

RIO NUEVO AND
DOWNTOWN ZONE

HYATT HOTEL

2023

Hyatt Regency Tucson Convention Center Hotel
Property Development Zone



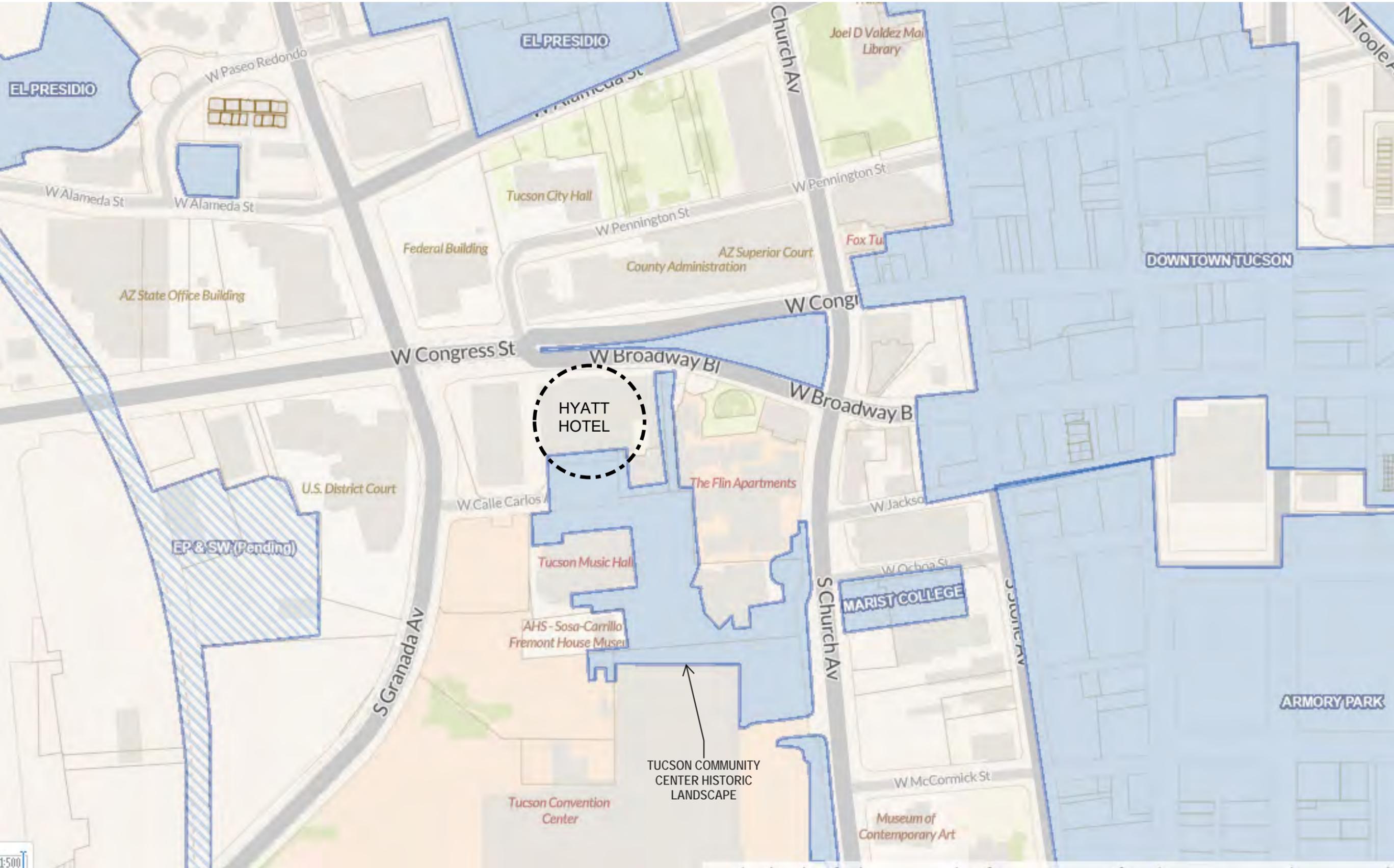
<https://maps2.tucsonaz.gov/Html5Viewer/?viewer=maptucson>

HOTEL SITE

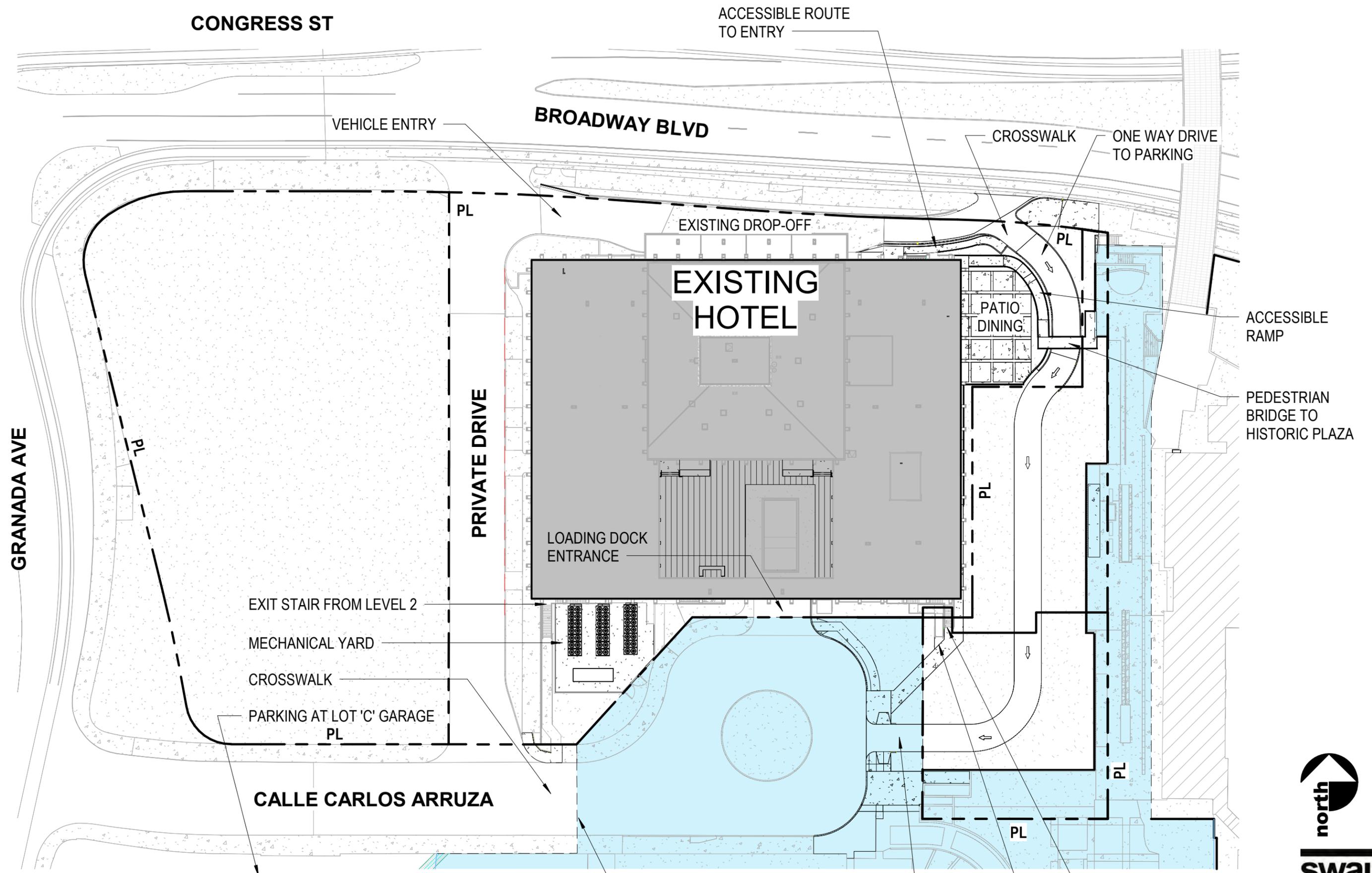


swaim
ASSOCIATES LTD
ARCHITECTS AIA
swaimaia.com
520-326-3700

Hyatt Regency Tucson Convention Center Hotel
Color Aerial



Hyatt Regency Tucson Convention Center Hotel
City of Tucson National Register Districts



Hyatt Regency Tucson Convention Center Hotel
Site Plan

1" = 50'-0"



NORTH FAÇADE LOOKING EAST



NORTHWEST FAÇADE LOOKING SOUTHEAST



NORTHEAST
LOOKING WEST



LOOKING WEST



Existing concrete paving to remain





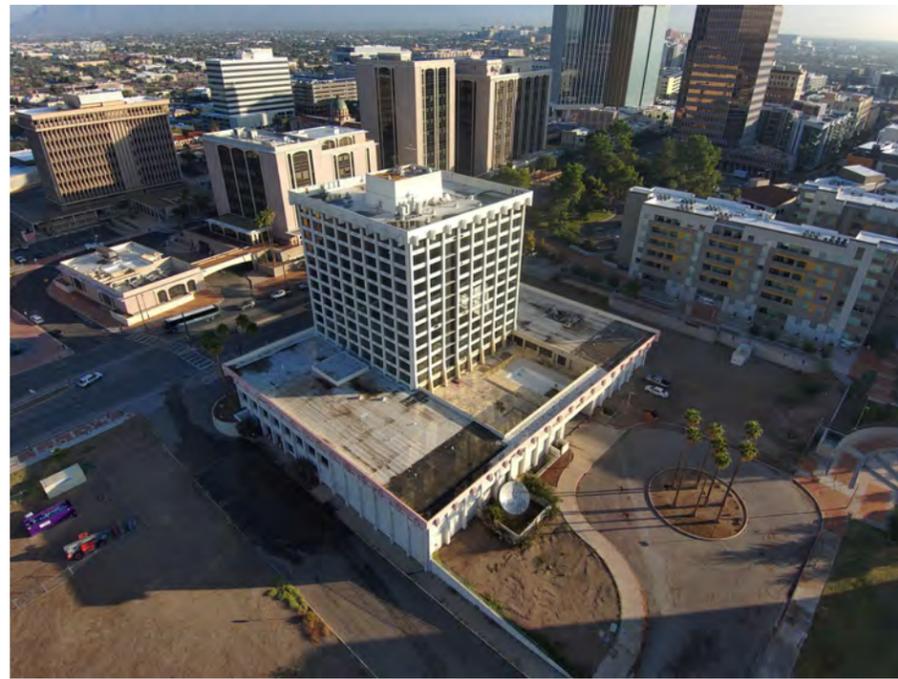
EXISTING ROUND ABOUT



SOUTH SIDE LOOKING
NORTHEAST



Linda Rondstat Theater to the south



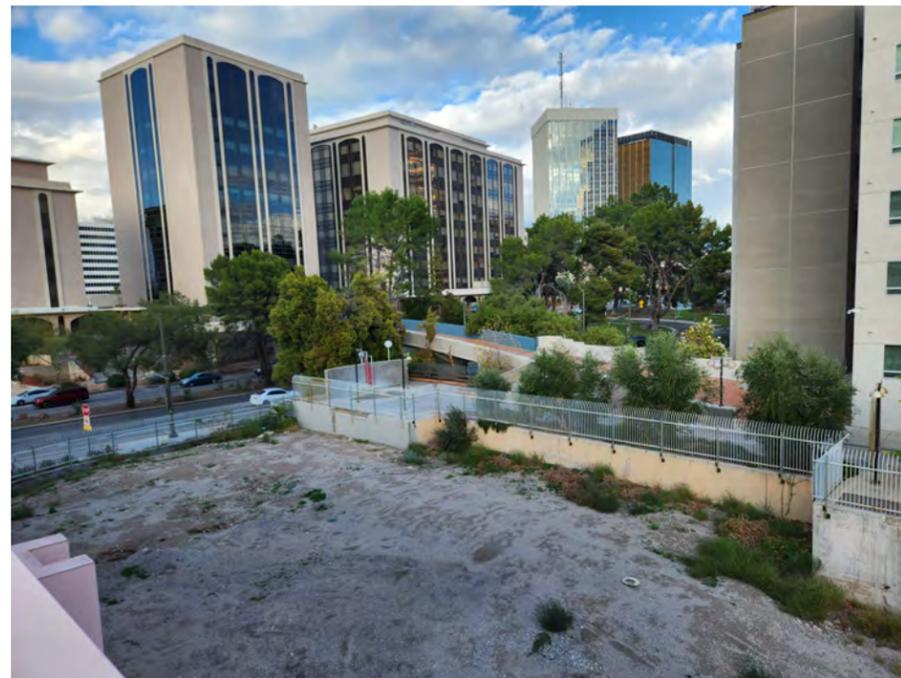
The Flin to the east + Pima Co. Institutional Health to the north



