

471 W. CONGRESS ST.

RIO NUEVO AREA – DESIGN REVIEW BOARD



Novak Environmental, Inc.



Law Offices of
Lazarus & Silvyn, P.C.

RNA Review
February 16, 2024



471 WEST CONGRESS STREET
RIO NUEVO AREA - SPECIAL DISTRICT REVIEW

SITE AERIAL

UrbanStreet Group Development Team • Antonovich Associates Architecture, Planning, Interior Design® • Lazarus & Silvyn, P.C. Zoning Attorneys • Novak Environmental Landscape Architects • Psomas Civil Engineers Tucson, Arizona | January 15, 2024

Modifications from first submittal

- Height
- Setback
- Architecture/Landscaping
- Parking Garage

This Proposal Meets all RNA §5.12.7.C and D criteria

Criteria for Site Design – UDC § 5.12.7.D.1.a-b, D.2.a-c & D.4.a

- All PAALs adjacent to buildings shall have pedestrian circulation paths with a minimum width of six feet.
- Locations of all points of vehicular ingress and egress be perpendicular to the intersecting street. Points of ingress and egress points designed to minimize conflicts. Adequate storage for vehicular queuing at parking facilities contained on site. Right turn bays strongly discouraged. Points of ingress and egress shall be minimized wherever possible.
- 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.
- 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.
- Employee parking for all uses should be provided at remote locations to maximize the availability of space for development.
- Streetscapes consistent with the Streetscape Design Policy. In streetscape design, priority is given to pedestrians.





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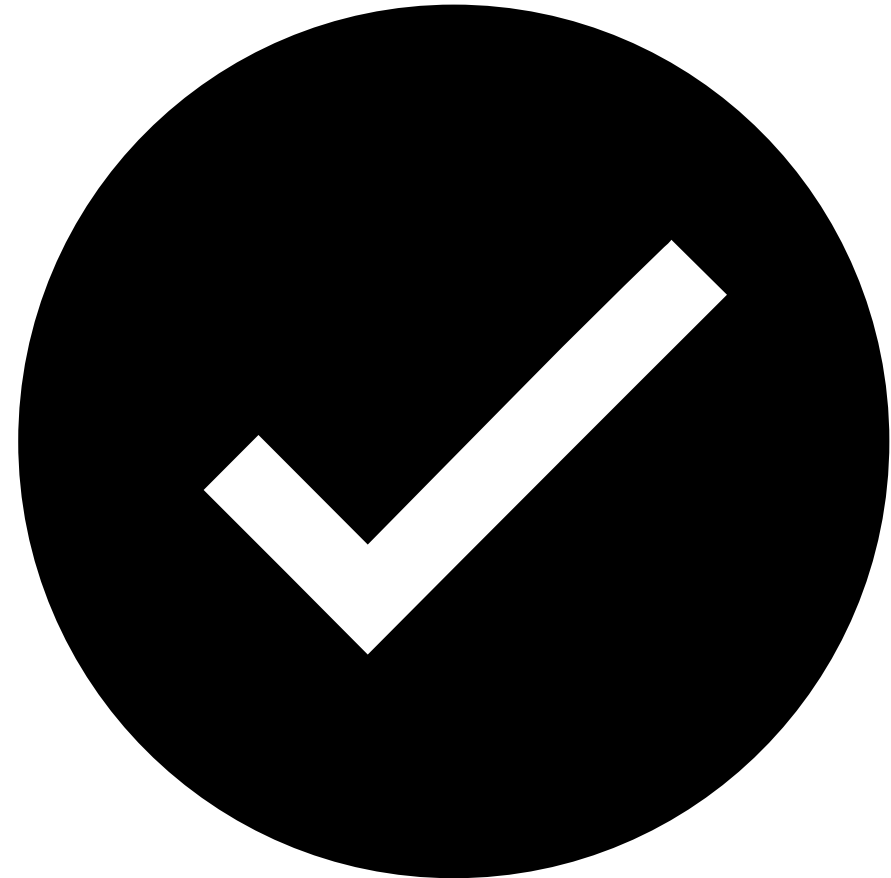
Parking

