

Design Professional Review Comments

Date: 29 November 2023

To: **Maria Gayosso**
 Planning and Development Services
 City of Tucson
 201 N. Stone Avenue
 Tucson, AZ 85701

From: R. Fe Tom, AIA, Design Professional

Project: **Case # SD-1023-00118**
 Project Name: Crystal Café & Gallery
 Address: 847 N Stone, Tucson, AZ 85705
 Parcel #: 117-03-1120
 Related Activity Number: # TD-DEV-0923-00396
 tac # 23013 COT 847 N Stone IID

Re: Design Professional IID Major Review Comments for SD-1023-00118, TD-DEV-0923-00396

The purpose of this review is to provide a **Major IID Design Review** of **Case # SD-1023-00118 Crystal Café & Gallery**, dated **11/8/2023**. This is the first submittal for the project. This project is located within the **Greater Infill Incentive District**, within the **Downtown Links Subdistrict / Stone Sub-Area**. Below are my comments:

UDC ARTICLE	OBSERVATION	COMMENTS
5.12.8: GENERAL IID ZONING OPTION DESIGN STANDARDS for a Major Design Review		
UDC Article	OBSERVATION	COMMENTS
A. IID Land Uses		
1. Permitted land uses are limited to those listed in Table 5.12-IID-1		
Project complies with the Administrative & Professional Office / General Merchandise Sales / Food Service land use types.		
2. Additional Permitted Uses		
No additional permitted uses within the underlying zone have been proposed in accordance with UDC Section 5.12.1		
3. Exceptions		
No exceptions were taken.		
B. Streetscape Design		
1. Pedestrian-orientation		
Project shall comply with all UDC Sections 5.12.8.A.1.a through 5.12.8.A.1.h		
a. Architectural elements/details at the first 2 floor levels.	<ul style="list-style-type: none"> This building only has one floor level, but a significant amount of architectural detailing and elements at the floor level. 	<ul style="list-style-type: none"> Complies
b. Provide window, window displays, or visible activity on at 50% of the frontage.	<ul style="list-style-type: none"> The restoration of the building will feature ample storefront windows and a prominent front entrance across the entire frontage 	<ul style="list-style-type: none"> Complies

Case # SD-1023-00118 Crystal Café & Gallery

tac #23013 COT 847 N Stone Ave IID

Date: 29 November 2023

Page 2 of 7

c. Façade shall be no longer than 50' without architectural details	<ul style="list-style-type: none"> All facades contain architectural detailing every 50' or less. 	<ul style="list-style-type: none"> Complies
d. Front door shall be visible from the street and visually highlighted by graphic, lighting or similar features	<ul style="list-style-type: none"> A prominent front canopy in conjunction with landscaping, hardscape and highly visible signage directs Pedestrians to the front door entrance. 	<ul style="list-style-type: none"> Complies
e. Retail/Commercial Trade Uses that encourage street level pedestrian activity are preferred on the 1st floor of multi-story buildings	<ul style="list-style-type: none"> The building on this property is single-story, but it will contain retail/ commercial uses to include food services with outdoor dining that will encourage and enhance pedestrian activity at the street level. 	<ul style="list-style-type: none"> Complies
f. Sidewalks	<ul style="list-style-type: none"> Existing sidewalk widths have been maintained so as to provide effective, accessible, connectivity to adjoining properties. 	<ul style="list-style-type: none"> Complies
g. To the extent practicable, bus pull-out shall be provided where bus stops are currently located	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> There are no bus stops located adjacent to the property.
h. If Drive-Through service is proposed, it shall not interfere with pedestrian access to site from right-a-way	<ul style="list-style-type: none"> The Downtown Links Subdistrict does not permit Drive-Through Service within the Stone Sub-Area 	<ul style="list-style-type: none"> Complies - No Drive-Through Services are proposed for this project.
2. Shade		
a. Shade shall be provided for at least 50% of all sidewalks and pedestrian paths	<p>A Pedestrian Shade Exhibit (Appendix D), Plans, Elevations and Shade Calculations have been submitted and confirm that approximately 63% of pedestrian areas on the property will be shaded.</p>	<ul style="list-style-type: none"> Complies
C. Development Transition Standards		
1. Applicability		
<p>Where a project abuts an affected residential property or duplex dwelling the developing site shall comply with this section</p> <ul style="list-style-type: none"> This Section 5.12.8.C does not apply. Site is not adjacent to an existing residential single family or duplex dwelling. 		
2. Mitigation of Taller Structures		
<p>Compliance with the following standards is required where the developing site has taller buildings than adjacent affected residential properties:</p>		
a. Within the GISS; the maximum building height is 25 feet within 30 feet of the property line adjacent to an affected residential property.	<ul style="list-style-type: none"> N/A, The Property is not adjacent to a single-family residence or duplex dwelling. 	<ul style="list-style-type: none"> N/A
b. Building Bulk Reduction: Where a building façade faces a property line adjacent to a single-family detached	<ul style="list-style-type: none"> N/A, The Property is not adjacent to a single-family residence or duplex dwelling.) 	<ul style="list-style-type: none"> N/A