US District Court + open lot to the west



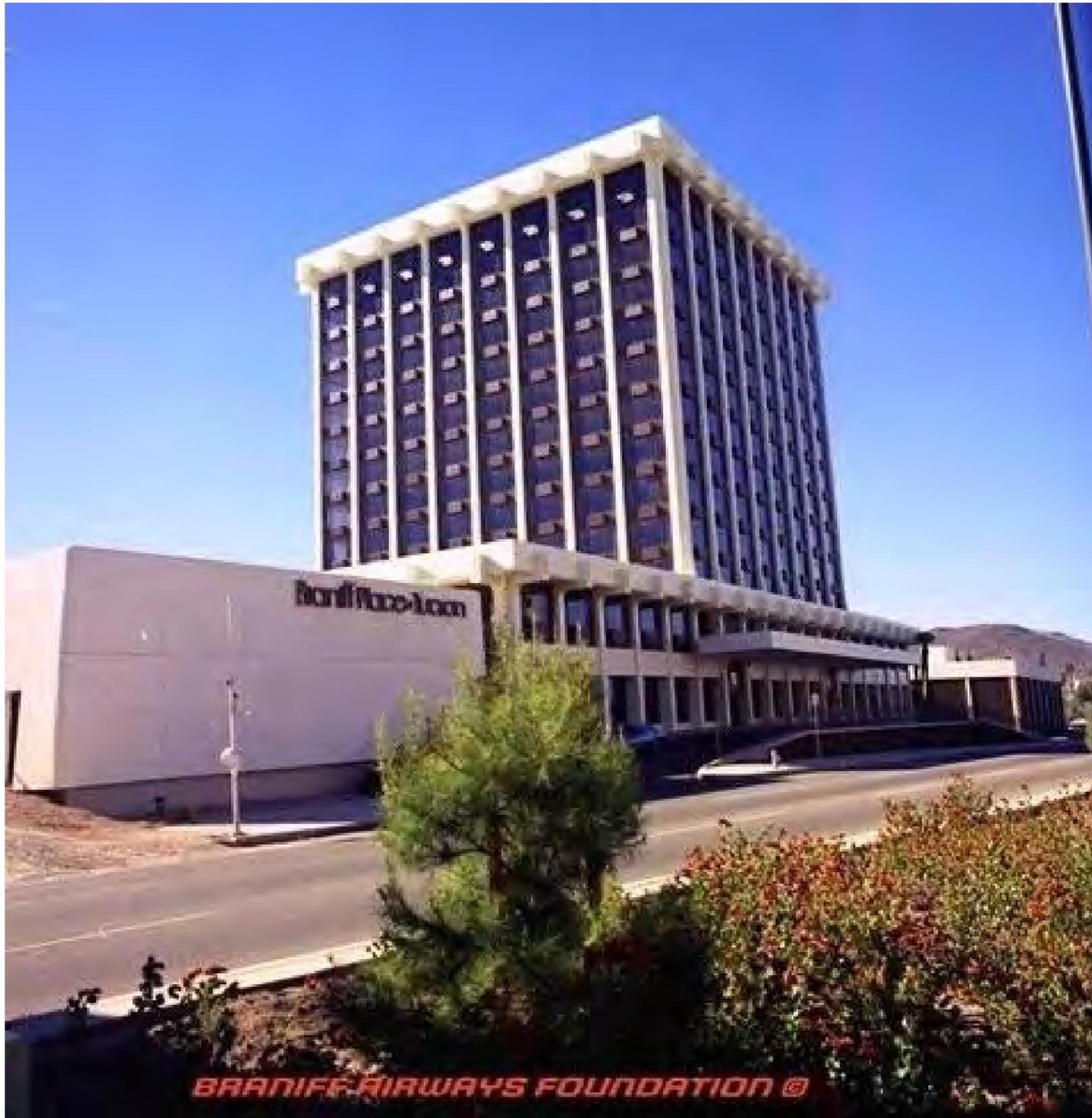
TCC Campus to the south



NE site + Garces Footbridge



East site toward The Flin



June 4, 1973

Braniff Hotels announces that an agreement has been signed to provide management services and operate Braniff Place Hotel at Tucson, Arizona

Hyatt Regency Tucson Convention Center Hotel
Precedents - photo of hotel in original configuration



Hyatt Regency Tucson Convention Center Hotel
Renderings - Northwest corner from Broadway



Hyatt Regency Tucson Convention Center Hotel
Renderings - Northeast corner, pedestrian connection to Historic Plaza



Hyatt Regency Tucson Convention Center Hotel
Renderings - Patio, Ramp and Bridge from Broadway



Hyatt Regency Tucson Convention Center Hotel
Renderings - North side of curving Pedestrian Ramp from Broadway



Hyatt Regency Tucson Convention Center Hotel
Renderings - Dining Patio looking North toward Broadway



Hyatt Regency Tucson Convention Center Hotel
Renderings - Southeast corner, from Historic Plaza



Hyatt Regency Tucson Convention Center Hotel
Renderings - Hyatt Regency Southwest from Calle Carlos Arruza



METAL PANEL
 DE6211 LIGHT BEIGE
 PT-1
 COLUMNS WRAPS, WALL PANELS,
 ROOFTOP MECHANICAL SCREENS



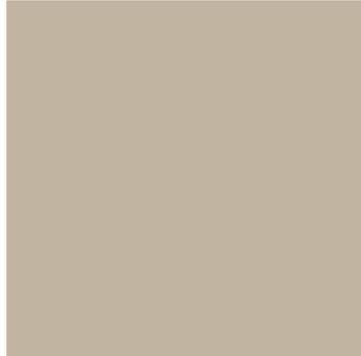
CONCRETE WALLS
 DE6214 PIGEON GRAY
 CONC-1
 PAINTED CONCRETE
 RETAINING WALLS



STEEL STAIRS, BRIDGE
 DE6224 TREASURE CHEST
 PT-3
 STEEL STRINGERS, MAJOR
 STRUCTURE, GUARD RAIL POSTS
 AND TOP RAIL



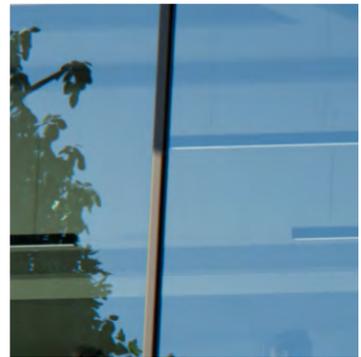
STUCCO, EIFS
 DE6211 LIGHT BEIGE
 EIFS-1



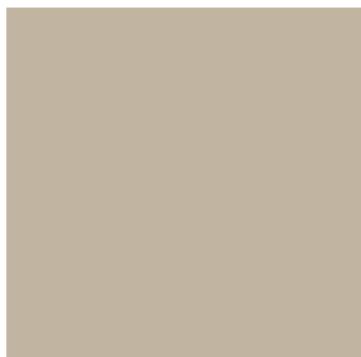
SCREEN WALLS
 DE6214 PIGEON GRAY
 CMU-1
 CMU WALL, PAINTED



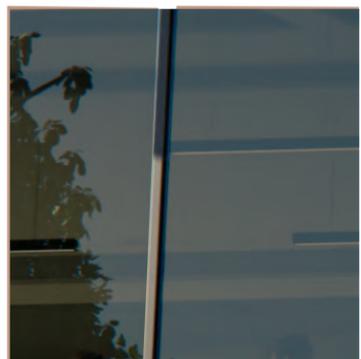
STAINLESS CABLE GUARDS
 GUARD RAILS CABLES SPACED AT 3" O.C.
 POSTS AND TOP RAILS PAINTED



