addition of 6,773 s.f. will have little if any impact on the parking needs. I would appreciate getting Zoning's written acceptance that the existing parking is adequate to support the campus for this development plan understanding that improvements are coming that will increase the parking count and bring the site up to meet current codes.

I need some additional clarity. The DP is required by the PAD, but the general notes required on a DP don't all seem to fit the work we're doing on this DP. I need clarity on what is really needed for this DP. I see it as a first graphic representation of what exists. Could you please help me understand what is required?

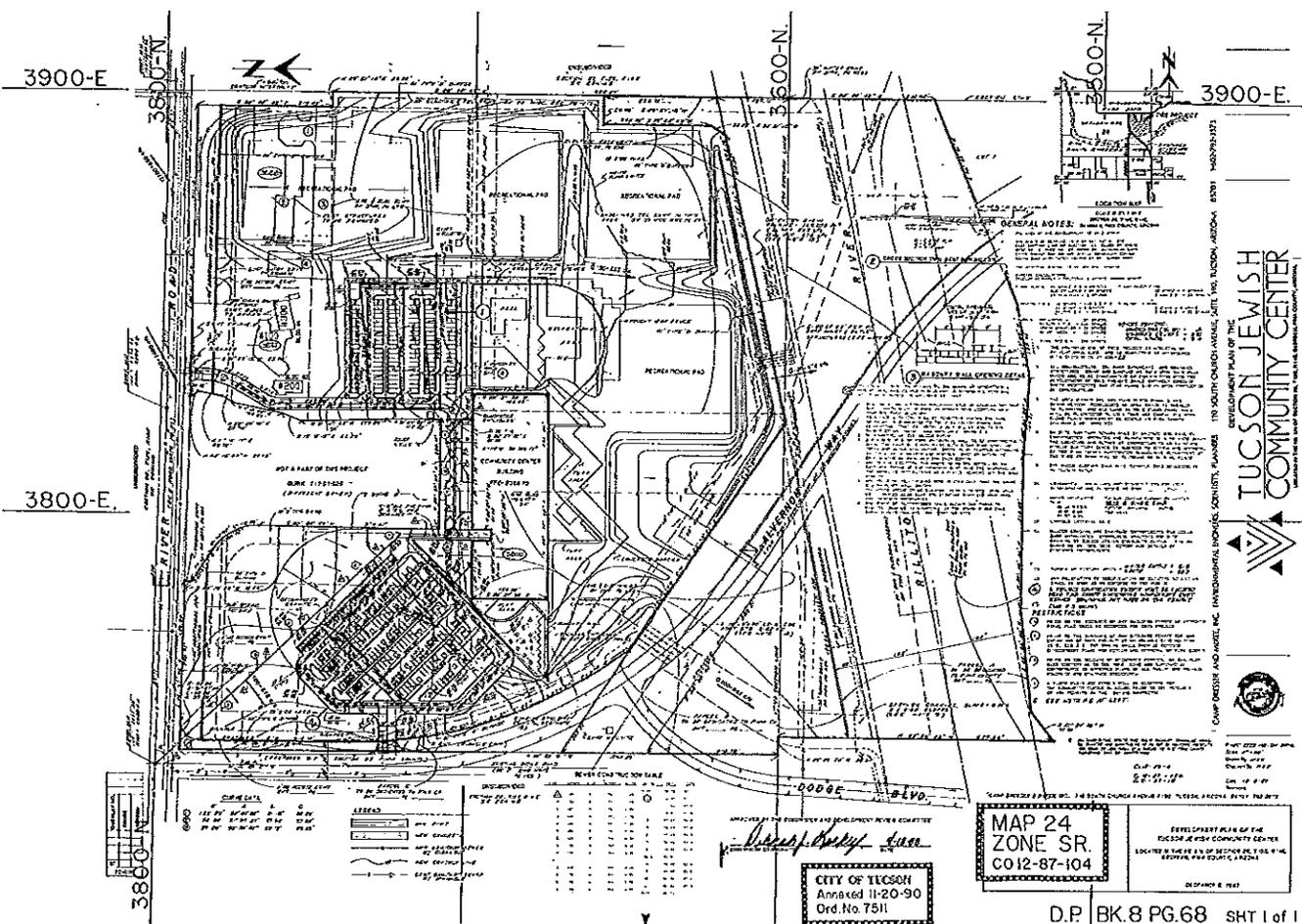
Thank you.

Thomas Saylor-Brown, AIA, NCARB
Principal

[cid:image002.jpg@01CF3803.67E6A5A0]
1001 N. Alvernon Way, Suite 105
Tucson, AZ 85711
Ph. 520.620.0255 Cell. 520-591-2828 Fax. 520.620.0535
E-mail tsaylorbrown@sbbi.biz<<mailto:tsaylorbrown@sbbi.biz>>

P Please consider the environment before printing this e-mail.

