

# 471 WEST CONGRESS STREET

## RIO NUEVO – SPECIAL DISTRICT REVIEW



JANUARY 2024

# Table of Contents (Page Numbers Reference PDF Pages)

## Project Narrative

- 1. Introduction .....3
- 2. Project Description & Design Narrative.....3
- 3. DRB Comments/Responses from Courtesy Review.....6
- 4. RNA DRB Design Standard Compliance (UDC §§ 5.12.7.C, D and E) .....7

## Architectural Design Package .....16

- 1. Aerial Photograph.....17
- 2. Development Zone & Contextual Building Heights.....18
- 3. Illustrative Map of Infill Incentive District.....19
- 4. Proposed Site Plan .....20
  - a. Ground Floor Site Plan.....20
  - b. Roof Plan .....21
  - c. Property Line & Roadway Dimensions from Building.....22
  - d. Site Data .....23
- 5. Proposed Landscape Plan.....24
- 6. Precedent Examples .....26
- 7. Elevations of Proposed Development.....28
  - a. North Elevation.....28
  - b. East Elevation .....29
  - c. South Elevation .....30
  - d. West Elevation.....31
- 8. Conceptual Renderings .....32
- 9. Proposed Building Materials.....41
- 10. Shade Studies .....44
- 11. Photographs of Project Site Existing Conditions & Surrounding Areas.....49
- 12. ALTA Survey & Parcel Details.....51

## Development Package Staff Review Comments.....55

## Owner Authorization Letter .....61



January 12, 2024

City of Tucson, Rio Nuevo Design Review Board  
c/o Maria Gayosso and Koren Manning

Re: 471 W. Congress; RNA DRB Official Submittal (TD-DEV-0523-00242); Project Narrative and Design Narrative

Dear Members of the Rio Nuevo Area (RNA) Design Review Board (DRB) and City Staff:

As you know, our firm represents UrbanStreet Group, LLC in the development of a new mixed-use (multi-family with limited first floor retail/restaurant) building (the “Project”) on a 4.16-acre site located at 471 West Congress Street (the “Property”) at the I-10 entry into downtown City of Tucson (“City” or “Tucson”). The Property is located at the southeast corner of West Congress Street and the South Freeway frontage Road within the RNA of the Downtown Infill Incentive Districts (“IID”). As such, the RNA DRB is tasked with finding the Project in conformance with the RNA design standards as discussed below.

In November 2022, this DRB processed a courtesy review of the Project. Since that time, the Development Package (“DP”) has been submitted and reviewed by City staff for compliance with the City’s Unified Development Code (“UDC”). Modifications have been made to the Project to address the DRB courtesy review comments, the DP-review staff comments, and other considerations to ensure a developable Project. Below is a Project Narrative, an explanation of the changes in response to the DRB courtesy review and an analysis of how the Project meets the criteria required for the RNA DRB review. In addition to this narrative, attached is a packet of required materials for review.

## **Project Narrative**

This Project is located at a key gateway to downtown Tucson from Interstate 10. The goal is to celebrate this entrance to downtown Tucson by constructing a signature building with landscaping and signage to create an entry feature announcing and celebrating this important gateway. The materials and design of the building have been revised to address prior DRB courtesy review comments and, at the ground level on the east and north, to pay respect to the building materials within the building to the east.

1. The Building. This submittal proposes a 10-story building plus penthouse (originally proposed 17-stories plus penthouse) with mixed-use retail/restaurant opportunities on the first floor and multifamily residential on the upper floors. The reduction in height from 17 to 10 stories only reduced the unit count by 16 units, so there are a total of 338 units with 468 parking spaces internal to the building. The building will be a combination of 3 levels cast-in-place concrete podium with 7 levels of metal stud

construction above. The parking deck will be completely enclosed with the swimming pool located above the parking deck structure.

The building will include a long list of private amenity spaces for its tenants, including full-time building staff, lobby lounge, a public retail tenant, bike storage rooms, tenant storage lockers, multi-functional recreation rooms, business work rooms, fitness rooms, and a pool deck above the parking structure with kitchen stations. There will also be a 10<sup>th</sup> floor amenity space with covered rooftop deck for residents. Vehicular and pedestrian traffic will primarily access the Property from West Congress Street, creating a new service drive/fire lane along the east side of the building. Tucson Fire worked closely with the Project team to design this area to meet Tucson Fire requirements with the required aerial fire access to be located along Congress. Due to the redesign of the building and further discussions with Tucson Fire, a fire access road around the entire building is no longer required. The parking for the Project will use the east access drive and provide two points of entry (versus one point of entry as part of the entry to the entire project, which created significant conflicts for prior site concepts). There are additional opportunities for pedestrian and bicycle access from the future Greenway also located adjacent to the east of the Property.

2. Building Design and Materials. The Project's design and materials have been carefully chosen to pay homage to the historic El Paso & Southwestern Depot building to the east, incorporating similar brick construction at the lobby and Congress Street façade. Architectural features have been modified as noted below to address prior DRB concerns, including the building's east/west sun exposure, the desire for an architectural "top" to the building and the materials and features visible from the north and east. Windows, shade structures and green vines are also utilized at the base to break up the building façade. A series of vertical fin elements have been implemented on the east and west facades of the parking garage to screen parked cars from view. These vertical elements permit the required air movement through the garage but also mimic the rhythm of the historic train tracks that use to exist east of the building.
3. Landscaping. UrbanStreet Group, LLC is committed to providing generous xeriscape landscaping that is in accordance with local ordinances. The enclosed landscape plan illustrates a significant infusion of native trees, plant material and groundcover that is a major transformation to the vast open dirt lot that exists today. This submittal also addresses the questions/concerns about plant species raised by the DRB in 2022. On the southern portions of the Property where utility and drainage easements preclude us from building, a significant area of open space/paths



will connect to the future public Greenway along with a commitment to a public mural along the façade.

4. Setbacks. Consistent with the design standards, other setbacks in the area/Development Zone and request of this DRB to move the building closer to Congress, the Project proposes the setbacks as described below. Note that the UDC (without RNA guidelines) would require setbacks equivalent to the building heights (127 feet on all sides), which is not considered good urban design. Through the RNA design standards, a setback of zero is permitted and should be consistent with the prevailing setback in the Development Zone. The Development Zone has setbacks from the back of curb on Congress of between 12 and 200 feet. As noted below, the Congress setback from the back of curb is approximately 20 feet.

Proposed setbacks:

- Congress/North: The building façade ranges between 20 and just over 22 feet from the back of Congress Street curb, which is within the range of the Development Zone and consistent with an urban environment. The building setback from the Property line on the east ranges from over 5 feet to over 19 feet. Between the edge of Congress Street pavement and the Property line is curbing, a sidewalk and then landscaping will be incorporated on the Property. (Note in the prior courtesy submittal, the setback on Congress was 81 feet).
- I-10 Frontage Road/West: As noted on the DP, there are significant utility and other easements on this east frontage, particularly at the corner of Congress and I-10. The setbacks for the building range from just over 3 feet to just over 71 feet from the Property line. Like Congress, there is additional right of way along the frontage road between the Property line and edge of pavement with sidewalk and grade differential, so the building is 51 to just over 59 feet.
- East: The building setback ranges from over 26 feet to over 133 feet from the Property line.
- South: This area is encumbered by a major drainage easement which is designed as a pedestrian path/landscaped and muralled area. The building is therefore setback to accommodate those areas between 86 and 165 feet.

PROPERTY LINE	LONGEST DISTANCE TO PROPERTY LINE	SHORTEST DISTANCE TO PROPERTY LINE	LONGEST DISTANCE TO ROADWAY	SHORTEST DISTANCE TO ROADWAY
CONGRESS (NORTH)	19'-4"	5'-8"	22'-0"	20'-1"
FREEWAY (WEST)	71'-10"	3'-3"	59'-2"	51'-7"
SERVICE ROAD (EAST)	133'-2"	26'-7"	132'-10"	27'-9"
SOUTH	165'-0"	86'-2"	NA	NA

## **DRB Comments/Responses from Courtesy Review**

Overall, the DRB comments at the courtesy review were positive about a building being proposed on this vacant lot, and the fact it is a mixed-use, primarily residential building. There were also compliments about acknowledging and accommodating the Greenway and the commitment to extensive native vegetative landscaping. Below are a few of the comments that the Project has addressed since the courtesy review.

1. Move building closer to Congress. This has been accomplished. Significant work was required with Tucson Fire and the engineers to ensure all Tucson Fire access requirements could be met, site visibility for the access drive is achieved and all existing easements and utilities are accommodated along the north and west. The building is now approximately 20 feet from the Congress Road pavement and almost 6 feet from the Property line with low-level native vegetation and sidewalk (compared to an 81-foot setback from the Congress Road on the prior plan). Because Tucson Fire requires aerial access to the building from Congress, higher tree plantings are not possible along Congress.
2. Water Harvesting. More detail was requested about the water harvesting strategies. We have incorporated passive water harvesting in all feasible locations. Due to the building layout, some landscape areas did not have enough area available to incorporate a water harvesting basin. We have located basins in areas that provided 10 feet of separation from the building foundation wall and 2 feet of separation from the edge of walkways. Thorough coordination with the civil engineer has created drainage patterns that optimize water catchment and direct rainwater flows toward the water harvesting basins. Architectural input for exact downspout and splashpad location are to be determined.
3. Request to revisit the perforated metal on the east façade and acknowledge the adjacent historic depot. The perforated metal has been removed entirely. The east façade/retail and lower residential levels of the Project are now proposed beige brick that is a nod to the El Paso & Southwestern Depot, and the façade of the parking area is now a series of vertical fin elements that reflect the pattern of the train tracks.
4. Address architecture by acknowledging east/west sun and request a visual “cap” to the top of the building. The building has been redesigned to be more intentional in how it handles sun exposure. The new designs create larger expanses of glass on the north façade which is exposed to less direct sunlight. West, south and east facades now have smaller vertical strips of glazing paired with larger panels of exterior insulation and finish system (EIFS) to mitigate heat gain. Attempts were made on these facades to protect larger glass portions with shading provided by the hung balconies. Prior designs were

much more glass-heavy with consistency around the building rather than addressing the different sunlight/heat issues on the varying facades.

The upper levels of the building will consist of a panelized system of darker metal framed glass and EIFS, architecturally creating a “cap” of the building. The 10-stories plus penthouse in one area of the building allow architectural relief as well to the roofline. The penthouse consists of screen walls for small rooftop equipment and elevator overruns. The roof will no longer contain the individual unit HVAC as they are now accommodated within the units/walls of the structure.

## **RNA DRB Design Standards**

Below are the standards identified in the UDC, §5.12.7 along with an explanation of how this Project meets those standards.

### **UDC §5.12.7.C Building Design Standards**

Development within the RNA is required to comply with the following building design standards.

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale pursuant to Section [5.12.8.B](#), *Development Transition Standards*. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long range plans should be consulted for guidance as to appropriate heights;

*This Property is the gateway from I-10 into the heart of downtown Tucson. The Property’s zoning was established in 2011 as OCR-2, which permits up to 300 feet in height. Downtown Tucson has a mix of lower profile and higher buildings. The buildings within the downtown range from 1 story to 20 stories in height – having been constructed and re-constructed over many years. A 10-story plus penthouse building at 127 feet in height is within the range of downtown buildings and appropriate for this area.*

2. All new construction must be consistent with the prevailing setback existing within its development zone except that the PDS Director may approve a different setback than the prevailing setback upon a written finding during the review process that a different setback is warranted by site conditions or applicable development design goals consistent with Section [5.12.1](#), *Purpose*, and the proposed setback will not be incompatible with adjacent properties, as defined in Section [11.4.2.A](#)

*The goal with this Project is to create an urban/downtown entry into Tucson. Urban development includes height (addressed above) and setbacks closer to the rights of way. The UDC requires the building setback equivalent to the height of the building (127 feet), which is not within the context of this area nor an urban development. As proposed, the setbacks are approximately 20 feet from Congress Street pavement and over 50 feet from*

*I-10 frontage road pavement at the closest point. The setbacks in the Development Zone for this project range from 12 to 200 feet from the back of curbing. So, the proposed Project is within the context of the Development Zone. Also note that outside of our Development Zone there are many other pertinent examples that fall within the RNA boundary along Congress and the I-10 with setbacks equivalent to or even less than what this Project proposes. We have identified some of these examples as a part of our design review packet.*

3. All new construction shall provide scale defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies;

*The primary pedestrian façade of the building is now directly adjacent to the property line along Congress Street. This is an activated space with a planned retail tenant. This space will have direct views through expanses of glass and will activate the sidewalk by providing an outdoor seating area and a covered trellis structure. Also included is a shade structure over the Congress Street sidewalk that serves more as a visual cue and presents a pedestrian scale. This space is both physically and visually connected to the main plaza space. The plaza provides for both pedestrian and vehicular access. The pedestrian features include access to the retail tenant, bike racks, secure private tenant bike storage, a sidewalk to the parking structure & park space beyond, and the main residential lobby. The vehicular access off the service road features a partially-covered drop-off area, access to retail and tenant services, several short-term parking spaces, public art, and a zero curb - sloped center median that will provide for additional maneuverability for service vehicles. The landscape areas in this space consist of native succulent foundation plantings with a sculptural quality that will help define the space. A few Date Palms are used as important elements for the pedestrian experience, as they provide instant human scale at the ground level of the building and will add immediate impact to the landscape (can be planted at much more mature stage than other plantings).*

*The west elevations, running along S. Freeway frontage road, consists of three major elements: a two-level residential podium base, a three-level parking structure podium base, and the seven-to-eight levels of residential units above (referred to as the “residential portion”). The residential podium is set back farther than the parking structure podium to take advantage of the jogging property line & easements. The residential podium will include the retail tenant, access to residential electrical and gas utilities, and a large expanse of glass with doors accessible to the residential lobby. This residential lobby access also incorporates a trellis shade structure. The primary materials are brick and window wall. Within this residential setback zone are a series of programmed spaces. The west and northwest area of the Property will also include native plant material, a water harvesting basin, a small area of artificial turf for a pet relief area and an 8-foot walkway for pedestrian use. The parking structure is skinned with vertical metal fins that allow for the garage to be an open-air structure. The residential portion above these podium bases are comprised of four wings. Three of these wings are located above the parking structure podium. They create a court that opens up to the west, capping the parking structure and creating a landscaped rooftop pool amenity deck. The residential portion itself is primarily comprised of an exterior insulation and finish system (EIFS), aluminum framed insulated*

*windows, glass railings, hung metal balconies, and cornices of painted metal shade structures.*

*The east elevation, running along the newly constructed service road, also consists of three major elements: the two-level residential podium base, the three-level parking structure podium base, and the residential portion above. Like the west elevation, the residential podium is set back farther than the parking structure podium on the east elevation to avoid the property line & easements and includes the retail tenant, outdoor seating area with a trellis structure, access to water utility rooms, and a large expanse of glass with doors accessible to the primary residential lobby entrance. This residential lobby access also incorporates a painted metal shade structure covering the vehicular drop-off area. The primary materials are brick and window wall. The space between the residential podium and the service drive is a plaza/motor court that serves as a formal entry point to the Project. A linear pedestrian walkway defines the entire eastern edge with a 7-foot walkway, tree canopies and native plant material on both sides. Like the west elevation, the parking structure is skinned with vertical metal fins on the east side that allow for the garage to be an open air structure. The eastern elevation provides two vehicular entry/exit points to the parking structure, as well as two entry/exit points for pedestrians/residents. The residential portion above is flush with the residential podium and set back 24'-6" from the face of the parking structure. That setback includes landscape areas of the roof and private resident terraces. The residential portion itself is primarily comprised of an exterior insulation and finish system (EIFS), aluminum framed insulated windows, glass railings, hung metal balconies, and cornices of painted metal shade structures.*

*The south elevation is bordered by a utility easement, a drainage easement and a newly established property line that will divide the Project parcel from the remaining adjacent southern parcel that stretches down to S. Granada Avenue. The southern building elevation consists of two major elements: the three-level parking structure podium base, and the residential portion. The parking structure is primarily comprised of painted CMU block. The paint scheme will be that of a large format mural. There will be breaks in the CMU blocks with openings to the parking structure. These openings will follow lines established by the windows of the residential portion above. Additionally, the vertical metal fins will wrap around the corners from the east and west facades of the parking structure. The residential portion above is flush with parking podium. The residential portion itself is primarily comprised of an exterior insulation and finish system (EIFS), aluminum framed insulated windows, glass railings, hung metal balconies, and cornices of painted metal shade structures. The southern area of the Property has a meandering walkway corridor with native planting, berms, water harvesting areas, seating, and plenty of open space for pet relief.*

*All the program elements will provide opportunities for members of this downtown community to spend time outside on the grounds of the Property in an area that provides visual interest, shade, and sense of place.*

4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features;

*At the Congress Street elevation, the residential podium is broken up into two primary facades. The 72'-0" portion (west) is about 5'-8" from the Property line/20 feet from the Congress Road pavement. The 45'-1" setback portion (east) extends an additional 13'-3" into the Property. Both of these elevations at the ground floor are broken up by window wall systems, brick pilasters, painted metal shade structures, and vine wall systems. The goal of the window wall system is to activate this area. A portion of the window system could require spandrel glass infill depending on the tenant. For example, a restaurant may need to facilitate a kitchen/back-of-house/restroom/storage/etc. space. Spandrel glass is an acceptable feature to meet this requirement. No single material treatment is used continuously for more than 11'-1". Additionally, the residential portion above is flush with the 72'-0" portion while the 45'-1" portion is a single story.*

*The 50% of the commercial building frontage is met as follows: The commercial portion of the building with frontage along Congress is 117 feet 1 inch. In that area, 64 feet 9 inches of that 117 feet 1 inch is glazing, which equates to 55%.*

5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades;

*Addressed in Item 4 above. The Project complies with this requirement.*

6. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting;

*All exterior glazing, EIFS, brick, painted metal balconies, shade structures, and vertical metal fins will have a low-gloss finish. An effort has also been made in the design to avoid creating angles that intensify any glare in any specific direction. The undulating or push & pull nature of the façade means that it is creating shadows across its elevation and therefor reducing reflectivity. New trees at street level will help to absorb any reflection to vehicular traffic and pedestrians.*

7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies;

*The commercial entry is visible from the street. All signage will meet local ordinances, including the Outdoor Lighting Code, and be visible from the street.*

8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade;

*As this involves development of a vacant Property with no existing historic buildings, this criterion is not applicable.*

9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;



*See response above to #6. The redesign focused on this issue as also mentioned by a DRB member. We will be able to provide additional explanation at the meeting as well.*

10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;

*Vehicular parking is almost entirely contained within the building in the parking garage. Pedestrian sidewalks and bicycle paths will have access to the front door and the bicycle storage room. The paths will also access the internal service road with eventual connections to the Greenway and dog park. In the future we hope the planned Greenway will accommodate the majority of the adjacent bike trips.*

11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structure or vegetation, where permitted by the City;

*Shade is being provided for sidewalks and pedestrian paths utilizing shade structures, building shading, native trees and Date Palms. Native trees and Date Palms are placed at the edge of all on-site walkways within the Property line, providing the shade required to meet the City of Tucson shade requirements. The plantings, especially the Date Palms, will also provide a transition to human scale for the active pedestrian walkway areas that surround the proposed building.*

12. 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;

*The proposed building color palette is simple. The brick color will be an homage to the neighboring historic El Paso & Southwestern Train Depot. The main body of the residential portion that is finished with EIFS will be painted a neutral tan color. The 10<sup>th</sup> floor, cornices, and accent panels associated with windows will be painted a dark color that may have the slightest hint of bronze that is almost totally devoid of saturation. The mural on the parking structure will incorporate a desert color palette with a similar motif intended to be a transition from the actual physical landscaping in the south pollinator garden to the architecture of the building.*

13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area;

*We have included in this submission examples of other buildings in the downtown Tucson area that implement these materials, patterns, and elements. As a downtown, there is no single underlying design style, as buildings were developed over time incorporating elements relevant to their time-period. This Project is looking to add to the downtown vernacular with a well-designed and innovative building.*

14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building ;

*We too would encourage as much street level activity as possible. This Property is unique in that the entire western boundary is I-10 frontage road and freeway, which creates a separation between the east and west areas of downtown. The future Greenway connection will increase foot and bicycle traffic around the Property. The existing bus stop directly adjacent to the Property will also guarantee commuter traffic on Congress Street. Perhaps future projects in the development district could help to even further the promotion of activity around the Property.*

15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

*This is provided without conflict. See the site plan and renderings for additional details.*

#### **UDC §5.12.7.D Site Design Standards**

##### **1. Vehicular Circulation**

- a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet.

*The singular PAAL location is the drop-off zone in the main plaza with sidewalks that exceed the minimum width. The continuous sidewalk at the drop-off is 8'-0" deep adjacent to a curb for a raised planter bed. At the entry doors there is a portion that is 17'-6" deep by 20'-0" wide.*

- b. The locations of all points of vehicular ingress and egress shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on site. Right turn bays are strongly discouraged. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated.

*There is a singular point of ingress/egress for vehicular traffic from Congress. The internal site vehicular circulation brings vehicles from Congress to either a drop-off lane at the front door or to the parking structure with minimal conflict. The east drive also facilitates service and delivery circulation. There is 269 feet of stacking distance from the curb cut on Congress to the first garage entry door and an additional 206 feet to the second entry door. Together there is 475 feet of available stacking when entering the Property, which is more than sufficient for a building of this size. Ride-share vehicles, retail patrons and residential deliveries will all utilize the front door drop-off area. Guest parking will be located in the parking structure. A public zone of the garage will be created for visitors and employees close to the entrance of the garage. The rest of the garage will be secured for residents via gates and electronic sensors.*

##### **2. Parking**

a. General Parking standards are listed in Section [7.4](#). Some properties in the RNA may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section [7.4.5.B](#).

*The Property is in the Downtown Parking District, so only 406 spaces for both the residential and retail uses are required; acknowledging our location on the western edge of the east side of downtown, we are providing 468 spaces.*

<b>USE</b>	<b>RATIO</b>	<b>AREA / UNITS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>FOOD SERVICE COMMERCIAL</b>	<i>1 CAR / 100 GSF</i>	6,768	68	68
<b>MULTIFAMILY DWELLINGS – DOWNTOWN PARKING DISTRICT</b>	<i>1 CAR / DWELLING UNIT</i>	338	338	400
<b>TOTAL</b>			406	468

b. 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.

*The parking is entirely continued within the building/parking garage. The east side is adjacent to a private service road and the west is adjacent to the I-10 frontage. Screening for the parking area is accomplished with the vertical fin element as discussed above, which is commonly used in many parking structures. When placed at the proposed 2-foot intervals on-center, the fins screen the visibility of the parked cars.*

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

*The parking capacity in the garage has been designed to accommodate space for employee parking, therefore remote locations are unnecessary. Based on the location in the downtown area with convenient bike/pedestrian access from the future Greenway and access to the transit system, we expect many employees to utilize those alternative modes of transportation as well.*

### 3. Plazas and Open Space

The fundamental objective of the design standards in this Section [5.12.7.D.3](#) is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

*There is a concerted effort to interconnect this Project with the future Greenway development for bikes and pedestrians as much as is feasible. There will also be*

*improvements to perimeter sidewalks that will improve the quality and safety for pedestrians and cyclists, including the replacement of deteriorating sidewalks and curbs along Congress Street. The private drive access to the east also provides opportunities for pedestrian and bicycle access to the future Greenway for residents and visitors to the Project.*

**a. Plazas and Pedestrian Nodes.** Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Open space plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of the people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDSO Director upon a written finding during the review process that the development enhances the downtown pedestrian environment even with a smaller percent or elimination of the requirement.

*A linear pedestrian way has been developed along much of the perimeter of the building. The northwest outdoor area includes an 8-foot-wide walkway with a potential synthetic turf area that can be used by Project tenants for pet relief. This area also includes shade trees, native planting and water harvesting areas. Portions of the Project along Congress Street are within the City right-of-way. Improvements here will include the replacement of the sidewalk and curbs providing a seamless transition for pedestrians to circulate. The east side of the building includes a 7-foot-wide pedestrian walkway with shade trees on both sides. The building shade combined with the shade trees on the east side of the building facilitate pedestrian use of the outdoor space during hot summer afternoons.*

*The area on the south side of the building is wider and will continue the pedestrian walkway, seating areas, native landscaping with shade trees and water harvesting.*

*The gross floor area of the building is 586,446 s.f. The total amount of plaza, pedestrian plaza and open space is 83,683 s.f., which is 14.3% of the gross floor area, significantly exceeding the 5% requirement.*

**b. Viewshed Corridors.** Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible.

*The only nearby historic property is the El Paso and Southwestern Depot. Currently that building is not occupied and is blocked off by a screen wall. The new Greenway is planned between our building and the historic depot and provides the transition. No significant views of Sentinel Peak or Tucson Mountain Park west of downtown will be impacted.*

**c. Linkages (Physical and Visual).** Neighborhood linkages shall be maintained throughout Downtown.

*The neighborhood linkages will be maintained. They include, but are not limited to, the pedestrian sidewalk & crosswalks, the bus public transportation stop, and Greenway connecting both present and future.*

#### 4. Streetscape

a. Streetscapes must be consistent with the Streetscape Design Policy. In streetscape design, priority is given to pedestrians.