INSULATED GLASS
 GUARDIAN GLASS SNX
 51/23
 G1T



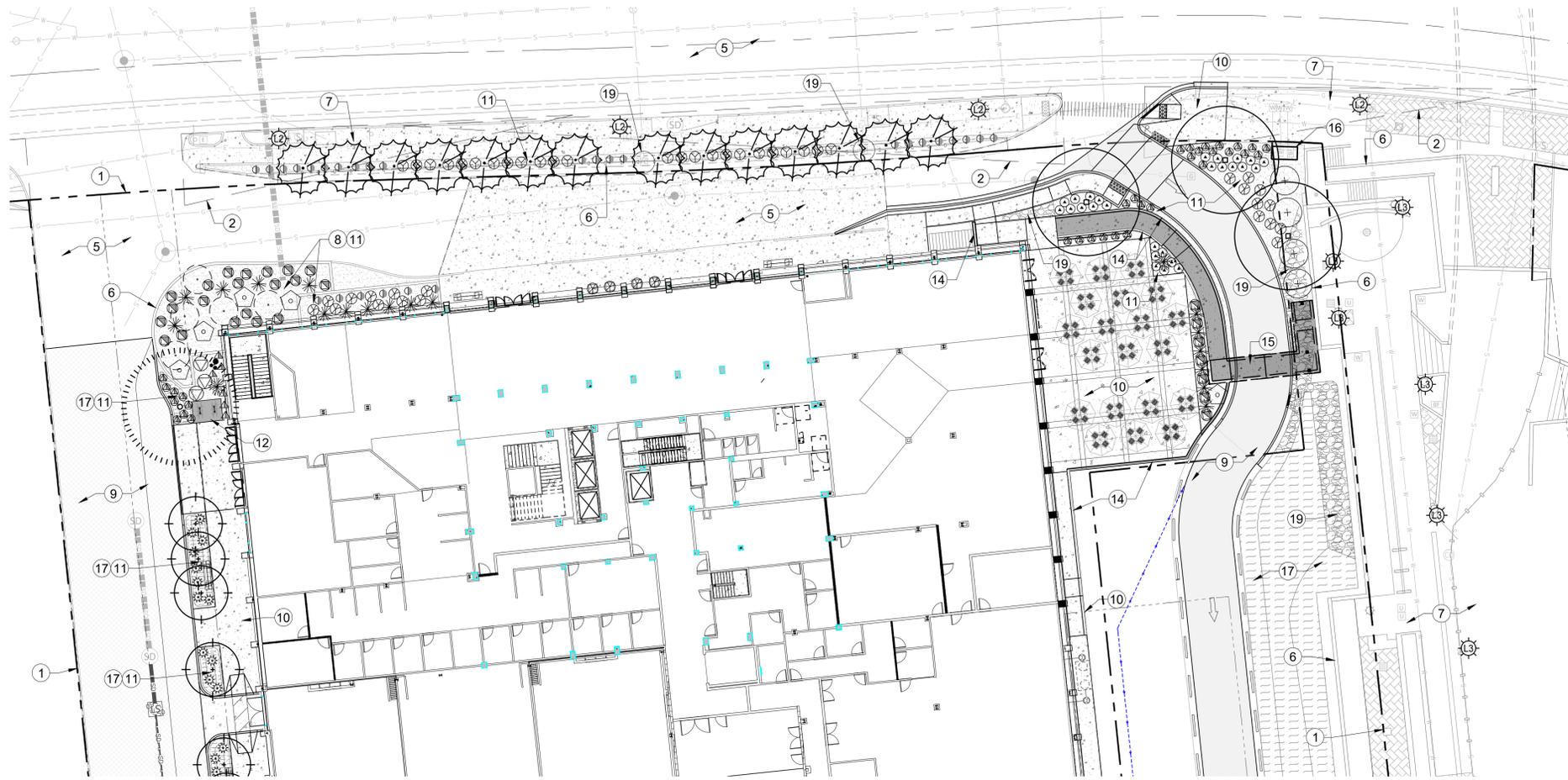
STEEL COLUMNS
 DE6214 PIGEON GRAY
 PT-2
 SUPPORTS UNDER STAIRS AND
 BRIDGE



SPANDREL GLASS
 GUARDIAN GLASS SNX
 51/23 OVER LAVA
 BRONZE #4
 SG



ANODIZED ALUMINUM
 ARCADIA AB-4 "MEDIUM
 BRONZE"
 LV
 ALL WINDOW FRAMES AND
 LOUVERS



MATCH LINE SEE SHEET L3.2

LANDSCAPE KEY NOTES

- Property line
- Sight visibility triangle
- Street landscape border (unused)
- Interior landscape border (unused)
- Existing pavement
- Existing fence/wall
- Existing sidewalk
- Existing planter
- Pavement - refer to civil
- Concrete sidewalk - refer to civil
- Decorative rock typ. - all landscape areas
- Stabilized dg - refer to sheet L6.2 dtl. 8
- Rip rap rock - refer to civil
- Wall - refer to structural
- Raised pedestrian bridge - refer to civil & structural
- Steel edge - refer to sheet L6.1 dtl.11
- Landscape grading - basin - refer to civil
- Landscape grading - berm per landscape
- FDC - Fire connection 3' min. clearance

HARDSCAPE MATERIAL LEGEND

Furnish and install all material per plans, details, and specs.

- 01 Concrete
- concrete medium broom finish - refer to specifications for mix design and finish
- 05 Concrete - Existing
- existing sidewalks
- Asphalt - Driveway
- refer to civil paving plans

GROUND COVER MATERIAL LEGEND

Furnish and install all material per plans, details, and specs.

- Decorative rock 01
- type: screened rock
 - size: 3/8"
 - color: desert brown
 - depth: 2"
 - notes: install in all landscape planting areas as indicated on plans
- Decorative rock 03
- type: rip rap
 - size: 4 - 8"
 - color: coronado brown
 - depth: 8"
 - notes: refer to civil paving plans, details and specifications
- Decorative rock 04
- type: stabilized decomposed granite
 - size: 1/4" minus
 - color: palomino gold
 - depth: 3"
 - notes: stabilizer solutions stabilizer® w/ 15lbs of stabilizer® per ton of aggregate
- Water harvesting ground treatment
- fine wood chips - 2" depth, refer to specs.

SITE AMENITIES LEGEND

Furnish and install all material per plans, details, and specs.

- Benches
- wood seat with concrete base - refer to detail 7 or approved equal
- Large planter pot
- landscape forms - sorella planter - 30"x30"x30" 4 - or approved equal
- Existing Lighting
- tcc street lights
 - adot street lights
 - historic plaza lights
- Table & chairs with umbrella
- tbd
- Bicycle rack
- bicycle rack - function first inc. the bike rib 2.0 black - refer to detail
- Waste/ recycle receptacle
- tbd - black
- Concrete valve box
- oldcastle precast b1017 box h/20 loading or approved equivalent

LANDSCAPE LEGEND

Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance.

| Trees | Size | Qty |
|---|--------------------|-----|
| Gossypium thurberi <i>desert cotton</i> | 5 gallon standard | 14 |
| Pistacia x 'Red Push' <i>red push pistache</i> | 25 gallon standard | 3 |
| Quercus fusiformis 'joan lionetti' <i>five oak</i> | 36" box standard | 9 |
| Caesalpinia mexicana <i>mexican bird of paradise</i> | 25 gallon multi | -- |
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| Existing palm trees to remain in place | | |
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| Yucca rostrata <i>beaked yucca</i> | 15 gallon | 4 |
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15 gal \$250
24" box \$350
36" box \$800

LANDSCAPE LEGEND NOTES:

- 5 gallon is interchangeable with 3 gallon. 24" box is interchangeable with 25 gallon and 30 gallon. 36" box is interchangeable with 65 gallon and 95 gallon. Any other sizing not listed that deviates from the landscape legend shall be approved by the Landscape Architect.
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ARC STUDIOS
4117 E. 1st Ave.
Tucson, Arizona 85716
phone: 520.882.8655
www.arcstudios.com

landscape architecture • urban design
environmental services • irrigation design

REGISTERED LANDSCAPE ARCHITECT
39813
ERIC R. BARRETT
03/26
ARIZONA USA
EXPIRES 9/30/2027

PROJECT NO: 01-25036
DATE: 03/06/2026

DEVELOPMENT PACKAGE
HSL HYATT HOTEL
A PORTION OF LOT 1 "PUEBLO CENTER REDEVELOPMENT"
PROJECT ARIZONA R-8" IN THE NW 1/4 OF SECTION 13, T.14S,
R.13E, G.&S.F.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

LANDSCAPE ENLARGEMENTS

TD-DEV-0126-00003

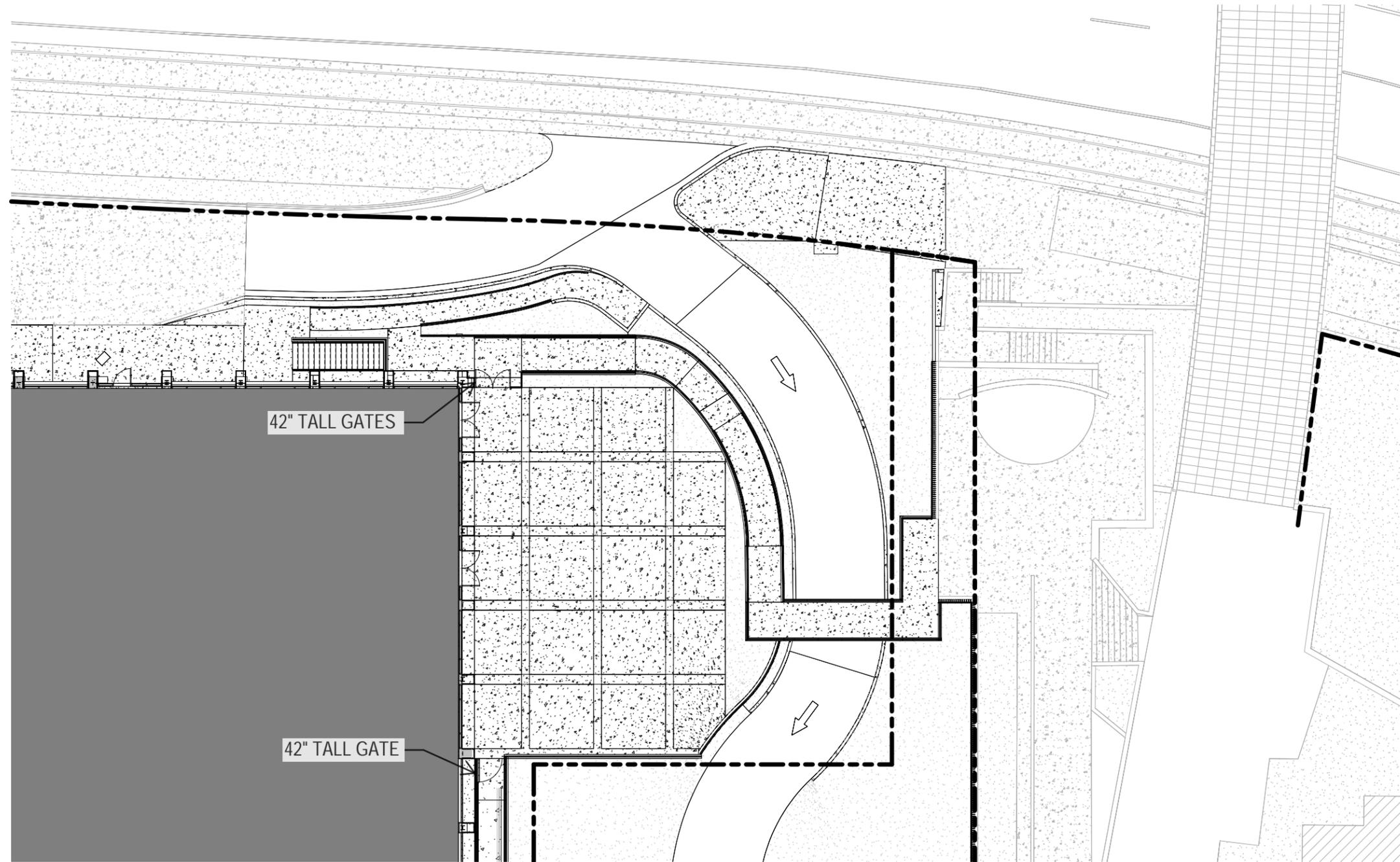
SCALE: 1" = 20'

0 10' 20' 40'

NORTH

CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA811
CALL 811 OR CLICK ARIZONA811.COM