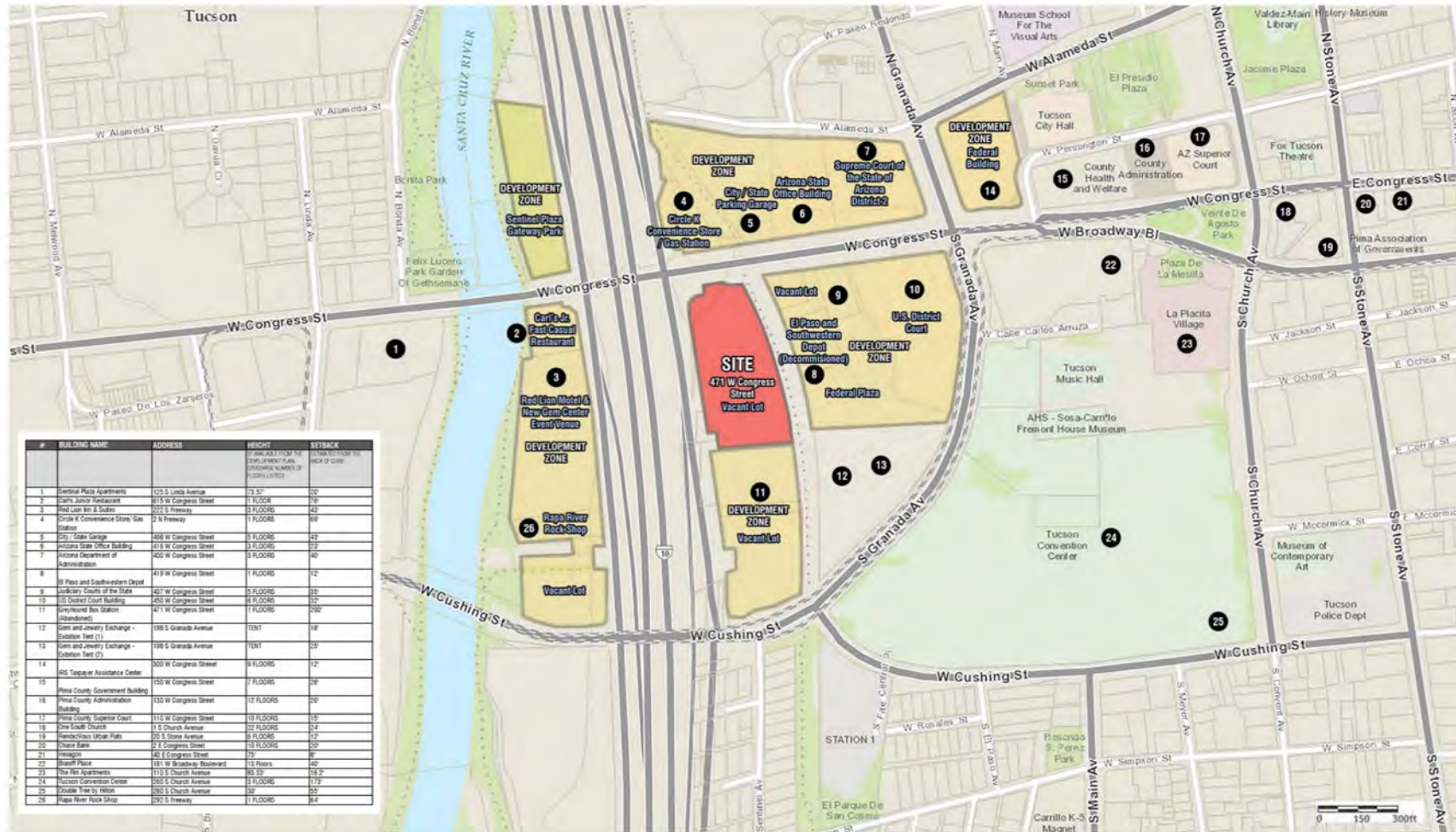
The Property is in the Downtown Parking District, so only 406 spaces for both the residential and retail uses are required; acknowledging our location on the western edge of the east side of downtown, we are providing 468 spaces.

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

Criteria for Height and Setback – UDC § 5.12.7.C.1 & 2

- Height:
 - Respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale.
 - In areas undergoing change, long range plans should be consulted for guidance as to appropriate heights.
- Setback:
 - New construction consistent with the prevailing setback existing within development zone.
 - PDSD Director may approve a different setback than the prevailing setback upon a written findings.