Case # SD-1023-00118 Crystal Café & Gallery

tac #23013 COT 847 N Stone Ave IID

Date: 29 November 2023

Page 3 of 7

or duplex residential property, the proposed design provides an effective way of breaking up the mass so that the building mass of the façade is less imposing.		
c- d. Reduce views into adjacent residential yards from 2 nd floor windows and balconies	<ul style="list-style-type: none"> • N/A, The Property is not adjacent to a single-family residence or duplex dwelling. 	<ul style="list-style-type: none"> • N/A
e. Buildings shall be oriented so as to reduce views onto an affected residential property	<ul style="list-style-type: none"> • N/A, The Property is not adjacent to a single-family residence or duplex dwelling. 	<ul style="list-style-type: none"> • N/A
f. Buffers and/or screening shall be provided between a developing site and affected residential properties	<ul style="list-style-type: none"> • N/A, The Property is not adjacent to a single-family residence or duplex dwelling. 	<ul style="list-style-type: none"> • N/A
3. Mitigation of Service Areas		
Service area shall be mitigated to reduce the noise and view of the service features, reduce the emission of offensive odors to owners or occupants of adjacent properties or create a nuisance or hazard beyond the property lines of the project site, and prevent vibrations that are discernible beyond the property lines of the projects.	<ul style="list-style-type: none"> • Site is not adjacent to an existing residential single family or duplex dwelling. However, due to existing site constraints, there is no space on the Property for new solid waste enclosures. • Project proposes to use a rollout dumpster/bin that will be picked up on 2nd Street. 	<ul style="list-style-type: none"> • Complies - Pending approval by Environmental Services the proposed method of trash collection and location for trash pickup on 2nd Street.
4. Mitigation of Parking Facilities and Other Areas		
Where the site has parking areas or an area with noise and outdoor lighting features, the areas shall be screened from affected residential property by a combination of a wall or opaque non-chain link fence with a vegetative hedge or a row of trees that shall be dense enough to screen views onto the development site.	<ul style="list-style-type: none"> • N/A, There is no onsite parking provided for this property. 	<ul style="list-style-type: none"> • N/A