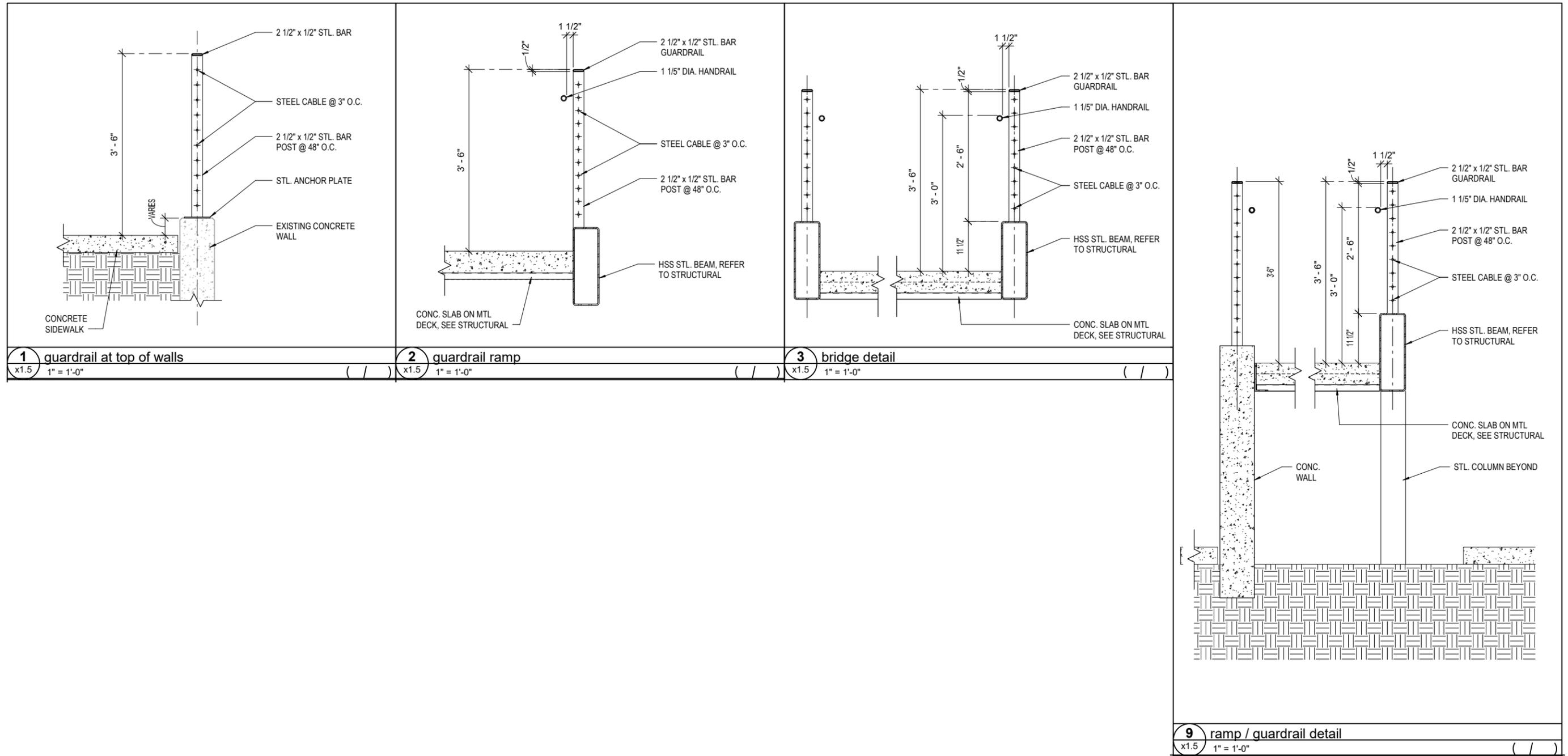
DRAWING NO. **L3.1**
SHEET NO. 14 OF 22



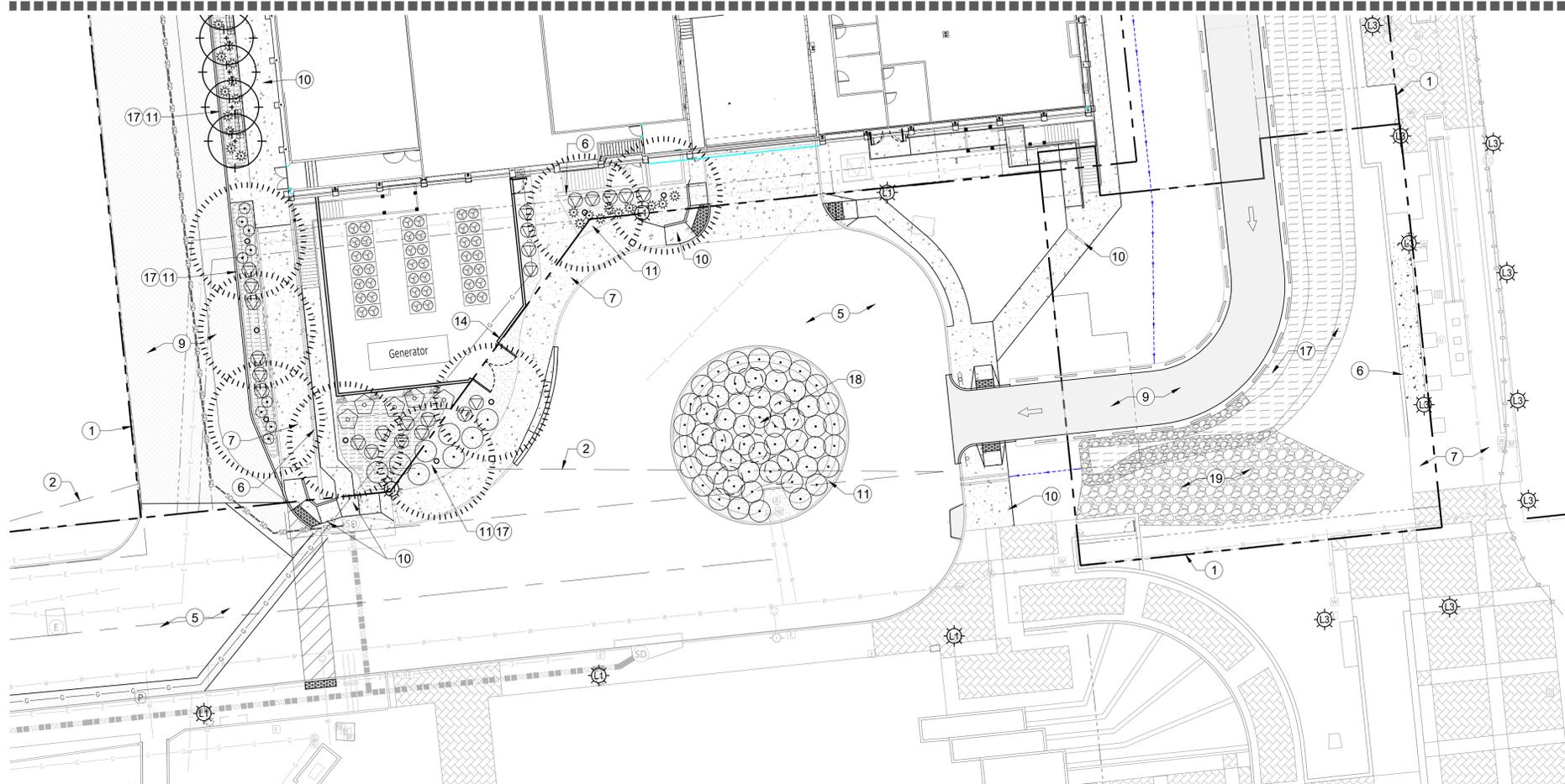
Hyatt Regency Tucson Convention Center Hotel
Patio Plan

1" = 20'-0"





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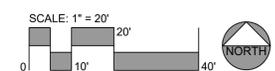


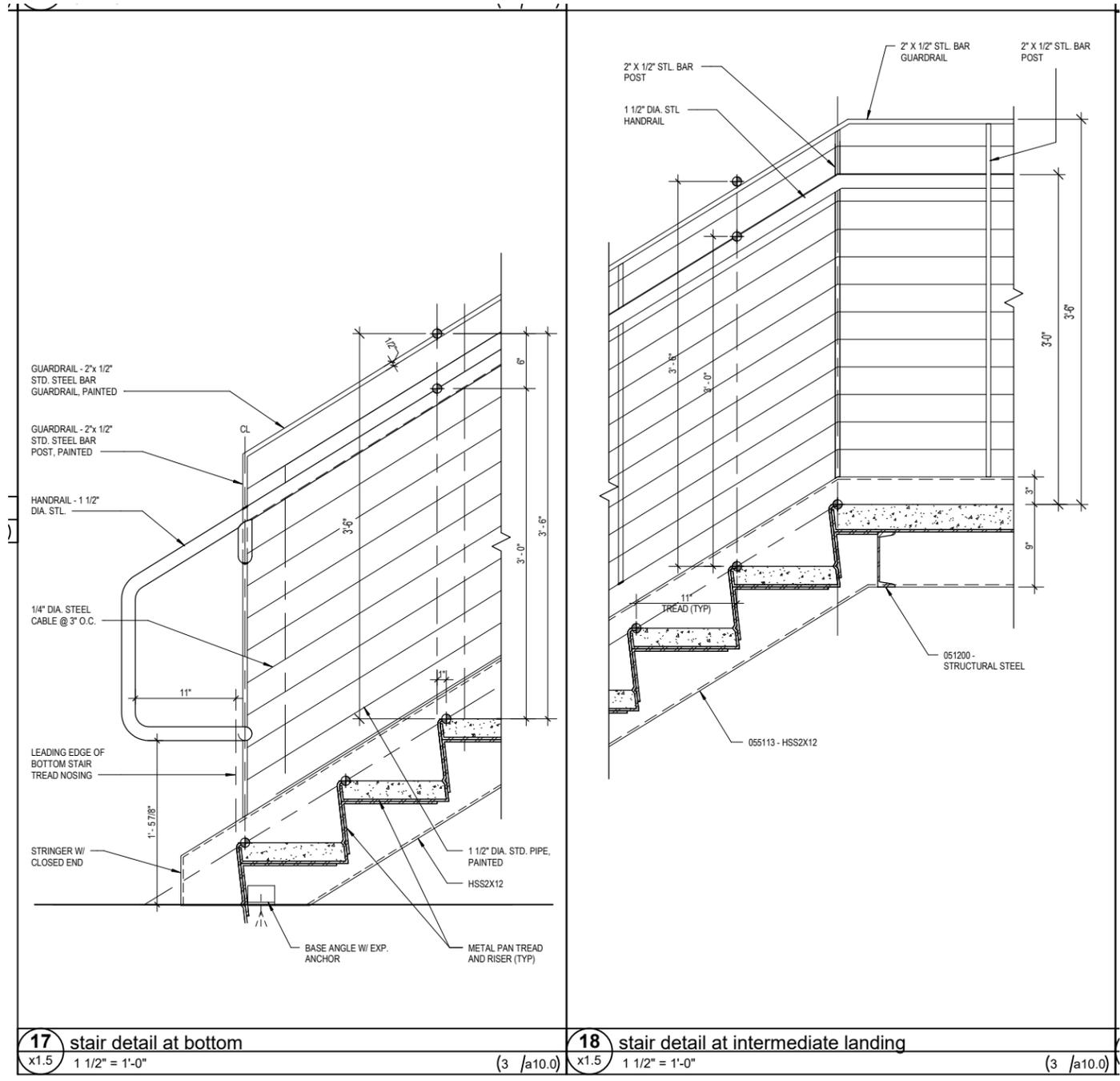
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TD-DEV-0126-00003