*The streetscape on Congress includes wide paving, building foundation plantings, vines and canopies on the building for shade and human scale. (Street trees along Congress are prohibited due to building fire safety access and vehicular visibility for the access drive.) Limited use of Date Palms near the retail ground floor use provides a human scale transition to the building while maintaining visibility for retail use. The corner of Congress and S. Freeway will include a landmark feature that will serve as a gateway entry feature to downtown as well as providing a unique point of interest for pedestrians as well as motorists. This location could be designed to create an iconic Tucson "Selfie-Spot" where people can take pictures which can be shared on social media.*

b. **Shade.** Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they and their location and design characteristics are compatible with the prevailing and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard.

*At every available opportunity trees and/or building canopies have been provided to create shade for pedestrian walkways. For example, trees on the south side of the building will be located on the south sides of the pedestrian paths to provide shade to the east/west running paths.*

*The building itself will provide shade to the paths on the north and east sides of the project.*

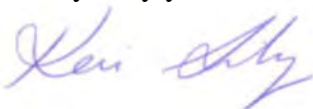
#### **E. Demolition of Historic Structures in the RNA**

*This section is not applicable since this Project involves development of a vacant Property.*

#### **Conclusion**

The Project team is looking forward to meeting with the DRB on the Project.

Very truly yours,



Keri L. Silvyn  
Lazarus & Silvyn, P.C.



# 471 WEST CONGRESS STREET

TUCSON, ARIZONA  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW  
JANUARY 15, 2024



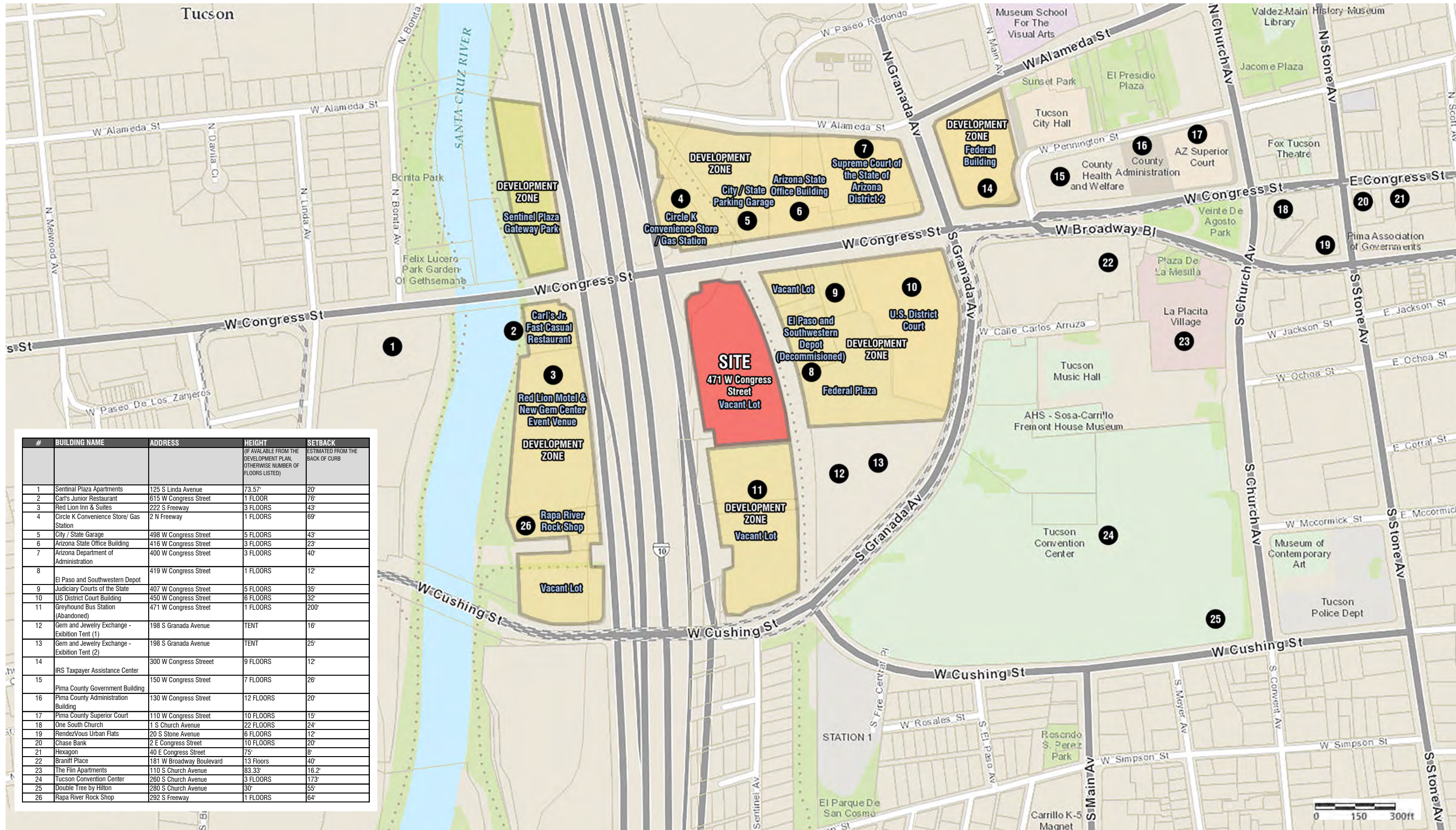




# 471 WEST CONGRESS STREET

## RIO NUEVO AREA - SPECIAL DISTRICT REVIEW





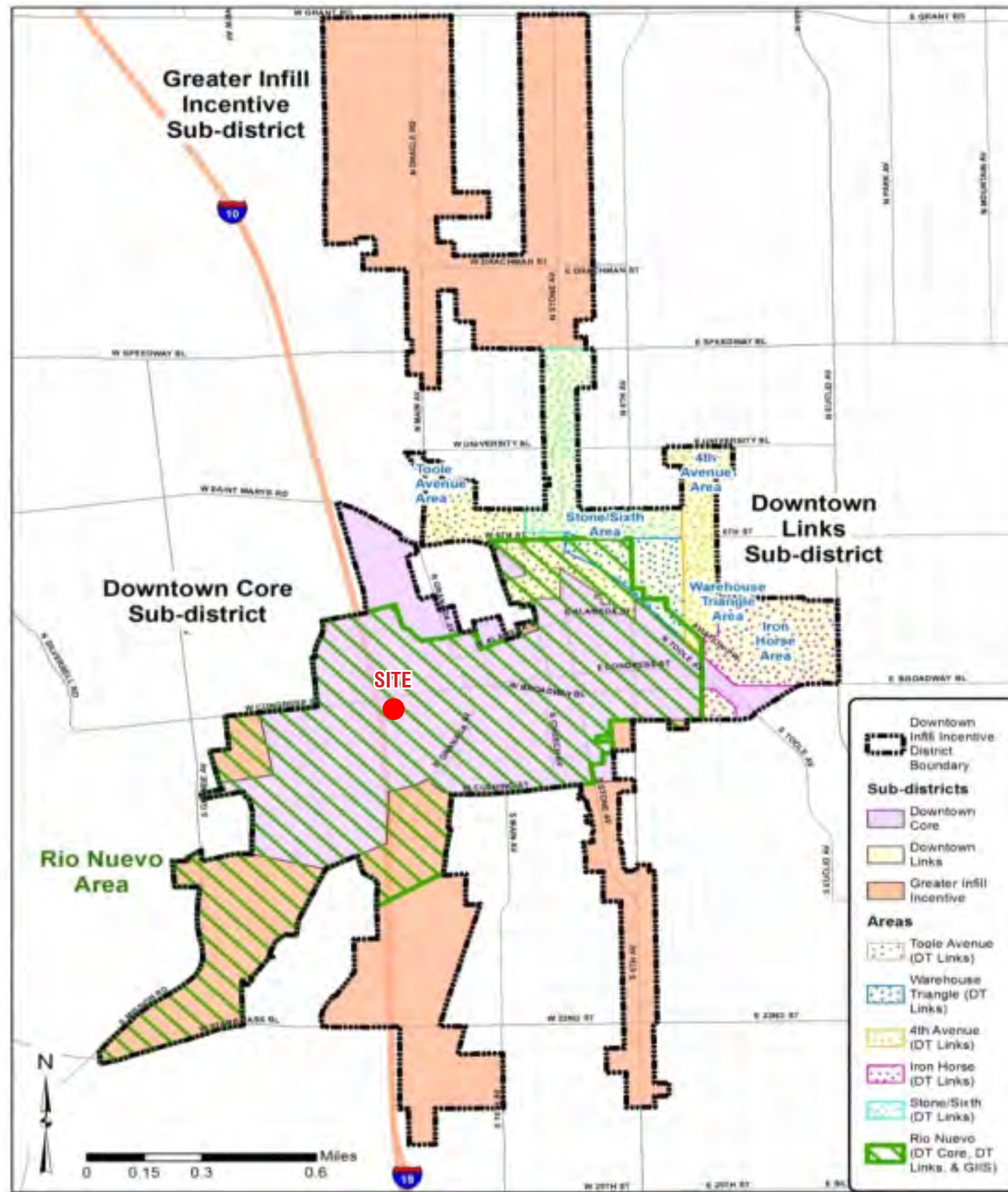
Development Zone as established in the UDC - Section 5.8, "Historic Preservation Zone (HPZ), Section 5.10, Neighborhood Preservation Zone (NPZ), and Section 5.11, Rio Nuevo District (RND)

# 471 WEST CONGRESS STREET

## RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

### DEVELOPMENT ZONE AND CONTEXTUAL BUILDING HEIGHTS & SETBACKS

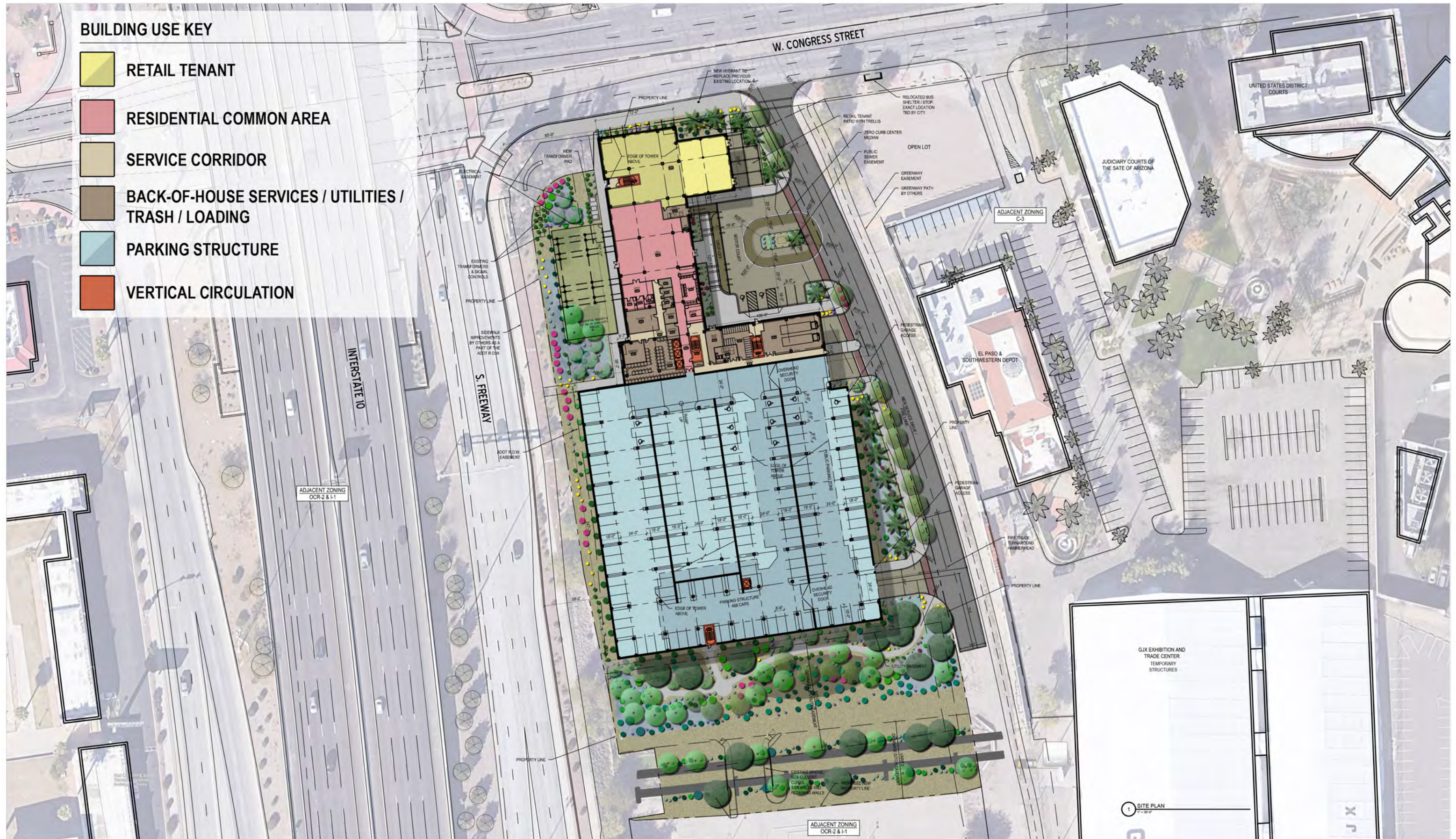




**471 WEST CONGRESS STREET**  
**RIO NUEVO AREA - SPECIAL DISTRICT REVIEW**

**ILLUSTRATIVE MAP OF INFILL INCENTIVE DISTRICT**

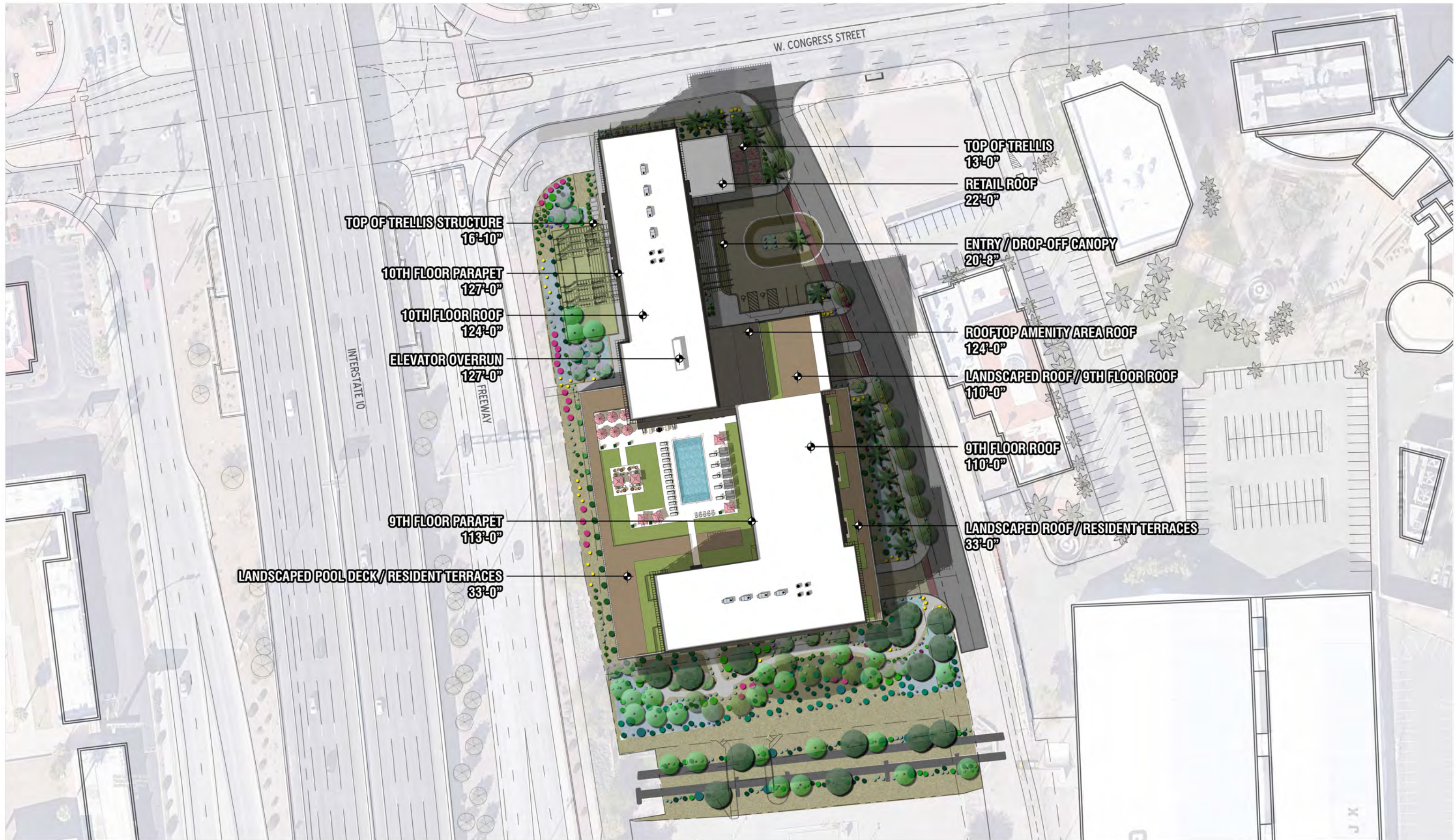




**471 WEST CONGRESS STREET**  
**RIO NUEVO AREA - SPECIAL DISTRICT REVIEW**

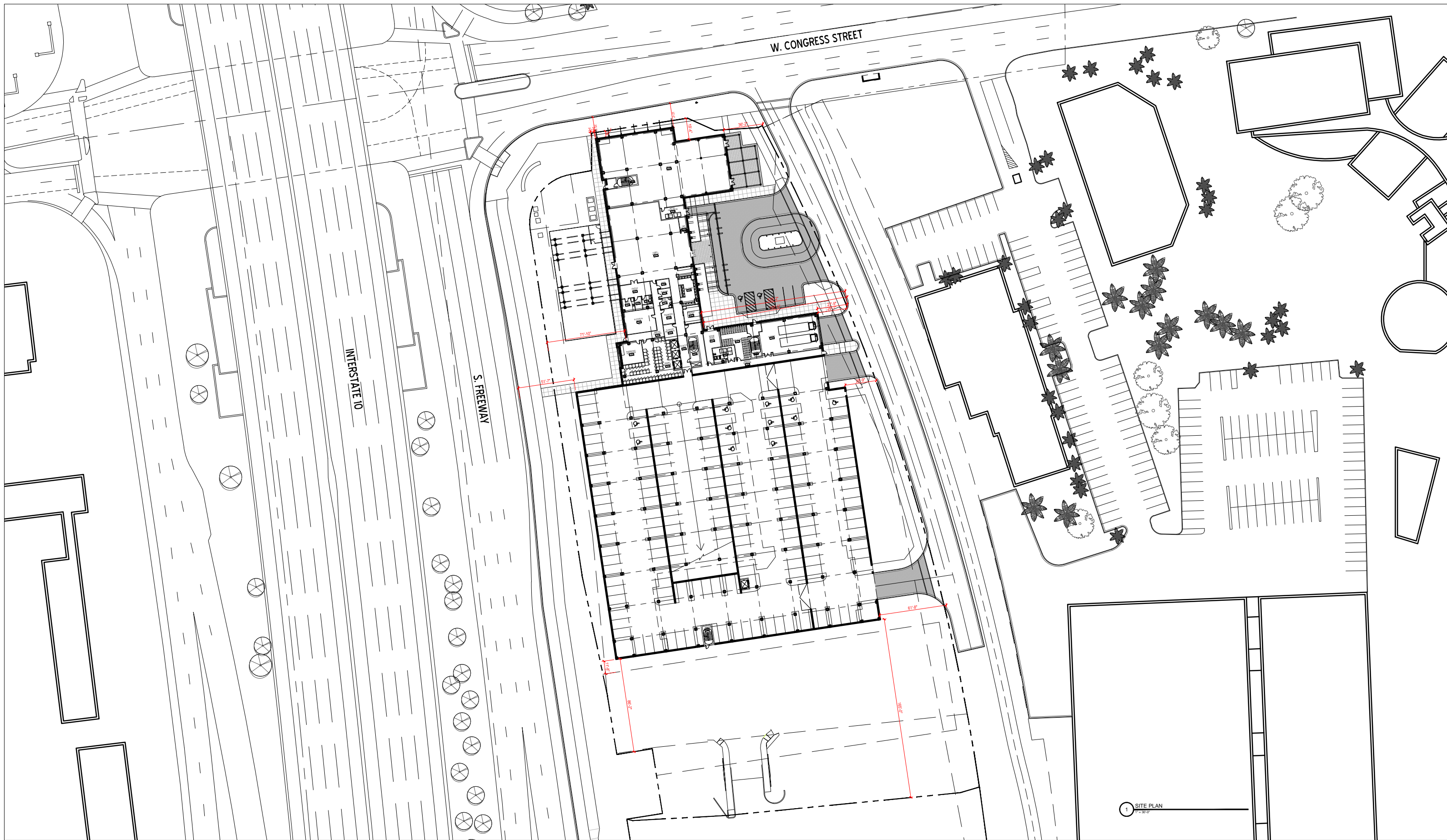
**GROUND FLOOR SITE PLAN**





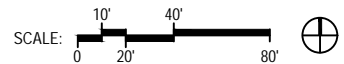
**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW





1 SITE PLAN  
1" = 20'

**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW



**PROPERTY LINE & ROADWAY DIMENSIONS FROM BUILDING**



**471 W Congress Street, Tucson, AZ**  
**1/15/2024**

MULTI-FAMILY RESIDENTIAL BUILDING																	
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL						BALCONY / LANDSCAPED ROOF / DECK	MECHANICAL AREA	RETAIL		PARKING / LOADING		GROSS BUILDABLE AREA	GROSS ENCLOSED AREA	F.A.R. AREA
			UNITS	RSF	COMMON	AMENITY	GSF	BATHS			RSF	COMMON	AREA	SPACES			
PARAPET	3'-0"	127'-0"							4,000					4,000	4,000	4,000	
10	14'-0"	124'-0"	16	15,251	2,748	2,833	20,832	21	2,088					22,920	20,832	20,832	
9	11'-0"	110'-0"	44	43,349	6,177		49,526	57	720					50,246	49,526	49,526	
8	11'-0"	99'-0"	44	43,349	6,177		49,526	57	720					50,246	49,526	49,526	
7	11'-0"	88'-0"	44	43,349	6,177		49,526	57	720					50,246	49,526	49,526	
6	11'-0"	77'-0"	44	43,349	6,177		49,526	57	720					50,246	49,526	49,526	
5	11'-0"	66'-0"	44	43,349	6,177		49,526	57	720					50,246	49,526	49,526	
4	11'-0"	55'-0"	44	43,349	6,177		49,526	57	720					50,246	49,526	49,526	
3	11'-0"	44'-0"	40	36,709	6,370	3,890	46,969	57	30,914					77,883	46,969	46,969	
2	11'-0"	33'-0"	18	17,154	3,379		20,533	23	288			50,542	135	71,363	71,075	20,533	
MEZZ.	11'-0"	22'-0"			1,398	1,815	3,213	0				60,177	169	63,390	63,390	3,213	
1	11'-0"	11'-0"			9,119	5,150	14,269	7		1,812	6,766	60,177	164	83,024	83,024	22,847	
<b>TOTAL</b>			<b>338</b>	<b>329,208</b>	<b>60,076</b>	<b>13,688</b>	<b>402,972</b>	<b>450</b>	<b>37,610</b>	<b>5,812</b>	<b>6,766</b>	<b>0</b>	<b>170,896</b>	<b>468</b>	<b>624,056</b>	<b>586,446</b>	<b>415,550</b>
Average Unit Size				974													
Typical Residential Floor Efficiency				88%													
Building Efficiency				81%	(RSF + RETAIL) / (GROSS ENCLOSED - PARKING)												

UNIT MIX						
	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	TOTAL
PENTHOUSE	0	0	0	0	0	0
10	1	10	2	1	2	16
9	5	19	7	9	4	44
8	5	19	7	9	4	44
7	5	19	7	9	4	44
6	5	19	7	9	4	44
5	5	19	7	9	4	44
4	5	19	7	9	4	44
3	4	18	6	8	4	40
2	2	10	1	1	4	18
MEZZ.	0	0	0	0	0	0
1	0	0	0	0	0	0
PERCENT	11%	45%	15%	19%	10%	100%
TOTAL	37	152	51	64	34	338

PROVIDED BIKE SPACES	218	REQUIRED BIKE SPACES 0.5 Bikes / Bed	218	BIKE SPACED DEFICIT	0
PROVIDED RETAIL PARKING	68	REQUIRED RETAIL PARKING Food Service / Commercial @ 1 car / 100 GSF	68	RETAIL PARKING DEFICIT	0
PROVIDED RESIDENTIAL PARKING	400	REQUIRED RESIDENTIAL PARKING Multifamily Dwelling in the parking district @ 1 car / dwelling unit	338	RESIDENTIAL PARKING SURPLUS	62
				PROVIDED RESIDENTIAL PARKING RATIO	1.183

ADDRESS OF PROPERTY: 471 WEST CONGRESS STREET  
TUCSON, AZ 85701  
PARCEL NUMBER: 116-20-1350  
CURRENT USE: VACANT  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
GROSS SITE AREA: 181,202 SQUARE FEET, 4.16 ACRES  
NET BUILDABLE SITE AREA: 101,505 SQUARE FEET, 2.33 ACRES  
GROSS SQUARE FOOTAGE OF BUILDING: 586,446 SQUARE FEET  
BUILT F.A.R. AREA: 415,550 SQUARE FEET  
PROPOSED F.A.R. BASED ON GROSS SITE AREA: 2.29  
PROPOSED F.A.R. BASED ON NET BUILDABLE SITE AREA: 4.09  
EXISTING ZONING: OCR-2  
MAX HEIGHT PER UDC: 300'-0"  
PROPOSED HEIGHT: 127'-0" (10 FLOORS + MECHANICAL SCREENING)

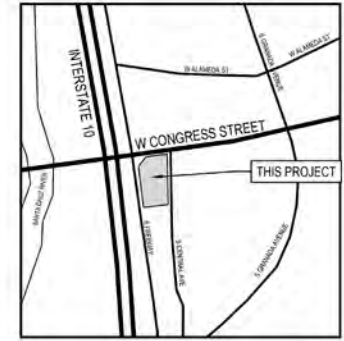
REQUIRED No. OF PARKING SPACES FOR MULTIFAMILY DWELLINGS IN THE DOWNTOWN PARKING DISTRICT @ 1 CAR / DWELLING UNIT: 338 CARS  
REQUIRED No. OF PARKING SPACES FOR FOOD SERVICE COMMERCIAL @ 1 CARS / 100 GSF: 68 CARS  
TOTAL REQUIRED No. OF PARKING SPACES: 406 CARS  
TOTAL PROVIDED No. OF PARKING SPACES: 468 CARS

REQUIRED & PROVIDED ADA ACCESSIBLE SPACES: 9 SPACES (OF WHICH 2 ARE VAN SPACES)  
REQUIRED No. OF BIKE PARKING SPACES @ 0.5 BIKES / BEDROOM: 218 BIKE PARKING SPACES REQUIRED FOR THE 436 BEDS PROVIDED  
REQUIRED SETBACKS:  
SOUTH: 0'  
AT ITS LONGEST DISTANCE THE BUILDING IS 165'-0" FROM THE PROPERTY LINE & AT ITS SHORTEST DISTANCE IS 148'-0". THE LONGEST DISTANCE FROM THE DRAINAGE EASEMENT IS 11'-8" & THE SHORTEST DISTANCE IS 10'-5".  
NORTH: 0'  
AT ITS LONGEST DISTANCE THE BUILDING IS 5'-11" FROM THE PROPERTY LINE & AT ITS SHORTEST DISTANCE IS 5'-7". THERE ARE NO UTILITY EASEMENTS.  
EAST: 0'  
AT ITS LONGEST DISTANCE THE BUILDING IS 133'-0" FROM THE PROPERTY LINE & AT ITS SHORTEST DISTANCE IS 27'-7". THE LONGEST DISTANCE FROM THE SANITARY SEWER EASEMENT IS 108'-10" & THE SHORTEST DISTANCE IS 3'-5".  
WEST: 0'  
AT ITS LONGEST DISTANCE THE BUILDING IS 62'-3" FROM THE PROPERTY LINE & AT ITS SHORTEST DISTANCE IS 3'-4". THE LONGEST DISTANCE FROM THE ELECTRICAL EASEMENT IS 26'-5" & THE SHORTEST DISTANCE IS 4'-3".