Case # SD-1023-00118 Crystal Café & Gallery

tac #23013 COT 847 N Stone Ave IID

Date: 29 November 2023

Page 4 of 7

D. Alternative Compliance		
1-2. The PDSO Director may approve an urban design best practice option for compliance with Section 5.12.8.A, Streetscape Design and Section 5.12.8.B Development Transition Standards.	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • N/A
E. Utilities		
Plans shall include information on the layout and demonstrate availability of utilities such as water, wastewater, natural gas, electric, telecom utilities.	<ul style="list-style-type: none"> • Drawings have been submitted as part of the Development Package TD-DEV-0923-00396 that demonstrates availability of utilities. 	<ul style="list-style-type: none"> • Complies
F. Parking		
1.a- b. Parking spaces located on-site or off-site within 1/4 mile of site with a City approved shared parking agreement	<ul style="list-style-type: none"> • No vehicular parking is required for nonresidential uses within the DLS per Table 5.12-DLS-5 • DP Plan shows nine (9) parking spaces, including one (1) ADA-accessible space, within the right-of-way adjacent to the north Property line and additional parking is available along 2nd Street. 	<ul style="list-style-type: none"> • Compliant. • Off-site parking spaces shown on the DP Plan should be reviewed and approved by Park Tucson.
2.a-d.: Required vehicle and bicycle parking may be reduced pursuant to an IID Parking Plan in accordance with Section 7.4.5.A.	<ul style="list-style-type: none"> • No vehicular parking is required for nonresidential uses within the DLS per Table 5.12-DLS-5 • Bicycle Parking in excess of UDC requirements has been provided. 	<ul style="list-style-type: none"> • N/A • Compliant
3. Where Parking is provided, the parking area must comply with the standards of Section 7.4.6.C and D.	<ul style="list-style-type: none"> • No vehicular parking is required for nonresidential uses within the DLS per Table 5.12-DLS-5 	<ul style="list-style-type: none"> • N/A
4. Parking must be in a parking structure with the ground floor of the parking structure screened from view.	<ul style="list-style-type: none"> • No vehicular parking is required for nonresidential uses within the DLS per Table 5.12-DLS-5 	<ul style="list-style-type: none"> • N/A
G. Multi-Zone Parcels		
Where a development parcel contains more than one zoning district, uses and building massing may be distributed across the zoning districts on the parcel, provided that the	<ul style="list-style-type: none"> • N/A – The entire Property is zoned C-3. 	<ul style="list-style-type: none"> • N/A

Case # SD-1023-00118 Crystal Café & Gallery

tac #23013 COT 847 N Stone Ave IID

Date: 29 November 2023

Page 5 of 7

development complies with the design standards in Section 5.12.8.B to mitigate the impact of the new development on existing, less intensely developed adjacent parcels.		
H. Affordable Housing		
To encourage the provision of housing for low- to moderate-income, disabled and elderly residents, incentives are offered in exchange for the incorporation of Affordable Housing Units into a project.	<ul style="list-style-type: none"> • N/A – Only non-residential uses are proposed. 	<ul style="list-style-type: none"> • N/A
5.12.11 DOWNTOWN LINKS SUBDISTRICT (DLS)		
A. DLS Areas and Sub-Areas		
Per Section 5.12.11.A.	<ul style="list-style-type: none"> • Project is located within the Stone Sub-Area (STS) 	<ul style="list-style-type: none"> • Complies
C. Permitted Uses for all Areas and Sub-Areas in the DLS		
Per Table 5.12.DLS-1 the following uses are permitted in the STS	<ul style="list-style-type: none"> • The STS permits all uses proposed as part of this Project, including: <ul style="list-style-type: none"> ○ Administrative/Professional Offices ○ Food Service (Café) ○ Alcoholic Beverage Sales ○ General Merchandise Sales (Gem Show) ○ Cultural Use (Gallery Space) 	<ul style="list-style-type: none"> • Complies
D. Use Specific Standards for Table 5.12-DLS-1		
Administrative/ Professional Offices	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Complies
Food Service (Café)	<ul style="list-style-type: none"> • Permitted only on Stone Ave • Drive-In and Drive-Through Restaurants are not allowed • Soup Kitchens are not allowed 	<ul style="list-style-type: none"> • Complies
Alcoholic Beverage Sales	<ul style="list-style-type: none"> • Permitted only on Stone Ave 	<ul style="list-style-type: none"> • Complies
General Merchandise Sales (Gem Show)	<ul style="list-style-type: none"> • Drive-Through Services are not allowed • Display or storage of fertilizer, manure, or other odorous material is not allowed • Gas Stations are not allowed • Motor Vehicle Sales are not allowed 	<ul style="list-style-type: none"> • Complies
Cultural Use (Gallery Space)	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Complies