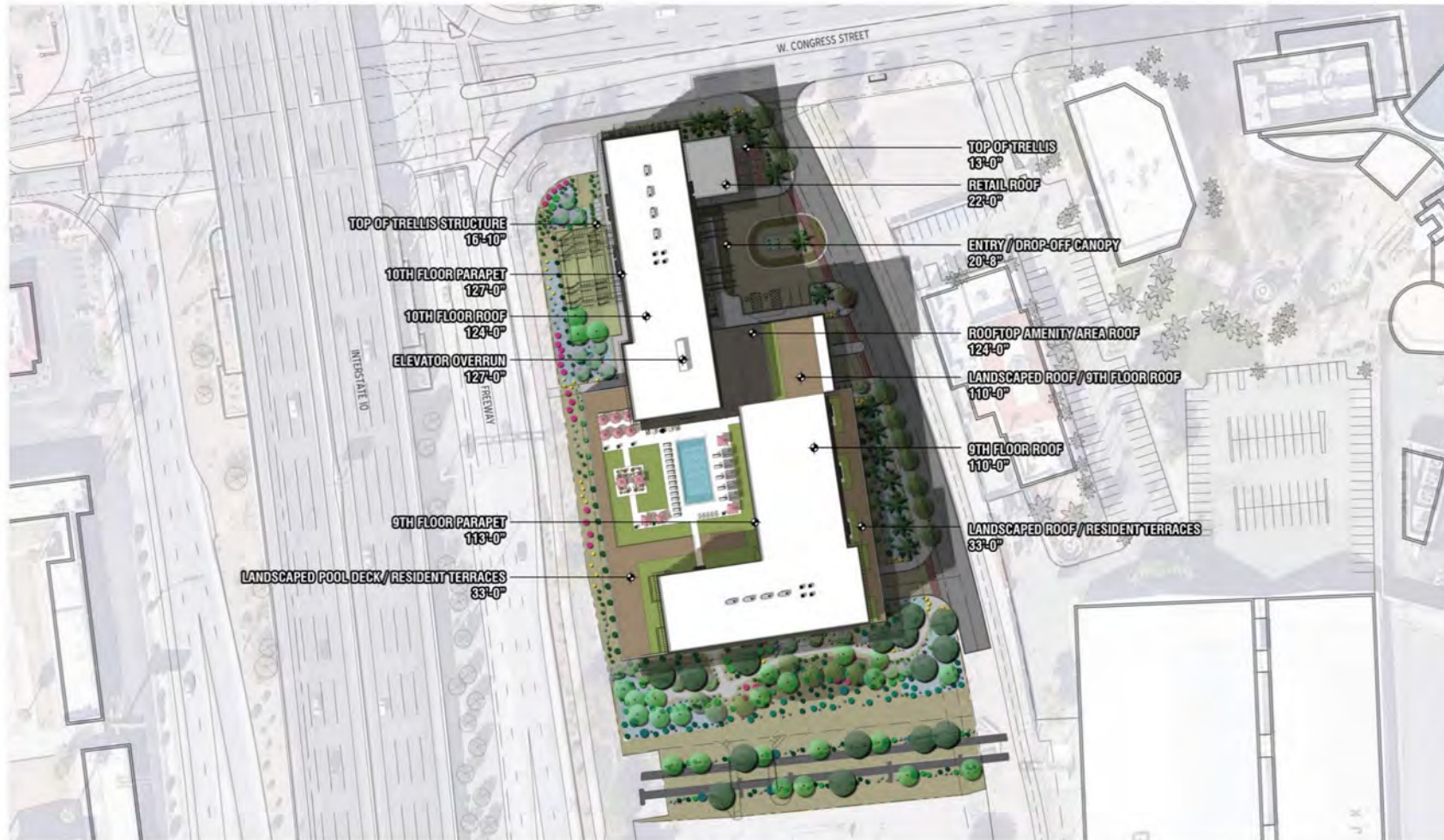


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DEVELOPMENT ZONE AND CONTEXTUAL BUILDING HEIGHTS & SETBACKS

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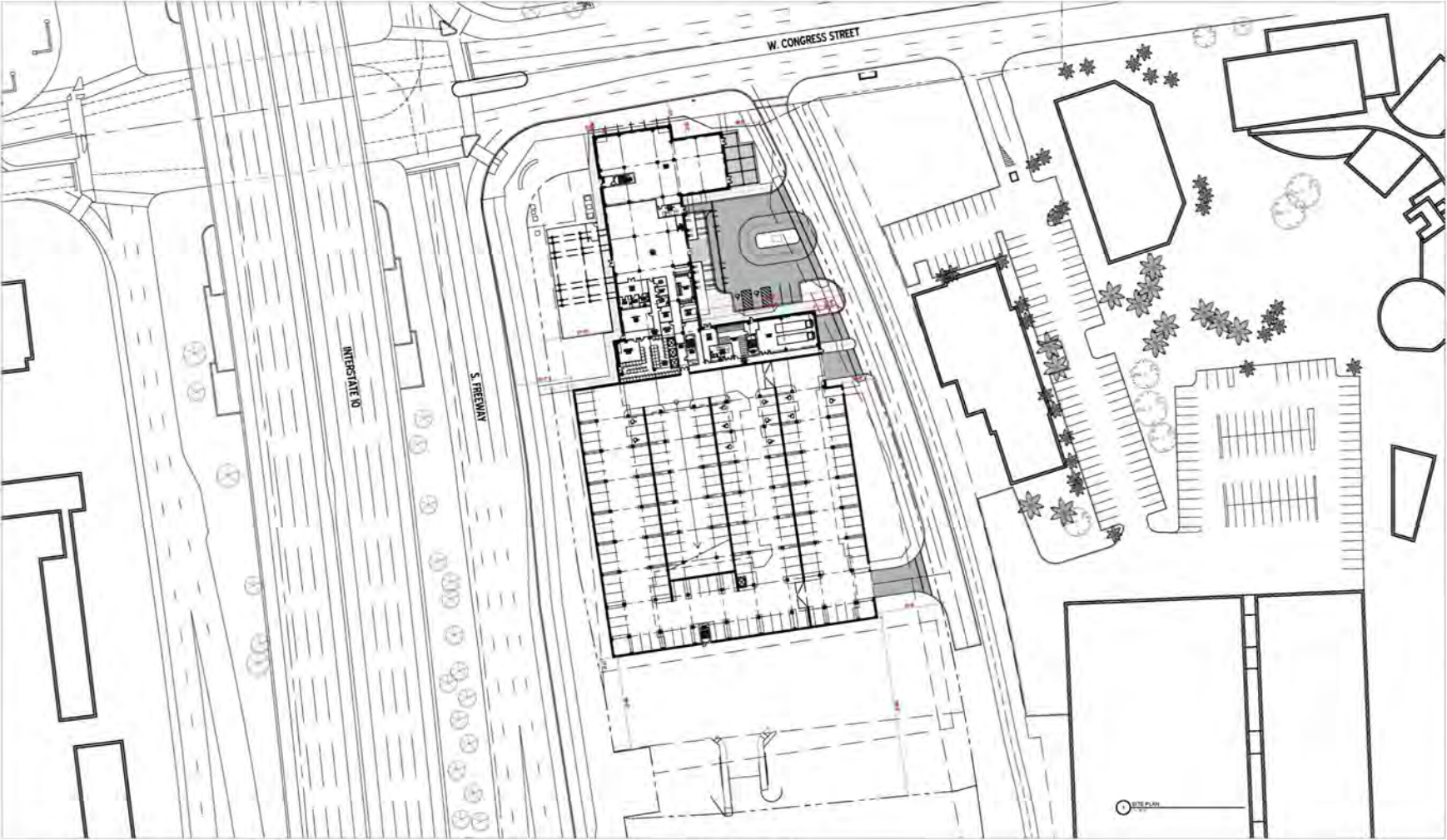
Development Zone as established in the UDC - Section 5.8, "Historic Preservation Zone (HPZ), Section 5.10, Neighborhood Preservation Zone (NPZ), and Section 5.11, Rio Nuevo District (RND)