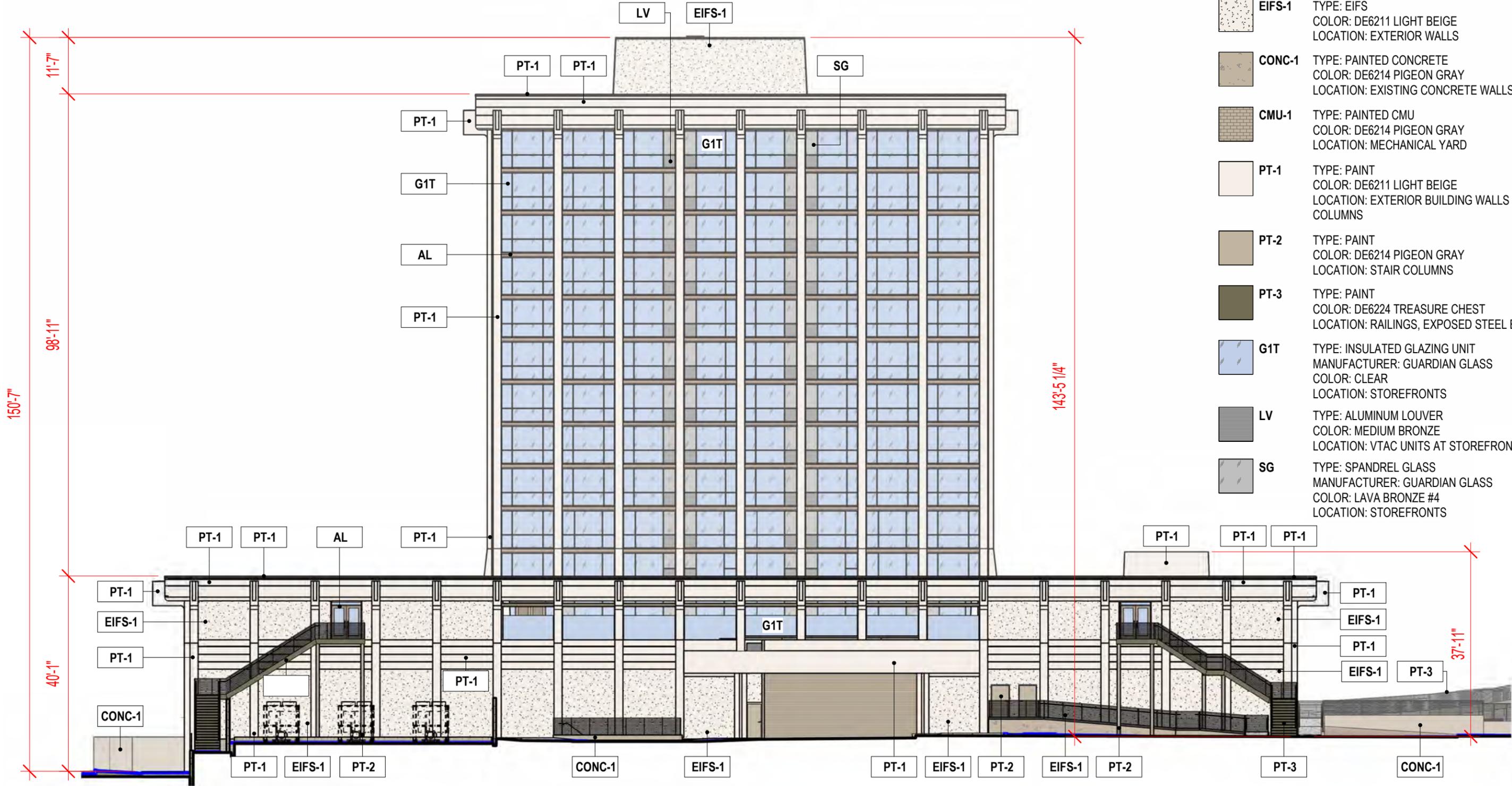
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SHEET NO. **15 OF 22**



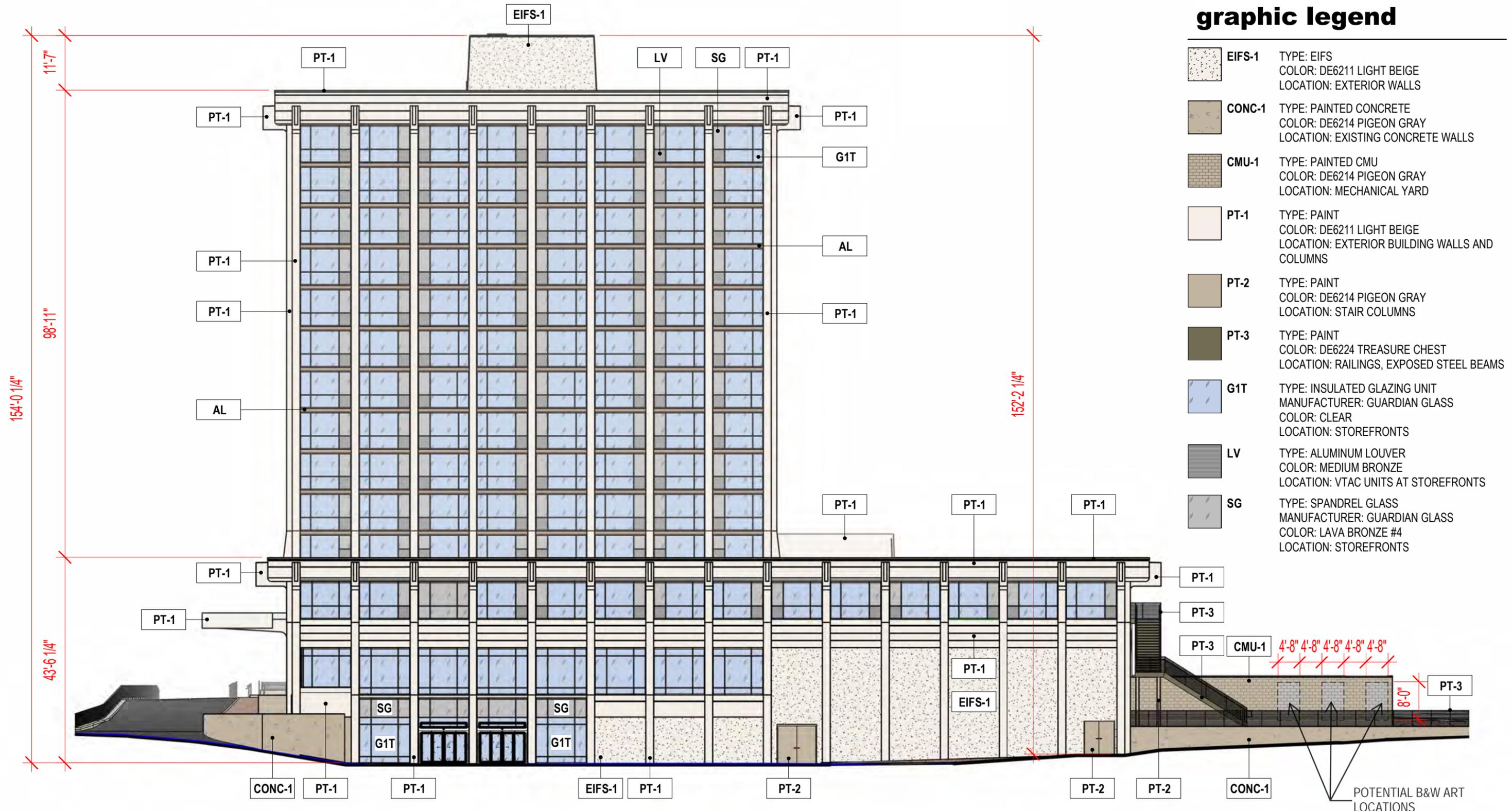


graphic legend

-  **EIFS-1** TYPE: EIFS
COLOR: DE6211 LIGHT BEIGE
LOCATION: EXTERIOR WALLS
-  **CONC-1** TYPE: PAINTED CONCRETE
COLOR: DE6214 PIGEON GRAY
LOCATION: EXISTING CONCRETE WALLS
-  **CMU-1** TYPE: PAINTED CMU
COLOR: DE6214 PIGEON GRAY
LOCATION: MECHANICAL YARD
-  **PT-1** TYPE: PAINT
COLOR: DE6211 LIGHT BEIGE
LOCATION: EXTERIOR BUILDING WALLS AND COLUMNS
-  **PT-2** TYPE: PAINT
COLOR: DE6214 PIGEON GRAY
LOCATION: STAIR COLUMNS
-  **PT-3** TYPE: PAINT
COLOR: DE6224 TREASURE CHEST
LOCATION: RAILINGS, EXPOSED STEEL BEAMS
-  **G1T** TYPE: INSULATED GLAZING UNIT
MANUFACTURER: GUARDIAN GLASS
COLOR: CLEAR
LOCATION: STOREFRONTS
-  **LV** TYPE: ALUMINUM LOUVER
COLOR: MEDIUM BRONZE
LOCATION: VTAC UNITS AT STOREFRONTS
-  **SG** TYPE: SPANDREL GLASS
MANUFACTURER: GUARDIAN GLASS
COLOR: LAVA BRONZE #4
LOCATION: STOREFRONTS



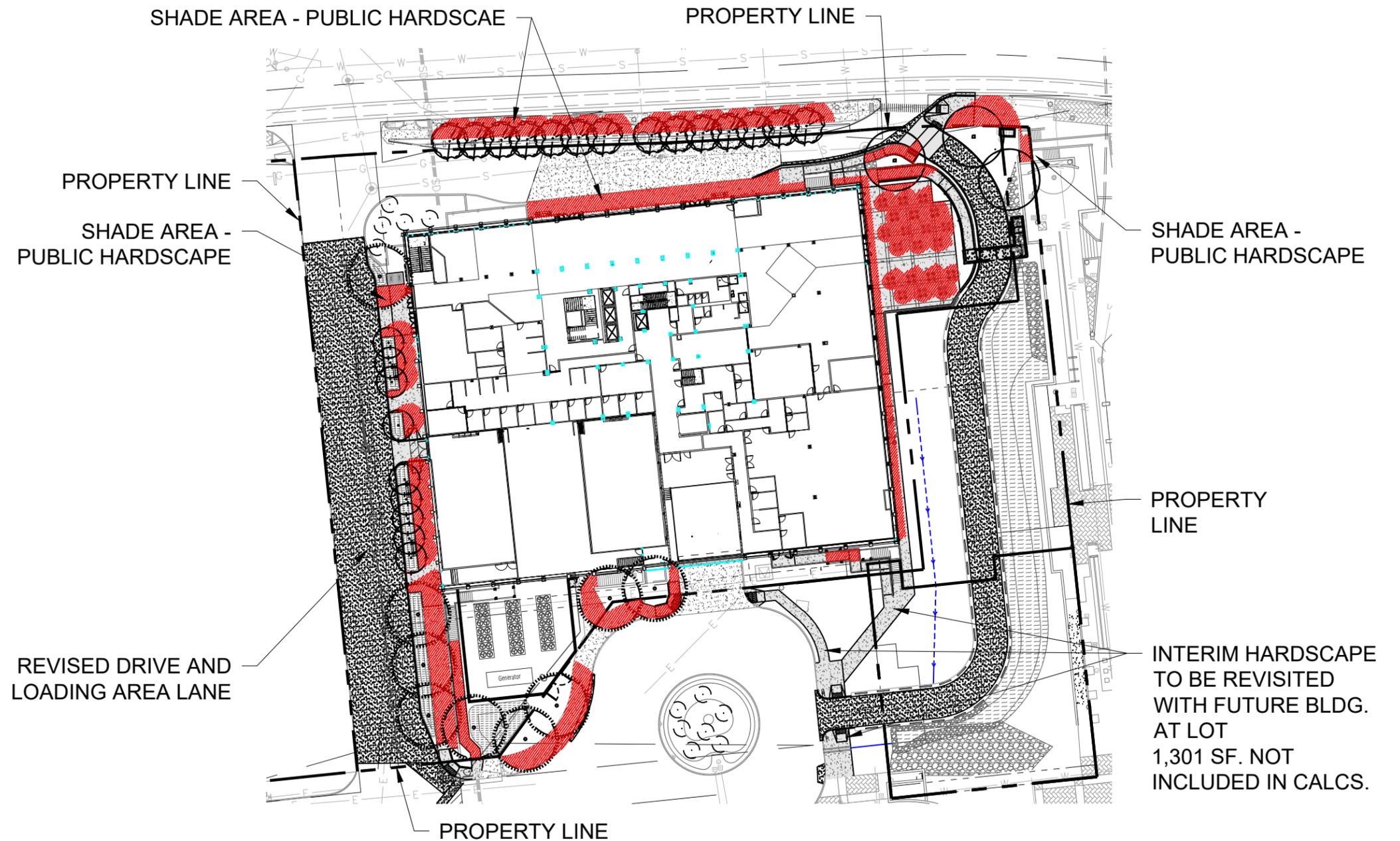
building elevation - south



graphic legend

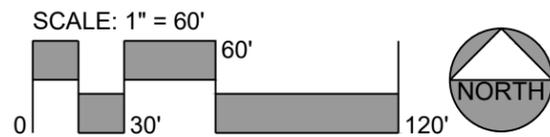
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LOCATION: VTAC UNITS AT STOREFRONTS
- SG** TYPE: SPANDREL GLASS
MANUFACTURER: GUARDIAN GLASS
COLOR: LAVA BRONZE #4
LOCATION: STOREFRONTS

building elevation - west



**JUNE 21, NOON
SHADE STUDY AREAS**

| | |
|--|-----------|
| Public hardscape total area | 13,461 SF |
| Public hardscape shade required (50%) | 6,730 SF |
| Public hardscape shade provided (70%+/-) | 9,442 SF |