The information contained in this e-mail is intended only for the individual or entity for which it is addressed. Its contents (including attachments) may contain confidential and/or privileged information. If you are not the intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this e-mail in error, please notify the sender by reply e-mail and destroy the message. If you are the intended recipient and have difficulty downloading the enclosed attachment(s), please notify the sender by reply e-mail or telephone at once.



TUCSON JEWISH COMMUNITY CENTER



DEVELOPMENT PLAN OF THE TUCSON JEWISH COMMUNITY CENTER, PLANNED BY THE TUCSON JEWISH COMMUNITY CENTER, INC. ENGINEERED BY [Firm Name], 1000 N. GARDEN AVENUE, TUCSON, ARIZONA 85717. MAP NO. 24-104

**MAP 24
ZONE SR.
CO 12-87-104**

CITY OF TUCSON
Annexed 11-20-90
Ord. No. 7511

D.P. BK.8 PG.68 SHT 1 of 1



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

July 22, 2014

Mr. Thomas Sayler-Brown, AIA
SBBL Architecture & Planning, LLC
15 E. Pennington Street
Tucson, AZ 85701

Dear Mr. Sayler-Brown:

Subject: Minor Change for Jewish Community Campus (JCC)
Planned Area Development – Regarding Height and Site Size
Clarification

I have reviewed your letter of July 8, 2014 (see attached)
requesting a minor changes for the JCC PAD.

The proposed minor change request:

- 1) Modifies the Performance and Development Standards Heights section to reflect the prevailing JCC building wall heights of 34 feet with varying roof heights that extend above existing wall heights.
- 2) Reflects the revised site size as a result of the return of previously dedicated right-of-way along River Road, increasing the site size to +/- 28 acres.

The JCC PAD allows for minor changes and adjustments to development standards and PAD information that does not adversely affect the overall purpose and intent of the Plan.

Therefore, it is determined that this minor change request is not in conflict with the overall intent of the JCC PAD, and the proposed changes conform to the goals and objectives of the Plan.

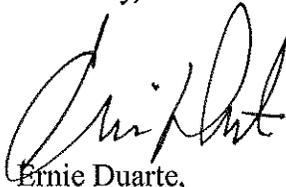
This minor change is supported by the following:

Page – 2 – Minor Change Letter for JCC PAD – Regarding Height and Site Size Clarification

1. Primary objective of the JCC PAD is to enable expansion of the Campus and allow for additional uses that will support existing development;
2. One of the goals of the PAD is to provide standards for the orderly physical expansion and enhancement of existing and proposed land uses;
3. The proposed increase in allowed building height from 29 feet to 34 feet reflects existing conditions and is a minimal change that allows for consistency with existing buildings and a unified appearance for the campus that reinforces the overall purpose and intent of the Plan; and,
4. The proposed change in site size reflects the existing situation following the return of dedicated land along River Road, and does not affect the overall purpose and intent of the Plan.

Please note that per the JCC PAD Development Regulations future development along River Road will be consistent with the City's Scenic Route requirements. A copy of this letter must be attached to any future development plan for the JCC.

Sincerely,



Ernie Duarte,
Director
Planning and Development Services Department

Attachments: Applicant's Request

Planning and Development Services Department (PDSD) – 201
North Stone Avenue
P.O. Box 27210 – Tucson, AZ 85726-7210
Website: www.ci.tucson.az.us/dsd



ARCHITECTURE
& PLANNING

July 8, 2014

Ernie Duarte, Planning Director
Planning and Development Services Department
101 N. Stone, 2nd Floor
Tucson, AZ 85701

Dear Ernie:

Thank you for your time today with Tom Warne, John Beall and myself. To summarize, the Jewish Community Campus is ever changing, and the changes occurring meet with the intent of the Specific Plan, PAD 8.

Changes to add to the PAD administratively include:

1. The area of the site has increased thanks to return of previously dedicated land along River Road from the county. The attached site plan shows the area that was returned. The site area is now +/-27.99 acres.
2. A lot split will occur in the Northwest Portion of the campus for development of an office building. This portion will remain a part of the campus. Future development on this site will take into consideration the setback and floor area ratio requirements of the Specific Plan.
3. The existing JCC building walls are 34 feet tall with varying roof heights beyond. A new two-story building is being planned for the site. To maintain consistency and a more unified appearance around the campus, the maximum height of any building on the campus will be 34 feet.

We will be sure to advise you if any other changes occur that affect the campus.

Sincerely,

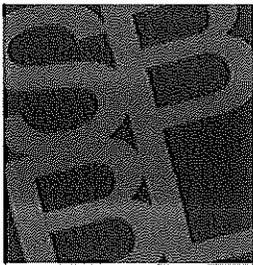
Thomas Sayler-Brown, AIA

John Beall - Revised letter

From: Thomas Sayler-Brown <TSB@Sbbl.biz>
To: John Beall <John.Beall@tucsonaz.gov>
Date: 7/16/2014 1:59 PM
Subject: Revised letter
Attachments: JCC SITE PLAN.pdf; Clarification of PAD 8 - 14-09-14.pdf

Here you go, John. Hope this helps.