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ROOF PLAN

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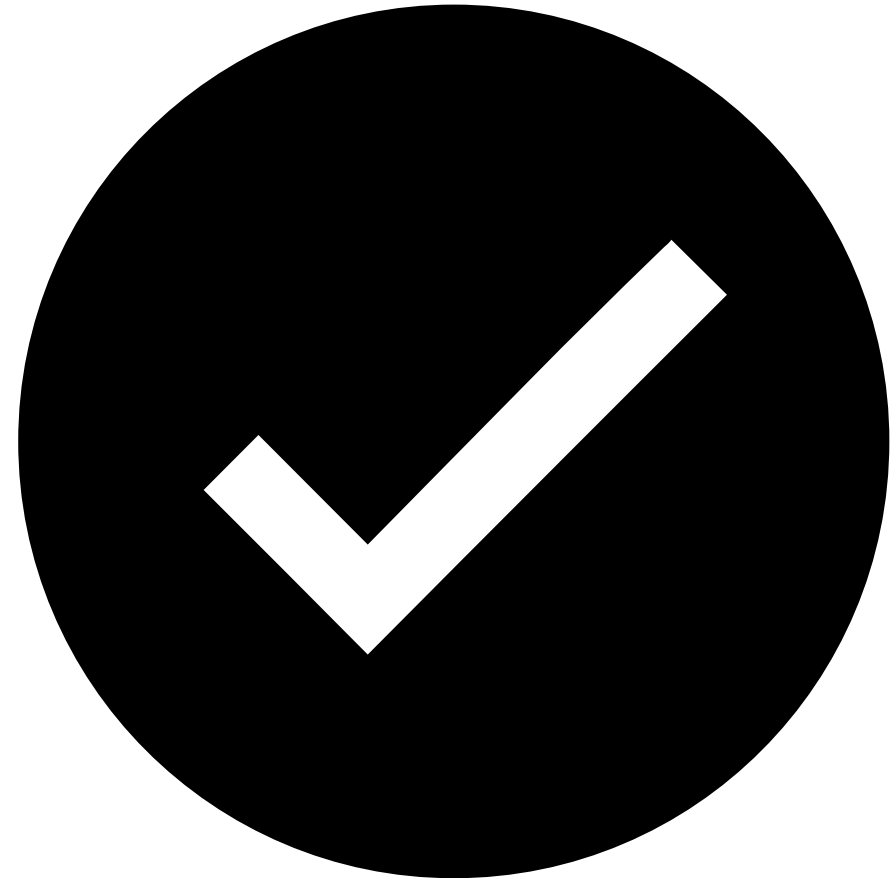


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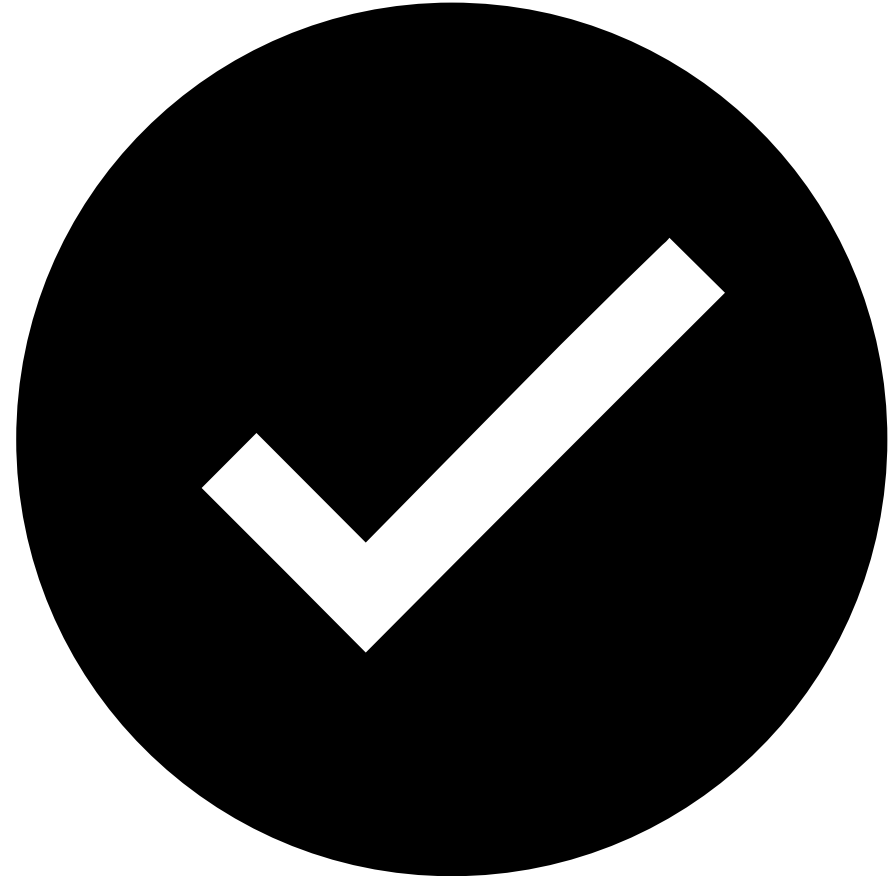
Criteria for Architecture: UDC § 5.12.7.C.3-10