10 SHADE STUDY

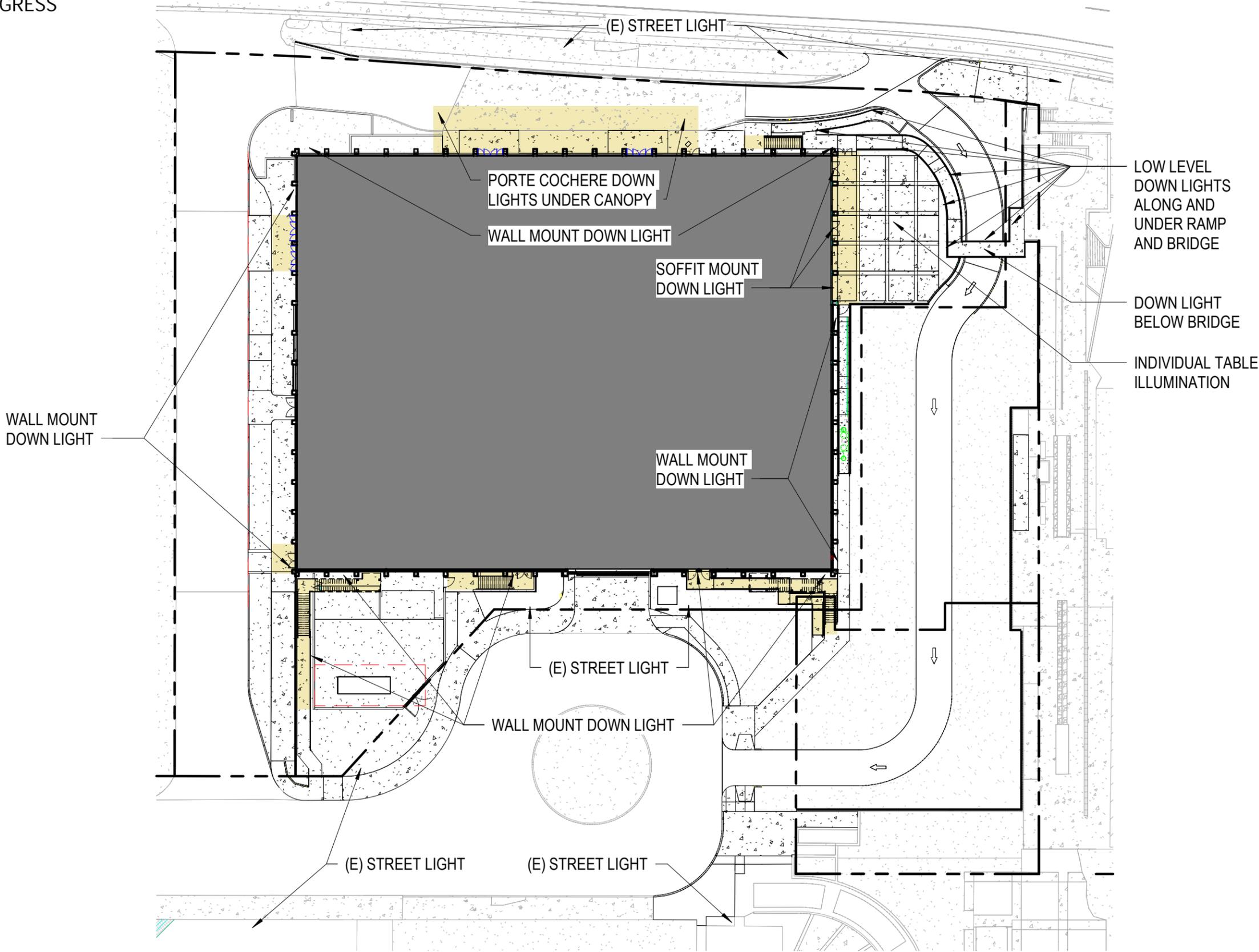
Scale: 1"=60'

Note:

Shade study is subject to change pending final acceptance of Fire, PDS, Historic and DRB reviews with understanding shaded area will address 50% shade requirement.



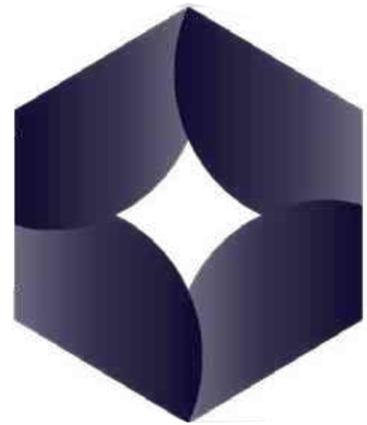
NOTE: AREAS OF YELLOW HATCH ARE APPROXIMATE CODE REQUIRED EGRESS ILLUMINATION LOCATIONS



Hyatt Regency Tucson Convention Center Hotel
Patio Plan



HYATT REGENCY



HYATT
REGENCY



Historic Landscape Plans Review Subcommittee and Rio Nuevo Area

Project Statement

Project: Hyatt Regency Tucson Convention Center Hotel
181 W. Broadway

Project Description:

- A. The proposed project is to restore and renovate the existing 14 story hotel building. The scope includes providing increased universal accessibility to the building and to the adjacent Historic Plaza, improve energy efficiency of the building envelope, and addresses code/life safety limitations to bring the hotel back into a functional state. The existing building will be renovated on the exterior including replacing the doors and windows, restoring the metal panels and stucco areas, and replacing the roofing.
- B. Existing Zoning: OCR-2
- C. Address/Parcel # - 181 W. Broadway Blvd., parcel #117-20-019B and 117-20-019C
- D. Last approved used – Hotel
- E. Height: +/- 115.33' to existing parapet

Historic:

The TCC Historic Landscape Plaza and fountains are adjacent to this project on its south and east sides. This project will extend an accessible ramp up from the Broadway Blvd. sidewalk to connect to the Historic Landscape at the location of the previous connection point near the north terminus of the landscape. There are no other impacts along the east portion of the site as the existing retaining wall will remain. At the southern end of the project the round about area within the R.O.W. will be landscaped, and a pedestrian connection will be made to the northeast end of the Music Hall.

City of Tucson UDC – RNA Building Design Standards – UDC 5.12.7:

Following is copied from the UDC in black text, and [explanations for this project application follow each section in blue text.](#)

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 the Transition Standards in Section 5.12.8.B. 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. [No additional buildings are being added with this project.](#)

2. All new construction must be consistent with the prevailing setback existing within its development zone except that the PDSO Director may approve a different setback than the prevailing setback upon a finding 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. [No additional structures are proposed.](#)

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 overall TCC campus, including the hotel development provide similar detailing. [No additional structures are proposed.](#)

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. [No additional structures are proposed. Glass along the ground level frontage will be replaced with insulated glazing systems and automatically operated doors primarily within the current openings; minor adjustments noted on drawings. Patio added at northeast for exterior dining and intermediate landing step within the accessible path up to the Historic Plaza.](#)

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. [No change to existing elevations. Porte cochere to remain, with the removal of the applied stucco pop-outs to return the roof line to original configuration.](#)

6. Building façade design shall include pedestrian-scaled, down-shielded, and glare-controlled exterior building and window lighting. [Existing configuration to remain.](#)

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. [No changes are](#)

proposed for the locations of the existing entrances to the building, they will be visible on the north and west sides.

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.
Complies.

9. Buildings shall be designed to shield adjacent buildings and public rights-of way from reflected heat and glare. Existing configuration to remain. New glazing system is at 14% reflectance value and are not mirrored. Landscape along pedestrian paths will reduce glare at lower levels.

10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided. No parking is provided on site; valet parking will be utilized. Pedestrian crosswalks are being provided to the northeast and southwest sides to improve safe pedestrian connections to existing sidewalks. On the west side, a landscape area is being added to reduce the width of asphalt and buffer the sidewalk from the drive. On the east side a driveway separates the valet traffic from pedestrian paths, and the pedestrian bridge passes above that drive on its way to the Plaza connection.

11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson. New site features and landscape is proposed that shades 50% of the paved pedestrian areas, see attached shade study.

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. Existing building metal panels and stucco system will be repainted consistently with original colors per photographs. New mechanical screen walls, existing and new retaining walls will be painted a medium warm tone. Steel stairs, railings and pedestrian bridge will be painted a darker warm tone for visual contrast, way finding and clarity indicating the added/new exterior elements. See attached material palette.

13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area. Existing metal panel systems and stucco will be repaired and refinished. Glazing systems will be completely replaced with insulated glass and thermally broken aluminum frame within existing openings. Aluminum frames will be medium bronze

similar to the current window frames. The new steel egress stairs, accessible ramp and pedestrian bridge will use a visually simple, contemporary cable guard rail system to differentiate from the existing building without competing visually. Rooftop mechanical screens will be painted metal panels matching the existing. See attached material palette and details.

14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building. The north main entrance to the hotel lobby is also the connected entrance to the restaurant and bar and coffee shop functions.

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. Accessible pedestrian access from Broadway Blvd. sidewalk up to the lobby is being added with the project.

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. [Complies.](#)
- 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. [Existing driveway conditions will be maintained.](#)

2. Parking

- a. General Parking standards are listed in the 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 Owner has a market driven individual parking plan. 150 parking spaces are being set aside in the TCC Lot 'C' parking garage to the southeast of the](#)

hotel, immediately across Carlos Aruza. This agreement is included within this submittal.

- 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. **No new parking is proposed as part of the project. Broadway/Granada Light rail stop is adjacent to the northwest of the building.**
 - c. Employee Parking Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development. **No new parking is proposed as part of the project.**
 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.
 - a. Plazas and Pedestrian Nodes: Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of 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 PDSD Director upon a finding that the development enhances the downtown pedestrian environment without or with a smaller percentage requirement. **The patio area at the northeast faces Broadway and is adjacent the accessible pedestrian access to the hotel lobby. It acts as an intermediate landing between the hotel and the pedestrian access up to the Historic Plaza. It is set up to be a connection for hotel guests to walk to the Plaza and south to the Convention Center.**
 - 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. **Complies, no substantive change to current conditions.**
 - c. Linkages (Physical and Visual) Neighborhood linkages shall be maintained throughout Downtown. **This project complies, we have added connections.**
4. Streetscape

- a. Streetscapes must be consistent with the Streetscape Design Manual. In streetscape design, priority is given to pedestrians. [The existing building condition will be maintained across the north façade.](#)
 - b. Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 12:00 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 historic 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. [See attached shade study.](#)
5. Demolition of Historic Structures In the RNA, demolition of the following types of structures is reviewed in accordance with Section 5.8.10, Demolition of Historic Properties, Landmarks, and Structures. [The building is not being demolished.](#)
- a. Structures that are listed in the National Register of Historic Places or the Arizona Register of Historic Places.
 - b. Structures that are eligible for listing in the National or State registers.
 - c. Structures designated as City Historic Landmarks.