**471 WEST CONGRESS STREET**  
**RIO NUEVO AREA - SPECIAL DISTRICT REVIEW**



# 471 W. CONGRESS STREET - DOWNTOWN TUCSON, AZ -- (RIO NUEVO AREA)



VICINITY MAP  
N.T.S.

**OWNER:**  
URBAN STREET GROUP  
2250 PROGRESS PARKWAY  
SCHUMBERG, IL 60173  
ATTN: JIM WELLS, SENIOR VICE PRESIDENT  
847.942.0841  
JWELLS@URBANSTREETGROUP.COM

**ARCHITECT:**  
ANTUNOVICH ASSOCIATES - ARCHITECTURE AND PLANNING  
224 WEST HURON STREET, SUITE 7E  
CHICAGO, ILLINOIS 60654  
ATTN: BRIAN TEMANN, AIA, ASSOCIATE PRINCIPAL  
312.266.1126  
BTTEMANN@ANTUNOVICH.COM

**CIVIL ENGINEER:**  
P S O M A S  
333 E WETMORE ROAD, SUITE 450  
TUCSON, AZ 85705  
ATTN: KEVIN LETENDRE, PE, PROJECT MANAGER, ASSOCIATE  
520.292.2300  
KLETENDRE@PSOMAS.COM

**LANDSCAPE ARCHITECT:**  
NOVAK ENVIRONMENTAL, INC.  
4574 N. 1ST AVENUE, SUITE 100  
TUCSON, AZ 85718  
ATTN: KAREN CESARE, RLA  
520.206.0591  
KAREN@NOVAKENVIRONMENTAL.COM

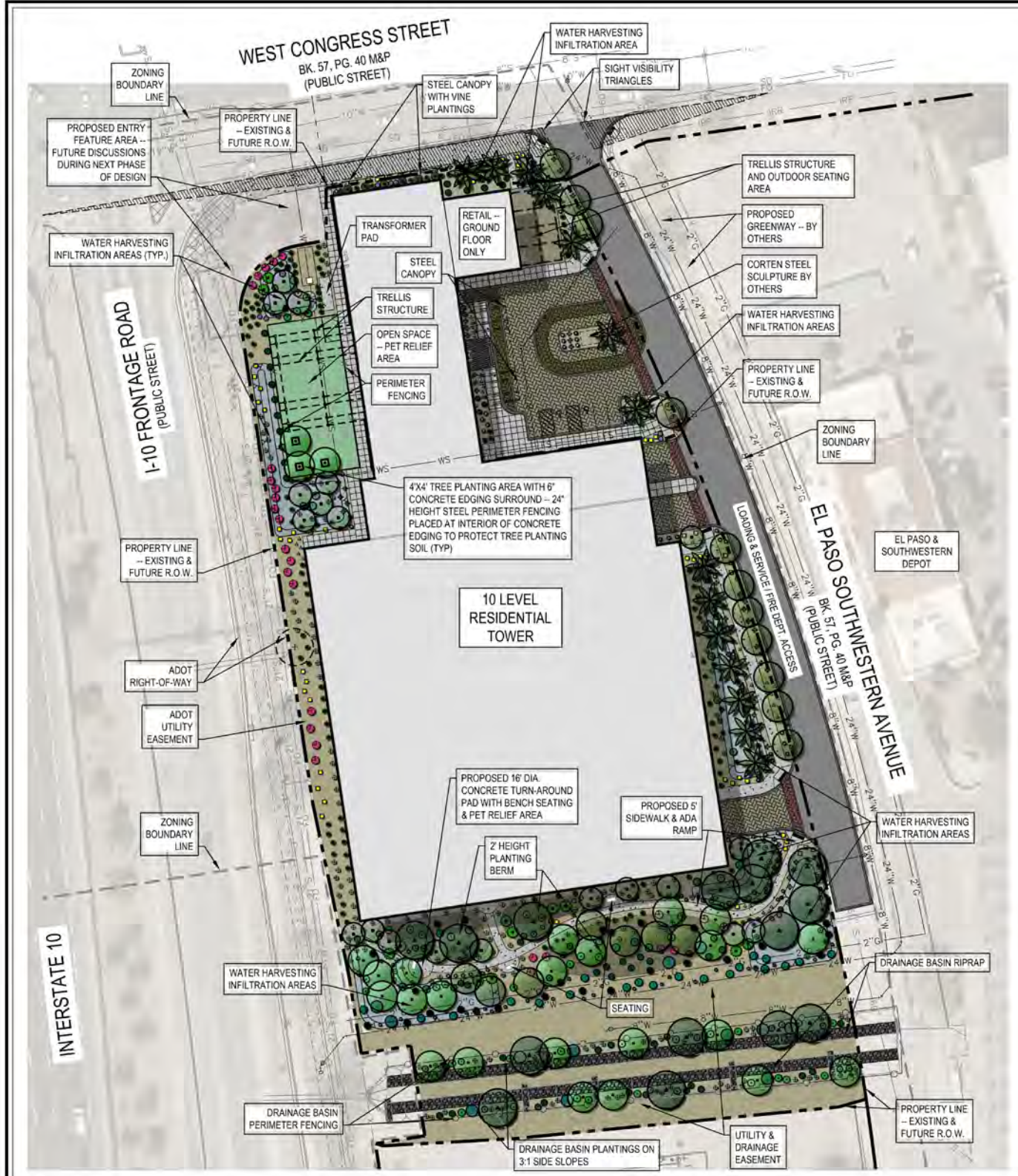


ILLUSTRATIVE SITE PLAN

TP-DEV-0526-00242  
TP-PRE-1122-00011  
T22PRE0188  
C9-10-05

DEVELOPMENT PACKAGE  
FOR  
**471 W. CONGRESS STREET**  
RESIDENTIAL COMPLEX  
BEING A PORTION OF BLOCK 14  
RIO NUEVO (M&P BK. 57, PG. 40)  
LOCATED IN SECTION 14, T14S, R13E, G&SRM,  
CITY OF TUCSON, PIMA COUNTY, ARIZONA

PROJ NO: 7USG220201 SCALE: HORIZ L-1  
DATE: AUGUST 2023 VERT. 1 OF 1



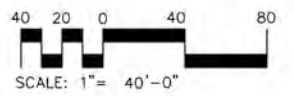
**PLANT KEY**

Botanical Name	Common Name
<b>Trees:</b>	
<i>Parkinsonia florida</i>	Blue Palo Verde
<i>Pakinsonia microphyllum</i>	Foothills Palo Verde
<i>Ebenopsis ebano</i>	Texas Ebony
<i>Phoenix dactylifera</i>	Date Palm (Male - Diamond Cut Trunks)
<i>Prosopis velutina</i>	Velvet Mesquite
<b>Shrubs:</b>	
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Muhlenbergia rigida</i>	Purple Muhly
<i>Ruellia simplex</i>	Purple Ruellia
<i>Salvia clevelandii</i>	Chaparral Sage
<i>Salvia greggii</i> 'ruby slippers'	Ruby Slippers Autumn Sage
<b>Cactus/Succulent Plants:</b>	
<i>Agave parryi</i>	Perry's Agave
<i>Agave parryi v. truncata</i>	Artichoke Agave
<i>Asclepias subulata</i>	Desert Milkweed
<i>Carnegiea gigantea</i>	Saguaro
<i>Dasylerion wheeleri</i>	Desert Spoon
<i>Echinocactus grusonii</i>	Golden Barrel
<i>Euphorbia antisyphilitica</i>	Candelilla
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Yucca baccata</i>	Banana Yucca
<i>Yucca rigida</i>	Blue Yucca
<b>Groundcovers:</b>	
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Dalea greggii</i>	Trailing Indigo Bush
<b>Vines:</b>	
<i>Bignonia capreolata</i>	Tangerine Beauty Crossvine
<i>Macfadyena unguis-cati</i>	Cat Claw Vine

EXISTING TREE

Illustrative Site Plan

Antunovich Associates - Architects & Planners | Urban Street Group LLC - Owner, Developer



NO.	REVISION	DATE

**PSOMAS**

333 E. Wetmore Road, Suite 450  
Tucson, AZ 85705  
(520) 292-2300 (520) 292-1290 fax  
www.psomas.com

## 471 WEST CONGRESS STREET RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

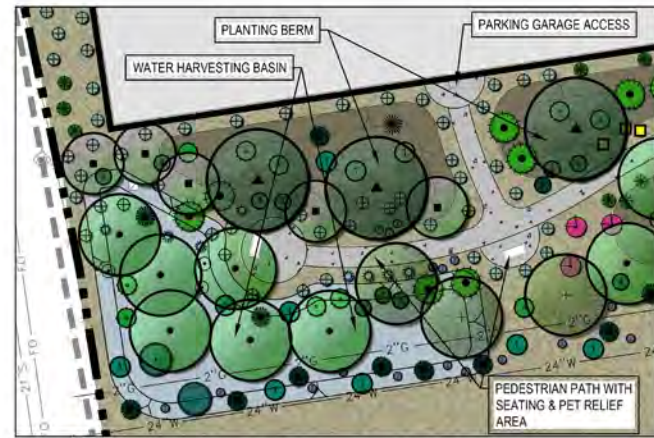
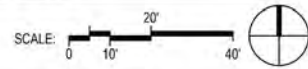
## LANDSCAPE PLAN



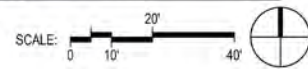
# 471 W. CONGRESS STREET - DOWNTOWN TUCSON, AZ -- (RIO NUEVO AREA)



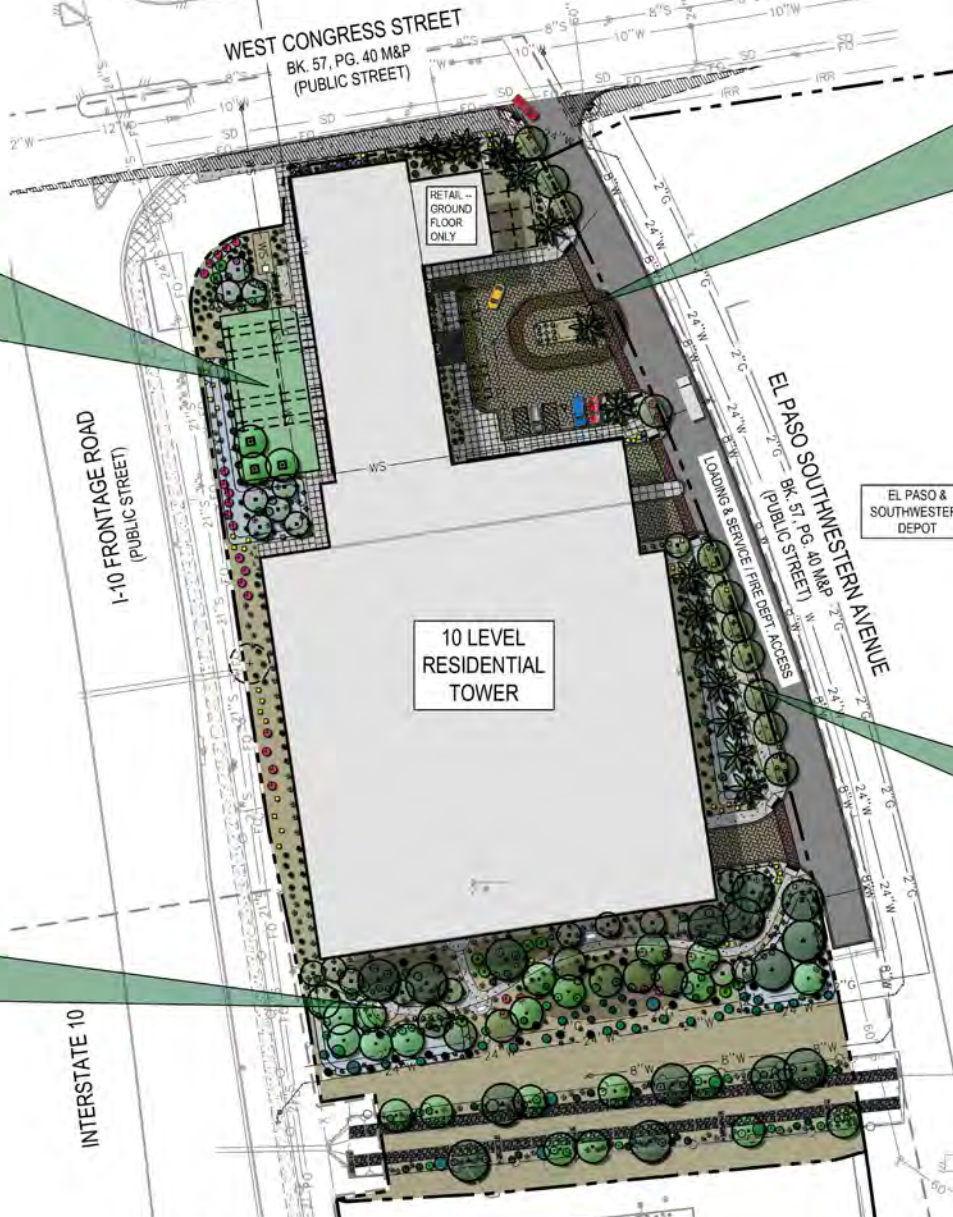
Open Space & Pet Relief Area



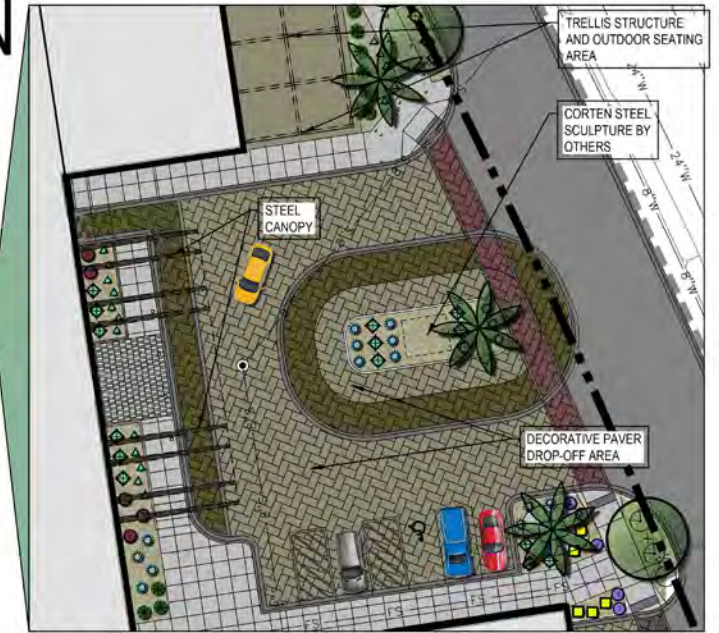
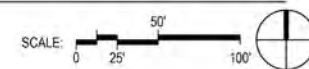
South Pollinator Garden with Berms & Water Harvest Basins



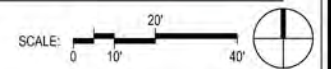
Illustrative Site Plan Vignettes



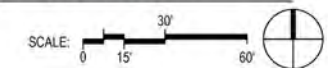
Overall Site Plan



Main Entry Plaza



Parking Garage Linear Park



VICINITY MAP



ILLUSTRATIVE SITE PLAN

TP-DEV-0526-00242  
TP-PRE-1122-00011  
T22PRE0188  
C9-10-05

DEVELOPMENT PACKAGE FOR  
**471 W. CONGRESS STREET**  
RESIDENTIAL COMPLEX  
BEING A PORTION OF BLOCK 14  
RIO NUEVO (M&P BK. 57, PG. 40)  
LOCATED IN SECTION 14, T14S, R13E, G&SRM,  
CITY OF TUCSON, PIMA COUNTY, ARIZONA

PROJ NO: 7USG220201  
DATE: AUGUST 2023

SCALE: HORIZ. VERT.  
L-1  
1 OF 1

**PSOMAS**

333 E. Wetmore Road, Suite 450  
Tucson, AZ 85705  
(520) 292-2300 (520) 292-1290 fax  
www.psomas.com

Antunovich Associates - Architects & Planners | Urban Street Group LLC - Owner, Developer

**Novak Environmental, Inc.**  
4574 North First Avenue #100 • Tucson, AZ 85718  
Phone 520.206.0591 Fax 520.882.3006  
Landscape Architecture • Natural Resources • Planning • Mitigation





**One West Broadway**  
**1 W Broadway Boulevard, AZ 85701**

PRECEDENTS SET FORTH BY EXAMPLE THAT WILL BE UTILIZED BY PROPOSED DEVELOPMENT:

- BUILT TO THE PROPERTY LINE
- EXTERIOR INSULATION AND FINISH SYSTEM
- OCCUPIED BUILDING OVER PODIUM PARKING STRUCTURE
- OUTSET HUNG BALCONIES
- PRIVATE OUTDOOR ROOF DECK
- MULTIPLE TENANT AMENITY AREAS
- GROUND FLOOR RETAIL TENANTS



**The Flin**  
**110 S Church Avenue, Tucson, AZ 85701**

PRECEDENTS SET FORTH BY EXAMPLE THAT WILL BE UTILIZED BY PROPOSED DEVELOPMENT:

- BUILT TO THE PROPERTY LINE
- EXTERIOR INSULATION AND FINISH SYSTEM
- WINDOW WALL SYSTEM
- OCCUPIED BUILDING OVER PODIUM PARKING STRUCTURE
- PRIVATE OUTDOOR ROOF DECK
- OUTDOOR KITCHEN STATIONS
- MULTIPLE TENANT AMENITY AREAS



**Hexagon**  
**40 E Congress Street, Tucson, AZ 85701**

PRECEDENTS SET FORTH BY EXAMPLE THAT WILL BE UTILIZED BY PROPOSED DEVELOPMENT:

- BUILT TO THE PROPERTY LINE
- GLASS RAILING SYSTEM AT BALCONIES
- FLOOR-TO-CEILING WINDOW WALL SYSTEM
- GROUND FLOOR GLASS CURTIN WALL SYSTEM
- PRIVATE OUTDOOR ROOF DECK
- GROUND FLOOR RETAIL TENANTS
- PAINTED METAL SHADE STRUCTURES AT THE GROUND FLOOR

**471 WEST CONGRESS STREET**  
**RIO NUEVO AREA - SPECIAL DISTRICT REVIEW**





## RendezVous Urban Flats 20 S Stone Avenue, Tucson, AZ 85701

PRECEDENTS SET FORTH BY EXAMPLE THAT WILL BE UTILIZED BY PROPOSED DEVELOPMENT:

- BUILT TO THE PROPERTY LINE
- EXTERIOR INSULATION AND FINISH SYSTEM
- MASONRY ACCENTS AT THE GROUND FLOOR
- BALCONIES WITH GLASS & PAINTED METAL PANELS
- OUTSET BALCONIES
- LOUVERED PANELS ASSOCIATED WITH EACH UNIT
- WINDOW WALL SYSTEM
- PRIVATE OUTDOOR DECK WITH KITCHEN STATIONS
- MULTIPLE TENANT AMENITY AREAS
- STRUCTURED PARKING
- SCREENED MECHANICAL PENTHOUSE



## MLK Apartments 55 N 5th Street, Tucson, AZ 85701

PRECEDENTS SET FORTH BY EXAMPLE THAT WILL BE UTILIZED BY PROPOSED DEVELOPMENT:

- BUILT TO THE PROPERTY LINE
- EXTERIOR INSULATION AND FINISH SYSTEM
- WINDOW WALL SYSTEM
- OUTSET BALCONIES
- BALCONIES WITH METAL PANELS
- MASONRY ACCENTS AT THE GROUND FLOOR