Case # SD-1023-00118 Crystal Café & Gallery

tac #23013 COT 847 N Stone Ave IID

Date: 29 November 2023

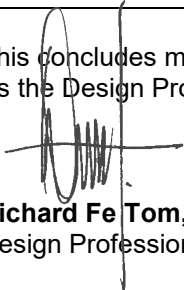
Page 6 of 7

E. Downtown Links Roadway		
Development under the Downtown Links Sub-District portion or the UDC is prohibited within the right-of-way of the future downtown links roadway project.	<ul style="list-style-type: none"> Project is not located within the R.O.W. of future Downtown Links Roadway Project 	<ul style="list-style-type: none"> Complies
F. Historic Preservation		
It is the responsibility of each applicant for this zoning option to verify the correct eligibility status of the Property in question with the Office of Historic Preservation.	<ul style="list-style-type: none"> Applicant has confirmed with the Historic Preservation Office that the Property is designated a contributing property to the Miracle Mile District. Although prior modifications to the existing building have compromised the building's historic status, the Project includes a proposal to restore the building's façade to restore its contributing status. 	<ul style="list-style-type: none"> Complies
G. Loading, Solid Waste, Landscaping and Screening for all Areas and Sub-Areas in the DLS		
<p>Loading</p> <p>Solid Waste Collection</p>	<ul style="list-style-type: none"> No loading area is required for the proposed uses, and no loading area is provided Because of existing site constraints, no solid waste collection area is designated as part of this Project. A 6-yard compactor is proposed behind the building on the west side of the Property Project proposes to use a rollout dumpster/bin that will be picked up on 2nd Street 	<ul style="list-style-type: none"> N/A Complies – Pending approval by Environmental Services the proposed method of trash collection and location for trash pickup on 2nd Street.
Landscaping & Screening	<ul style="list-style-type: none"> There is currently no vegetation existing on the Property, and its entire Stone Avenue frontage-the Project's "front door"-is covered with impervious surfaces. Landscaping and screening, shown on the DP Submittal, will transform the Property into an inviting activity center. 	<ul style="list-style-type: none"> Complies
H. Solar Exposure		
Solar Exposure standards for all Sub-Districts in the DLS provided in Table 5.12-DLS-3.	<ul style="list-style-type: none"> The East facade will feature additional windows, which will make up 31% of the facade. Of that area, approximately 100% of the glass will be shaded between 10:00 a.m. and 3:00 p.m The West façade does not contain windows 	<ul style="list-style-type: none"> Complies Complies
I. Parking		
Vehicular	<ul style="list-style-type: none"> No vehicular parking is required for nonresidential uses within the DLS. And no vehicular parking spaces are proposed as part of this Project 	<ul style="list-style-type: none"> Complies
Bicycle	<ul style="list-style-type: none"> Bicycle Parking in excess of UDC requirements has been provided. 	<ul style="list-style-type: none"> Complies
J. Alleyways and Pedestrian Access Lanes		
Alleyways	<ul style="list-style-type: none"> N/A – This Property does not “front” an Alleyway. 	<ul style="list-style-type: none"> N/A
Pedestrian Access Lanes	<ul style="list-style-type: none"> This Project seeks to transform the Property from its current cold, uninviting streetscape into an active and appealing destination for pedestrians thru the lush landscaping, outdoor seating and 	<ul style="list-style-type: none"> Complies

Case # SD-1023-00118 Crystal Café & Gallery
tac #23013 COT 847 N Stone Ave IID
Date: 29 November 2023
Page 7 of 7

	mineral exhibit areas, adding vibrancy and interest to the streetscape.	
--	---	--

This concludes my **Major Design Review** of the 1st Submittal for **Infill Incentive District Case # SD-1023-00118**.
As the Design Professional I recommend **Approval** of the project with no conditions.



Richard Fe Tom, AIA
Design Professional Reviewer