

# Rick Gonzalez, Architect

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**DATE:** May 26, 2022

**TO:** Maria Gayosso, Urban Planner/Principal Planner/Project Manager,  
City of Tucson

**FROM:** Rick Gonzalez, Architect (#26992)  
COT On-Call Design Professional

**RE:** IID 2<sup>nd</sup> Submittal Comments, T22SA00294  
Ugly But Honest Pizza, 733 S Stone Avenue

I have reviewed the *Infill Incentive District 2<sup>nd</sup> Review Submittal Package for Ugly But Honest Pizza, 733 S Stone Avenue* submitted May 2022 for the purpose of determining its conformance with the Requirements of the IID. I have checked the re-submittal against the *IID Design Requirements* in the UDC Article 5.12.

<u>Submittal Requirements</u>	<u>Status</u>
1. The proposed building(s) shall respect the scale of those buildings located in the Development Zone.	Complies
2. All new construction must be consistent with the prevailing setback existing within its development zone.	N/A to this project
3. All new construction shall provide scale defining architectural elements or details at the first two floor levels.	N/A to this project
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.	Complies
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.	Complies
6. façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting	Lighting concept shown on page 51 of presentation is compliant
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	Added Entry Trellis & Signage - Complies

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| 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. Building(s) shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare  | Complies   |
| 10. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structure or vegetation, where permitted by the City  | Complies   |
| 11. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided.   | IPP Provided   |
| 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.   | Complies   |
| 13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area   | Complies   |
| 14. 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. | Primary entries does not access directly from street, but through outdoor dining area; technically complies, added entry Trellis and signage at entry gate -complies |

General Comments

1. The submittal conforms with the Requirements of the IID, I recommend approval as submitted to the Director.

Sincerely,  
 Rick Gonzalez, Architect,  
 COT DP