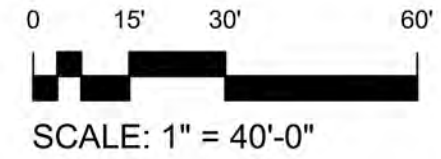
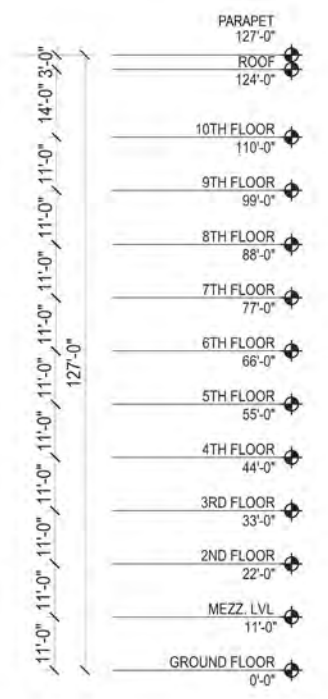
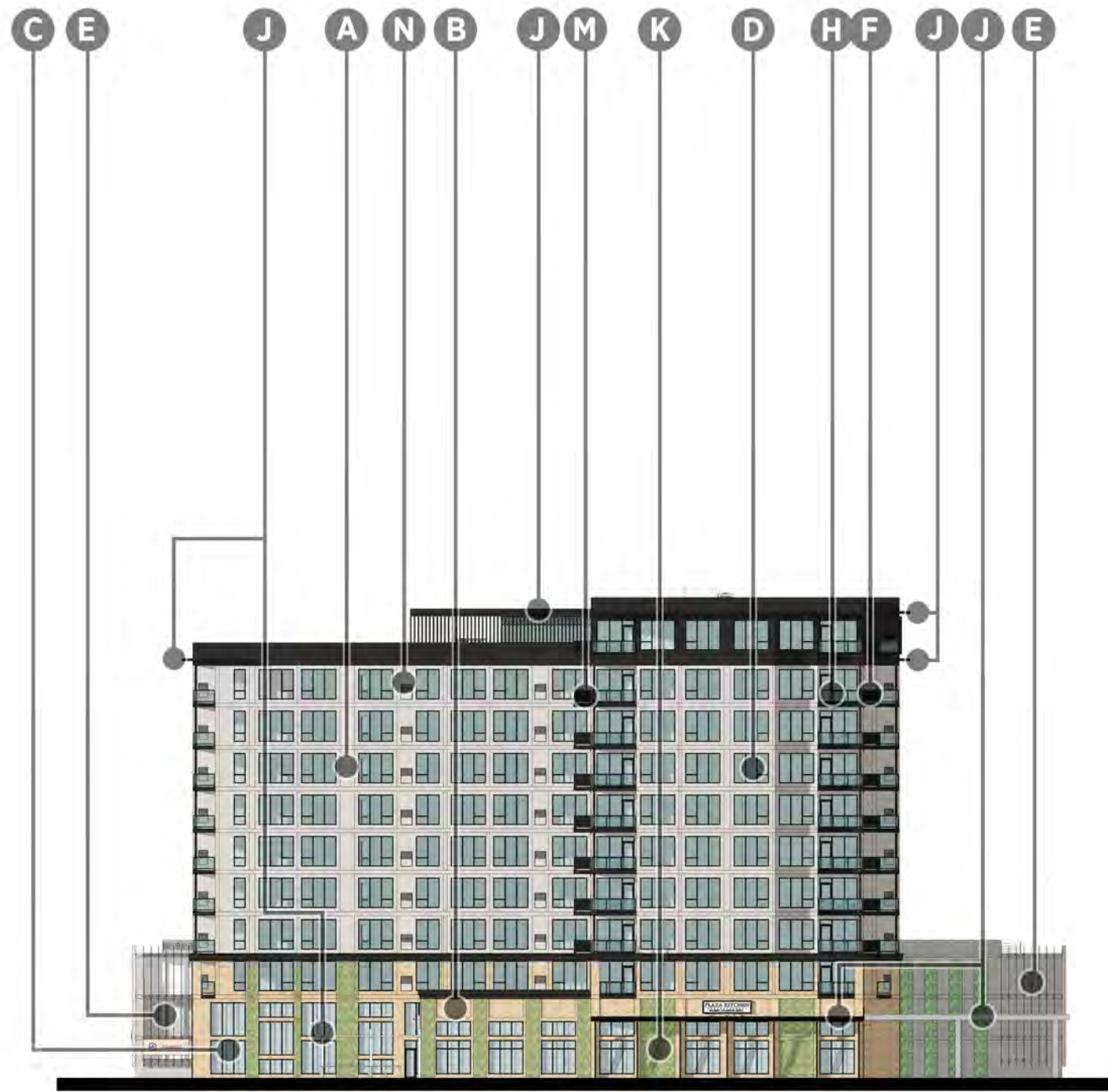
## Plaza Centro 345 W Congress Street, Tucson, AZ 85701

PRECEDENTS SET FORTH BY EXAMPLE THAT WILL BE UTILIZED BY PROPOSED DEVELOPMENT:

- BUILT TO THE PROPERTY LINE
- EXTERIOR INSULATION AND FINISH SYSTEM
- MASONRY FACADE AT THE BASE
- STRUCTURED PARKING
- BUILDING OVER PODIUM PARKING STRUCTURE
- PRIVATE OUTDOOR ROOF DECK
- GROUND FLOOR RETAIL TENANTS

## 471 WEST CONGRESS STREET RIO NUEVO AREA - SPECIAL DISTRICT REVIEW





**EXTERIOR MATERIAL LEGEND**

- A. EXTERIOR INSULATION AND FINISH SYSTEM
- B. BRICK
- C. GLAZED ALUMINUM CURTAIN WALL
- D. ALUMINUM FRAME INSULATED GLASS

- E. PAINTED METAL VERTICAL FIN SCREEN WALL
- F. BALCONY RAILING INFILL METAL PANEL
- G. PAINTED MURAL CMU BLOCK WALL
- H. POST SUPPORTED ALUMINUM AND GLASS GAURDRAIL
- J. PAINTED METAL CANOPY / SHADE STRUCTURE

- K. VERTICAL GREEN VINE WALL WITH WIRE TRELLIS
- L. PAINTED STEEL DOOR
- M. PAINTED HANGING METAL BALCONY
- N. IN-UNIT VTAC HVAC SYSTEM EXTERIOR AIR LOUVERS

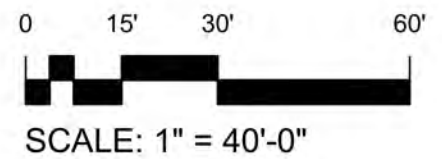
**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

**PROPOSED NORTH ELEVATION**





PARAPET	127'-0"
ROOF	124'-0"
10TH FLOOR	110'-0"
9TH FLOOR	99'-0"
8TH FLOOR	88'-0"
7TH FLOOR	77'-0"
6TH FLOOR	66'-0"
5TH FLOOR	55'-0"
4TH FLOOR	44'-0"
3RD FLOOR	33'-0"
2ND FLOOR	22'-0"
MEZZ LVL	11'-0"
GROUND FLOOR	0'-0"



**EXTERIOR MATERIAL LEGEND**

- A. EXTERIOR INSULATION AND FINISH SYSTEM
- B. BRICK
- C. GLAZED ALUMINUM CURTAIN WALL
- D. ALUMINUM FRAME INSULATED GLASS

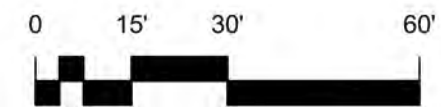
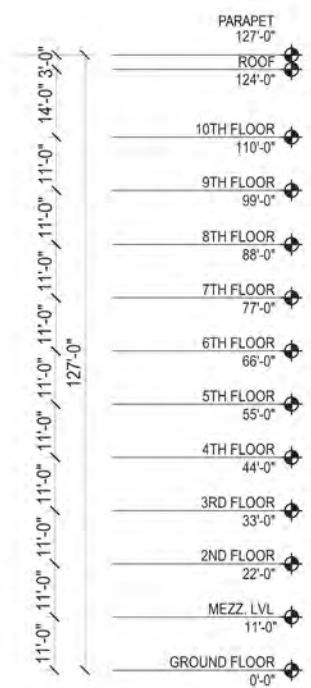
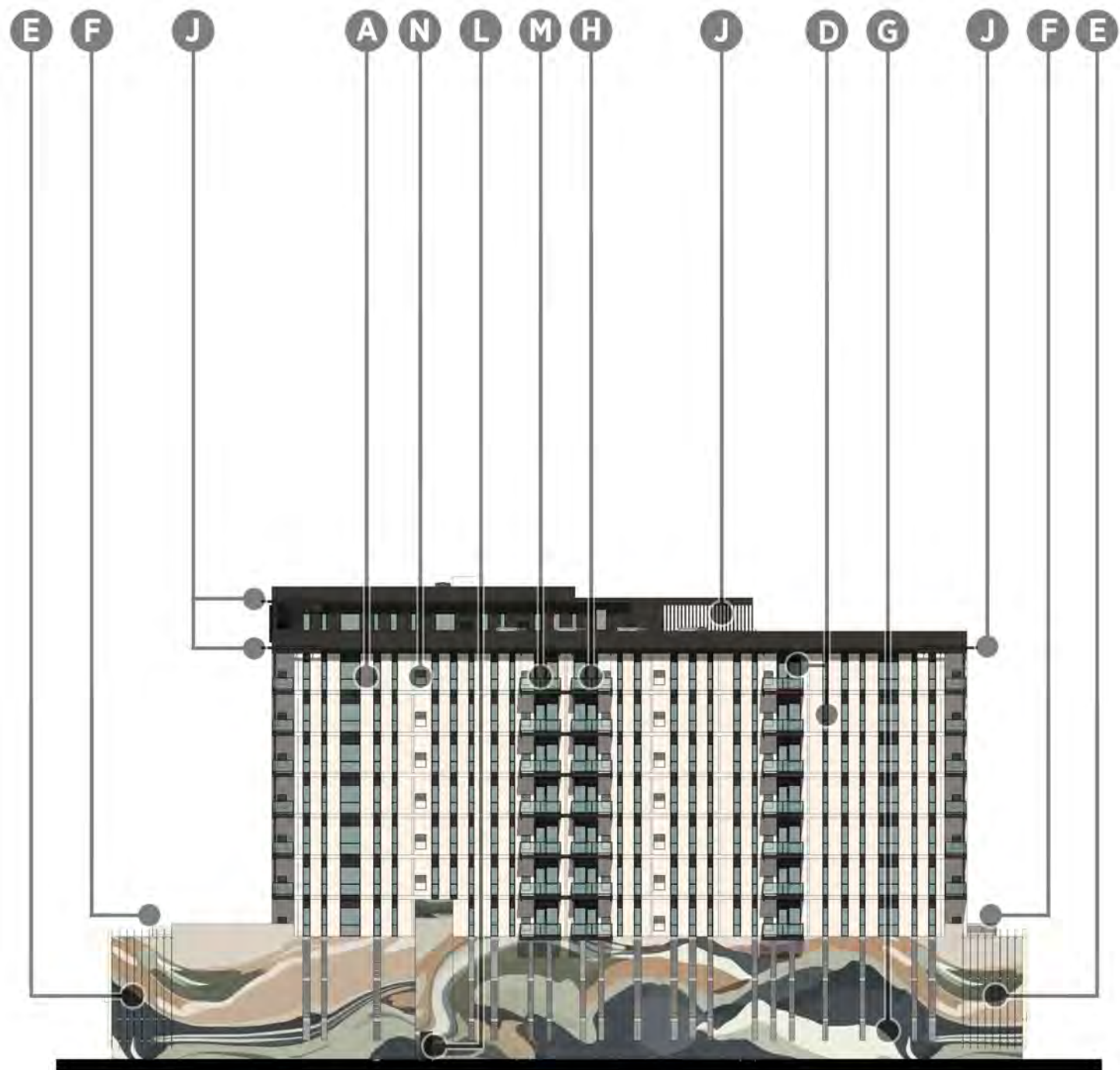
- E. PAINTED METAL VERTICAL FIN SCREEN WALL
- F. BALCONY RAILING INFILL METAL PANEL
- G. PAINTED MURAL CMU BLOCK WALL
- H. POST SUPPORTED ALUMINUM AND GLASS GAURDRAIL
- J. PAINTED METAL CANOPY / SHADE STRUCTURE

- K. VERTICAL GREEN VINE WALL WITH WIRE TRELLIS
- L. PAINTED STEEL DOOR
- M. PAINTED HANGING METAL BALCONY
- N. IN-UNIT VTAC HVAC SYSTEM EXTERIOR AIR LOUVERS

**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

**PROPOSED EAST ELEVATION**





SCALE: 1" = 40'-0"

**EXTERIOR MATERIAL LEGEND**

- A. EXTERIOR INSULATION AND FINISH SYSTEM
- B. BRICK
- C. GLAZED ALUMINUM CURTAIN WALL
- D. ALUMINUM FRAME INSULATED GLASS

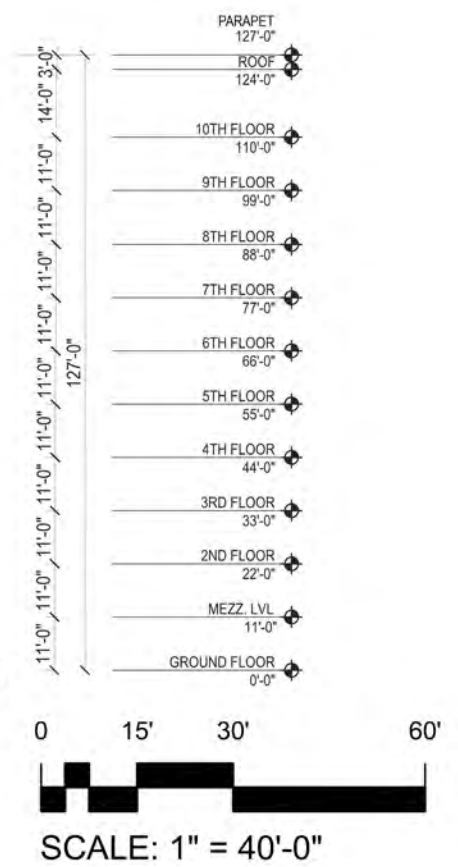
- E. PAINTED METAL VERTICAL FIN SCREEN WALL
- F. BALCONY RAILING INFILL METAL PANEL
- G. PAINTED MURAL CMU BLOCK WALL
- H. POST SUPPORTED ALUMINUM AND GLASS GAURDRAIL
- J. PAINTED METAL CANOPY / SHADE STRUCTURE

- K. VERTICAL GREEN VINE WALL WITH WIRE TRELLIS
- L. PAINTED STEEL DOOR
- M. PAINTED HANGING METAL BALCONY
- N. IN-UNIT VTAC HVAC SYSTEM EXTERIOR AIR LOUVERS

**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

**PROPOSED SOUTH ELEVATION**





**EXTERIOR MATERIAL LEGEND**

- A. EXTERIOR INSULATION AND FINISH SYSTEM
- B. BRICK
- C. GLAZED ALUMINUM CURTAIN WALL
- D. ALUMINUM FRAME INSULATED GLASS

- E. PAINTED METAL VERTICAL FIN SCREEN WALL
- F. BALCONY RAILING INFILL METAL PANEL
- G. PAINTED MURAL CMU BLOCK WALL
- H. POST SUPPORTED ALUMINUM AND GLASS GAURDRAIL
- J. PAINTED METAL CANOPY / SHADE STRUCTURE

- K. VERTICAL GREEN VINE WALL WITH WIRE TRELLIS
- L. PAINTED STEEL DOOR
- M. PAINTED HANGING METAL BALCONY
- N. IN-UNIT VTAC HVAC SYSTEM EXTERIOR AIR LOUVERS

**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

**PROPOSED WEST ELEVATION**





**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

UrbanStreet Group Development Team • Antunovich Associates Architecture, Planning, Interior Design © • Lazarus & Silvyn, P.C. Zoning Attorneys • Novak Environmental Landscape Architects • Psomas Civil Engineers

**CONCEPTUAL RENDERING**

Tucson, Arizona | January 15, 2024





**471 WEST CONGRESS STREET**  
**RIO NUEVO AREA - SPECIAL DISTRICT REVIEW**

**CONCEPTUAL RENDERING**





**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

UrbanStreet Group Development Team • Antunovich Associates Architecture, Planning, Interior Design © • Lazarus & Silvyn, P.C. Zoning Attorneys • Novak Environmental Landscape Architects • Psomas Civil Engineers

**CONCEPTUAL RENDERING**

Tucson, Arizona | January 15, 2024





**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW





**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

**CONCEPTUAL RENDERING**





**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

**CONCEPTUAL RENDERING**





**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW





**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

UrbanStreet Group Development Team · Antunovich Associates Architecture, Planning, Interior Design © · Lazarus & Silvyn, P.C. Zoning Attorneys · Novak Environmental Landscape Architects · Psomas Civil Engineers

**CONCEPTUAL RENDERING**

Tucson, Arizona | January 15, 2024





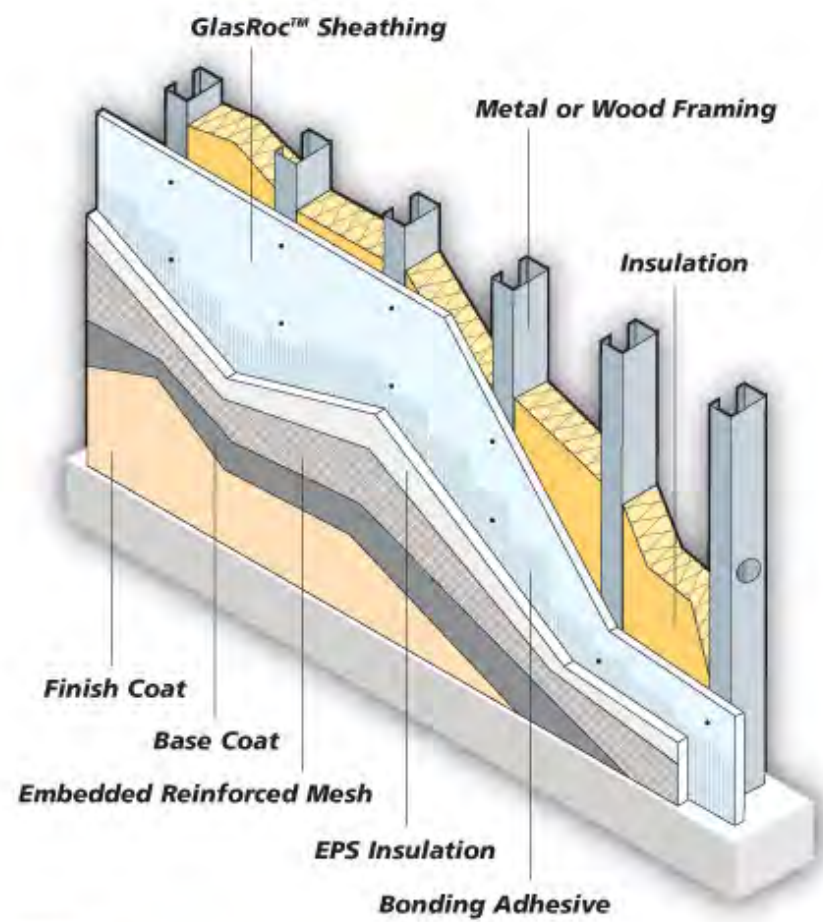
**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

UrbanStreet Group Development Team · Antunovich Associates Architecture, Planning, Interior Design © · Lazarus & Silvyn, P.C. Zoning Attorneys · Novak Environmental Landscape Architects · Psomas Civil Engineers

**CONCEPTUAL RENDERING**

Tucson, Arizona | January 15, 2024

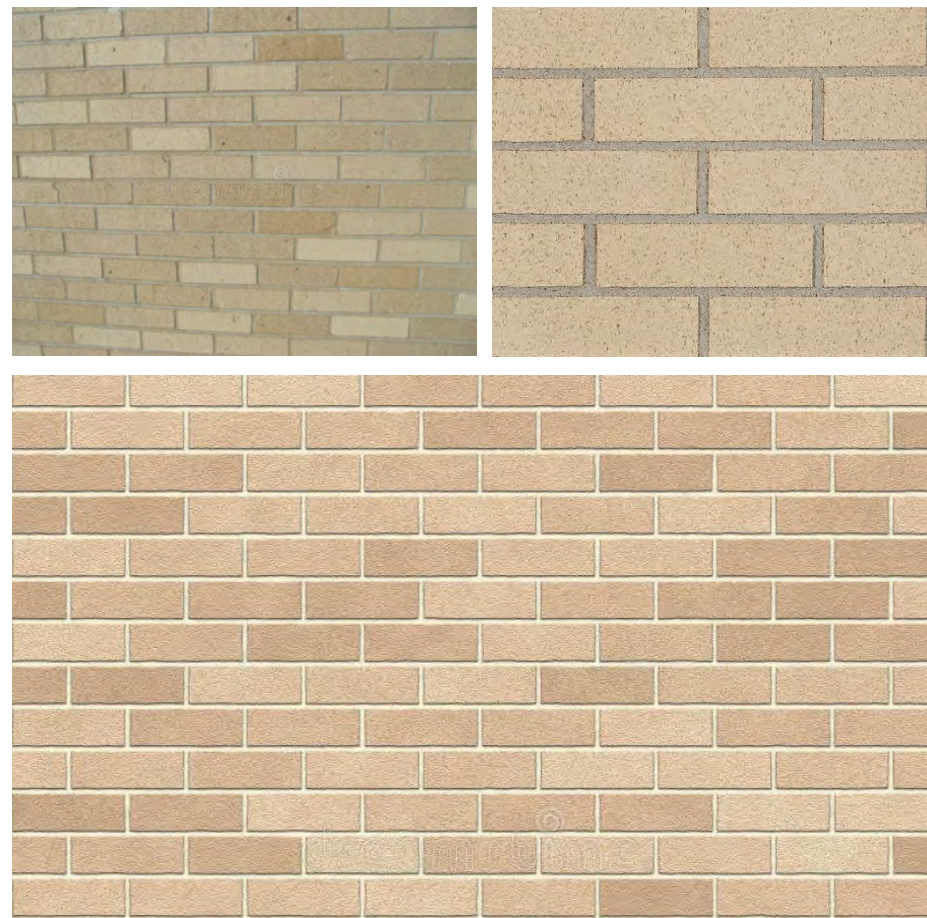




07240/09253  
Exterior Insulation and  
Finish Systems (EIFS) Applications



**EIFS - EXTERIOR INSULATION AND FINISH SYSTEM**



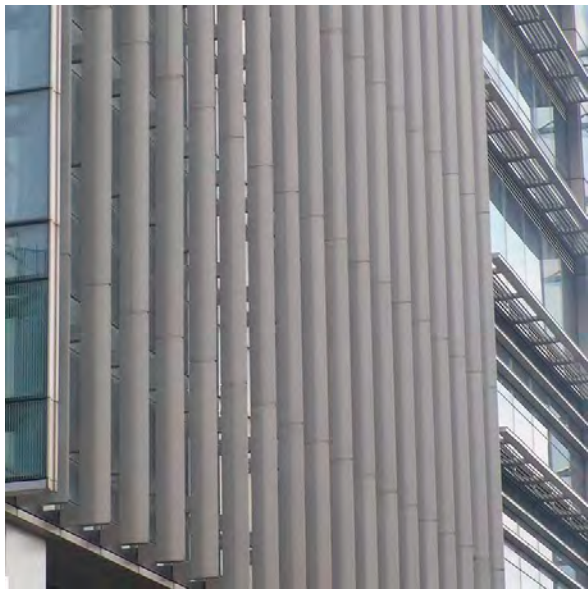
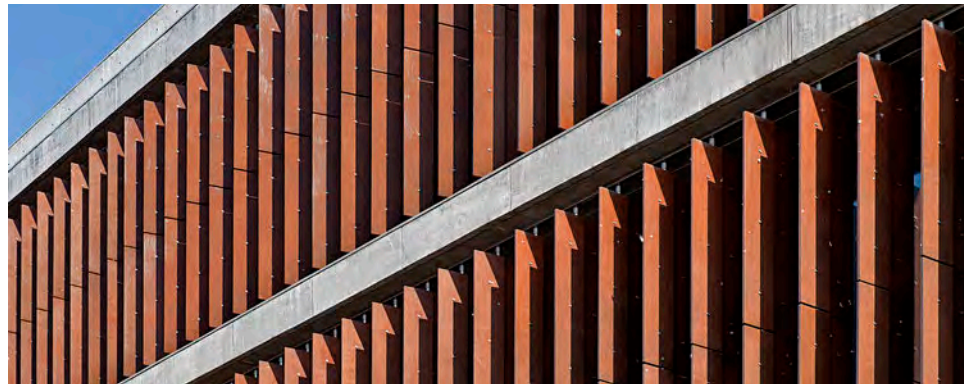
**BRICK**