- Scale defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies.
- Commercial building frontage shall provide windows, window displays, or visible activity at ground floor level - minimum 50 percent of the building frontage.
- Single plane of façade at street level not longer than 50 feet without architectural relief such as windows, trellises, and arcades.
- Include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting.
- Front doors of all commercial and government buildings shall be visible from the street.
- Designed to shield adjacent buildings and public rights-of-way from reflected heat and glare
- Safe and adequate vehicular parking areas that minimize conflicts with pedestrians and bicycles



Criteria for Architecture: UDC § 5.12.7.C.12-15

- Colors may conform to the color palette and context of the Downtown area or may be used expressively to create visual interest, variety, and street rhythms.
- New buildings use materials, patterns, and elements that relate to the traditional context of the Downtown area.
- Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses.
- Primary public entries directly accessed from a sidewalk along a street. Public access to commercial buildings shall be provided at sidewalk grade. Secondary access to residential may be provided from off-street parking areas.





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

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PHOTOGRAPHS OF PRECEDENT EXAMPLES

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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
 - LOULVERED 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

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CONCEPTUAL RENDERING

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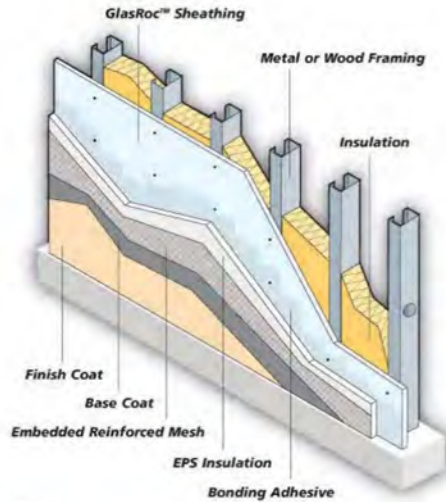
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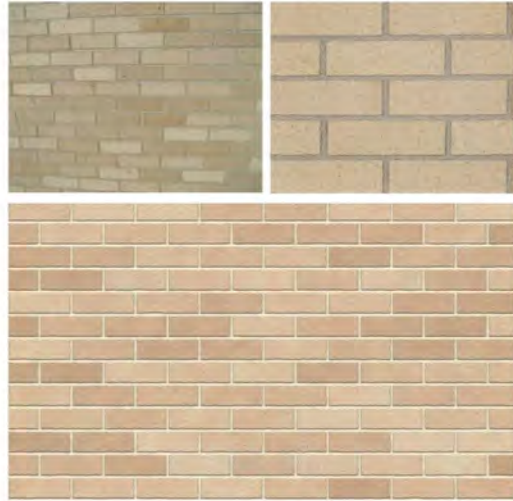
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07240/09253
Exterior Insulation and
Finish Systems (EIFS) Applications



EIFS - EXTERIOR INSULATION AND FINISH SYSTEM



BRICK

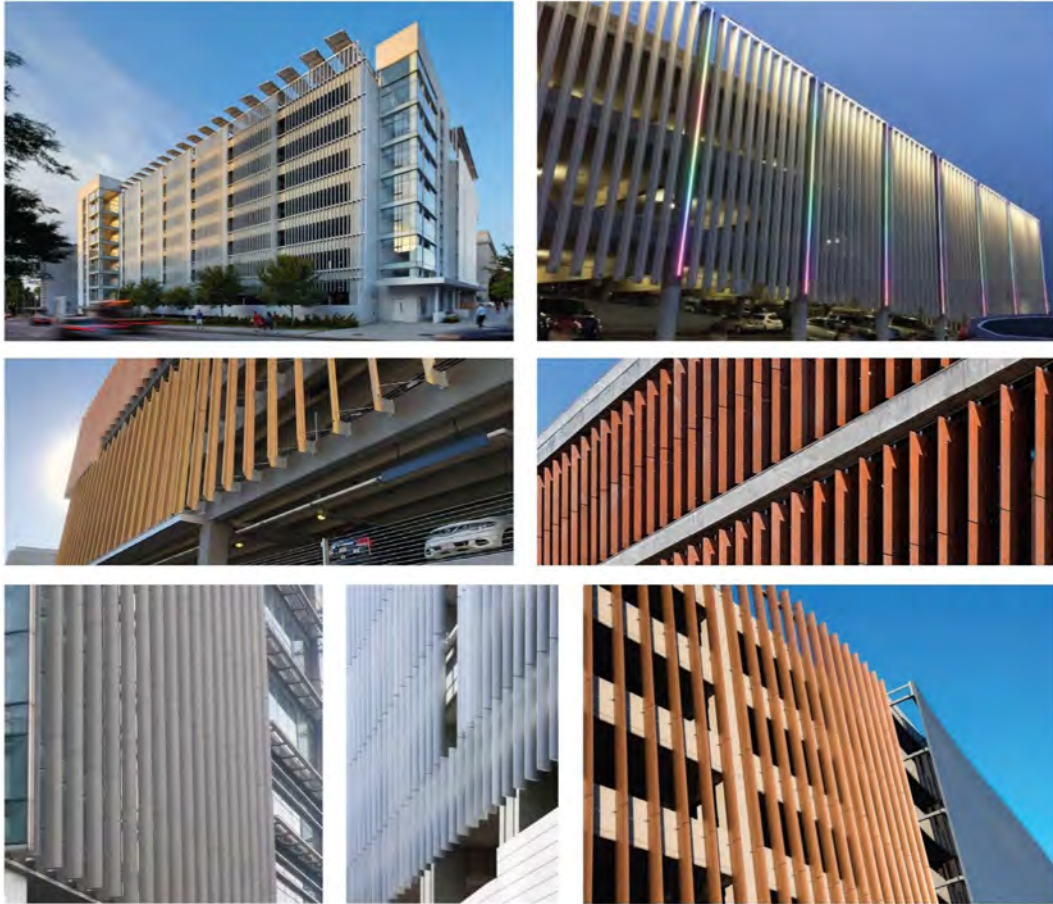


GLAZED ALUMINUM CURTAIN WALL

471 WEST CONGRESS STREET
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PROPOSED MATERIALS

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**PAINTED METAL VERTICAL FIN
SCREEN WALL**