Phil Swaim, AIA
Swaim Associates LTD Architects AIA
(520) 326-3700
pswaim@swaimaia.com

Development Package NEW

Submittal Status

Requires Resubmit
Received Date

01/06/2026
Due Date

02/03/2026
Completed Date

02/05/2026

Zoning Modifications - Variance Standard • Requires Resubmit • Castro Mark • Completed : 01/23/2026

Due Date

01/30/2026
Completed Date

01/23/2026

Comment

Pending on site zoning review comments, a Board of Adjustment variance may or may not be required for the project. If you have questions on this transmittal, email Mark.Castro@tucsonaz.gov

Site Zoning Standard • Requires Resubmit • Garcia Fernando • Completed : 02/02/2026

Due Date

01/30/2026
Completed Date

02/02/2026

Comment

CDRC TRANSMITTAL

TO:
Development Services Department
Plans Coordination Office

FROM:
Fernando Garcia
PDSD Zoning Review Section

PROJECT:
Development Package
TD-DEV-0126-00003 (1st Review)
181 W BROADWAY BL TUCSON, AZ 85701

TRANSMITTAL DATE: January 29, 2026

DUE DATE: January 30, 2026

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.

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 January 6, 2027.

SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS)

2-06.4.7.A.6 - If a plan or plat is prepared in conjunction with other applications or overlays or the parcel being developed is subject to conditions of an application processed previously, additional information must be added to the plan. Such applications and overlays include, but are not limited to: annexations; rezonings; special exceptions; Board of Adjustment variances; Design Development Options; Technical Standard Modification Request; overlays (Airport Environs Zone, Environmental Resource Zone, Gateway Corridor Zone, Hillside Development Zone, Historic Preservation Zone, Major Streets and Routes, Rio Nuevo District, Scenic Corridor Zone, WASH); Modification of Development Regulations through the Downtown Area Infill Incentive District or Rio Nuevo District; Downtown Heritage Incentive Zone; or, Design Review Board. Provide the following information on the plan.

1. COMMENT: 2-06.4.7.A.6 – The DP indicates that the applicant intends to pursue the Infill Incentive District. The IID does not appear to be required to modify any underlying zoning requirements or to permit the use. Please see comment regarding parking requirements specifically. Rio Nuevo Area (RNA) review, however, would still remain a requirement even were the IID no longer to be pursued.

2-06.4.8.B - All easements shall be drawn on the plan. The recordation information, location, width, and purpose of all easements on site will be stated. Blanket easements should be listed in the notes, together with recordation data and their proposed status. Should an easement not be in use and be proposed for vacation or have been abandoned, so indicate. However, should the easement be in conflict with any proposed building location, vacation of the easement shall occur prior to approval of plan unless written permission from easement holder(s) is provided.

2. COMMENT: 2-06.4.8.B – Provide recordation information for “Parcel 3A Ingress/Egress Easement” described on Sheet 6.

2-06.4.9 - Information on Proposed Development

The following information on the proposed project shall be shown on the drawing or added as notes.

2-06.4.9.A - Draw in all proposed lot lines with approximate distances and measurements.

3. COMMENT: 2-06.4.9.A – As the proposed development on this DP is not effected by the proposed lot lines, recommend removing them from the submitted plan set unless submission of the land division application is expected to happen while the DP remains open.

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.

4. COMMENT: 2-06.4.9.H.5.a – This property is located within the Downtown Parking District (UDC 11.4.5.). As no new building is proposed, per UDC 7.4.5.B.2.a.(1), no additional motor vehicle parking or bicycle parking spaces beyond what is existing is required.

2-06.4.9.H.5.b - If any of the required parking is located off-site as permitted by the UDC, a drawing of that parking area is to be provided, together with the city's required parking agreement (include a copy of the lease agreement if applicable) must be provided. Please remember that in these situations, if the off-site parking location is a new parking area, it must comply with all parking area requirements and must be allowed as a principal use by the zoning classification of that property. If the off-site parking area location is an existing parking lot, the parking spaces utilized for

the proposed land use must be non-required parking for the existing use for which the parking area was established.

5. COMMENT: 2-06.4.9.H.5.b – If utilizing shared parking agreements, provide copies of these agreements on next submittal.

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).

6. COMMENT: 2-06.4.9.Q -

Provide height of retaining wall on Key Note 13 on Sheet 3.

Provide height of bridge on Key Note 21 on Sheet 3.

***For additional information on the any standard presented in this memo, please refer to the City of Tucson “Unified Development Code” – Administrative Manual Section 2-06 or Technical Standards noted in the comments.
<https://www.tucsonaz.gov/pdsd/all-codes-plans-determinations>

If you have any questions about this transmittal, contact Site Zoning Reviewer Fernando Garcia at fernando.garcia2@tucsonaz.gov.

RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package and comment response letter. To resubmit visit Tucson Development Center at <https://tdc-online.tucsonaz.gov/#/home>.
Instructions for resubmittal - <https://www.tucsonaz.gov/files/pdsd/website/Resubmittals.pdf>.

Site Landscape Standard • Requires Resubmit • Keller Chad • Completed : 01/30/2026

Due Date

01/30/2026

Completed Date

01/30/2026

Comment

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
REVIEWER: CHAD KELLER, RLA
SITE LANDSCAPE/NATIVE PLANT PRESERVATION SECTION

PROJECT: HSL HYATT HOTEL (FORMERLY THE HOTEL ARIZONA) DEVELOPMENT PACKAGE 1ST SUBMITTAL.
RENOVATIONS TO HOTEL W/ LANDSCAPE AND HARDSCAPE IMPROVEMENTS
ACTIVITY NO: TD-DEV-0126-00003
ADDRESS: 181 W BROADWAY BL
ZONING: RIO NUEVO AREA (RNA); INFILL INCENTIVE DISTRICT (IID); OCR-2
OFFICE/COMMERCIAL/RESIDENTIAL ZONE
LAND USE: HOTEL

THE PROPOSED PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS PER THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE (UDC), TECHNICAL STANDARDS MANUAL (TSM), AND ADMINISTRATIVE MANUAL (AM) FOR SITE LANDSCAPE, NATIVE PLANTS, AND RAINWATER HARVESTING.

RESUBMIT REVISED DRAWINGS ALONG WITH A DETAILED RESPONSE LETTER, STATING HOW ALL SITE LANDSCAPE AND NPPO SECTION REVIEW COMMENTS HAVE BEEN ADDRESSED.

SITE LANDSCAPE/NPPO SECTION COMMENTS:

1. The site landscape plan set looks great. Prior to PDS Design Review Staff, DRC, or Historic Review Staff approval, please ensure that any requirements set forth by the PDS Design Review Staff, DRC, or Historic Review Staff are fully addressed and

reflected throughout the plan set.

2. WHIA B contouring is not shown on the civil grading plan. Add the contouring so that all plans are identical.
3. Any depressed area over 9" depth requires infiltration testing. WHIA B indicates a depth of 18" and WHIA C indicates a depth of 12". Adjust the depths to 9" or less to avoid submitting documentation with regard to infiltration testing.
4. This is an existing building, please consider adding a summary to document the Plazas and Open Space Requirement. Plazas and Pedestrian Nodes are required at a rate of 5 percent of the GFA of new construction as public plazas or courtyards.
5. Update the plant schedule with all final quantities.
6. Coordinate with DTM Landscape Architect with regard to the plantings and irrigation in the ROW along Broadway. David.Marhefka@tucsonaz.gov. David will provide a memorandum for your next submittal that grants permission to use the ROW for the street trees if there are no underground or overhead conflicts.
7. Make sure the trees in the southwest basin area have the proper offset from the utility water lines. DTM standard for trees over 20' height x 20' width is a 10 foot setback.

Thank you.

Chad Keller, RLA
Landscape Architect
chad.keller@tucsonaz.gov
520.837.4923

Site Engineering Standard • Requires Resubmit • Contreras Marco • Completed : 01/12/2026

Due Date

01/30/2026

Completed Date

01/12/2026

Comment

Permit: TD-DEV-0126-00003

Location: 181 W BROADWAY BL

Review Date: 1/12/2026

This plan has been reviewed for compliance with applicable development criteria in the City of Tucson Unified Development Code (UDC) Administrative Manual (AM) Section 2-6 and Technical Manual (TM) Section for waste management, Pedestrian Access, Hydrology -Retention/Detention Requirements, and all site standard code.

Drainage Manual Link: <https://www.tucsonaz.gov/files/sharedassets/public/v/1/pdsd/documents/engineering-code/cot-drainage-manual-searchable.pdf>

Design standards for Stormwater Detention and Retention Link:

<https://www.tucsonaz.gov/files/sharedassets/public/v/1/pdsd/documents/engineering-code/updated-retention-detention-manual.pdf>

Site Engineering Comments:

1. Revise the Sight visibility triangles for the site entrances along Broadway BL in compliance with TSM 10-01.5.0.
NOTE: Broadway BL is designated as an Arterial RD. This designation will be used for Table 5.3
 - a. Revise the Far side SVT for the Broadway entrance more West to be compliant with TSM 10-01.5.0 as it currently only has a 20x30 SVT which does not apply here as a car could possibly turn left from said entrance.
2. Provide a measurement call-out to show the spacing between the "temporary wheel stops" to ensure compliance with the minimum opening being 4 feet spacing or maximum 5 feet clear. UDC 7.4.6 for containing the PAAL/access lane area
3. Keynote 13# (Sheet DP-3Site) calls out a retaining wall - it will be required that a separate structural wall permit with structural calculations/drawings be submitted for construction of the wall.
4. Provide construction detail(s) for the new bridge proposed by keynote #21

Drainage comments:

5. Provide all City of Tucson Hydrologic Data sheets used for computing the 100-year peak discharge. Pima County Data sheets will not be accepted. Ensure to use the required 3-inches for the one-hour rainfall depth is used for the calculations.
6. It will be required that infiltration testing be done for the temporary basin location prior to full approval of the DP to ensure proper drainage
 - a. As the site contains a majority (100% HSG D) of D soils. Detention is preferred over the amount of retention proposed. It is suggested that this temporary basin be designed for detention rather than retention.
7. More clarification is needed regarding the "Temporary harvesting basin".
 - a. Is it intended to account for all future improvements? If so then it'd be more so permanent rather than temporary.
 - b. If future site work will alter said temporary basin, what would the foreseeable timeline look for said basins existence?
8. Provide a descriptor box adjacent to each basin on the grading plan (Includes Stormwater Harvesting basins/landscaping). Include a leader arrow to the basin or provide a label for the basin and reference the label on the top of the descriptor box. Include the following applicable information in the descriptor box: a. Total volume, cubic feet or acre feet; b. If applicable, detention volume, cubic feet or acre feet; c. If applicable, retention volume, cubic feet; d. If applicable, first-flush retention volume, cubic feet; e. If applicable, Q100 in, cubic feet per second; f. If applicable, Q100 out, cubic feet per second; g. Basin top elevation, feet; h. 100-year water surface elevation, feet; and i. 100-year ponding depth, (measured from the lowest elevation of the basin), feet. DSSDR 11.1.3. This can be done through an additional detail sheet or included on current basin detail sheet if the grading plans appears too narrow for such detail.