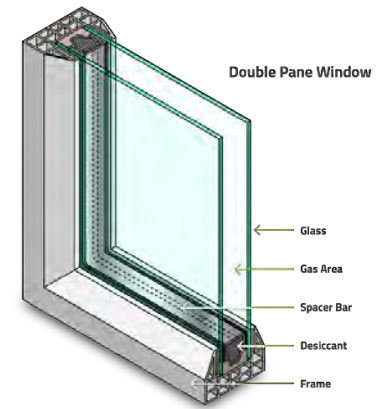
**GLAZED ALUMINUM CURTAIN WALL**

**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW





**PAINTED METAL VERTICAL FIN  
SCREEN WALL**

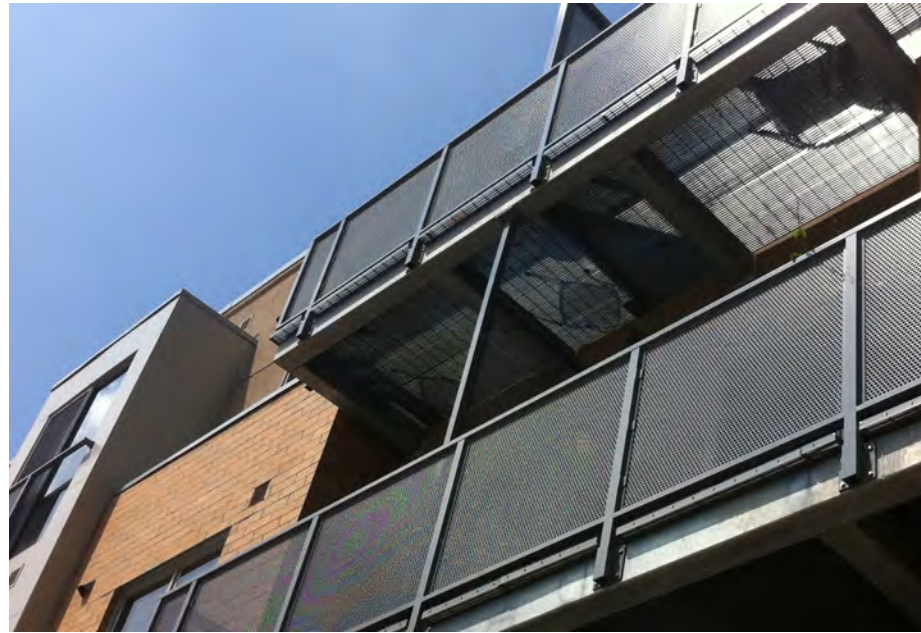


**ALUMINUM FRAME INSULATED GLASS**

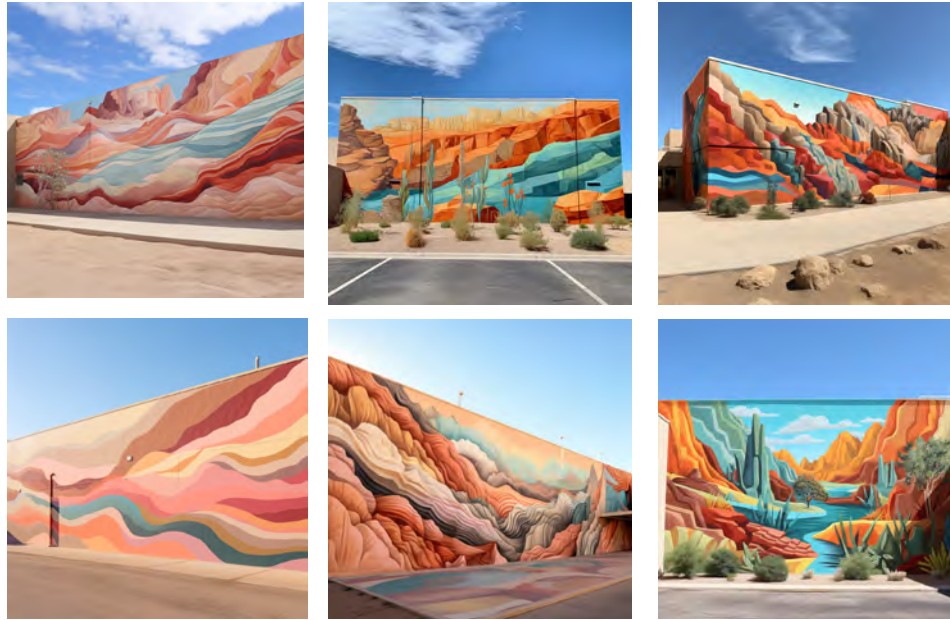


**POST SUPPORTED ALUMINUM AND GLASS  
GAURDRAIL**





**BALCONY RAILING INFILL METAL PANEL**



**PAINTED MURAL CMU BLOCK WALL**



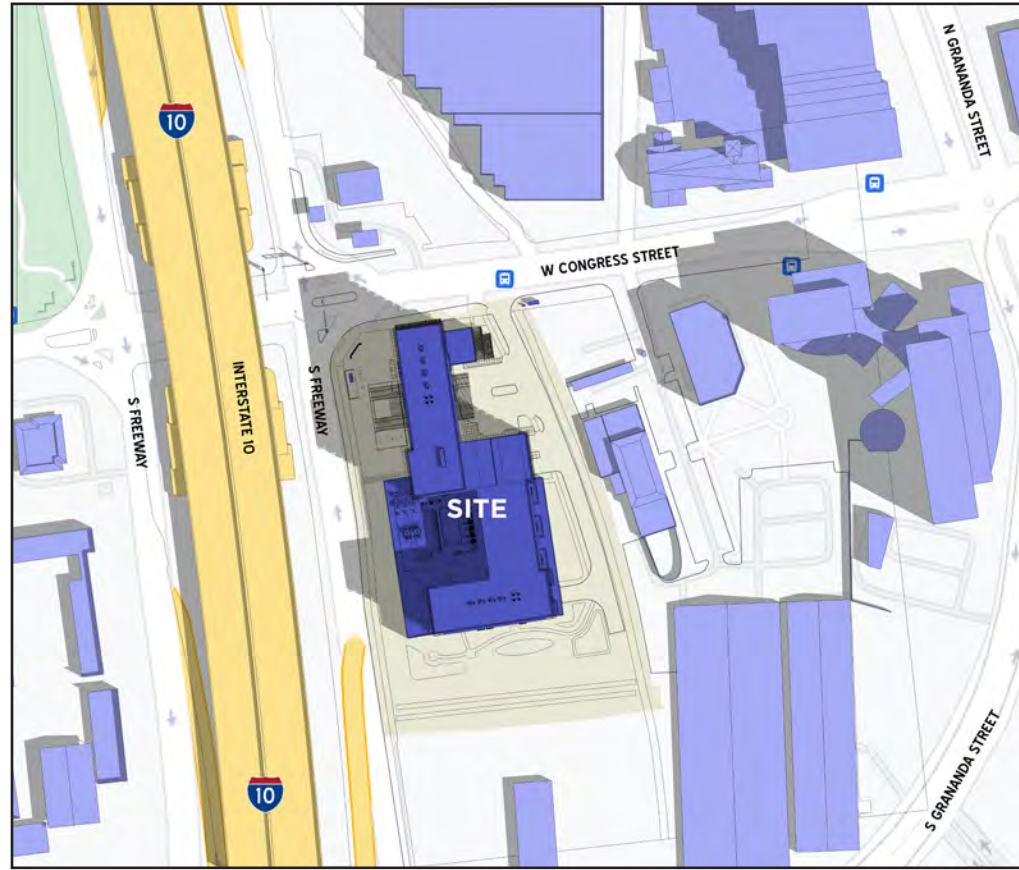
**ROOF TRAYS**



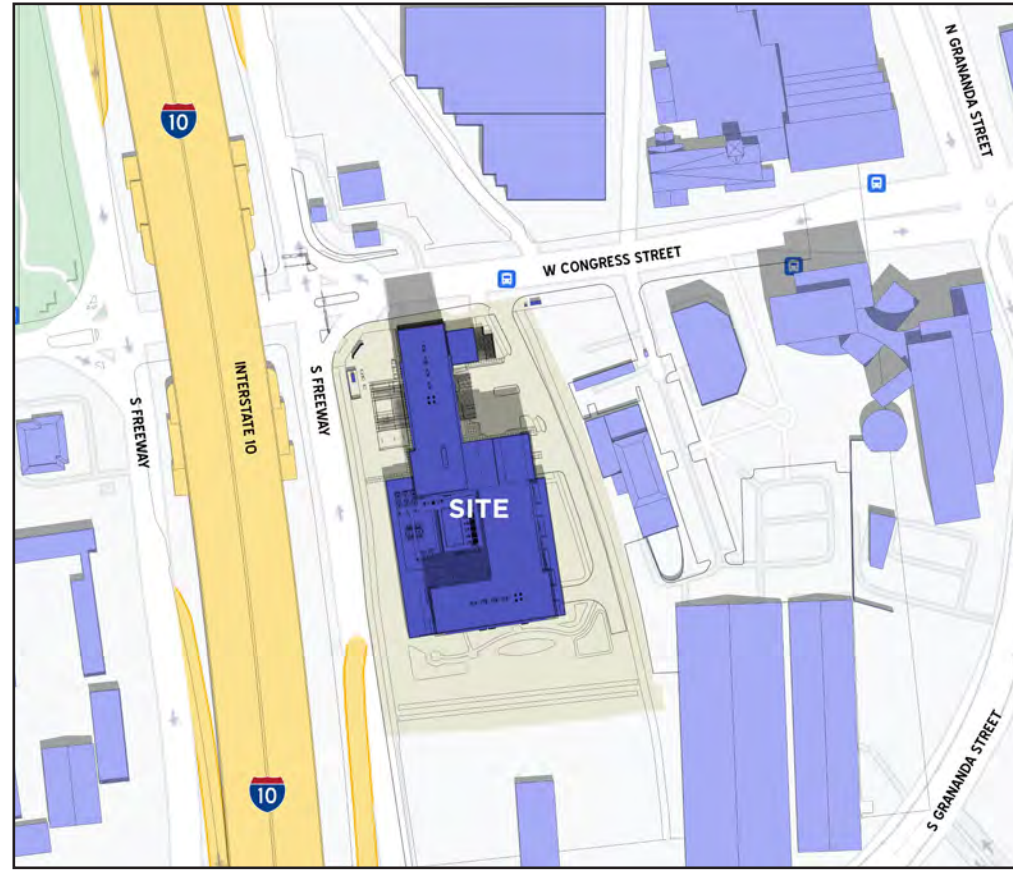
**PAINTED METAL CANOPY / SHADE STRUCTURE**