ALUMINUM FRAME INSULATED GLASS



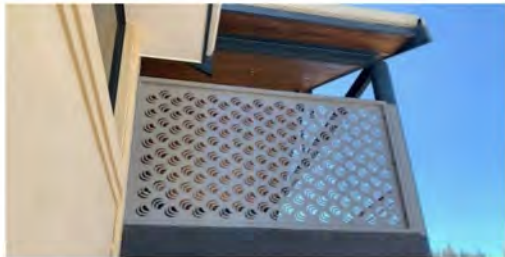
**POST SUPPORTED ALUMINUM AND GLASS
GAURDRAIL**

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PROPOSED MATERIALS

Tucson, Arizona | January 15, 2024



BALCONY RAILING INFILL METAL PANEL



PAINTED MURAL CMU BLOCK WALL



ROOF TRAYS



PAINTED METAL CANOPY / SHADE STRUCTURE

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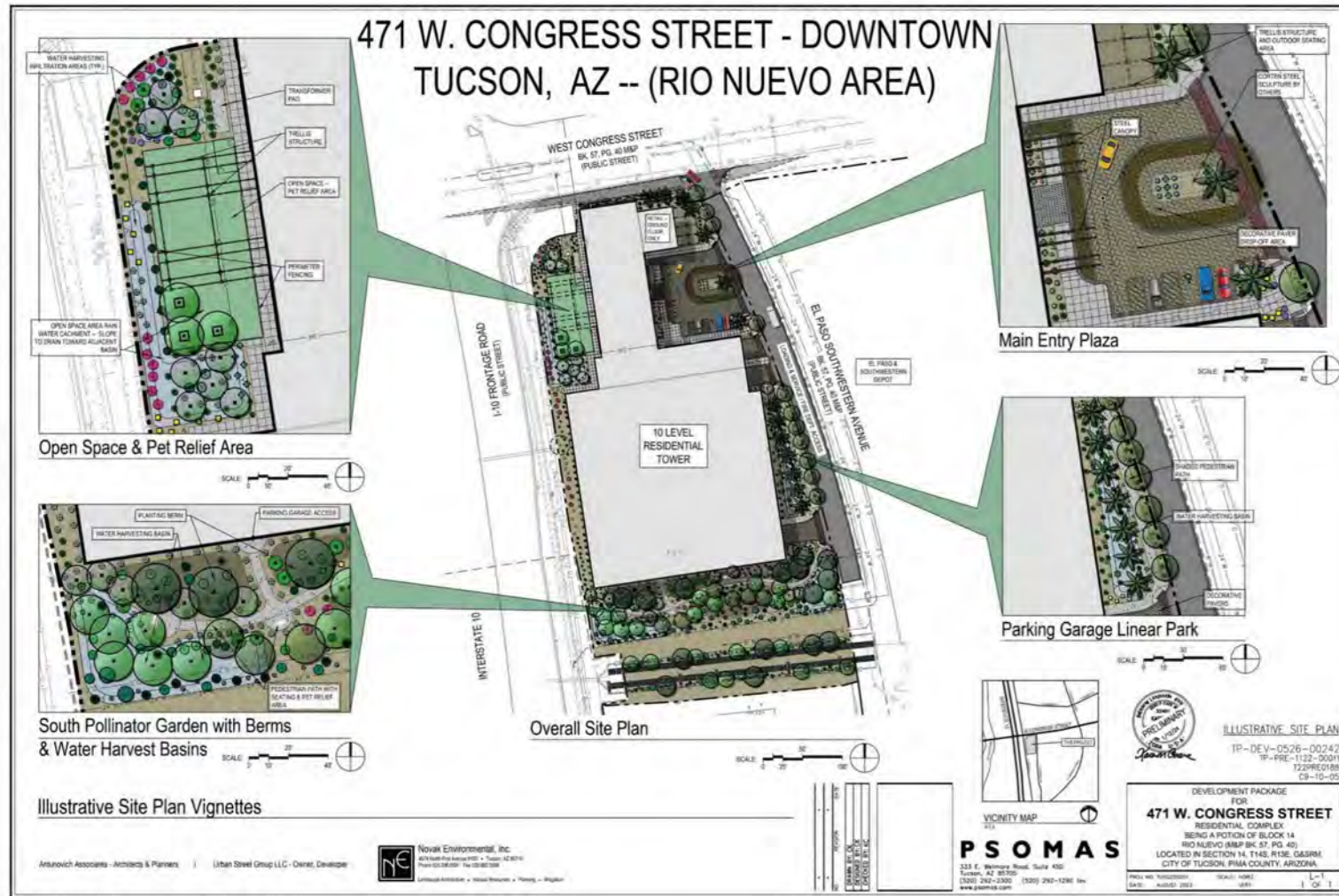
PROPOSED MATERIALS

Tucson, Arizona | January 15, 2024

Criteria for Landscape/Plaza/Shade: UDC § 5.12.7.C.11 and D.3.a&c.

- Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structure or vegetation, where permitted by the City
- Encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.
- 5% of GFA of new construction provided in public plazas or courtyards. Open space plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses.
- Neighborhood linkages shall be maintained throughout Downtown



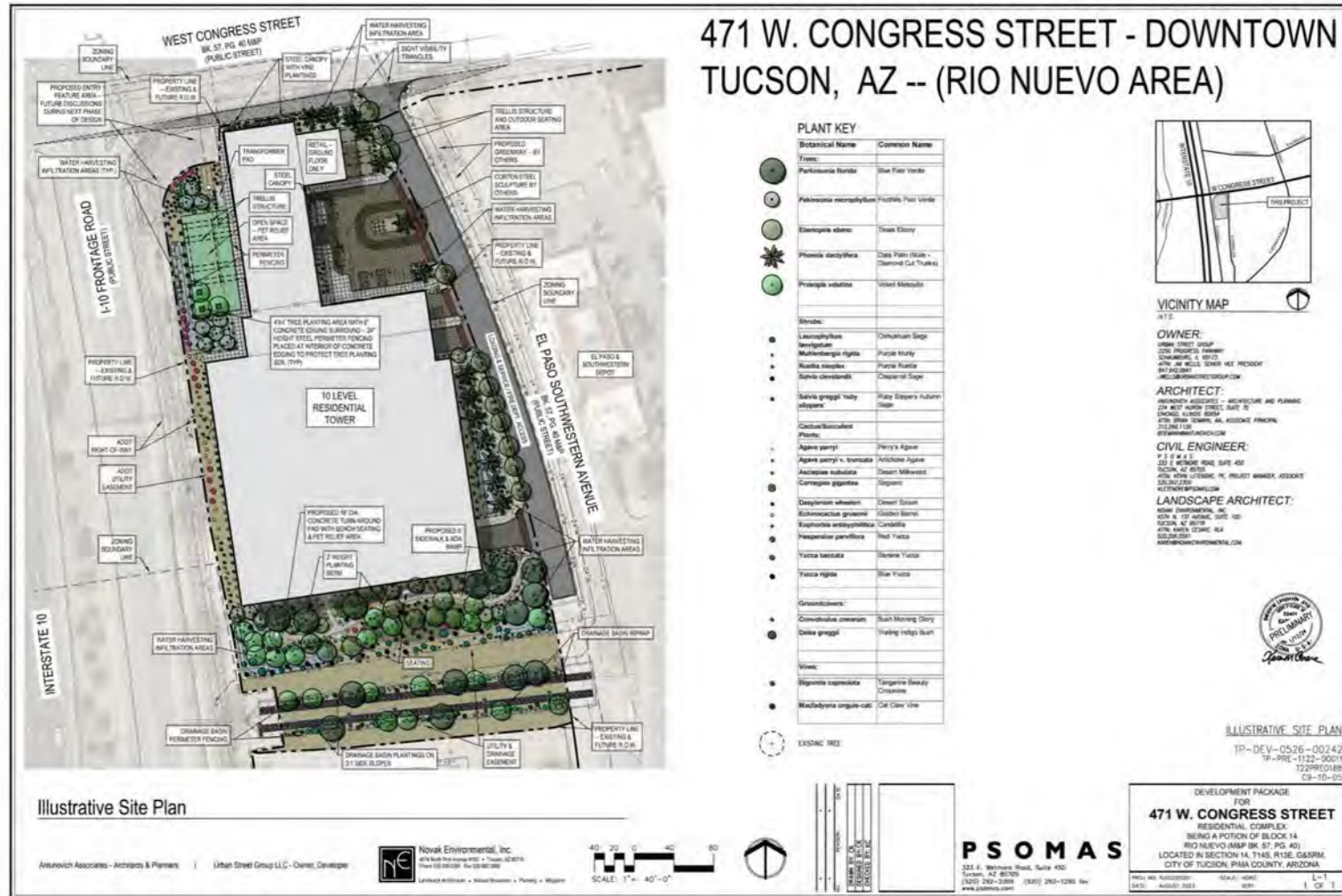


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LANDSCAPE DETAILS

Tucson, Arizona | January 15, 2024



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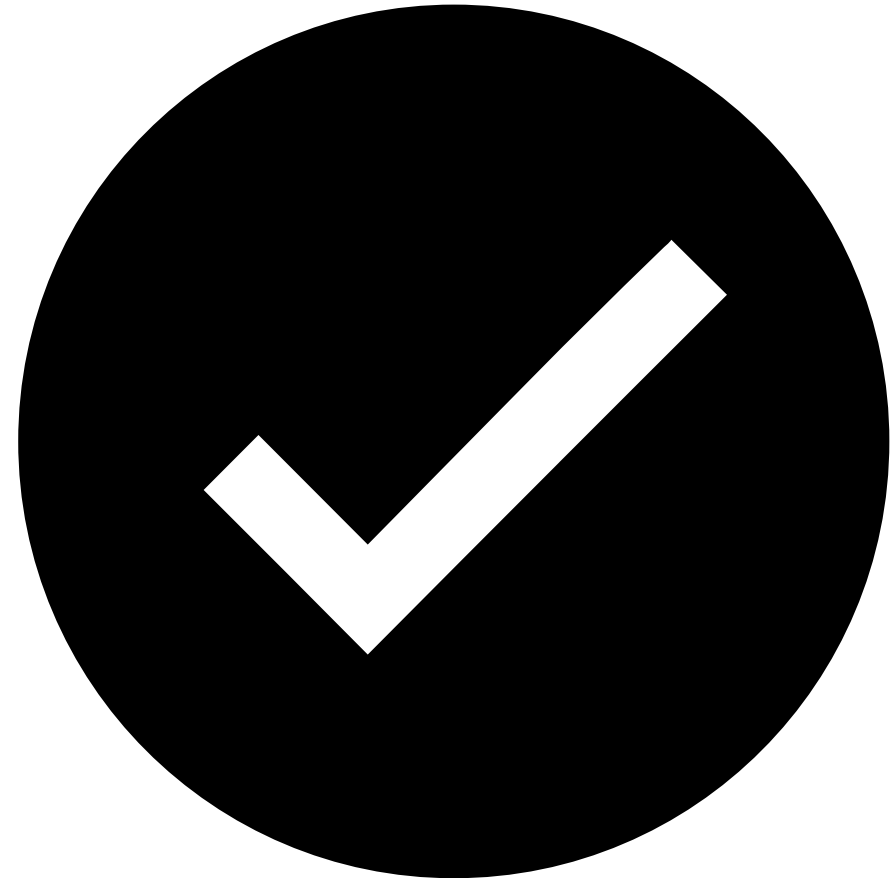