Thomas Sayler-Brown, AIA, NCARB
Principal



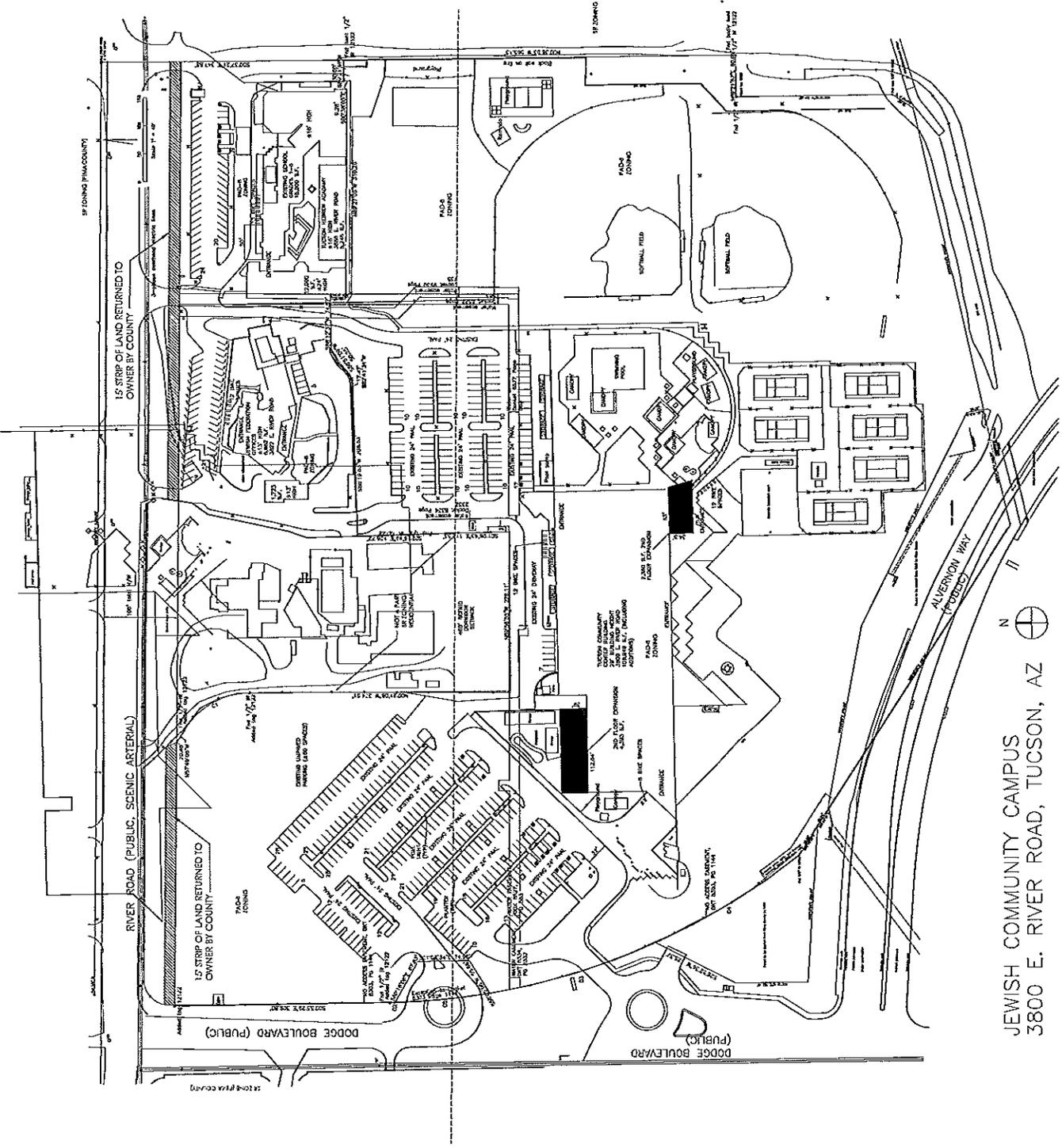
ARCHITECTURE
& PLANNING

PLEASE NOTE OUR NEW ADDRESS EFFECTIVE JULY 1, 2014
15 E. Pennington Street
Tucson, AZ 85701
Ph. 520.620.0255 Cell. 520-591-2828 Fax. 520.620.0535
E-mail tsb@sbbi.biz



Please consider the environment before printing this e-mail.

The information contained in this e-mail is intended only for the individual or entity for which it is addressed. Its contents (including attachments) may contain confidential and/or privileged information. If you are not the intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this e-mail in error, please notify the sender by reply e-mail and destroy the message. If you are the intended recipient and have difficulty downloading the enclosed attachment(s), please notify the sender by reply e-mail or telephone at once.



JEWISH COMMUNITY CAMPUS
 3800 E. RIVER ROAD, TUCSON, AZ