**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

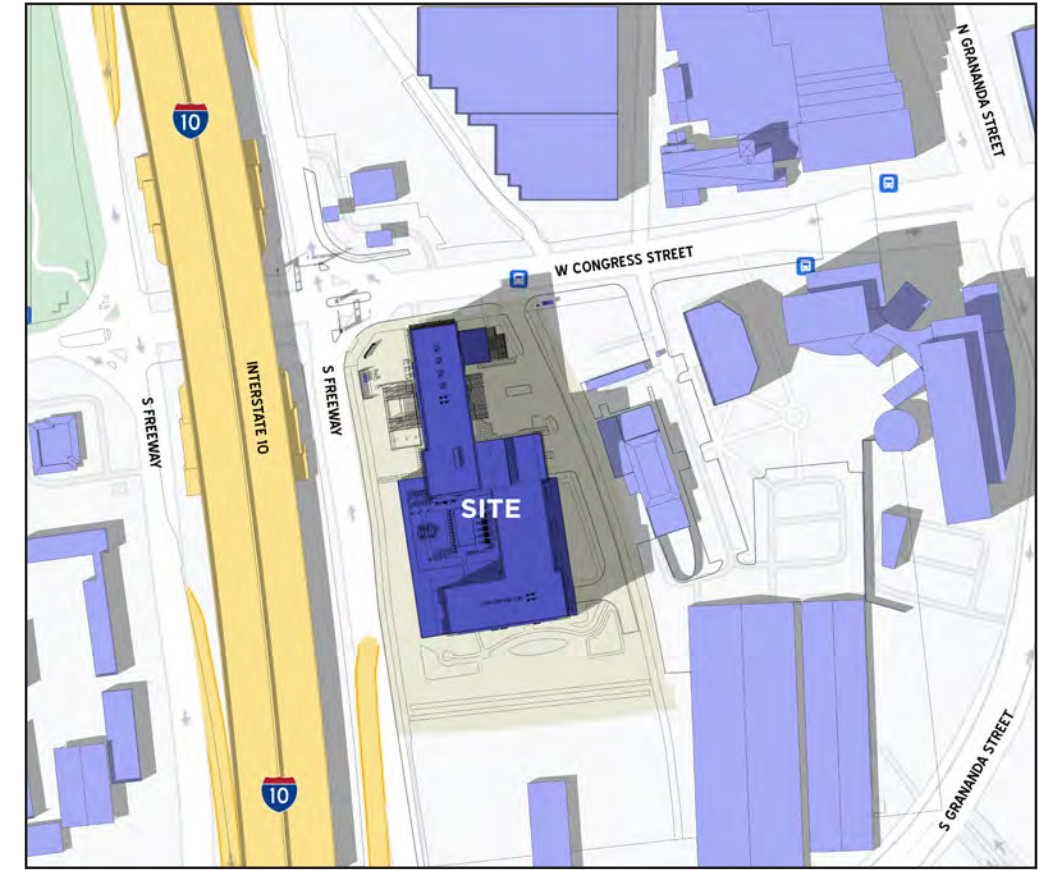




9:30 AM



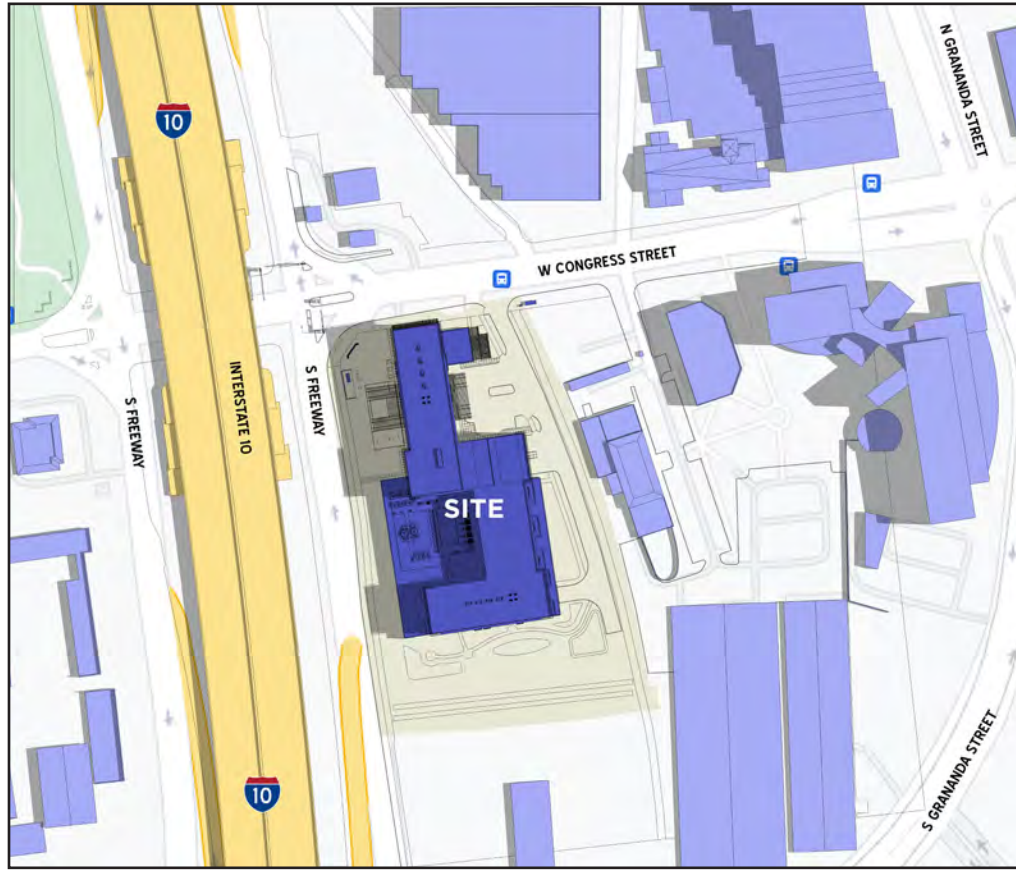
12:00 PM



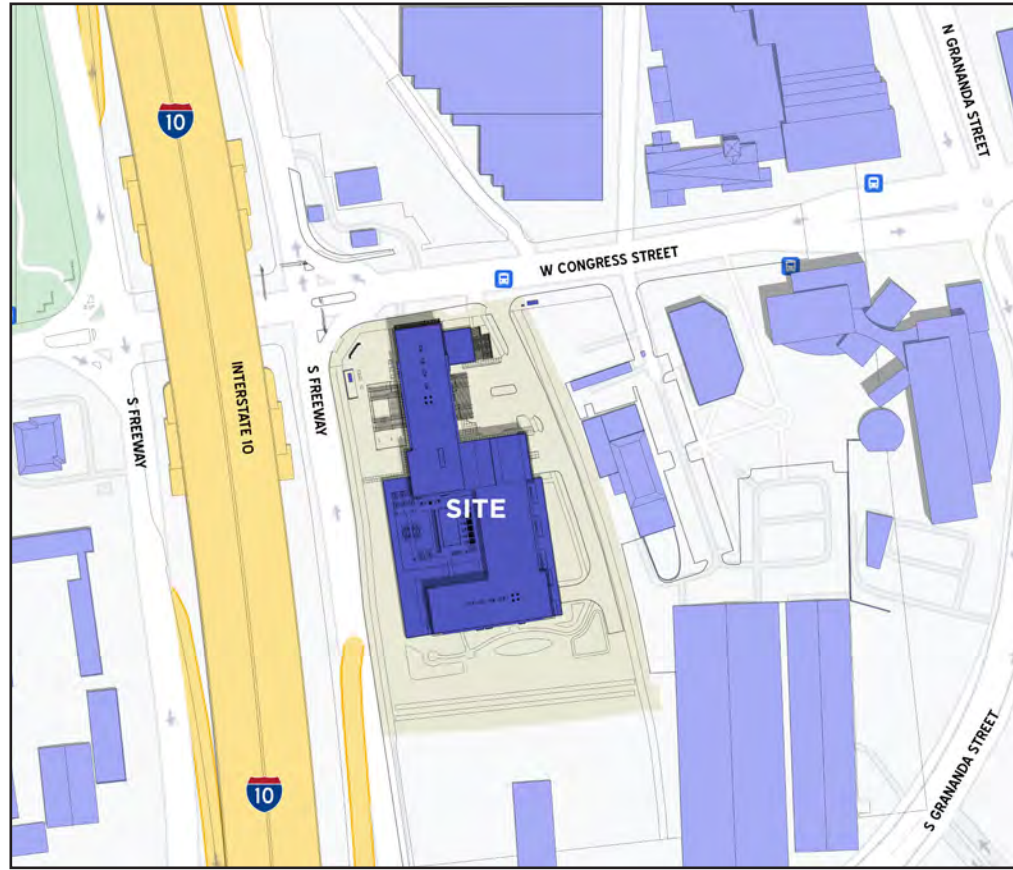
3:30 PM

**471 WEST CONGRESS STREET**  
 RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

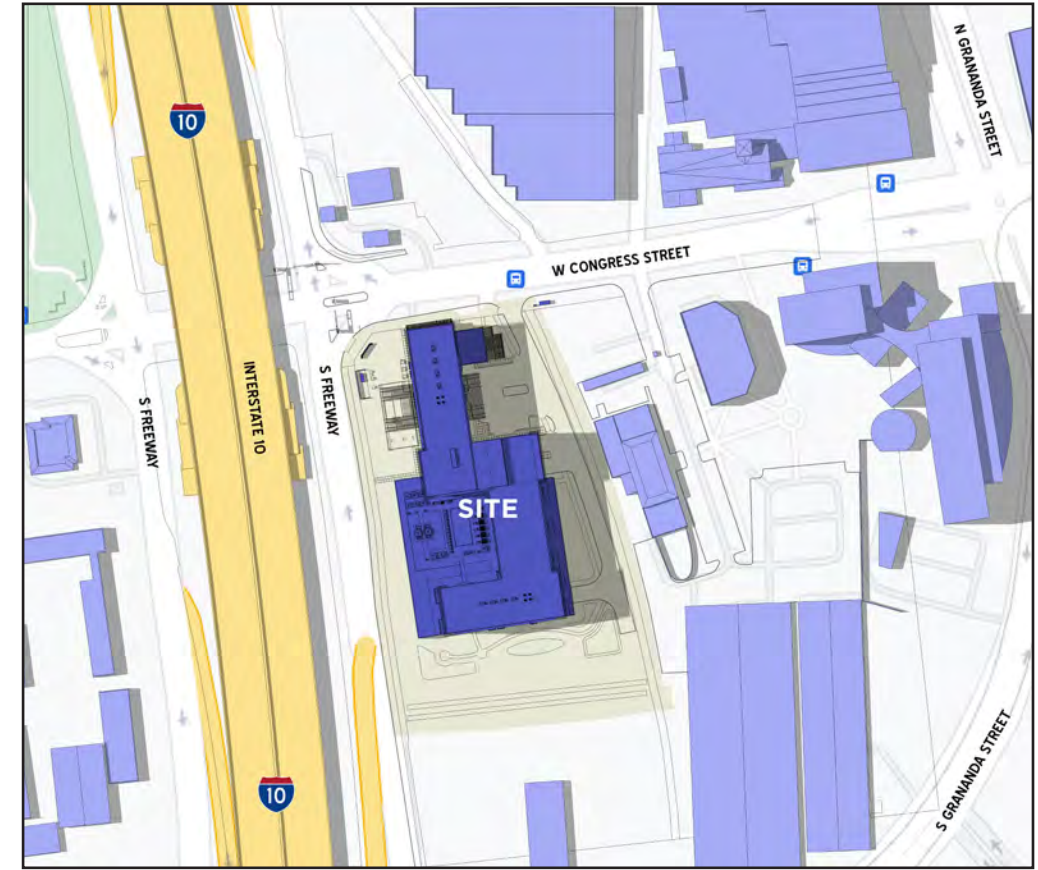




9:30 AM



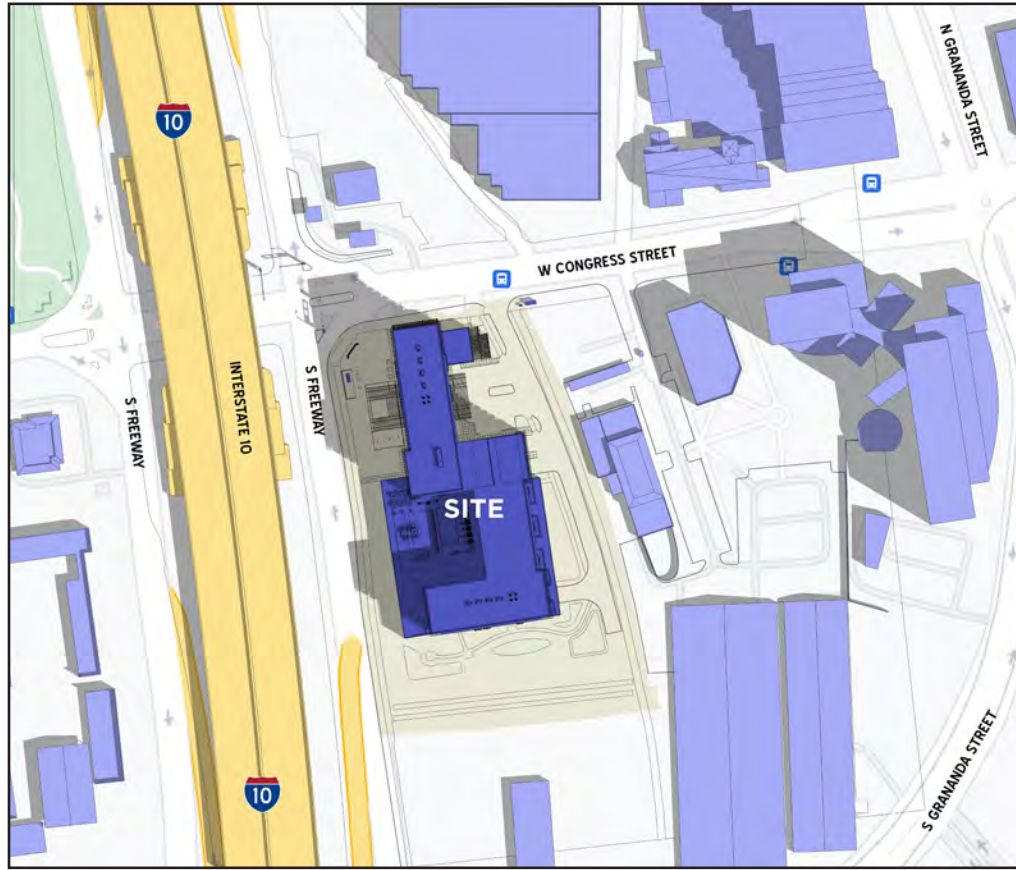
12:00 PM



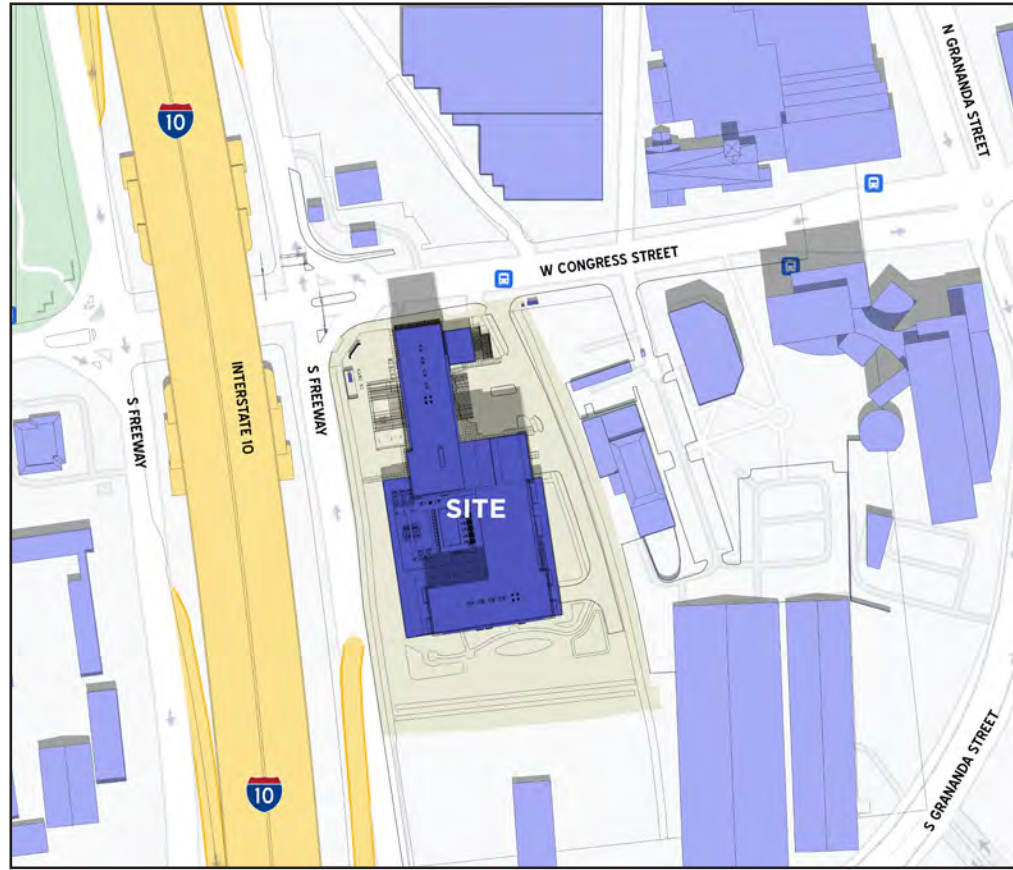
3:30 PM

**471 WEST CONGRESS STREET**  
 RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

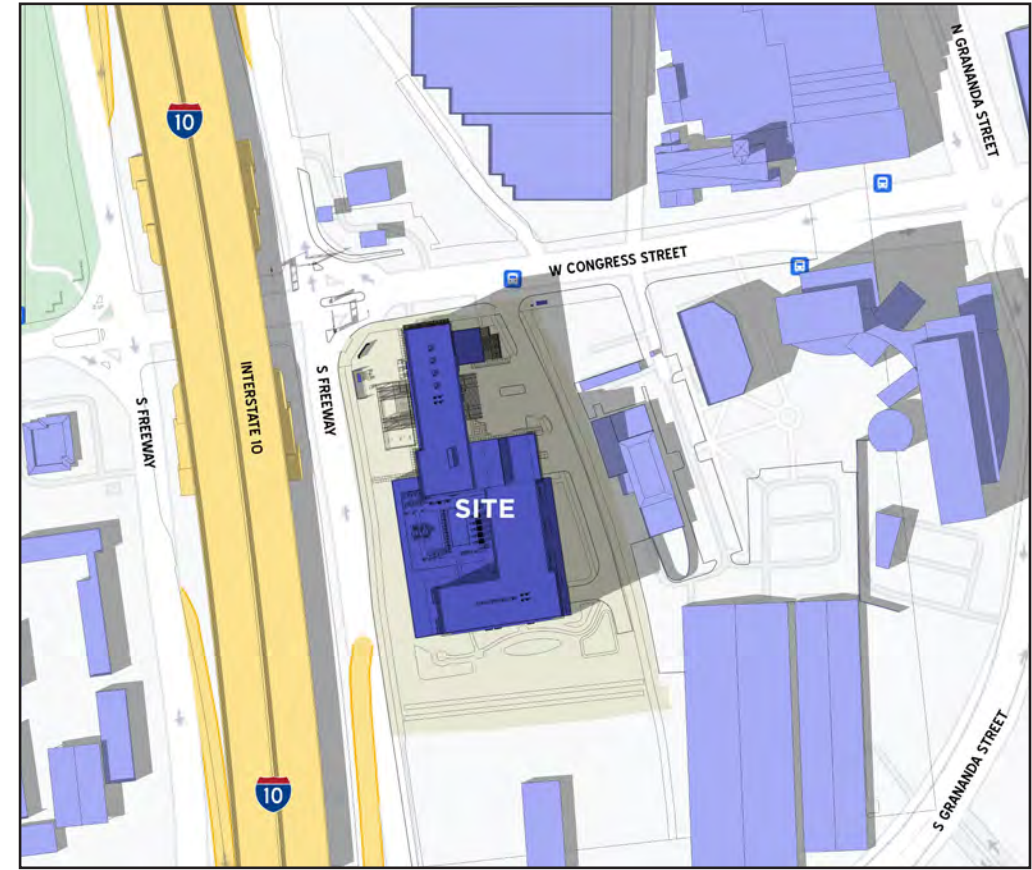




9:30 AM



12:00 PM

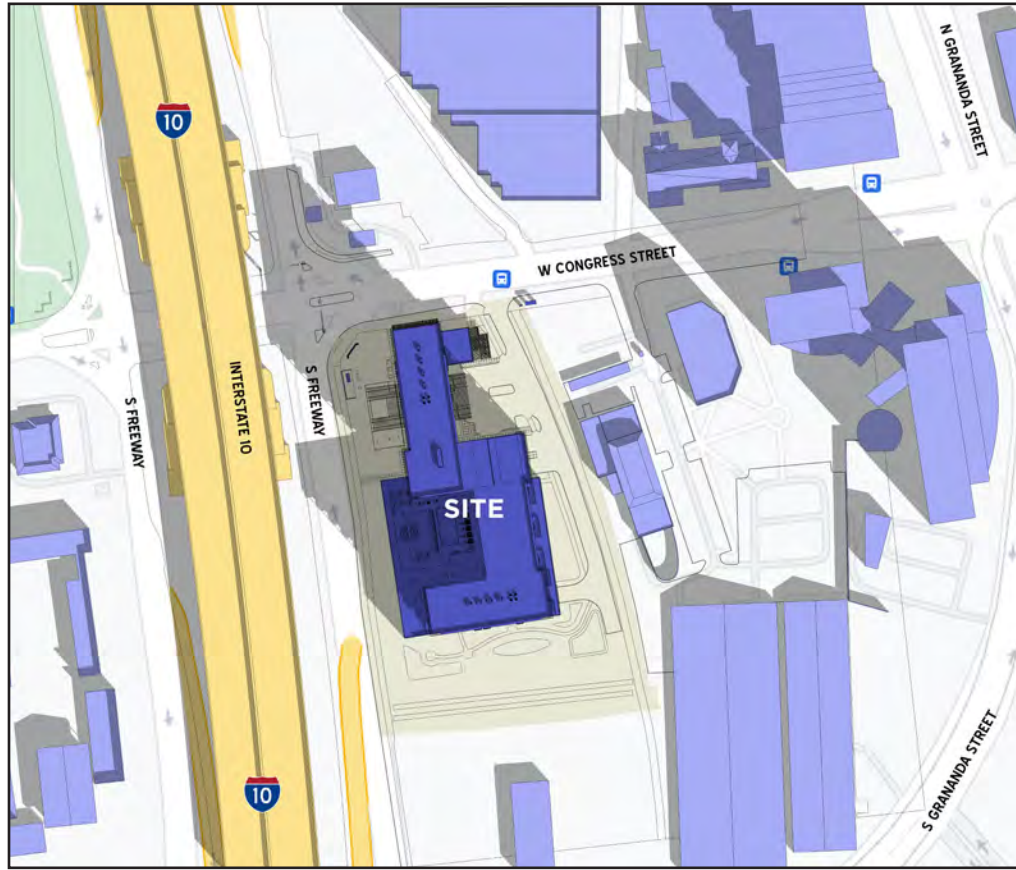


3:30 PM

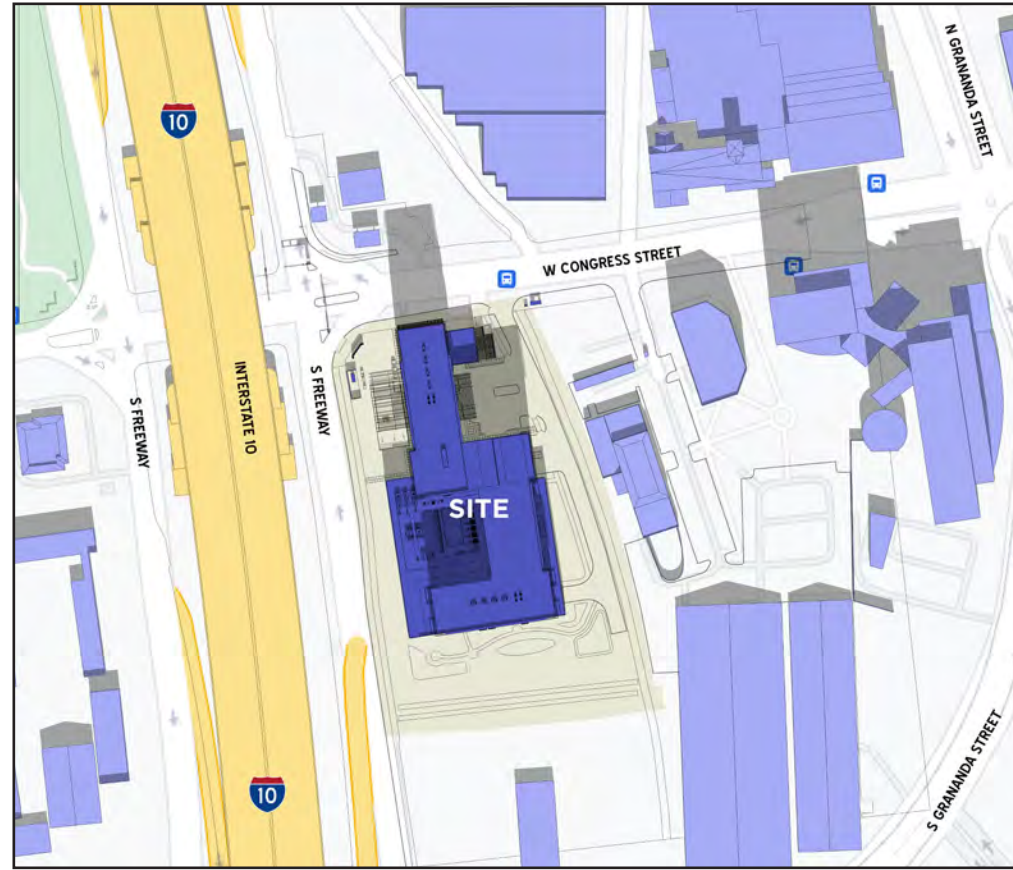
**471 WEST CONGRESS STREET**  
 RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

**SHADE STUDY - SEPTEMBER 22, AUTUMNAL EQUINOX**

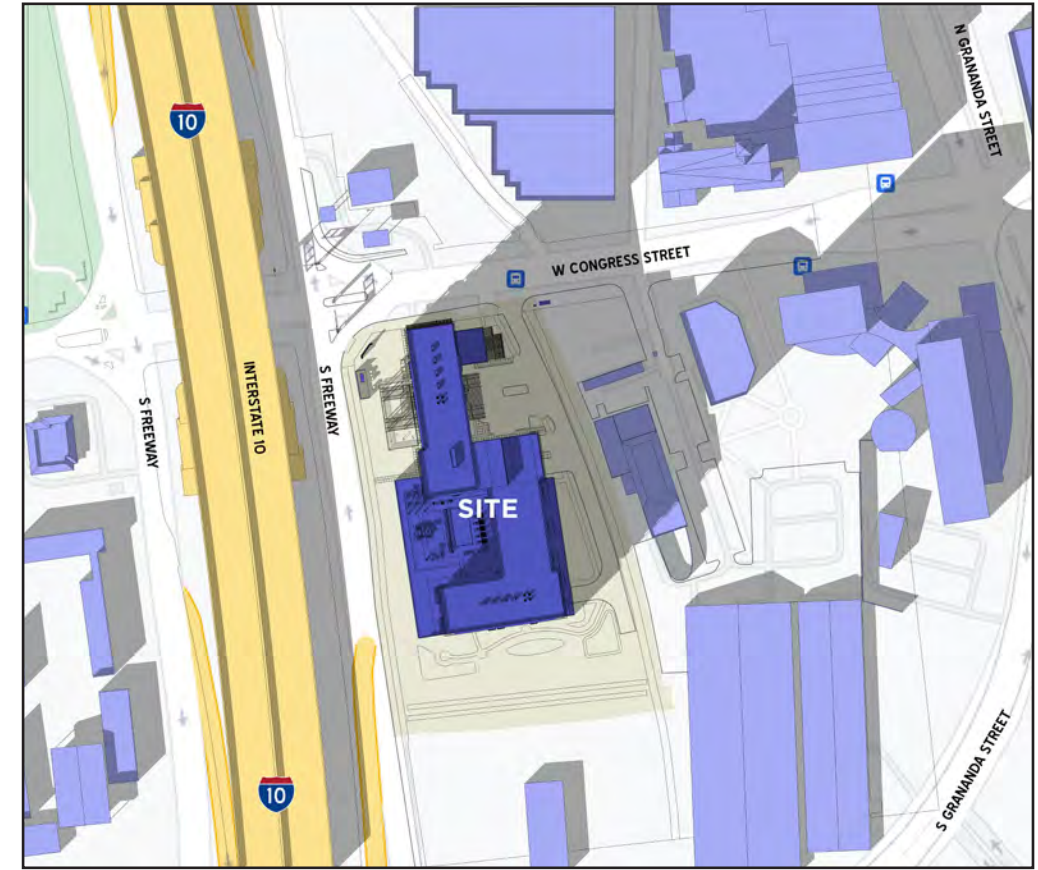




9:30 AM



12:00 PM



3:30 PM

**471 WEST CONGRESS STREET**  
 RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

**SHADE STUDY - DECEMBER 21, WINTER SOLSTICE**



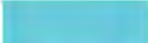

# 471 W. CONGRESS STREET - DOWNTOWN TUCSON, AZ -- (RIO NUEVO AREA)

## SHADE STUDY

### SHADE STUDY CODE REQUIREMENTS:

JUNE 21 SHADE STUDY: PLEASE PROVIDE SQUARE FOOTAGES AND % CALCULATIONS DEMONSTRATING COMPLIANCE WITH UDC § 5.12.7.D.4.B, WHICH READS:

SHADE EXCEPT AS PROVIDED BELOW, SHADE SHALL BE PROVIDED FOR AT LEAST 50% OF ALL SIDEWALKS AND PEDESTRIAN ACCESS PATHS AS MEASURED AT 12:00 P.M. ON JUNE 21 WHEN THE SUN IS 80 DEGREES ABOVE THE HORIZON. SHADE MAY BE PROVIDED BY TREES, ARCADES, CANOPIES, OR SHADE STRUCTURES, PROVIDED THEIR LOCATION AND DESIGN CHARACTERISTICS ARE COMPATIBLE WITH THE HISTORIC AND DESIGN CONTEXT OF THE STREET AND THE ARCHITECTURAL INTEGRITY OF THE BUILDING. THE USE OF PLANTINGS AND SHADE STRUCTURES IN THE CITY RIGHT-OF-WAY IS PERMITTED TO MEET THIS STANDARD WITH THE APPROVAL OF THE TRANSPORTATION DEPARTMENT. THE SHADE PROVIDED BY A BUILDING MAY SERVE TO MEET THIS STANDARD.

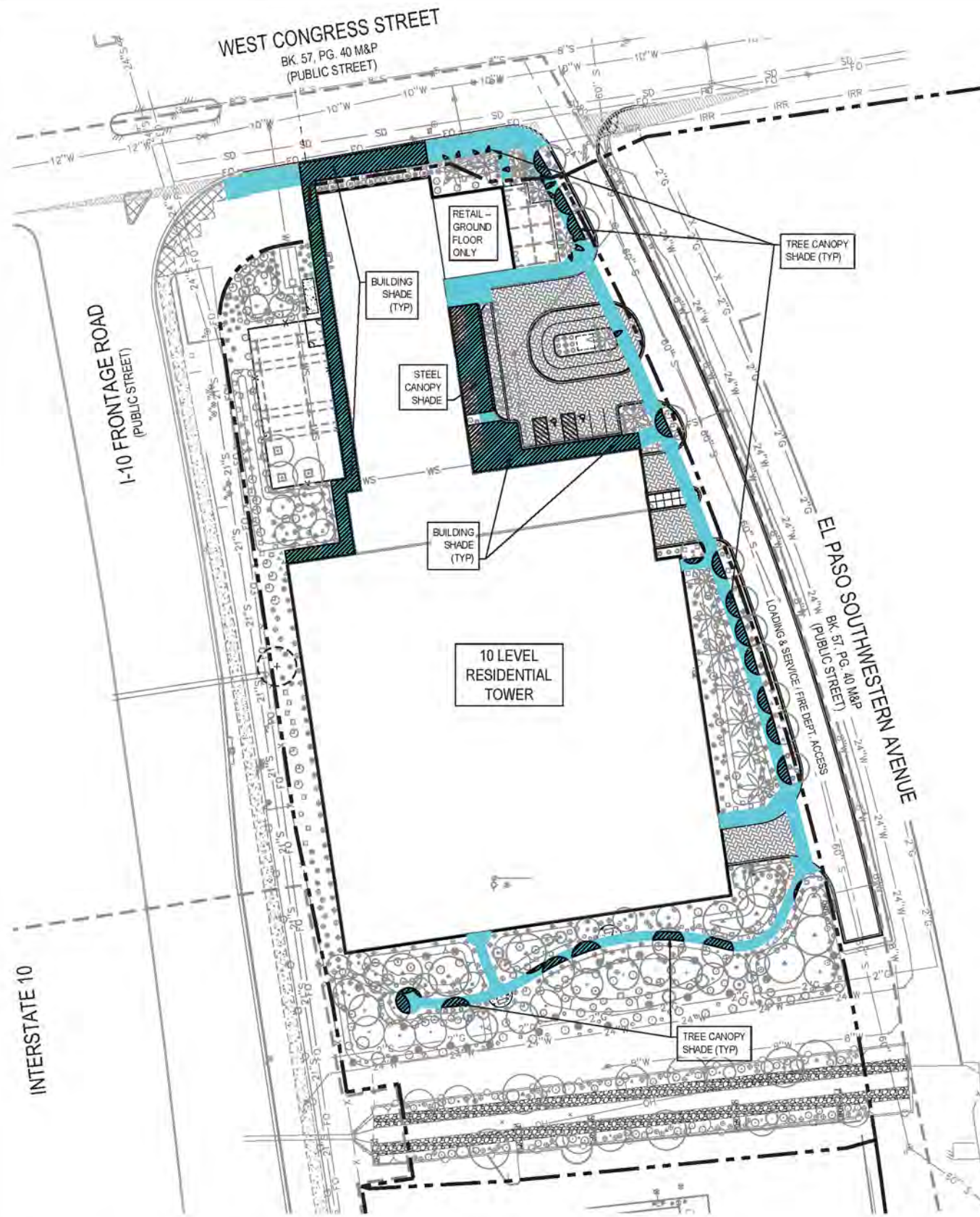
-  SIDEWALKS AND PEDESTRIAN ACCESS PATHS = 13,957 S.F.
-  BUILDING, BUILDING CANOPY AND TREE CANOPY SHADE AT 12:00 P.M. ON JUNE 21ST. = 7,731 S.F.

### SHADE CALCULATION:

TOTAL SHADE REQUIRED = 50%  
 TOTAL SIDEWALKS AND PEDESTRIAN ACCESS PATHS = 13,957 S.F.  
 TOTAL BUILDING, BUILDING CANOPY AND TREE CANOPY SHADE = 7,731 S.F.

$7,731 \text{ S.F.} / 13,957 \text{ S.F.} = 0.55$  OR **55% SHADE PROVIDED**

THE TOTAL SHADE PROVIDED EXCEEDS THE STANDARD BY 5%



VICINITY MAP  
N.T.S.

### OWNER:

URBAN STREET GROUP  
 2250 PROGRESS PARKWAY  
 SCHAMBURG, IL 60173  
 ATTN: JIM WELLS, SENIOR VICE PRESIDENT  
 847.942.0841  
 JWELLS@URBANSTREETGROUP.COM

### ARCHITECT:

ANTUNOVICH ASSOCIATES -- ARCHITECTURE AND PLANNING  
 224 WEST HURON STREET, SUITE 7E  
 CHICAGO, ILLINOIS 60654  
 ATTN: BRAY TIEMANN, AIA, ASSOCIATE PRINCIPAL  
 312.268.1126  
 BTIEMANN@ANTUNOVICH.COM

### CIVIL ENGINEER:

PSOMAS  
 333 E. WELMORE ROAD, SUITE 450  
 TUCSON, AZ 85705  
 ATTN: KEVIN LETENDRE, PE, PROJECT MANAGER, ASSOCIATE  
 520.292.2300  
 KLETENDRE@PSOMAS.COM

### LANDSCAPE ARCHITECT:

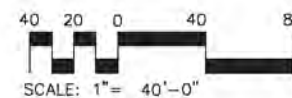
NOVAK ENVIRONMENTAL, INC.  
 4574 N. 1ST AVENUE, SUITE 100  
 TUCSON, AZ 85718  
 ATTN: KAREN CESARE, PLA  
 520.208.0591  
 KAREN@NOVAKENVIRONMENTAL.COM



Illustrative Shade Study Site Plan

Antunovich Associates - Architects & Planners | Urban Street Group LLC - Owner, Developer

 **Novak Environmental, Inc.**  
 4574 North First Avenue #100 • Tucson, AZ 85718  
 Phone: 520.208.0591 Fax: 520.682.3006  
 Landscape Architecture • Natural Resources • Planning • Mitigation



NO.	REVISION	DATE

DRAWN BY: CK  
 DESIGNED BY: CK  
 CHECKED BY: KC

**PSOMAS**  
 333 E. Welmore Road, Suite 450  
 Tucson, AZ 85705  
 (520) 292-2300 (520) 292-1290 fax  
 www.psomas.com

DEVELOPMENT PACKAGE  
 FOR  
**471 W. CONGRESS STREET**  
 RESIDENTIAL COMPLEX  
 BEING A PORTION OF BLOCK 14  
 RIO NUEVO (M&P BK. 57, PG. 40)  
 LOCATED IN SECTION 14, T14S, R13E, G&SRM,  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA

PROJ NO: 7USG220201 SCALE: HORIZ. L-1  
 DATE: JANUARY 2024 VERT. 1 OF 1





VIEW FROM S FREEWAY



VIEW FROM S FREEWAY



VIEW FROM S FREEWAY



VIEW FROM S FREEWAY & W CONGRESS STREET

**471 WEST CONGRESS STREET**  
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW





VIEW FROM W CONGRESS STREET



VIEW FROM W CONGRESS STREET



VIEW FROM W CONGRESS STREET



VIEW FROM INTERSTATE 10

**471 WEST CONGRESS STREET**  
**RIO NUEVO AREA - SPECIAL DISTRICT REVIEW**



LEGAL DESCRIPTION - RECORD PER TITLE REPORT

[SURVEYOR'S NOTE: THIS DESCRIPTION IS "EXHIBIT A" IN THE REFERENCED COMMITMENT FOR TITLE INSURANCE. ONLY LOT 14 OF RIO NUEVO REFERENCED BELOW IS SHOWN ON THIS SURVEY]

ALL OF BLOCK 14 AND A PORTION OF BLOCK 15 AND COMMON AREA C ADJOINING SAID BLOCKS, OF RIO NUEVO, BLOCKS 1 THRU 15, COMMON AREA A, COMMON AREA B AND COMMON AREA C, ACCORDING TO MAP OR PLAT THEREOF AT THE PIMA COUNTY RECORDER'S OFFICE, IN BOOK 57 AT PAGE 40 OF MAPS AND PLATS;

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, SAID CORNER BEING A FOUND 3" BRASS DISC IN HAND HOLE STAMPED "ARIZONA DEPARTMENT OF TRANSPORTATION";

THENCE SOUTH 0°52'49" EAST, 1,019.54 FEET ALONG THE EAST LINE OF SAID SECTION, FROM THIS POINT A FOUND 2" OPEN PIPE AT THE EAST QUARTER CORNER OF SAID SECTION BEARS SOUTH 0°52'49" EAST, 1,625.42 FEET;

THENCE SOUTH 89°07'11" WEST, 61.00 FEET TO A FOUND 1/2" REBAR TAGGED "RLS 21774" AT THE WEST RIGHT OF WAY OF EL PASO SOUTHWESTERN AVENUE AND THE POINT OF BEGINNING;

THENCE SOUTH 0°55'37" EAST, 13.27 FEET ALONG SAID WEST RIGHT OF WAY TO A FOUND 1/2" REBAR TAGGED "RLS 21774" AT THE SOUTHEAST CORNER OF SAID COMMON AREA C;

THENCE CONTINUING SOUTH 0°55'37" EAST, 310.53 FEET ALONG SAID WEST RIGHT OF WAY TO A POINT ON A NONTANGENT CURVE CONCAVE TO THE NORTHWEST WITH A LOCAL RADIAL BEARING OF SOUTH 27°30'21" EAST, SAID POINT BEING A FOUND PAVEMENT NAIL TAGGED "RLS 21787" AT THE SOUTHEAST CORNER OF SAID BLOCK 15;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 226.49 FEET, THROUGH A CENTRAL ANGLE OF 0°10'44.1", FOR AN ARC LENGTH OF 4.26 FEET ALONG THE NORTH RIGHT OF WAY OF CLARK STREET TO A POINT OF NON TANGENCY;

THENCE SOUTH 63°32'48" WEST, 113.65 FEET ALONG SAID NORTH RIGHT OF WAY TO A FOUND 3" ALUMINUM CAPPED PIN STAMPED "RLS 18219";

THENCE SOUTH 73°44'20" WEST, 91.23 FEET TO A SET 1/2" REBAR TAGGED "RLS 18211";

THENCE SOUTH 50°34'53" WEST, 25.90 FEET TO A SET 1/2" REBAR TAGGED "RLS 18211";

THENCE SOUTH 87°11'00" WEST, 67.81 FEET TO A SET 1/2" REBAR TAGGED "RLS 18211";