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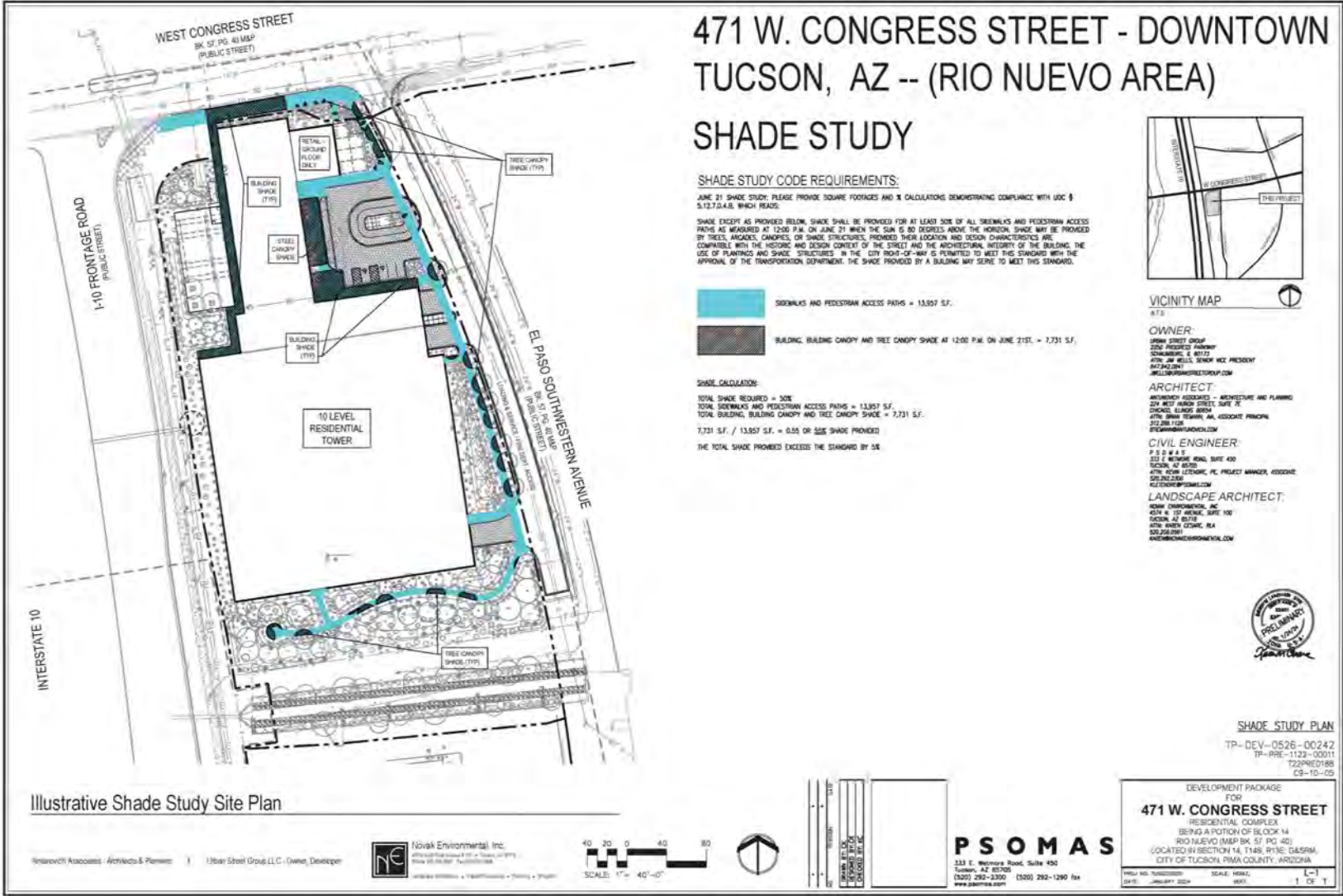
LANDSCAPE PLAN

Tucson, Arizona | January 15, 2024

Criteria for Shade: UDC §5.12.7.D.4.b

- Shade at least 50 % 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 location and design characteristics are compatible with prevailing and design context of the street and 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 DTM
- Shade provided by a building may serve to meet this standard.





QUESTIONS?

URBANSTREET
GROUP

A ANTUNOVICH
ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN

PSOMAS



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