It should be noted that additional Site Engineering comments may be forthcoming in future review cycles as provided comments and development changes may bring forth further callouts.

If you have any questions or concerns, please contact
Marco Contreras
Marco.contreras@tucsonaz.gov

ROW Engineering Review Standard • Requires Resubmit • Villezcas Jesus • Completed : 02/03/2026

Due Date

01/30/2026

Completed Date

02/03/2026

Comment

Crosswalk in driveway areas should be concrete.
Add sidewalk along cul-de-sac on Calle Carlos Arruza.
Driveway should be designed as Right-out only on Calle Carlos Arruza.
Bring ADA ramps up to standard

Historic • Requires Resubmit • Aranda Desiree • Completed : 01/27/2026

Due Date

01/27/2026

Completed Date

01/27/2026

Comment

See previous comment - SD sub-record is needed as this project is in the RNA.

Historic • Requires Resubmit • Aranda Desiree • Completed : 01/16/2026

Due Date

01/20/2026

Completed Date

01/16/2026

Comment

This property is located within the Rio Nuevo Area. Full Historic Review is required. SPECIAL DISTRICT SUB-RECORD: You must create a Special District (SD) Sub-Record in TDC Online for your Historic Review. For instructions on how to create a Sub-Record, see: <https://www.tucsonaz.gov/files/sharedassets/public/v/2/pdsd/documents/tdc-faq/new-pdfs/sub-records.pdf>.

APPLICATION REQUIREMENTS: Historic Review requires a supplemental application called a Design Package. Please see the Historic & Special Districts Application Instructions for more information about submittal requirements: https://www.tucsonaz.gov/files/sharedassets/public/v/1/pdsd/documents/special_districts_application_instructions_3.3.2025.pdf.

As part of your Design Package, please include the following: project narrative, site plan, roof plan (if there are any changes proposed including location of mechanical equipment), elevations, window and door schedule, photographs of existing conditions, Development Zone map as described in instructions along with precedent photographs, and product names/specifications/brochures. ADDITIONAL COMMENTS: The Tucson Pima County Historical Commission, Plans Review Subcommittee (PRS) held a courtesy review of the project at its January 8, 2026 meeting. Commissioner comments include: • Support the idea of replacing the existing oleander along Broadway with a different plant species that will be conducive to growing north of the building due to shade • Support the idea to differentiate new guardrails • Support the idea to carry design language of paving, including the scoring pattern, to new areas • Support the idea of doing something simple and deferential for the proposed pedestrian bridge that would connect the hotel area to the Tucson Community Center, and recommend looking to existing pedestrian buildings in the TCC as precedent; pedestrian bridges are unique to this part of downtown so they need careful consideration in their design language • For submittal, a map showing the parcels boundaries and the boundaries of the National Register Historic District would be helpful.

Fire New Construction Standard • Requires Resubmit • Vincent John • Completed : 01/30/2026

Due Date

01/30/2026

Completed Date

01/30/2026

Comment

(1) Sheet L3.1. Show the location of fire dept connections on the drawings. There needs to be a minimum 36" clearance around the connections from any obstructions, including vegetation/landscaping. IFC 912.

(2) Landscape plans. It appears there are trees that will exceed 20' located on the west and south side of the building which are considered the aerial access locations. Trees in these locations will obstruct aerial access. Please reconfigure landscaping in these areas.

john.vincent@tucsonaz.gov

5203495581

External Reviewers - Tucson Electric Power (TEP) Standard • Requires Resubmit • Completed : 02/05/2026

Due Date

01/30/2026

Completed Date

02/05/2026

Comment

February 4, 2026

WO#T173616

City of Tucson

Planning and Development Services

Attn: CDRC Admin Team

Dear CDRC Admin Team

Subject: HSL Hyatt Hotel

TD-DEV-0126-00003

Tucson Electric Power Company (TEP) has reviewed and cannot approve the development plan submitted 1/9/2026. There are existing facilities within the development which are depicted upon the plan. No apparent conflicts. Further: TEP easement Seq 20202530466 missing from the development plan. Stairway on top of existing TEP easement Bk 4936 Pg 511, is owner requesting release of this easement? Enclosed is a copy of a TEP facilities map showing the approximate location of the existing facilities. Any relocation costs will be billable to the customer.

To apply for electric service, please call the New Construction department at (520) 918-8300. Please submit a final set of plans including approved site, electric load, paving off-site improvements and irrigation plans. If available, include a PDF version of the plans.

If easements are required, they will be secured by separate instrument. Should you have any easement questions, please contact our Land Resources Department, LandReviews@tep.com.

Should you have any technical questions, please contact the area designer,

Martin Salazar

(520) 305-6713

msalazar@tep.com

Sincerely,

Design Admins

Design Admins

Tucson Electric Power

External Reviewers - COT Environmental Services Standard • Requires Resubmit • Vera Martin • Completed : 02/03/2026

Due Date

01/30/2026

Completed Date

02/03/2026

Comment

ES comments are as follows:

1. Sheet 3, site plan, keynote 26; identifies provisions for a trash compactor. Must include provisions for recycle service. Identify all details and dimensions of storage/enclosure areas, to include height clearance requirements. Refer to TSM 8-01.0

Feel free to contact me regarding my comments.

Andy Vera

(520) 837-3798

Andy.Vera@tucsonaz.gov

Design Review Standard • Requires Resubmit • Gayosso Maria • Completed : 01/15/2026

Due Date

01/30/2026

Completed Date

01/15/2026

Comment

Property is located within the Rio Nuevo Area (RNA) overlay zone, and within the Tucson Community Center Historic Landscape National Register. Please submit a complete Design Package as a subrecord of this Development Package, demonstrating compliance with RNA and historic preservation requirements, following these instructions:

https://www.tucsonaz.gov/files/sharedassets/public/v/3/pdsd/documents/submission-documents/special_districts_application_instructions_7.18.23.pdf. Please note the Design Package will need to be reviewed by the Tucson Pima County Historical Commission's Landscape Subcommittee and the Plans Review Subcommittee, as well as by the Design Review Board (DRB). Here's an overview of the RNA review process: <https://www.tucsonaz.gov/files/sharedassets/public/v/3/pdsd/documents/planning-amp-zoning/rna-application-and-review-process.pdf>. If you have any questions, please let me know: maria.gayosso@tucsonaz.gov. Thank you.

Real Estate Standard • Not Required • beecher Bob • Completed : 01/29/2026

Due Date

01/30/2026

Completed Date

01/29/2026

Comment

If any action is required to address property rights (dedications, easements, etc), please contact the Real Estate Division 520-791-4181

OK to Submit - Zoning Fast • Review Completed • Shamis Loran • Completed : 01/08/2026

OK to Submit - Engineering Fast • Review Completed • Contreras Marco • Completed : 01/06/2026

NPPO Standard • Approved • Keller Chad • Completed : 01/30/2026

MITZ District Standard • Review Completed • Salmeron Gloria • Completed : 01/12/2026

External Reviewers - United States Postal Service (USPS) Standard • Review Completed • Completed : 01/09/2026

Due Date

01/30/2026

Completed Date

01/09/2026

Comment

CDRC sent FYI email sent to PAG, USPS, SWG. No further action is required.

External Reviewers - Southwest Gas Standard • Review Completed • Completed : 01/09/2026

Due Date

01/30/2026

Completed Date

01/09/2026

Comment

CDRC sent FYI email sent to PAG, USPS, SWG. No further action is required.

External Reviewers - Pima Association of Governments Standard • Review Completed • Completed : 01/09/2026

Due Date

01/30/2026

Completed Date

01/09/2026

Comment

CDRC sent FYI email sent to PAG, USPS, SWG. No further action is required.

External Reviewers - Arizona Department of Transportation (ADOT) Standard • Review Completed • Completed : 02/05/2026

Due Date

01/30/2026

Completed Date

02/05/2026

Comment

The renovations to the existing hotel should not result in a significant traffic increase on the ADOT roadway system. ADOT has no comments.

Thanks,

Rick Freije

Commercial Plumbing Standard • Review Completed • Severson Sean • Completed : 01/30/2026

CDRC Review Coordinator Express • Review Completed • Niemi Christian • Completed : 01/09/2026

Due Date

01/12/2026

Completed Date

01/09/2026

Comment

EXTERNAL REVIEWERS

CDRC added: TEP ADOT, HIST, LANDSCAPE, REAL ESTATE, VARIANCES, DESIGN REV, ENVR SERV, SWG, USPS, and PAG to the workflow. Review request email sent to TEP ADOT, and FYI email sent to, SWG USPS PAG.

CDRC Application Completeness Express • Review Completed • Neely Ginger • Completed : 01/06/2026

Development Package TD-DEV-0126-00003 Historic Review Comments

Project: Hyatt Regency Tucson Convention Center Hotel
181 W. Broadway

Following are comments copied from the Development Package review comments from Historic in black text, and [responses for this project follow each section in blue text](#).

Aranda Desiree • Completed : 01/16/2026

The Tucson Pima County Historical Commission, Plans Review Subcommittee (PRS) held a courtesy review of the project at its January 8, 2026 meeting. Commissioner comments include:

- Support the idea of replacing the existing oleander along Broadway with a different plant species that will be conducive to growing north of the building due to shade. [Confirmed; refer to included Landscape documents from D.P. Oleanders are being removed and replaced to improve shade to adjacent sidewalk.](#)
- Support the idea to differentiate new guardrails. [Confirmed; new guardrails are painted steel posts and top rail with cables as infill. Refer to included details and renderings.](#)
- Support the idea to carry design language of paving, including the scoring pattern, to new areas. [Confirmed; the concrete scoring within the patio outdoor dining area adjacent the pedestrian ramp will include the crossing squares pattern similar to the Historic Plaza. It is formed in concrete to differentiate from the historic brick.](#)
- Support the idea of doing something simple and deferential for the proposed pedestrian bridge that would connect the hotel area to the Tucson Community Center, and recommend looking to existing pedestrian buildings in the TCC as precedent; pedestrian bridges are unique to this part of downtown so they need careful consideration in their design language. [Confirmed; The pedestrian bridge utilizes a simple steel stringer system on both sides to maintain a clean and minimal profile. The steel post and cable railing blend in with the ramp configuration. The open design ensures clarity of direction and is inviting for pedestrians, not creating hidden areas behind solid panels.](#)
- For submittal, a map showing the parcels boundaries and the boundaries of the National Register Historic District would be helpful. [Confirmed; the area of the boundary for the Tucson Community Center Historic Landscape is included. The approximate blocks per the City GIS website are included for reference, as well as an overlay drafted onto the site plan sheet.](#)

**Special Districts Design Package SD-0326-00035
Within Development Package TD-DEV-0126-00003**

Project: Hyatt Regency Tucson Convention Center Hotel
181 W. Broadway

Following are comments copied from the initial comments Dated 03/04/2026 in black text, and responses follow each section in blue text. The full PDF package is being uploaded with the below noted adjustments.

- 1) Include letters from the property owners authorizing the applicant to process this RNA Design Package; Confirmed; Signed Authorization letter uploaded with resubmittal.
- 2) Include the comments provided by all reviewers for the Development Package (TD-DEV-0126-00003), not just the comments from Engineering and Historic; Confirmed; the full collection of comments on the DP initial submittal has been added to the full package.
- 3) Please dimension heights on all elevation drawings, from grade; Confirmed; dimensions have been added to all of the elevations.
- 4) Address any comments received by historic preservation staff. Confirmed; response letter has been added into the full PDF, immediately after the DP comments.

Swaim Associates LTD Architects AIA

THANK YOU