THENCE NORTH 11°30'25" WEST, 66.53 FEET ALONG THE EASTERLY RIGHT OF WAY OF INTERSTATE 10 TO A FOUND 3 1/4" ALUMINUM DISC IN CONCRETE STAMPED "R.O.W." WITH AN ANGLE IRON GUARD STAKE MARKED "P.O.C. 227+47.62" ON THE EASTERLY RIGHT OF WAY OF INTERSTATE 10;

THENCE NORTH 0°31'42" WEST, 115.91 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3 1/4" ALUMINUM DISC IN CONCRETE STAMPED "R.O.W." WITH AN ANGLE IRON GUARD STAKE MARKED "P.O.C. 226+34.88" ON THE EASTERLY RIGHT OF WAY OF INTERSTATE 10;

THENCE NORTH 72°17'19" EAST, 43.65 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3 1/4" ALUMINUM DISC IN CONCRETE WITH PUNCH ONLY, WITH AN ANGLE IRON GUARD STAKE MARKED "P.O.C. 226+24.30" ON THE EASTERLY RIGHT OF WAY OF INTERSTATE 10;

THENCE NORTH 04°15'23" WEST, 70.47 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3 1/4" ALUMINUM DISC IN CONCRETE;

THENCE SOUTH 85°17'28" WEST, 41.88 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3 1/4" ALUMINUM DISC IN CONCRETE WITH PUNCH ONLY, WITH AN ANGLE IRON GUARD STAKE MARKED "P.O.C. 225+56.77" ON THE EASTERLY RIGHT OF WAY OF INTERSTATE 10;

THENCE NORTH 08°51'20" WEST, 127.08 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND PAVEMENT NAIL TAGGED "RLS 21774" AT THE NORTHWEST CORNER OF SAID BLOCK 15;

THENCE CONTINUING NORTH 08°51'20" WEST, 40.15 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND PAVEMENT NAIL TAGGED "RLS 21774" AT THE NORTHWEST CORNER OF SAID COMMON AREA C;

THENCE CONTINUING NORTH 08°51'20" WEST, 213.17 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND PK NAIL WITH AN ILLEGIBLE TAG;

THENCE NORTH 81°07'34" EAST, 32.95 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND PK NAIL WITH AN ILLEGIBLE TAG AND AN ANGLE IRON GUARD STAKE MARKED "P.O.C. 221+85.27";

THENCE NORTH 08°51'26" WEST 59.96 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3 1/4" ALUMINUM DISC IN CONCRETE STAMPED "R.O.W.";

THENCE SOUTH 81°02'35" WEST, 32.98 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3 1/4" ALUMINUM DISC IN CONCRETE STAMPED "R.O.W." WITH AN ANGLE IRON GUARD STAKE MARKED "P.O.C. 221+88.68";

THENCE NORTH 09°02'11" WEST, 54.21 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND ALUMINUM STEM IN CONCRETE WITH AN ANGLE IRON GUARD STAKE MARKED "P.O.C. 220+75.99";

THENCE NORTH 11°54'26" WEST, 112.93 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3 1/4" ALUMINUM DISC IN CONCRETE WITH PUNCH AND ANGLE IRON GUARD STAKE MARKED "P.O.C. 219+66.06";

THENCE NORTH 08°31'27" WEST, 319.83 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3 1/4" ALUMINUM DISC IN CONCRETE WITH PUNCH AT A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WITH A LOCAL RADIAL BEARING OF SOUTH 81°30'08" WEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 88°32'31", FOR AN ARC LENGTH OF 69.54 FEET TO A POINT OF NON-TANGENCY ON SAID EASTERLY RIGHT OF WAY, SAID POINT BEING A FOUND 3 1/4" ALUMINUM DISC IN CONCRETE STAMPED "R.O.W." WITH AN ANGLE IRON GUARD STAKE MARKED "P.O.C. 216+09.42";

THENCE NORTH 79°48'21" EAST, 19.83 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3 1/4" ALUMINUM DISC IN CONCRETE STAMPED "R.O.W.", WITH AN ANGLE IRON GUARD STAKE MARKED "P.O.C. 216+06.89";

THENCE NORTH 0°20'40" WEST, 34.36 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3 1/4" ALUMINUM DISC IN CONCRETE WITH PUNCH AND ANGLE IRON GUARD STAKE MARKED "P.O.C. 215+75.79" AT THE SOUTHERLY RIGHT OF WAY OF CONGRESS STREET;

THENCE NORTH 81°11'24" EAST, 89.16 FEET ALONG SAID SOUTHERLY SIDE OF CONGRESS STREET TO A FOUND 1/2" REBAR TAGGED "RLS 22759";

THENCE SOUTH 65°40'15" EAST, 27.04 FEET ALONG SAID SOUTHERLY RIGHT OF WAY TO A FOUND PAVEMENT NAIL TAGGED "RLS22759";

THENCE NORTH 86°24'34" EAST, 39.92 FEET ALONG SAID SOUTHERLY RIGHT OF WAY TO A FOUND BENT 1 1/2" ALUMINUM CAPPED REBAR MARKED "RLS";

THENCE NORTH 64°31'47" EAST, 4.17 FEET ALONG SAID SOUTHERLY RIGHT OF WAY TO A FOUND 1/2" REBAR WITH NO TAG, SUBSEQUENTLY TAGGED "RLS 18211" AT THE WEST RIGHT OF WAY OF EL PASO SOUTHWESTERN AVENUE, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A LOCAL RADIAL BEARING OF NORTH 62°03'33" EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1880.91 FEET, THROUGH A CENTRAL ANGLE OF 20°49'47", FOR AN ARC LENGTH OF 683.80 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 07°06'40" EAST, 176.92 FEET ALONG SAID WEST RIGHT OF WAY TO A FOUND 1/2" REBAR TAGGED "RLS 21774" AT THE NORTHEAST CORNER OF SAID COMMON AREA C;

THENCE CONTINUING SOUTH 07°06'40" EAST, 26.79 FEET ALONG SAID WEST RIGHT OF WAY TO THE POINT OF BEGINNING.

SCHEDULE B II ITEMS [SURVEYOR COMMENTS IN BRACKETS]

- 1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2022. [NOT A SURVEY MATTER]
2. INTENTIONALLY DELETED.
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. [NOT A SURVEY MATTER]
4. INTENTIONALLY DELETED.
5. EASEMENT FOR DRAINAGE, AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1125, PAGE 315. [SHOWN ON SURVEY]
6. RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT, CONTROL OR RESTRICT ACCESS TO TUCSON CONTROLLED ACCESS HIGHWAY, INTERSTATE -10 AS EVIDENCED BY INSTRUMENT RECORDED IN DOCKET 1558, PAGE 34; IN DOCKET 1700, PAGE 273 AND IN DOCKET 2558, PAGE 216, IN DOCKET 10559, PAGE 1029, AND MESNE INSTRUMENTS OF RECORD. [DESIGNATES CERTAIN PORTIONS OF I-10 WIDENING AS ACCESS CONTROLLED HIGHWAY]
7. INTENTIONALLY DELETED.
8. EASEMENT FOR ELECTRIC TRANSMISSION LINES OR SYSTEMS, AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 5992, PAGE 943. [SHOWN ON SURVEY]
9. EFFECTS OF CITY OF TUCSON, ARIZONA RIO NUEVO REDEVELOPMENT PROJECT; REDEVELOPMENT PLAN; RIVERPARK COMPONENT 1 EL CENTRO COMPONENT RECORDED IN DOCKET 6111, PAGE 1226; AND RESOLUTION NO. 12381 RECORDED IN DOCKET 7714, PAGE 1051; AND RESOLUTION NO. 12058; AND IN DOCKET 11277, PAGE 1723; AND MESNE INSTRUMENTS OF RECORD. [NOT A SURVEY MATTER]
10. THAT CERTAIN EXCEPTION SET FORTH IN DEED RECORDED IN DOCKET 7346, PAGE 1086, WHICH PROVIDES AS FOLLOWS: GRANTOR EXCEPTS FROM THE PROPERTY HEREBY CONVEYED THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY, FROM THE SURFACE OF SAID PROPERTY; HOWEVER, GRANTOR, OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID PROPERTY OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND 500 FEET BELOW SAID SURFACE. [NOT A SURVEY MATTER]
11. INTENTIONALLY DELETED.
12. INTENTIONALLY DELETED.
13. INTENTIONALLY DELETED.
14. INTENTIONALLY DELETED.
15. EASEMENT FOR UTILITIES, AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 10617, PAGE 1479 AND RECORDED IN DOCKET 10617, PAGE 1496. [SHOWN ON SURVEY]
16. INTENTIONALLY DELETED.
17. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN DOCKET 11904, PAGE 2528. [NOT A SURVEY MATTER]
18. THE EFFECTS OF RESOLUTION NO. 19942 RECORDED IN DOCKET 11940 AT PAGE 1757. [NOT A SURVEY MATTER]
19. TERMS AND CONDITIONS OF AGREEMENT FOR RECLAIMED WATER USE RECORDED IN DOCKET 11951, PAGE 2679. [NOT A SURVEY MATTER]
20. TERMS AND CONDITIONS OF UTILITY SERVICE AGREEMENT FOR ELECTRIC TRANSMISSION LINES OR SYSTEMS RECORDED IN DOCKET 12690, PAGE 98. [SHOWN ON SURVEY]
21. INTENTIONALLY DELETED.
22. INTENTIONALLY DELETED.
23. RIGHTS OF WAY SHOWN ON SURVEY RECORDED IN BOOK 2012 OF RECORD OF SURVEYS, AT PAGE 0480898. [SHOWN ON SURVEY]
24. ANY EASEMENTS OR RIGHTS OF WAY OR UTILITIES AND USE OF RAILROAD SIDING OR SPUR TRACK NOT DISCLOSED BY THOSE PUBLIC RECORDS WHICH IMPART CONSTRUCTIVE NOTICE AND WHICH ARE NOT VISIBLE AND APPARENT FROM AN INSPECTION OF THE SURFACE OF SAID LAND. [NO OBSERVABLE EVIDENCE OF EXISTING TRACKS OR SPURS ON, OR ADJACENT TO, THE SUBJECT PARCEL]
25. THE EFFECTS OF RESOLUTION NO. 19942 RECORDED IN DOCKET 11940 AT PAGE 1757.
26. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN FLOWING WELLS IRRIGATION DISTRICT AND THE SANTA CRUZ IRRIGATION DISTRICT. [NOT A SURVEY MATTER]
27. INTENTIONALLY DELETED.
28. INTENTIONALLY DELETED.
29. TERMS, CONDITIONS, RESTRICTIONS, COVENANTS, LIABILITIES AND OBLIGATIONS AS SET FORTH IN SETTLEMENT AGREEMENT RECORDED IN RECORDING NO. 2013-0390504. [NOT A SURVEY MATTER]
30. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: ENTITLED: RELEASE OF PLAT AND CONVEYANCE DATE: OCTOBER 1, 2015 RECORDED NO: 2015-2740548 AFFECTS: ARENA SITE REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. [NOT A SURVEY MATTER. DOES NOT AFFECT SUBJECT PARCEL]
31. INTENTIONALLY DELETED.
32. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: ENTITLED: COST REIMBURSEMENT AND CONVEYANCE AGREEMENT RECORDED DATE: MAY 27, 2016 RECORDED NO: 2016-1481004 AFFECTS: 116-20-1350, 116-20-136A, 116-20-1390 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. [NOT A SURVEY MATTER]
33. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. [NOT A SURVEY MATTER]
34. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. [NOT A SURVEY MATTER]

ALTA/NSPS LAND TITLE SURVEY OF 471 WEST CONGRESS STREET

SHEET INDEX:

- SHEET 1 - LEGAL DESCRIPTION, GENERAL NOTES, SCHEDULE B-II ITEMS, CERTIFICATION
SHEET 2 - BOUNDARY AND EASEMENTS, LEGEND, ZONING
SHEET 3 - TOPOGRAPHY & EXISTING CONDITIONS
SHEET 4 - AERIAL PHOTO & EXISTING CONDITIONS

GENERAL NOTES

- 1. BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 14 FROM MONUMENTS AS SHOWN HEREIN FROM THE NORTHEAST CORNER OF SECTION 14 TO THE EAST QUARTER CORNER OF SECTION 14. SAID BEARING BEING SOUTH 00°52'55" EAST.
2. BASIS OF ELEVATION: THE VERTICAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD88). THE BENCH MARKS USED FOR THIS PROJECT ARE:
POINT NUMBER PROJECT ELEVATION C.O.T. ELEVATION
CP1 2351.30 (N/A)
144 2352.23 (2352.30)
145 2350.40 (2350.44)
THE CONTROL POINT CP1 WAS HELD FOR ELEVATION AND WAS DERIVED FROM AN NGS OPUS SOLUTION.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A "COMMITMENT FOR TITLE INSURANCE" ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC - ISSUING OFFICE: 3410 E UNIVERSITY DR., PHOENIX, AZ 85034, FILE NO. 20001451-020-RES-DP9, DATED JUNE 14, 2022. AMENDMENT DATE: JULY 5, 2022.
PSOMAS ASSUMES NO LIABILITY FOR INCOMPLETE AND/OR ERRONEOUS INFORMATION CONTAINED IN SAID REPORT, OR FOR INFORMATION WHICH MAY BE REVEALED BY A CURRENT REPORT.
4. NO BLUESTAKE SERVICE WAS PERFORMED FOR THIS SURVEY. PSOMAS ASSUMES NO RESPONSIBILITY OR MAKES NO GUARANTEE THAT UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. INFORMATION FROM THE PUBLIC SOURCES LISTED IN THE REFERENCE TABLE HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV OF THE ALTA/NSPS MINIMUM STANDARDS IN ORDER TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES.
EASEMENT INFORMATION WAS DERIVED FROM DATA PROVIDED IN THE TITLE COMMITMENTS REFERENCED HEREON. ELECTRIC, GAS, WATER AND SEWER FACILITIES ARE SHOWN PER FIELD SURVEY OF ABOVE GROUND FEATURES AND FROM PUBLIC SOURCES.
5. THE ADDRESS FOR THE SUBJECT PARCEL (APN 116-20-1350) IS 471 W. CONGRESS ST., TUCSON, AZ. 85701.
6. AREA OF THE SUBJECT PARCEL: 5.73 ACRES, MORE OR LESS.
7. DIMENSIONS SHOWN FROM PROPERTY TO EXISTING OBJECTS (UTILITIES, WALLS, FENCES AND OTHER IMPROVEMENTS) ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE FROM THE EDGE OF THE OBJECT UNLESS OTHERWISE NOTED. (SEE SHEET 3 AND 4)
8. SUBJECT PARCEL LIES WITHIN FEMA FIRM PANEL NO. 04019C2276L, DATED JUNE 16, 2011, AND FIRM PANEL NO. 04019C2278L, DATED JUNE 16, 2011. FLOOD DESIGNATION ZONE X. A PORTION OF THE SUBJECT PARCEL LIES WITHIN THE SIMPSON WASH FLOODPLAIN AREA ACCORDING TO THE CITY OF TUCSON.
ZONE DEFINITIONS:
ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FORM 1% ANNUAL CHANCE FLOOD.
9. AERIAL PHOTOGRAPHY: DIGITAL ORTHOPHOTOGRAPHY WAS PROVIDED BY COOPER AERIAL SURVEYS, FLIGHT DATE OF JULY 16, 2022. IT SHALL BE NOTED THAT SLIGHT VARIATIONS IN THE ACTUAL LOCATIONS OF STRUCTURES OR OTHER LANDMARKS MAY OCCUR DUE TO THE INHERENT IMAGE SHIFTING CAUSED BY ELEVATION DIFFERENTIALS. FURTHER, SLIGHT VARIATIONS IN THE ACTUAL-VERSUS-SCALE DISTANCES BETWEEN OBJECTS IN THE PHOTOGRAPHY MAY OCCUR DUE TO THIS IMAGE SHIFT AND INACCURACIES INTRODUCED IN THE PROCESS OF ENLARGING OR REPRODUCING THE PHOTOGRAPHIC IMAGE.
10. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. SITE ACCESS: THERE IS PHYSICAL ACCESS TO THE SUBJECT PARCEL WHERE INDICATED. THERE IS NO LEGAL ACCESS ADJACENT TO THE INTERSTATE-10 FRONTAGE ROAD.

SURVEYOR'S CERTIFICATION:

TO: REDHAWK MULTIFAMILY LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; URBANSTREET GROUP LLC- ACO, AN ILLINOIS LIMITED LIABILITY COMPANY; NOR-DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY; AND FIDELITY NATIONAL TITLE AGENCY, INC.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a & 6b, 7a, 8, 9, 11a, 13, 14, 15, 16, 17 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 28, 2022

DATE OF MAP: AUGUST 8, 2022

NOTE:

CERTIFICATION AS DEFINED AND LIMITED BY TITLE 32-151 OF ARIZONA REVISED STATUTES:

TITLE 32-151 OF ARIZONA REVISED STATUTES STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

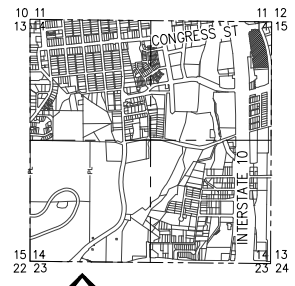


GENNY WALLACE MARTIN, ARIZONA RE. NO. 37933

PSOMAS
333 E. Wetmore Road, Suite 50
Tucson, AZ 85705
(520) 292-2300 (520) 292-1290 fax
www.psomas.com

LOCATION MAP

A PORTION OF SECTION 14, T 14 S, R 13 E GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA




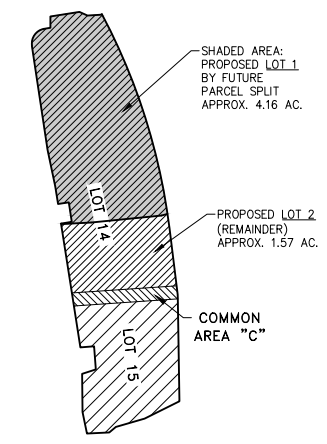
SCALE: 3" = 1 MILE

ALTA/NSPS LAND TITLE SURVEY FOR 471 WEST CONGRESS STREET IN SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13 EAST, G&SRM, PIMA COUNTY, ARIZONA
PROJ NO: 7USG220201 SCALE: HORIZ 1" = N/A DATE: JULY, 2022 VERT 1" = N/A 1 of 4

471 WEST CONGRESS STREET RIO NUEVO AREA - SPECIAL DISTRICT REVIEW



DETAIL: PROPOSED LOT SPLIT  NOT TO SCALE



**LEGEND**

**LINE TYPES**

	OVERHEAD ELECTRIC
	BARBED WIRE FENCE
	EASEMENT
	SUBJECT PARCEL LINE
	ADJACENT PARCEL LINE
	SECTION LINE
	BLUE STAKE WATER LINE
	CITY OF TUCSON ZONING
	SANITARY SEWER LINE
	STORM SEWER
	BLUE STAKE GAS LINE
	FENCE, CHAINLINK
	FENCE, POST & CABLE

**SYMBOLS**

	SCHEDULE B SECTION II IDENTIFIER
	SET 1/2" REBAR WITH TAG "RLS 37933"
	FOUND MONUMENT, DESCRIBED AS NOTED
	FOUND 3" ALUMINUM CAP IN CONCRETE A.D.O.T. RIGHT OF WAY MONUMENT
	FOUND 2" BRASS CAP MONUMENT PUNCH ONLY UNLESS NOTED
	LIGHT POLE
	LIGHT POLE-DOUBLE
	UTILITY POLE
	POLE & RISER
	POLE & TRANSFORMER
	STREET LIGHT
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX
	ELECTRIC CABINET
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	DOWN GUY
	RISER
	ELECTRIC BOX
	LIGHT PULL BOX
	TRANSFORMER
	WATER METER
	BACK FLOW VALVE
	IRRIGATION BOX
	SPIGOT
	SEWER MANHOLE
	CLEAN OUT
	TELEPHONE PEDESTAL
	COMMUNICATION POLE
	STORM SEWER MANHOLE
	MANHOLE
	GAS LINE MARKER
	MAIL BOX
	SIGN
	BOLLARD
	RIGHT OF WAY MARKER
	MONITORING WELL

- SCHEDULE B SECTION II ITEMS**
- 5. EASEMENT FOR DRAINAGE, AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1125, PAGE 315.
  - 8. EASEMENT FOR ELECTRIC TRANSMISSION LINES OR SYSTEMS, AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 5992, PAGE 943.
  - 15. EASEMENT FOR UTILITIES, AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 10617, PAGE 1479 AND RECORDED IN DOCKET 10617, PAGE 1496.
  - 20. TERMS AND CONDITIONS OF UTILITY SERVICE AGREEMENT FOR ELECTRIC TRANSMISSION LINES OR SYSTEMS RECORDED IN DOCKET 12690, PAGE 98.
  - 23. RIGHTS OF WAY SHOWN ON SURVEY RECORDED IN BOOK 2012 OF RECORD OF SURVEYS, AT PAGE 0480898.

- SURVEY REFERENCES:**
- A) RECORDS OF SURVEY:
    1. BOOK 06, PAGE 012
    2. BOOK 61, PAGE 078
    3. BOOK 85, PAGE 003
  - B) AZDOT RIGHT OF WAY PLAN # NH-10-4(142)
  - C) P.C.D.O.T. MONUMENT TIES
  - D) MAPS & PLATS
    1. BK. 03 PG. 037
    2. BK. 04 PG. 037
    3. BK. 53 PG. 039
    4. BK. 57 PG. 040

**OCR-2 ZONING - CITY OF TUCSON DEVELOPMENT CODE**

RESIDENTIAL DENSITY (MAX)	N/A
LOT SIZE/SITE AREA (MIN)	0
LOT COVERAGE (MAX)	RES. 80%, NON-RES. N/A
HEIGHT (MAX)	300'

PERIMETER YARD DIMENSIONS:

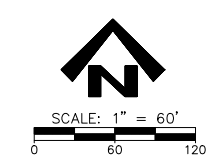
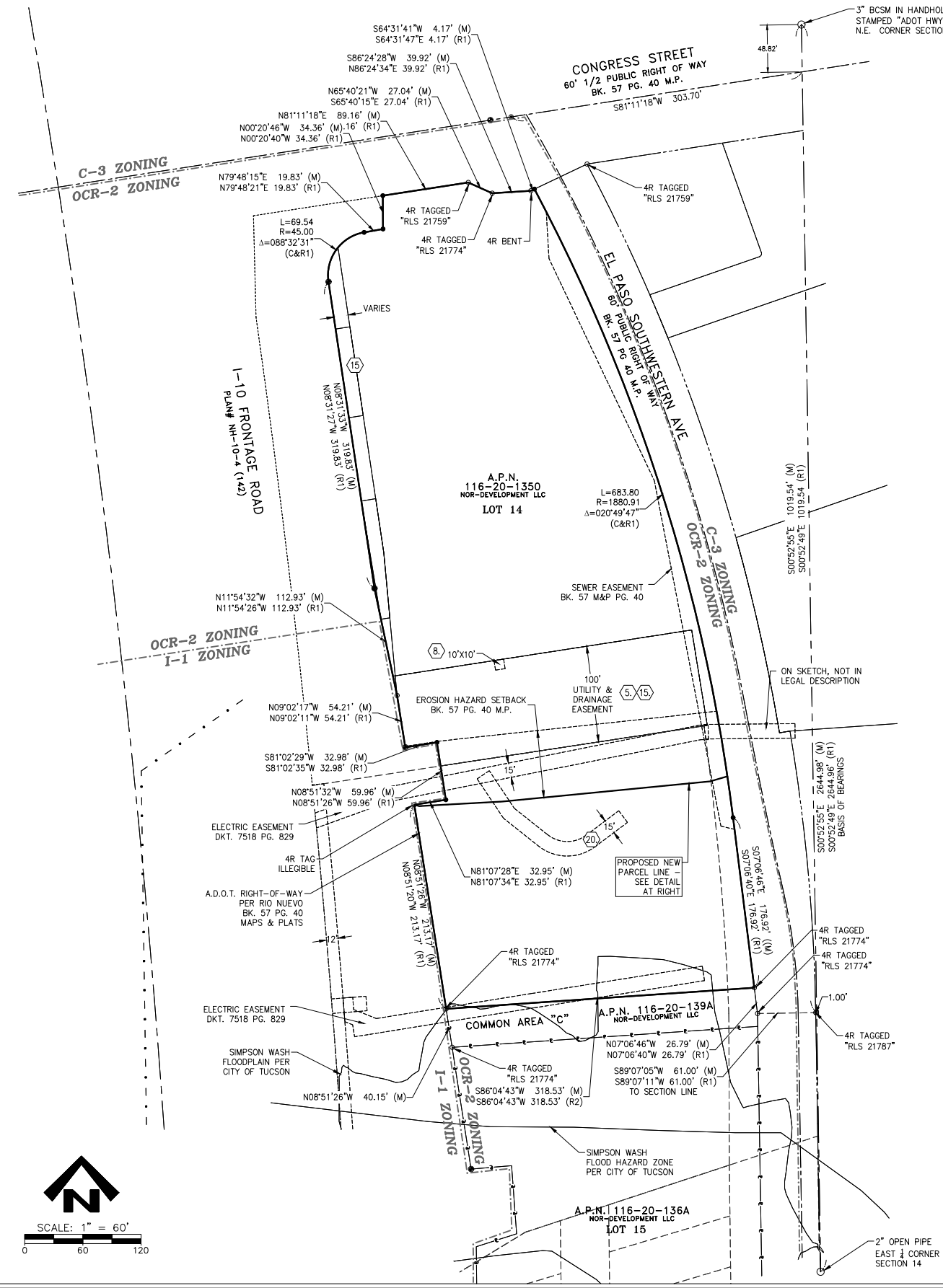
RES. USE ADJ. TO RES. ZONE	1 1/2 x HEIGHT OF BUILDING
RES. USE ADJ. TO NON-RES. ZONE	0
NON-RES. USE ADJ. TO RES. ZONE	2 x HEIGHT OF BUILDING
NON-RES. USE ADJ. TO NON-RES. ZONE	0

\*DIMENSIONS ARE FOR PRINCIPAL LAND USES. EXCEPTIONS ARE NOT LISTED.

**PSOMAS**  
 333 E. Wetmore Road, Suite 450  
 Tucson, AZ 85705  
 (520) 292-2300 (520) 292-1290 fax  
 www.psomas.com

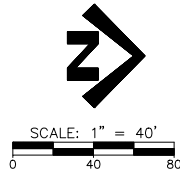
ALTA/NSPS LAND TITLE SURVEY  
 FOR  
**471 WEST CONGRESS STREET**  
 IN SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13  
 EAST, G&SRM, PIMA COUNTY, ARIZONA

PROJ NO: 7USG220201 SCALE: HORIZ 1" = N/A  
 DATE: JULY, 2022 VERT 1" = N/A 2 OF 4



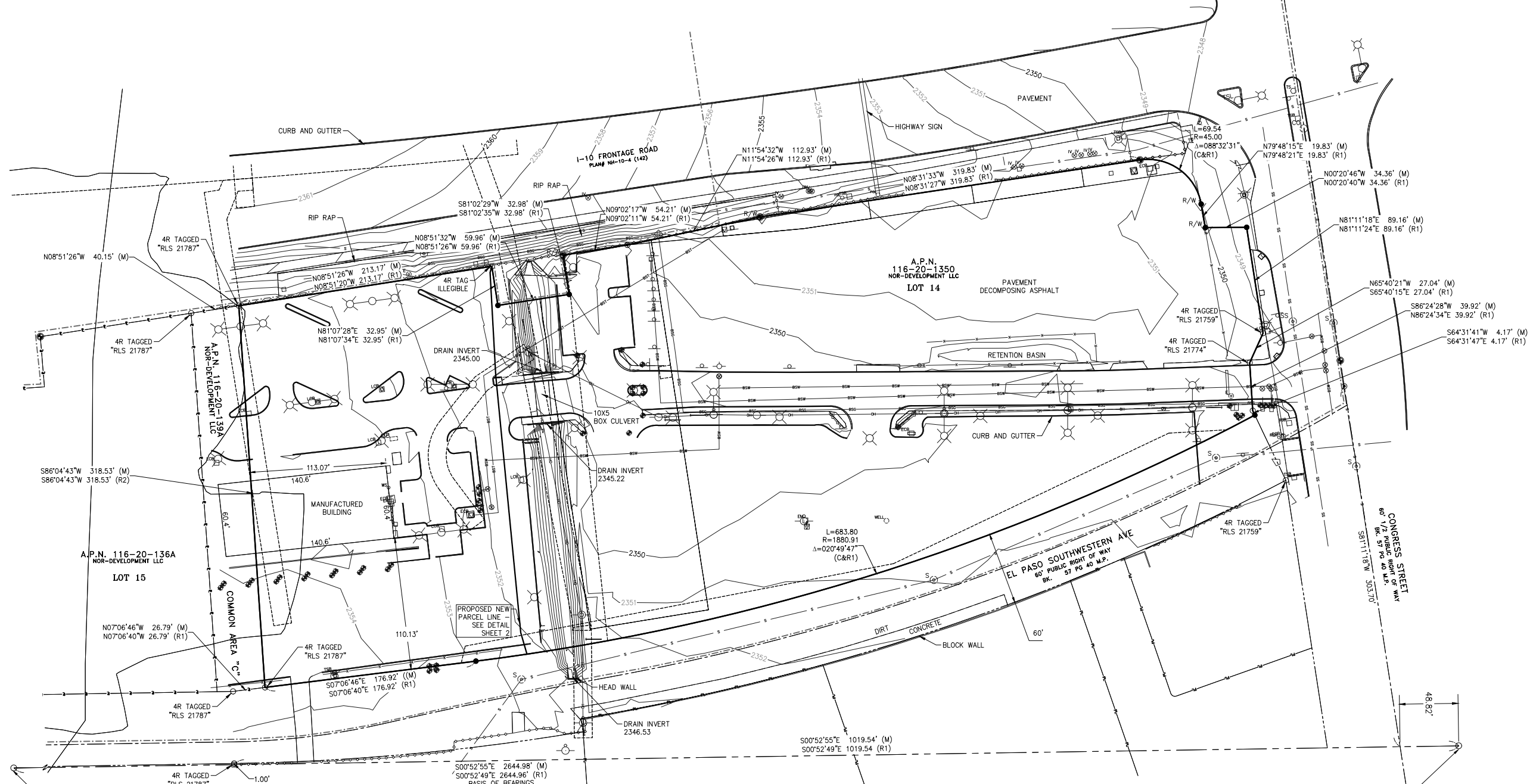
**471 WEST CONGRESS STREET**  
 RIO NUEVO AREA - SPECIAL DISTRICT REVIEW





SCALE: 1" = 40'

0 40 80



3" BCSM IN HANDHOLE PUNCHED AND STAMPED "ADOT HWY DIVISION RLS 21782" N.E. CORNER SECTION 14

ALTA/NSPS LAND TITLE SURVEY  
 FOR  
 471 WEST CONGRESS STREET  
 IN SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13  
 EAST, G&SRM, PIMA COUNTY, ARIZONA

PROJ NO: 7USG220201 SCALE: HORIZ 1" = N/A  
 DATE: JULY, 2022 VERT 1" = N/A 3 OF 4

**PSOMAS**

333 E. Wetmore Road, Suite 450  
 Tucson, AZ 85705  
 (520) 292-2300 (520) 292-1290 fax  
 www.psomas.com

**471 WEST CONGRESS STREET**  
 RIO NUEVO AREA - SPECIAL DISTRICT REVIEW





SCALE: 1" = 40'  
0 40 80



**PSOMAS**

333 E. Wetmore Road, Suite 450  
Tucson, AZ 85705  
(520) 292-2300 (520) 292-1290 fax  
www.psomas.com

ALTA/NSPS LAND TITLE SURVEY  
FOR  
471 WEST CONGRESS STREET  
IN SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13  
EAST, G&SRM, PIMA COUNTY, ARIZONA

PROJ NO: 7USG220201 SCALE: HORIZ 1" = N/A  
DATE: JULY, 2022 VERT 1" = N/A 4 OF 4

# 471 WEST CONGRESS STREET RIO NUEVO AREA - SPECIAL DISTRICT REVIEW





**CITY OF  
TUCSON**

**Permit Number - TD-DEV-0523-00242**

**Review Name:** DEVELOPMENT PACKAGE REVIEW v.1

**Review Status:** Requires Resubmit

Review Date	Reviewer's Name	Type of Review	Description	Status	Comments
05/12/2023		CDRC Application Completeness		REVIEW COMPLETED	
05/15/2023		OK to Submit - Engineering		REVIEW COMPLETED	
05/15/2023		OK to Submit - Landscape		REVIEW COMPLETED	
05/15/2023		OK to Submit - Zoning		REVIEW COMPLETED	
05/16/2023		CDRC Review Coordinator		REVIEW COMPLETED	Added external reviewers, sent emails and sent FYI emails per SOP.
05/16/2023		External Reviewers - Pima Association of Governments		REVIEW COMPLETED	Sent FYI emails per SOP.
05/16/2023		External Reviewers - Southwest Gas		REVIEW COMPLETED	Sent FYI emails per SOP.
05/16/2023		External Reviewers - Tucson Electric Power (TEP)		REVIEW COMPLETED	Sent FYI emails per SOP.
05/16/2023		External Reviewers - United States Postal Service (USPS)		REVIEW COMPLETED	Sent FYI emails per SOP.
05/21/2023		Design Review		REQUIRES RESUBMIT	Your property is within the boundaries of the Rio Nuevo Area (RNA) overlay zone, and will need to demonstrate compliance with the requirements of the RNA. Please submit a Special Districts application as a sub-record of this permit. Please see the Special District Application Instructions and the Rio Nuevo Area Design Review process guides for a complete list of requirements: <a href="https://www.tucsonaz.gov/files/pdsd/forms/Special_Districts_Application_Instructions.pdf">https://www.tucsonaz.gov/files/pdsd/forms/Special_Districts_Application_Instructions.pdf</a> <a href="https://www.tucsonaz.gov/files/pdsd/Process_Handouts/RNA_Application_and_Review_Process.pdf">https://www.tucsonaz.gov/files/pdsd/Process_Handouts/RNA_Application_and_Review_Process.pdf</a> If you have any questions and/or have submitted the Design Package for RNA review, please send me an email to <a href="mailto:maria.gayosso@tucsonaz.gov">maria.gayosso@tucsonaz.gov</a> . Thank you.
05/24/2023		NPPO		APPROVED	



Review Date	Reviewer's Name	Type of Review	Description	Status	Comments
05/26/2023		Site Zoning		REQUIRES RESUBMIT	<p>CDRC TRANSMITTAL</p> <p>TO: Development Services Department Plans Coordination Office</p> <p>FROM: Nick Ross Section Manager</p> <p>PROJECT: Development Package (1st Review) TD-DEV-0523-00242</p> <p>TRANSMITTAL DATE: May 26, 2023</p> <p>DUE DATE: June 18, 2023</p> <p>COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.</p> <p>This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).</p> <p>Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year expiration date is May 26, 2024.</p> <p>1. 2-06.4.3 - The administrative street address and relevant case numbers (development package document, subdivision, rezoning, board of adjustment, DDO, MDR, DSMR, overlay, etc.) shall be provided adjacent to the title block on each sheet. COMMENT: Please add "TD-DEV-0523-00242" to all sheets in plan set.</p> <p>2. 2-06.4.4 - The project-location map to be located on the first sheet of the development package in the upper right corner, shall cover approximately one square mile, be drawn at a minimum scale of three inch equals one mile, and provide the following information. COMMENT: Per 2-06.4.4.A - Show the subject property approximately centered within the one square mile area;</p> <p>3. 2-06.4.8 - Existing Site Conditions The following information shall be provided on the plan/plat drawing to indicate the existing conditions on site and within 50 feet of the site. On sites bounded by a street with a width of 50 feet or greater, the existing conditions across the street will be provided.</p> <p>2-06.4.8.C - The following information regarding existing private or public right-of-way adjacent to or within the site shall be provided: the name, right-of-way width, recordation data, type and dimensioned width of paving, curbs, curb cuts, and sidewalks. COMMENT: Provide information for I-10 Frontage Rd.</p> <p>4. 2-06.4.9.E - Proposed land splits or existing lot lines shall be drawn on the plan with dimensions and the identification number and approximate square footage of each lot. (Please be aware that, if land division occurs and the number of lots falls within the definition of subdivision, a subdivision plat is required.) Land splits require a separate permit and review. COMMENT: The southern parcel boundary does not appear to be accurate. If land division is part of this proposal, a separate permit application will be required.</p> <p>5. 2-06.4.9.F - All existing zoning classifications on and adjacent to the project (including across any adjacent right-of-way) shall be indicated on the drawing with zoning boundaries clearly defined. If the property is being rezoned, use those boundaries and classifications. The basis for this requirement is that some zoning requirements on a project are based on the zoning classification of adjacent property. Also, in some instances, each zone has to be taken into consideration on property that is split by two or more zoning classifications, as each may have different requirements. COMMENT: This standard has not been addressed.</p> <p>6. 2-06.4.9.H.5 - If utilizing parking area access lanes (PAALs), they shall be designed in accordance with Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.</p>



Review Date	Reviewer's Name	Type of Review	Description	Status	Comments
					<p>COMMENT: Zoning cannot confirm PAALs within parking structures are compliant with this section. Please provide a parking layout for each level of the parking garage. A 20ft PAAL is being proposed within the dropoff area of the project. This dimension only works if it is for one-way traffic and must be labeled as such.</p> <p>7. 2-06.4.9.H.5.a - Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on parking requirements for the physically disabled, refer to adopted building and accessibility codes of the City of Tucson. Design criteria for parking spaces and access are located in Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC. COMMENT: See Comment 7 AND show compliance with required number of electric vehicle supply equipment outlined in Section 7.4.11 &amp; .12.</p> <p>8. 2-06.4.9.H.5.d - Show bicycle parking facilities fully dimensioned. For specifics, refer to Section 7.4.9, Bicycle Parking Design Criteria, of the UDC. Provide, as a note, calculations for short and long term bicycle spaces required and provided. COMMENT: Short term bicycle parking must be located within 50ft of a public entrance to the building. Additionally, the number of short term bicycle parking spaces are not being met. Please provide a note that long term bicycle parking is located within the units.</p> <p>9. 2-06.4.9.O - All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and zoning, including sight visibility triangles, will be shown. COMMENT: The only zoning setback information provided on the site plan is for the north property line. Please provide setback information for all sides of the property. While Zoning acknowledges this project is going through IID review and can have modified setbacks, the required 10ft setback on the north and west property lines does not appear to be met.</p> <p>10. 2-06.4.9.Q - Provide the square footage and the height of each commercial, industrial, or business structure and the specific use proposed within the footprint of the building(s). COMMENT: Please provide separate height information within the footprint of the parking structure.</p> <p>11. 2-06.4.9.R - Show on-site pedestrian circulation and refuge utilizing location and the design criteria in Section 7-01.0.0, Pedestrian Access, of the Technical Standards Manual. COMMENT: Striping must be provided where pedestrian path crosses access lanes/PAALs/ ingress and egress to parking structure.</p> <p>12. 2-06.4.9.T - Show refuse collection areas, including locations of dumpsters, screening location and materials, and vehicle maneuverability, fully dimensioned, and access route. If dumpster service is not proposed, indicate type of service. For specific information on refuse collection, refer to Section 8-01.0.0, Solid Waste and Recycle Disposal, Collection, and Storage, of the Technical Standards Manual. Refuse collection on all projects shall be designed based on that section, even if collection is to be contracted to a private firm. COMMENT: Indicate graphically the location of refuse collection and provide dimensions.</p> <p>If you have any questions about this transmittal, please contact me at Nicholas.Ross@tucsonaz.gov or (520) 549-8255.</p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p>
06/08/2023		Fire New Construction		REQUIRES RESUBMIT	Provide Aerial access in accordance with IFC 2018, D105. Hydrants shall be placed in accordance with IFC 2018, 507.5.1 & 507.5.1.1, current layout does not meet these requirements. Questions: patricia.shelton@tucsonaz.gov / 520.837.7082



Review Date	Reviewer's Name	Type of Review	Description	Status	Comments
06/08/2023		Site Engineering		REQUIRES RESUBMIT	<p>1. Clarify if a lot split is being conducted South of the wash</p> <p>2. The 20' PAAL east of the building needs to be marked as one-way, or widened to 24' for 2-way traffic (UDC 7.4.6)</p> <p>3. Show points of roof drainage on site plan, ensure roof drainage up to the 10-yr storm is directed away from/under adjacent sidewalks through the use of gutters/scuppers (TSM 7-01)</p> <p>4. Please provide a parking plan for the garage to confirm Motor Vehicle Use Area criteria are met per UDC 7.4.6</p> <p>5. Clarify how waste will stored. If interior compactors are used, this will need to be shown in the garage parking plan. Reach out to Andy.Vera@tucsonaz.gov, and provide proof of his approval via a screenshot of his approval email in your next submittal</p> <p>6. Append "Maximum 8.3% running slope" or similar to keynote 9</p> <p>7. Append "Maximum 5% running slope and 2% cross slope" or similar to keynote 8</p> <p>8. Clarify top grade of basin north of building, ensure 6-9" of retention (9" max)</p> <p>9. Ensure a pedestrian circulation path from the building to any waste enclosure</p> <p>10. Any pedestrian circulation PAAL crossings should be striped</p> <p>11. Per the geotechnical report 6.7, grade should slope away from the structure for at least 10 ft. Show all the proposed basins adjacent to the building do not pond within 10 ft, or provide a letter from the geotechnical firm approving the current design.</p> <p>Scott Haseman scott.haseman@tucsonaz.gov</p>
06/14/2023		Site Landscape		REVIEW COMPLETED	<p>PROJECT: 17-STORY RESIDENTIAL COMPLEX ACTIVITY NO. TD-DEV-0523-00242 ADDRESS/PARCEL: 471 W CONGRESS ST/116-20-1350 ZONING: OCR-2, DOWNTOWN CORE. IID, RNA</p> <p>This plan has been reviewed for compliance with applicable development criteria in the City of Tucson Unified Development Code (UDC) Administrative Manual (AM) Section 2-11 and Technical Manual (TM) Section and PAD-12 for landscape, native plants, and water harvesting.</p> <p>Please resubmit revised drawings along with a detailed response letter, which states how all Landscape/NPPO Review Section comments are addressed.</p> <p>UDC/TSM COMMENTS:</p> <ol style="list-style-type: none"> <li>Ensure that Zoning, Engineering comments, and concerns are addressed prior to landscape section approval.</li> <li>Provide the development package case number, TD-DEV-0523-00242, adjacent to the title block on all sheets. 2-06.4.3</li> <li>You must have a permit from the Department of Transit and Mobility for any planting being done in the right of way. Please reach out to David Marhefka (david.marhefka@tucsonaz.gov) if this is the case.</li> <li>Label sight visibility triangles and ROWs (existing and future) to all landscape plans.</li> <li>A separate irrigation water meter is required. Please label the new irrigation meter as "irrigation only". UDC Technical Standards 4-01.-.2. A.1.</li> <li>Show all curb cuts/downspouts/splashpads on the commercial rainwater harvesting plan.</li> <li>If using d.g at a 2" depth, ensure the rainwater harvesting basins are 8" in depth to account for the d.g.</li> <li>Can the proposed dog park be graded so that it can be included in the WHIAs?</li> <li>While not required, can the grand total of the percentage of rainwater harvesting be added to the project notes on the Water Harvesting Plan?</li> </ol> <p>RNA Comments:</p> <ol style="list-style-type: none"> <li>This landscape plan meets or exceeds the requirements laid out in the open space requirements by more than double.</li> <li>The street shade requirement is met by more than 30%</li> </ol> <p>If you have any questions about these comments, I can be reached at Matthew.Carlton@tucsonaz.gov or 520-837-4988</p>
06/15/2023		Historic		REQUIRES RESUBMIT	<p>Proposed project is located within the Archaeological Sensitivity Zone and adjacent to an eligible site. Encroachment on to the parcel with the eligible site will require an archaeological monitor during any grading, trenching, digging. Disturbance of the historic tracks or alignment will also require mitigation.</p> <p>An archaeological consultant should be contracted through the city's Historic Preservation Office prior to the start of any work at the site.</p>



Review Date	Reviewer's Name	Type of Review	Description	Status	Comments
06/20/2023		External Reviewers - COT Environmental Services		REQUIRES RESUBMIT	<p>Hello, ES comments are as follows:</p> <p>Page 5, Site Plan: Indicates under key note 22, new dumpster enclosures (within bldg.) by separate plan. Must include detail description, within general notes, of proposed method of collection of service for both trash and recycle. TSM 8-01.1.0 &amp; 8-01.8.0 No enclosure detail provided. Include detail drawings of enclosure with dimensions. TSM 8-01.4.A &amp; 8-01.5.2 Depict 14'x40' approach in front of enclosure area. TSM 8-01.5.3.B, and include turning radii for service vehicle maneuverability to and from enclosure area. TSM 8-01.5.3.E Feel free to contact if you have any questions regarding this review.</p> <p>Thanks, Andy Vera City of Tucson -Environmental Services Accounts Representative Supervisor (520) 837-3798</p>
06/21/2023		Commercial Plumbing		APPROVED	
06/21/2023		ROW Engineering Review		REQUIRES RESUBMIT	<p>TD-DEV-0223-00242 471 W. Congress St.</p> <p>Comments: 1. Please provide the plan for the relocation of the bus stop.</p> <p>David Stiffey DTM Project Coordinator David.Stiffey@tucsonaz.gov</p>
06/21/2023		Traffic Engineering Review		REQUIRES RESUBMIT	<p>TD-DEV-0223-00242 471 W. Congress St.</p> <p>Comments: 1. Please provide the plan for the relocation of the bus stop.</p> <p>David Stiffey DTM Project Coordinator David.Stiffey@tucsonaz.gov</p>
06/22/2023		Transportation Landscape Review		REQUIRES RESUBMIT	Please address comments on the plans
06/26/2023		External Reviewers - Arizona Department of Transportation (ADOT)		REQUIRES RESUBMIT	<p>Good Morning, ADOT Traffic Engineering has reviewed this DEV; especially the Traffic Impact Analysis and Development Site Plan, and has the following comments;</p> <ul style="list-style-type: none"> <li>- The Left-Out access from the development to Congress Street should not be allowed and restricted access may be provided. According to ADOT RDG Section 506, Right-in, Right-out access should only be provided after 660' from the return radius of the I10 Westbound Offramp / Frontage Road Intersection. Considering the property restraints, right-in and right-out may be considered.</li> <li>- It is recommended that the center median on the east side of the WB Offramp / Frontage Road &amp; Congress intersection be extended to restrict the left-out movement from the proposed access point.</li> <li>- There are future plans to extend the EL Paso / Southwestern Greenway in this area, consideration should be made to determine how the crossing of Congress by this facility will interact with this proposed development and access. The TIA should discuss this item.</li> <li>- Secondary access to the east or south should be considered/required for site circulation and emergency access and discussed in the TIA. This should also assist improving the Level Of Service for the access to this parcel. In the Development Site Plan there is a stub-out for future access to the south, but it is not discussed in the TIA.</li> </ul> <p>Please feel free to contact me should you have any questions or concerns regarding these comments.</p>



Review Date	Reviewer's Name	Type of Review	Description	Status	Comments
07/13/2023		External Reviewers - Pima County Addressing		APPROVED	<p>[EXTERNAL] Approval TD-DEV-0523-00242</p> <p>Nicholas Jordan CDRC kletendre@psomas.com</p> <p>Good morning, Pima County Addressing approves TD-DEV-0523-00242. If you wish to have units assigned as part of this project please provide floor plans with proposed unit addressing.</p> <p>Nicholas Jordan Site Review Project Manager - Addressing Official Pima County Development Services Department 201 N Stone AV – 1st Floor Tucson, AZ 85701 (520) 724-9623</p>
07/13/2023		Entitlements		REVIEW COMPLETED	
07/26/2023		CDRC Post Review		PENDING ASSIGNMENT	
07/26/2023		Real Estate		REQUIRES RESUBMIT	<p>Real Estate has the comment below.</p> <p>There is a M&amp;C approved Master Plan for the EP&amp;SW Greenway which appears in conflict with the project's design. The Greenway runs from Broadway to Granada. The Greenway team at the Dept. of Transportation &amp; Mobility should approve the plan or request a revision to design.</p> <p>Please see Page 30 of the link below.</p> <p><a href="https://www.tucsonaz.gov/files/sharedassets/public/living-and-working/parks-and-recreation/documents/masterplandocument_final_may2012.pdf">https://www.tucsonaz.gov/files/sharedassets/public/living-and-working/parks-and-recreation/documents/masterplandocument_final_may2012.pdf</a></p> <p>Thank you,</p> <p>Phil Paige Senior Property Agent Real Estate Division Dept. Transportation and Mobility City of Tucson 520-342-4024 cell philip.paige@tucsonaz.gov</p>



January 10, 2024

Maria Gayosso  
Principal Planner  
Planning & Development Services  
City of Tucson  
201 N. Stone Ave., 3<sup>rd</sup> Floor  
Tucson, AZ 85701

Re: Property Owner Authorization – 471 W. Congress St. – Rio Nuevo Area Special District Review

Dear Ms. Gayosso:

Nor-Development, LLC owns the real property located at 471 W. Congress St., identified as Pima County Tax Assessor Parcel Number 116-20-1350 (the "Property"). Nor-Development, LLC is currently negotiating a contract to sell the northern 4.16 acres of the Property at the southeast corner of W. Congress St. and the I-10 Highway to UrbanStreet Group, LLC-ACQ ("UrbanStreet Group"), which intends to develop the Property for multifamily/mixed-use (the "Project").

As an authorized representative of Nor-Development, LLC, this letter is to authorize UrbanStreet Group and its consultants Lazarus & Silvyn, P.C., Antunovich Associates, Inc., Novak Environmental, Inc., Psomas, their respective employees and any other consultants engaged by UrbanStreet Group to take such action required to obtain all zoning/development entitlements and related approvals for the Property, including, but not limited to, filing applications for rezoning, special zoning district reviews and approval processes, development plans/plats, construction drawings, building permits or any other related permit applications necessary to develop the Project.

Sincerely,

Nor-Development, LLC,

By:



Allan Norville

Its: Manager

Date: January 10, 2024